

**NOTICE OF MEETING
VILLAGE OF FOX POINT
VILLAGE BOARD MEETING**

**SCHWEMER HALL – MUNICIPAL BUILDING
7200 N. SANTA MONICA BLVD
FOX POINT, WI 53217**

**TUESDAY
SEPTEMBER 8, 2015
7:00 P.M.**

AGENDA

1. Roll Call

2. Persons desiring to be heard

At this time, individuals can address the Village Board on any topic not on the agenda for a five-minute time period per person, with time extensions per the Village President's discretion. No action will be taken aside from the possible referral to committees and/or individuals

3. Committee Reports

a. Plan Commission

1. Conditional Use Permit: Parallel Infrastructure, 7200 North Santa Monica Blvd.

The Board may receive a report and may discuss the recommendation of the Plan Commission made at its September 8, 2015, meeting regarding the conditional use permit application of Parallel Infrastructure for a proposed telecommunications tower

4. Consent Agenda – All items listed under the Consent Agenda will be approved in one motion without discussion unless any Board member requests that the item be removed for individual discussion and possible action. Any item(s) so removed shall be considered individually prior to consideration of any New Business agenda items in the same order in which they were originally listed in the Consent Agenda

- a. Approve the permit to use Village streets for Badgerland Striders Lakefront Marathon on Sunday, October 4, 2015, including the placement of portable toilets and a water/aid station at the corner of Lake Drive and Wye Lane and permission to use the Municipal Pool parking lot for spectator parking per the Assistant Village Manager's memo dated September 1, 2015
(Page 1)
- b. Accept Change Order No. 1 from Payne & Dolan, Inc. in the amount of \$2,385 for the additional grading, shaping, material and labor associated with the modification of the layout of the bioretention facility at the Longacre South Parking Lot and authorize the Village President and Village Clerk to execute the change order per the Director of Public Work's memorandum dated August 31, 2015
(Page 2)
- c. Accept Change Order No. 1 from J.F. Ahern Company, Inc. in the amount of \$29,077.44 for additional electrical and piping work performed on the 2015 Water Distribution Pump Replacement and Electrical Upgrade project and authorize the Village President and Village Clerk to execute the change order per the Director of Public Work's memorandum dated August 31, 2015
(Page 4)
- d. Accept Change Order No. 1 from Musson Brothers, Inc. for the inclusion of additional properties related to the private property lateral rehabilitation project, the removal of properties whereby property owners elected not to participate in the program, and a reduction in contract price of \$91,756 and authorize the Village President and Village Clerk to execute the change order per the Director of Public Work's memorandum dated August 31, 2015
(Page 9)

- e. Accept the quote of J.F. Ahern Company in the amount of \$7,610 for the installation of pipe stands in the water utility pump room and authorize the Village Manager to sign the quote per the Director of Public Work's memorandum dated September 2, 2015
(Page 11)
- f. Establish Fox Point Trick or Treat date and time as October 31, 2015, from 1:00 p.m. until 4:00 p.m., as established by the Intergovernmental Co-operation Council of Milwaukee County
(Page 14)
- g. Approve Payment of the Bills in the amount of \$469,690.07 for the period August 1, 2015 through August 31, 2015 per the report submitted by the Village Manager
(Page 15)
- h. Approval of October 12, October 19, October 26, and November 2, 2015 (commencing at 6:30 p.m.), as Budget Workshop dates and November 23, 2015 (commencing at 7:00 p.m.), as the Budget Public Hearing date.

5. **Old Business**

a. **Fox Lane to Beach Drive Pedestrian Path Project**

The Village Board will receive an update on the proposed rehabilitation of the Fox Lane to Beach Drive pedestrian path and associated drainage improvements and may act to direct staff to take additional action
(Page 30)

b. **Presentation of small area planning study by Vandewalle & Associates, Inc.**

Receipt and potential acceptance of the small area planning study by Vandewalle & Associates, Inc.
(Page 38)

6. **New Business**

a. **Telecommunications Tower**

The Village Board will receive a report from the Applicant and Village Staff regarding the proposed zoning amendment and F-District Application and may refer the requests to the Plan Commission for consideration at the October 5, 2015, meeting
(Page 58)

b. **Borrowing Resolution**

Initial Resolution Authorizing the Borrowing of Not to Exceed \$3,265,000 and Providing for the Issuance and Sale of General Obligation Promissory Notes
(Page 61)

c. **Future Agenda Items**

The Village Board will act on any Trustee requests to place additional matters on an upcoming agenda, without discussion

7. Announcements

The following individuals will be given the opportunity to make announcements at the meeting in regard to (i) actions taken since the previous Village Board meeting on behalf of the Village, (ii) future Village activities and (iii) communications received from citizens. These matters will not be discussed or acted on, and Board members shall not comment on matters announced by others. Referrals may be made to committees and/or individuals.

- a. Village President West
- b. Trustee Fonstad
- c. Trustee Frazer
- d. Trustee Symchych
- e. Trustee McGauran
- f. Trustee Sumner
- g. Trustee Tirado
- h. Village Manager Botcher

8. Closed Session

It is anticipated the Village Board will convene into closed session for the following reasons:

- a. Pursuant to State Statutes Section 19.85(1)(g), to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted with respect to litigation in which it is involved or likely to become involved, related to Beach Drive Trust. Participating in this closed session will be the Village Board, Village Attorney, Legal Counsel, Village Manager, and Village Clerk/Treasurer
- b. Pursuant to State Statutes Section 19.85(1)(g), to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted with respect to litigation in which it is involved or likely to become involved, related to Code compliance issues at 500 W Bradley Road. Participating in this closed session will be the Village Board, Village Attorney, Village Manager, and Village Clerk/Treasurer
- c. Pursuant to State Statutes Section 19.85(1)(e), for deliberation or negotiation for the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons, with respect to the expansion of North Shore Library. Participating in this closed session will be the Village Board, Village Attorney, Village Manager, and Village Clerk/Treasurer

9. Reconvene and Possible Action on Closed Session Items

The Village Board will reconvene into open session and may take action on the above described matters which were considered in closed session.

10. Adjourn

NEXT REGULAR VILLAGE BOARD MEETING:

October 13, 2015

7:00 P.M.



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

TO: Village Board

FROM: Michael Pedersen, Assistant Village Manager

THROUGH: Scott Botcher, Village Manager

DATE: September 1, 2015

RE: Use of Village Streets – Badgerland Striders Lakefront Marathon

Background and Overview

Badgerland Striders has requested a permit to use Village Streets for the Thirty-Fifth Annual Milwaukee Lakefront Marathon on Sunday, October 4, 2015 as requested in the attached letter from Dave Fiegel, including the placement of portable toilets and a water/aid station at the corner of Lake Drive and Wye Lane and permission to use the Municipal Pool parking lot for spectator parking.

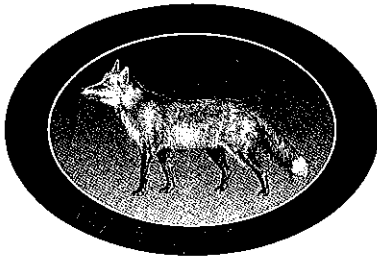
Analysis

Badgerland Striders has paid both the \$150 permit fee and the \$1,562.90 estimated by the Police Department to be the cost for additional staffing.

Badgerland Striders has provided an appropriate Certificate of Liability Insurance.

Recommendation

Staff recommends the Village Board approve the permit to use Village streets for the Thirty-Fifth Annual Milwaukee Lakefront Marathon on Sunday, October 4, 2015, including the placement of portable toilets and a water/aid station at the corner of Lake Drive and Wye Lane and permission to use the Municipal Pool parking lot for spectator parking.



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To: Village of Fox Point Village Board
From: Scott Brandmeier, Director of Public Works 
Through: Scott Botcher, Village Manager 
Date: August 31, 2015
Re: Recommendation for Acceptance of Change Order No. 1 for 2015 Paving and Pedestrian Path Project

At the April 2015 Village Board meeting, Payne & Dolan, Inc. was awarded the 2015 Paving and Pedestrian Path construction paving project, including the reconstruction of the Longacre South parking lot and associated bioretention facility construction. During the meeting, the Village Board directed staff to work with our consultant and contractor to revise the layout of the bioretention facility from a linear layout to one having a more undulating fashion.

Subsequently, the revised layout was prepared and was submitted both to MMSD, which is providing funding for the project, and to our contractor, Payne & Dolan. Payne & Dolan has provided me with a change order to incorporate the revised layout which includes additional piping, fittings, grading and shaping as well as labor associated with the revised layout. I have reviewed the proposed change order and have determined it to be reasonable.

Therefore, it is my recommendation that the Village Board approve Change Order No. 1 from Payne & Dolan in the amount of \$2,385 and authorize the Village President and Village Clerk to execute the change order on behalf of the Village. It is noted that funding will initially come from the Storm Water Fund but that MMSD will be reimbursing the Village for the costs through the Green Infrastructure program.

CONTRACT CHANGE ORDER

PAYNE & DOLAN INC
N173 W21120 Northwest Passage Way
Jackson, WI 53037
(262) 677-5524 Fax: (262) 677-5530



Note: This Change Order becomes part of and is in conformance with the original contract

DATE: 27-Jul-15
PROJECT NAME: V/O Fox Point 2015 Roads
PROJECT LOCATION: Longacre Retention Area
P & D PROJECT MANAGER: Jeff Bond
P & D JOB NUMBER: 204384
CHANGE ORDER: 1
OWNER/CONTRACTOR REFERENCE #:
OWNER/CONTRACTOR: V/O Fox Point

We (owner/contractor) hereby authorize Payne & Dolan, Inc. to make the following changes as stated below:

Longacre Retention Area

Additional fittings, labor, grading and shaping - Baumhardt's Work \$2,385.00

TOTAL: \$2,385.00

Accepted: The above prices and specifications of this Change Order are satisfactory and hereby accepted. All work, which is subject of this Change Order is to be performed under the same terms and conditions as specified in the original contract unless otherwise stipulated.

Signature of Authorized Agent

PAYNE & DOLAN, INC.

Company Name

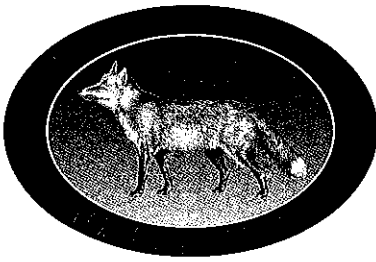
7/27/15

Date of Acceptance

Signature of Authorized Agent

Company Name

Date of Acceptance



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To: Village of Fox Point Village Board
From: Scott Brandmeier, Director of Public Works *Scott Brandmeier*
Through: Scott Botcher, Village Manager *SAD*
Date: August 31, 2015
Re: Recommendation for Acceptance of Change Order No. 1 for 2015 Water Distribution Pump Replacement and Electrical Upgrade Project

At the February 2015 Village Board meeting, J.F. Ahern Company, Inc. was awarded the pump replacement and electrical upgrade project in the amount of \$161,000. The electrical upgrades included a new Motor Control Center (MCC) and wiring associated with the replacement of the three water distribution pumps with two new water distribution pumps. Work on the project did not commence until June after the water tower had been emptied for the painting project and the pumps had been taken offline. As the project progressed, additional issues arose that were not readily determinable during the design and bidding process. In particular, this change order addresses three items that arose during construction:

1. As the new pumps were being installed, it was determined that one of the two discharge pipes needed to be extended 1-inch in order to be connected properly. This resulted in a net increase in cost of \$733.50.
2. As the electrical contractor began their wiring, it was determined that the main feed to the electrical panel contained a non-fused scissors disconnect. Based on meetings with the State Electrical Inspector and the Village Building Inspector, it was determined that a new 400 amp disconnect switch was required to be added along with 150 amp fuses and a ground rod electrode system in order to have a fused disconnect required by the electrical code. This resulted in a net increase in cost of \$8,832.65.

3. Also, as the electrical contractor was performing their wiring, questions arose regarding the capacity of the existing transformer which was installed in the mid-1950's. Staff from Kapur & Associates evaluated all of the existing loadings, including computers, printers, garage door openers, air conditioners and all other connected equipment and, combined with the proposed loads from the two new water main pumps, estimated the total loads to be fed from the existing transformer. Kapur & Associates has prepared a technical memorandum regarding their recommendations which includes updating the existing transformer to a new 150KVA transformer and adding the ancillary equipment. A copy of their technical memorandum is attached hereto. The proposed cost to update the transformer is \$19,511.29.

I have reviewed each of the change order items and have received a technical memorandum from Kapur & Associates related to the transformer loadings and find the total change order of \$29,077.44 to be appropriate. Therefore, it is my recommendation that the Village Board accept Change Order No. 1 in the amount of \$29,077.44 and authorize the Village President and Village Clerk to execute the change order on behalf of the Village. It is also proposed that funding for the electrical and pumping upgrades and modifications be from the Water Fund from which adequate funding exists.

CONTRACT CHANGE ORDERChange Order: No. 1Date: August 11, 2015Name of Project: Water Distribution Pump Replacement and Electrical UpgradesOWNER: Village of Fox PointCONTRACTOR: J.F. Ahern Co.ENGINEER: Kapur & Associates, Inc.

The following changes are hereby made to the Contract Documents: (attach supplemental documentation):

1. Furnish and Install 400 amp disconnect switch, 150 amp fuses and ground rod electrode system 1/0 grounding electrode conductor with 2 of 10' x 5/8" copper ground rods with exothermic welds..... \$8,832.65
2. Provide new main distribution panel, provide and transport 150 KVA transformer, provide 400 A enclosed circuit breaker, modify transformer pad, restock SQD Q2 line breaker..... \$19,511.29
3. Raise the suction and discharge pipe approximately 1-Inch..... \$733.50

Change to CONTRACT PRICE:	\$	<u>29,077.44</u>
Original CONTRACT PRICE:	\$	<u>161,000.00</u>
Current CONTRACT PRICE adjusted by previous CHANGE ORDER:	\$	<u>161,000.00</u>
The CONTRACT PRICE due to this CHANGE ORDER will be increased by:	\$	<u>29,077.44</u>
The new CONTRACT PRICE including this CHANGE ORDER will be	\$	<u>190,077.44</u>

Change to CONTRACT TIME:

The date for completion of work will be October 02, 2015 Substantial (Date).
October 09, 2015 Final (Date).

The CONTRACTOR and OWNER hereby agree that the compensation to the CONTRACTOR affected hereby constitutes full settlement of the claims of the CONTRACTOR under this contract arising out of or incident to the changes effected hereby.

This document will become a supplement to the contract and all provisions will apply hereto.

Recommended by the ENGINEER: Yuriy Amelyan, Project Manager
 (Name & Title)

(Signature) Date 8-13-2015

Accepted by the CONTRACTOR: Chris Bode, Manager
 (Name & Title)

Michael Venn, Project Manager - J.F. Ahern Co.
 (Signature) Date 9-1-2015

Approved by the OWNER: Michael West, Village President
 (Name & Title)

(Signature) Date _____

Michael Pedersen, Village Clerk
 (Name & Title)

(Signature) Date _____



7711 N. Port Washington Road
Milwaukee, WI 53217
Ph: (414) 351-6668
Fax: (414) 351-4117

Memo

Date: August 12, 2015

To: Scott Brandmeier

From: Michael L. Minkebig

Cc: Yuriy Amelyan

Village of Fox Point
Water Distribution Pump Replacement and Electrical Upgrades
Electrical Change Order Memo

The Water Distribution Pump Replacement and Electrical Upgrades Project replaces 2 water distribution pumps and a 1950s era Motor Control Center (MCC). The Project also removes a 75 HP water distribution pump.

It was noted during design that the incoming 600A feed from WE Energies was significantly oversized and the removal of the 75 HP water distribution pump added to the overcapacity. The 75 HP pump was being fed off the main incoming feed but was wired through the Automatic Transfer Switch (ATS) and backed up by a standby generator. At that point it was decided to see if the overall building load could be placed on generator backup through the ATS.

The Village supplied to Kapur and Associates one year's worth of electric bills which included Peak KW readings for both summer and winter operations of the building and a spreadsheet containing every major connected load.

Taking the total connected major load analysis as a worst case situation every load was assumed to be running at the same time. This analysis was done with some conservative exceptions for units that were both heating and cooling units and were assumed that both would not be running at the same time.

The Electric Bills were then reviewed to determine building load. This practice is allowed under NEC Article 220.87. Peak KW is the highest KW drawn at a meter for a 15 minute continuous period during the billing cycle. The winter bill (Dec-Jan) showed a Peak KW reading of 50KW or 105A and the summer bill (May-June) showed a Peak KW of 44.8 or 93.3A. These include the existing 30 HP water distribution pumps. It should be noted that the existing 75 HP water distribution pump that is being removed was not run in either of these billing cycles. Based on this review the Connected Major Load Analysis and the Electric Bill review indicates an agreement between the load expected and the load measured.

All of this information correlated with the original electrical drawings for the pump station that showed that the larger 480 VAC pumps and assorted 208/120 VAC loads fed from a 75KVA transformer were within the

capabilities of the generator in accordance with Article 220.87 of the NEC and the design proceeded with these assumptions.

In preparation for the upcoming Motor Control Center (MCC) replacement the electrical contractor observed that the transformer's primary and secondary breakers were twice the recommended ampere rating and likewise the wire sizes were twice the normal size expected for a 75KVA transformer as listed on the drawings.

Unfortunately, the breakers and wire sizes are not visible from the exterior of the equipment. Also, the transformer has no visible external nameplate to indicate its rating and there was none that could be safely viewed on the interior. A building shutdown would be required to investigate further. Additionally, while there were as-built drawings for most of the Village Hall none existed to specifically identify the electrical rating of the equipment. Based on a review of the Village Hall building drawings, the existing transformer was most likely upsized when the construction of the Village Hall was modified in 1957.

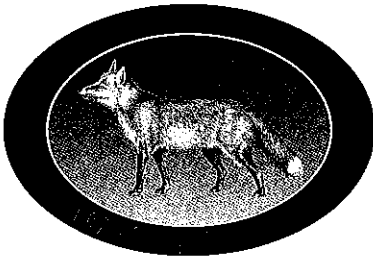
In light of the possibility that the transformer might be 150KVA, staff from Kapur and Associates canvassed the entire building to tabulate all loads such as computers, refrigerators, printers and even the personal heaters that personnel used in their offices. This analysis showed that in the unlikely event of everything being on and operating at maximum power consumption, it would be possible to draw enough current to require a larger than 75KVA transformer. Based on this analysis and discussion with Village personnel, it was agreed that the transformer should be updated to a new 150 KVA transformer in order to ensure the reliability of the overall system.

This assessment had a cascading effect on the original design and resulted in the addition of a Main Distribution Panel and a new 400 A transformer secondary circuit breaker. As noted, it was also decided at this point that the 60 year old transformer should be replaced.

J. Miller Electric submitted their cost to Kapur & Associates for review, which are summarized below:

Main Distribution Panel	\$3,494.65
150 KVA Transformer	\$4,880.12
Wiring between Equipment	\$11,136.52
Total	\$19,511.29

Based on the review of the cost using 2015 RSMeans Electrical Cost Data the material costs appear reasonable. The wiring cost is higher than it would appear in RSMeans but this is because the wiring work needs to be done on the weekend in order to avoid shutting the building down during normal operating hours.



VILLAGE OF FOX POINT

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To: Village of Fox Point Village Board
From: Scott Brandmeier, Director of Public Works *Scott Brandmeier*
Through: Scott Botcher, Village Manager *AB*
Date: August 31, 2015
Re: Recommendation for Acceptance of Change Order No. 1 for the Private Property Lateral Rehabilitation Project

In 2014, the Village began a lateral rehabilitation program in Sanitary Sewer Basin Nos. 3 and 8 and awarded a contract to Musson Brothers Inc. (MBI) in the amount of \$356,100. The total contract value was based on all of the residents identified as needing their lateral rehabilitated deciding to do so. However, residents were given the option of participating in the program and, if electing not to do so, a note was placed in their property file noting such decision.

The Village has experienced approximately 50 percent participation in the program; thereby resulting in a project cost reduction. Additionally, during the Village's annual sanitary sewer cleaning program, it was determined that two areas of the Village (Bergen Drive and the Navajo/Seneca area south of Cherokee Circle) had poor laterals which were eligible for the program. The residents were notified of the option to participate in the program and seven residents elected to participate. Two other areas were determined to be eligible for funding after residents/property owners had contacted the Village with the appropriate application materials documenting that their laterals were in need of rehabilitation.

The net result of the reduction of some properties from the program and addition of others is a reduction in the contract price of \$91,756 and an extension of contract time to October 31, 2015. In order to properly track the actual cost of the work and to provide MMSD with an accounting of incurred costs, it is my recommendation that the Village Board approve Change Order No. 1 from MBI in a reduction of \$91,756 and extend the contract time to October 31, 2015, and authorize the Village President and Village Clerk to execute the change order on behalf of the Village.

CONTRACT CHANGE ORDER

Change Order: No. 1 Date: August 31, 2015
 Name of Project: 2014 & 2015 Sanitary Sewer Lateral Rehabilitation in Basins #8 and #3
 OWNER: Village of Fox Point
 CONTRACTOR: Musson Brothers, Inc.
 ENGINEER: Kapur & Associates, Inc.

The following changes are hereby made to the Contract Documents: (attach supplemental documentation):

	Original Contract Price	Revised Price	Difference
Basin #8	\$205,150.00	\$130,779.00	(\$74,371.00)
Basin #3	\$150,950.00	\$83,490.00	(\$67,460.00)
Other Locations	-	\$50,075.00	\$50,075.00
TOTALS	\$356,100.00	\$264,344.00	(\$91,756.00)

Change to CONTRACT PRICE:	\$ <u>(91,756.00)</u>
Original CONTRACT PRICE:	\$ <u>356,100.00</u>
Current CONTRACT PRICE adjusted by previous CHANGE ORDER:	\$ <u>356,100.00</u>
The CONTRACT PRICE due to this CHANGE ORDER will be decreased by:	\$ <u>(91,756.00)</u>
The new CONTRACT PRICE including this CHANGE ORDER will be	\$ <u>264,344.00</u>

Change to CONTRACT TIME:

The date for completion of work will be October 31, 2015

The CONTRACTOR and OWNER hereby agree that the compensation to the CONTRACTOR affected hereby constitutes full settlement of the claims of the CONTRACTOR under this contract arising out of or incident to the changes effected hereby.

This document will become a supplement to the contract and all provisions will apply hereto.

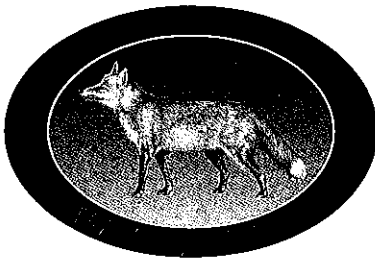
Recommended by the ENGINEER: Yuriy Amelyan, Project Manager
 (Name & Title)
Y Amelyan Date 8-31-2015
 (Signature)

Accepted by the CONTRACTOR: Pat Wunsch - Division Manager
 (Name & Title)
Pat Wunsch Date 9-2-2015
 (Signature)

Approved by the OWNER: Michael West, Village President
 (Name & Title)
 _____ Date _____
 (Signature)

Michael Pedersen, Acting Village Clerk
 (Name & Title)
 _____ Date _____
 (Signature)

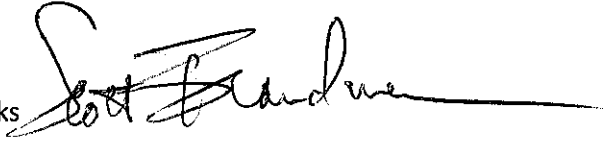
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VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

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414-351-8900
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To: Village of Fox Point Village Board
From: Scott Brandmeier, Director of Public Works 
Through: Scott Botcher, Village Manager 
Date: September 2, 2015
Re: Acceptance of Quote for Installation of Pipe Support Stands

At the February 2015 Village Board meeting, LC United was awarded the contract to perform the interior and exterior painting of the water tank and associated piping and to perform miscellaneous repairs. One of the items LC United was required to repair under the contract was the installation of new, stainless steel pipe support stands in the Water Utility pump room.

I have since learned from the contractor that they were not able to find a contractor to perform the work. As such, at my request Jim Voigt from City Water obtained a proposal from J.F. Ahern Co. to replace the necessary pipe supports. The Village received a quote to replace the pipe supports in the amount of \$7,610. The quote is less than the original bid amount of \$9,000 and, as the original bid is a unit price contract, the amount in the bid will not be paid to LC United.

Therefore, it is my recommendation that the Village Board approve the quote from J.F. Ahern in the amount of \$7,610 to replace the pipe support stands in the Water Utility pump room and authorize the Village Manager to sign the quote. Funding for the project will be from the Water Utility Fund.



855 Morris Street | P.O. Box 1316
Fond du Lac, WI 54936-1316
main 920.921.9020 | fax 920.921.8632
www.jfahern.com

August 11, 2015
414-559-8656
jvoigt@ci.mequon.wi.us

Mr. Jim Voigt
Director of Operations
City Water LLC
PO Box 1726
Milwaukee, WI 53201-1726

RE: Fox Point Pump Station Supports

Dear Jim:

We are pleased to quote to you the above project. Our lump sum price is:

Seven Thousand Six Hundred Ten Dollars \$7,610.00

Included In Our Proposal

1. Removal of old pipe supports on 8", 12" and 20" pipe.
2. Install new 304 SST pipe supports four (4) 8", eight (8) 12", seven (7) 20".

Not Included In Our Proposal

1. Painting.
2. Any supports not listed above.

We appreciate the opportunity to assist you with this project. If you have any questions pertaining to our scope for this project, please contact me at 920.907.5550 or mvenne@jfahern.com. Our terms are net 30 days.

Sincerely,

J. F. Ahern Co.

Mike Venne
Project Manager
Major Construction Division

Accepted: _____ **Date:** _____ **PO #:** _____

Signed acknowledgement of this quotation confirms acceptance of the above proposal as well as all the enclosed General Terms and Conditions.

MV/rmk
Z:\W\QUOTES\FYE 2015\WW\FoxPointPumpStationSupports081015DOCX

Over 95% of J.F. Ahern employees
hold professional certifications.



ENTIRE CONTRACT The parties intend these general terms and conditions together with any scope of work, proposal or quotation attached hereto (collectively the "Contract") to be the final, complete and exclusive expression of their Contract and the terms and conditions thereof. No changes or additions hereto shall be binding upon Seller unless in writing and signed by an officer of Seller. Any terms or conditions of Purchaser's order different, inconsistent herewith or in addition hereto shall be of no force and effect and are hereby expressly rejected and, Purchaser's order shall be governed only by the Contract. A definite and seasonable expression of acceptance or a written confirmation which is sent to Seller within the time specified in the Purchaser's order operates as an acceptance of the terms specified herein. Every agreement or other undertaking by Seller is expressly conditioned on Purchaser's assent to the terms contained herein. Seller assumes no liability except as expressly provided herein. Additional proposals or scope of work provided by Seller to Purchaser shall be covered by this Contract unless and until Seller and Purchaser execute a new contract in writing expressly superseding this Contract.

PROPOSALS AND CONTRACT Seller's proposal or quotation are not subject to cancellation, suspension or reduction in amount except with Seller's written consent and upon terms which reimburse Seller for work performed, plus reasonable overhead and profit.

PRICES In addition to the prices specified herein, Purchaser shall pay for all extra work requested by Purchaser or made necessary because of incompleteness of or inaccuracy in plans or other information submitted by Purchaser with respect to location, type or occupancy, or other details of work to be performed hereunder. If the work to be furnished hereunder constitutes an addition to Purchaser's existing facilities, prices and delivery and completion dates quoted herein are based on information, if any with respect to layout of such facilities now contained in Seller's engineering records. In the event the layout of Purchaser's facilities has been altered, or is altered by Purchaser prior to completion of this Contract, Purchaser shall advise Seller of any such alterations and prices and delivery and completion dates quoted herein shall be changed by Seller as may be required because of such alterations. Unless prices are stated by Seller in this or other documents forming a part of this Contract, the prices applicable to the extra work performed shall be Seller's prices in effect at that time.

PAYMENT All payments shall be due and payable within thirty (30) days from date of payment application or invoice. A service charge will be charged and added to all payments past due and owed by the Purchaser under this Contract, and at a rate of 18% per annum or if such rate is prohibited under applicable law, then at such lower rate as is the maximum rate permitted to be contracted for under such applicable law. Purchaser shall pay any reasonable attorneys fees incurred in the collection of past due accounts. If the Purchaser fails to pay all or any portion of the amount due, the Seller may, at its option, terminate the Contract, in which event Seller will be obligated to perform no additional work until paid in full.

DELAYS Seller shall not be liable for any damage or penalty for delays in work due to acts of God, acts of omissions of the Purchaser, acts of civil or military authorities, government regulations or priorities, fires, floods, epidemics, quarantine restrictions, war, riots, strikes, differences with workmen, accidents to machinery, inability to obtain necessary labor, materials or manufacturing facilities, delay in transportation, defaults of Seller's subcontractors, failure or delay in furnishing correct or complete information by Purchaser with respect to location or other details of work to be performed hereunder, impossibility, or impracticability of performance or any other cause or causes beyond the control of Seller, whether or not similar to the foregoing in the event of any delay caused as aforesaid, the completion shall be extended for a period equal to any such delay and this Contract shall not be void or voidable as a result of any such delay. In case work is temporarily discontinued by reason of any of the foregoing all unpaid installments of the Contract price less an amount equal to the value of material and labor not furnished shall be due and payable upon receipt of invoice.

EXCAVATION When the Seller does the excavating, if water, quick-sand, rock, or other unforeseen obstructions are encountered or shoring is required, Purchaser shall pay for as extra to the Contract price any additional work involved at Seller's prices for such work then in effect.

SITE FACILITIES Purchaser shall furnish all necessary facilities for performance of its work by Seller, adequate space for storage and handling of material, light, water, heat, local telephone, watchman and crane and elevator service, if available, and necessary permits. Where wet pipe system is installed Purchaser shall supply and maintain sufficient heat to prevent freezing of the system.

STRUCTURE AND SITE CONDITIONS While employees of Seller will exercise reasonable care in this respect, Seller shall be under no responsibility for loss or damage due to the character, condition or use of foundations, walls or other structures not erected by it or resulting from excavation in proximity thereto, nor for damage resulting from concealed piping, wiring, fixtures or other equipment or condition of water pressure. All shoring or protection of foundations, walls or other structures subject to being disturbed by any excavation required hereunder shall be the responsibility of the Purchaser unless otherwise specified. Purchaser warrants the sufficiency of the structure to support the sprinkler system and its related equipment (including tanks). The Purchaser shall have all things in readiness for installation, including, but not limited to, materials lay-down areas or suitable working base, and facilities for erection at the time the materials are delivered. In the event the Purchaser shall fail to have all things in readiness for erection at the time of receipt of the materials at the place of erection, the Purchaser shall reimburse Seller for any and all expenses caused by such failure to have such things in readiness. Failure to make areas available to Seller during performance in accord with schedules which are the basis of Seller's proposal shall be considered a failure to have all things in readiness for erection in accord with the terms of this Contract.

CODE COMPLIANCE Seller does not undertake an obligation to inspect for compliance with laws or regulations unless specifically stated in the Scope of Work. Purchaser acknowledges that the Authority Having Jurisdiction may establish additional requirements for compliance with local codes.

REPORTS When inspection and/or test services are selected such inspection and/or test shall be completed on Seller's then current inspection form which shall be given to Purchaser, and, where applicable, Seller may submit a copy thereof to the local Authority Having Jurisdiction. The inspection form and recommendations by Seller are only advisory in nature and are intended to assist Purchaser in reducing the risk of loss to property by indicating obvious defects or impairments noted on the system and equipment inspected and/or tested. Final responsibility for the condition and operation of the system, equipment and components lies with Purchaser. The Purchaser shall promptly notify Seller of any malfunction in the system

which comes to Purchaser's attention. If upon inspection Seller determines that repairs are recommended repair charges will be submitted for approval prior to any work. Should such repair work be declined Seller shall be relieved from any and all liability arising therefrom. **UNLESS OTHERWISE SPECIFIED IN THIS AGREEMENT, ANY INSPECTION (AND IF SPECIFIED TESTING) PROVIDED UNDER THIS AGREEMENT DOES NOT INCLUDE ANY MAINTENANCE, REPAIRS, ALTERATIONS, REPLACEMENT OF PARTS, OR ANY FIELD ADJUSTMENTS WHATSOEVER, NOR DOES IT INCLUDE THE CORRECTION OF ANY DEFICIENCIES IDENTIFIED BY SELLER TO PURCHASER. SELLER SHALL NOT BE RESPONSIBLE FOR EQUIPMENT FAILURE OCCURRING WHILE SELLER IS IN THE PROCESS OF FOLLOWING ITS INSPECTION TECHNIQUES, WHERE THE FAILURE ALSO RESULTS FROM THE AGE OR OBSOLESCENCE OF THE ITEM OR DUE TO NORMAL WEAR AND TEAR. THIS CONTRACT DOES NOT COVER SYSTEMS, EQUIPMENT, COMPONENTS OR PARTS THAT ARE BELOW GRADE, BEHIND WALLS OR OTHER OBSTRUCTIONS.**

ALARM MONITORING SERVICES Any reference to alarm monitoring services in this Contract is included for pricing purposes only. Alarm monitoring services are performed pursuant to the terms and conditions of Seller's standard alarm monitoring services agreement.

EXCLUSIVE LIMITED WARRANTY Seller warrants that any new equipment provided by Seller under this Contract will be free from defects in material and workmanship arising from normal usage for a period of 1 year from delivery of said equipment, or, if installed by Seller, for 1 year from installation. This warranty does not extend to any equipment that others have repaired, abused, altered, misused or that has not been properly and reasonably maintained. All parts as recorded on the face of the work order or invoice are warranted for a period of 30 days, or longer, if the manufacturer's specific warranty provides additional time. If a part installed by Seller fails within 30 days of installation, Seller shall furnish a replacement part free of charge. Parts furnished with a manufacturer's specific warranty shall be furnished in accordance with the specific warranty. Seller will charge for labor to repair or replace parts unless the labor is necessary to correct a repair previously made by Seller within 30 days of the date of the original repair. Refrigerant leak repairs are warranted for a period of 30 days. If within 30 days of the original repair a leak redevelops, Seller shall furnish at no cost to Purchaser the necessary re-charge and labor for the repair. Any other loss of refrigerant will be billed at Seller's normal selling price. **EXCEPT AS EXPRESSLY SET FORTH HEREIN, SELLER DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AS TO ANY SERVICES PERFORMED OR THE PRODUCTS, SYSTEMS OR EQUIPMENT WHICH ARE FURNISHED BY SELLER.** No premise not contained herein or affirmation of fact made by an employee, agent or representative of Seller shall constitute a warranty by Seller or give rise to any liability or obligation. Any repairs, adjustments or connections performed by Purchaser or any third party shall void all warranties.

Seller's liability to Purchaser for personal injury, death or property damage arising from performance under these terms and conditions shall be limited to an amount not to exceed one (1) year's Contract price. Purchaser shall indemnify, defend and hold Seller harmless from any and all third party claims for personal injury, death or property damage, arising from Purchaser's failure to maintain systems and equipment or keep them in operative condition, whether based upon contract, warranty, tort, strict liability or otherwise. In no event shall Seller be liable for any special, indirect, incidental, consequential or liquidated, penal, or any economic loss damages of any kind, including but not limited to loss of use of the Purchaser's property, lost profit or lost production, whether claimed by the Purchaser or by any third party, irrespective of whether claims or actions for such damages are based upon contract, warranty, negligence, tort, strict liability or other. The foregoing limitation of warranty and liability shall supersede any and all other warranty terms previously given or hereafter given unless amendment is made by an officer of Seller in writing.

MODIFICATIONS AND SUBSTITUTIONS Seller reserves the right to modify material of Seller's design sold hereunder and/or the drawings and specifications relating thereto, or to substitute material of later design to fulfill this Contract providing that the modifications or substitutions will not materially affect the performance of the material or lessen in any way the utility of the material to the Purchaser.

SEVERABILITY If any provision of this Contract is held by any court or other competent authority to be void or unenforceable in whole or in part, this Contract will continue to be valid as to the other provisions and the remainder of the unaffected provisions.

ASSIGNMENT Any assignment of this Contract by Purchaser without the written consent of Seller shall be void. Seller may assign to its subsidiaries and affiliates.

CHANGES, ALTERATIONS, ADDITIONS Changes, alterations and additions to the plans, specifications, or construction schedule for this Contract shall be invalid unless approved in writing by Seller. For any such changes approved by Seller in this manner, which will increase or decrease the cost and expense of work to Seller, there shall be a corresponding increase or decrease in the Contract price herein provided. The value of additional work shall be agreed upon prior to the performance of said work. However, if no agreement is reached prior to the performance of additional work approved in the manner herein described, and Seller elects to continue performance so as to avoid delays, then the estimate of Seller's Estimating Department as to the value of the work shall be deemed accepted by the Purchaser.

LEGAL NOTICE For the purpose of any notice permitted or required to be given hereunder, such notice or notices shall be deemed given when received.

INSURANCE Purchaser shall name Seller as an additional insured on Purchaser's general liability and auto liability policies.

TERMS AND CONDITIONS/TECHNICAL SPECIFICATIONS

The terms and conditions specified herein shall be in addition to those set out in Seller's technical specifications and any inconsistencies shall be resolved by Seller's authorized representative.

CLAIMS AND CHOICE OF LAW The parties agree that no suit, or cause of action or other proceeding shall be brought against either party more than one year after the accrual of the cause of action or one year after the claims arises, whichever is shorter, whether known or unknown when the claims arise or whether based on tort, contract, or any other legal theory. The law of Wisconsin shall govern the validity, enforceability and interpretation of

this Agreement. The parties agree that the venue for any litigation shall be Fond du Lac County, Wisconsin.

OVERTIME Unless otherwise specified by Seller, all installation work will be performed during regular working hours. If Purchaser shall require any overtime labor, Purchaser agrees to reimburse Seller for the overtime premium on the same. If overtime labor is required on an emergency basis, Purchaser agrees to reimburse Seller for same.

INCIDENTAL LOSSES All loss or damage from any cause to the materials, tools, equipment, work or workmen of the Seller or its agents or subcontractors while in or about the premises of the Purchaser shall be borne and paid for by the Purchaser, except in the event that such loss or damage results from the sole negligence of Seller.

INDEMNIFICATION To the fullest extent permitted by law, Purchaser shall indemnify, defend, and hold harmless Seller and its agents and employees from and against any and all actual or alleged claims, fines, penalties, fees, causes of action, suits, demands, damages, liabilities, losses, costs and expenses, including, but not limited to, attorneys' fees, that arise from, relate to, or otherwise are connected with or incidental to the work performed under this Contract whether or not such claims are based upon contract, warranty, tort (including, but not limited to active or passive negligence), strict liability or otherwise. Seller reserves the right to select counsel to represent it in any such action.

DEFAULT In case of any default by Purchaser, Seller may declare the Contract price or all unpaid installments thereof to be immediately due and payable (whether or not said work shall have been completed) or may enter Purchaser's premises and remove all or any portion of materials provided by Seller. All such remedies of Seller are cumulative and not exclusive. Default by Purchaser shall consist of failure to pay any installment of price when due, no demand being necessary, or any act or omission on the part of Purchaser whereby Seller is prevented from completing said installation, or reworking, bankruptcy, assignment for the benefit of creditors or any other form of insolvency proceedings by or against Purchaser or in case said premises or said system shall be attached, lien or seized by process of law and such attachment or lien shall not be vacated or seizure terminated within ten (10) days after its occurrence.

SPECIAL CONDITIONS In the event new equipment is carried into existing equipment, the Seller will only test in high pressure the new work involved and any high pressure test required on the old work will be an extra to the Contract price. Purchaser assumes full responsibility for the condition of existing equipment and for water or other damage resulting directly or indirectly from such condition or other application of test or flushing pressure. In the event existing equipment is being repaired, Seller does not assume any responsibility for testing old and new piping, and any testing will be an extra to the Contract price, which will include costs of labor and materials required to make the system tight at high pressure. Purchaser assumes full responsibility for the condition of existing equipment, and for water or other damage resulting directly or indirectly from such condition or the application of test or flushing pressures. In the event a sprinkler system is converted from a wet system to a dry system, the Seller is not responsible for the costs to repair the existing wet pipe system to make it tight at the required air pressure. Nor is the Seller responsible for the cost of material necessary to re-priming the lines to insure proper drainage thereof. Any labor or material necessary to make the system tight under air pressure or to change the drainage on lines will be an extra to the Contract price.

HAZARDOUS CONDITIONS Purchaser represents to the best of Purchaser's knowledge that no hazardous conditions such as risk of infectious disease, AHS, need for air monitoring, respiratory protection, or other medical risk, asbestos, asbestos containing material or other potentially toxic or otherwise hazardous material are contained in or on the surface of the floors, walls, ceiling, insulation or other structural components of the area of any building where work is required to be performed under this Contract. If hazardous conditions are encountered by Seller during the course of Seller's work, Seller shall have no obligation to further perform in the area where the hazardous conditions exist until the area has been made safe by Purchaser as certified in writing by an independent testing agency, and Purchaser shall pay disruption and re-mobilization expenses as determined by the Seller. All hazardous materials shall at all times remain the responsibility and property of Purchaser. Purchaser shall not be responsible for the testing, removal or disposal of such hazardous materials.

OSHA COMPLIANCE Purchaser shall indemnify and hold Seller harmless from and against any and all claims, demands, and damages arising in whole or in part from the enforcement of the Occupational Safety Health Act (and any amendments or changes thereto) unless said claims, demands or damages are a direct result of causes within the exclusive control of Seller.

LIEN LAWS (WISCONSIN ONLY) AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING OR PROCURING LABOR, SERVICES, MATERIAL, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID, THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIAL, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIAL, PLANS, OR SPECIFICATIONS FOR THIS CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER. IF ANY CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

LAST UPDATE: 2/7/15

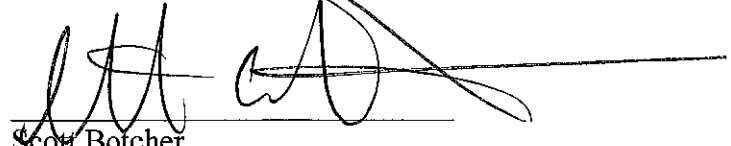
**HALLOWEEN OBSERVANCE SCHEDULE
PROJECTED THROUGH 2020
(Approved by ICC)**

<u>Year</u>	<u>Observed</u>	<u>Time *</u>	<u>Oct. 31 Falls On</u>
2010	Sun., Oct. 31	1:00 – 4:00 PM	Sunday
2011	Sun., Oct. 30	1:00 - 4:00 PM	Monday
2012	Sun., Oct. 28	1:00 - 4:00 PM	Wednesday
2013	Sun., Oct. 27	1:00 - 4:00 PM	Thursday
2014	Sun., Oct. 26	1:00 - 4:00 PM	Friday
* 2015	Sat., Oct. 31	1:00 - 4:00 PM	Saturday *
2016	Sun., Oct. 30	1:00 - 4:00 PM	Monday
2017	Sun., Oct. 29	1:00 - 4:00 PM	Tuesday
2018	Sun., Oct. 28	1:00 - 4:00 PM	Wednesday
2019	Sun., Oct. 27	1:00 – 4:00 PM	Thursday
2020	Sat., Oct. 31	1:00 – 4:00 PM	Saturday

Based on approval of ICC resolution (Jan 2010) specifying that trick-or-treat would be held from 1-4 pm the Sunday on or before Oct. 31. When Oct. 31 falls on a Saturday, trick-or-treat would be held that day. The resolution is for 10 years.

* 1:00 - 3:00 PM in West Allis

This is to certify that the attached is true and correct list of bills due for a period from August 1-31, 2015, in the total amount of \$469,690.07. Each bill has been approved in writing by the official department head or employee authorized to incur the obligations and which bills have been audited by the undersigned pursuant to resolution of the Village Board.



Scott Botcher
Village Manager
Village of Fox Point

This is to certify that the above listed accounts and demands have been presented and allowed and ordered paid by the Village Board at a meeting thereof held on September 8, 2015.

Michael A. West
Village President

Michael Pedersen
Village Clerk
Village of Fox Point

VILLAGE OF FOX POINT

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GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
10-21520	GENERAL FUND - GROUP LIFE					
	340	MINNESOTA LIFE INSURANCE C	LIFE INSURANCE PREMIUMS	SEPT 2015	08/13/2015	686.37
10-21525	GENERAL FUND - UNION DUES					
	185	FOX POINT POLICE PROT. ASSC	POLICE DUES	AUGUST 2015	08/13/2015	495.00
10-21530	GENERAL FUND - DEFERRED COMPENSATION					
	375	NORTH SHORE BANK, FSB	DEFFERD COMP	08/14/2015	08/13/2015	355.00
	375	NORTH SHORE BANK, FSB	DEFFERD COMP	08/28/2015	08/27/2015	355.00
	1622	WELLS FARGO BANK, N.A.	DEFERRED COMP	08/14/2015	08/13/2015	5,365.00
	1622	WELLS FARGO BANK, N.A.	DEFERRED COMP	08/28/1964	08/27/2015	5,840.00
						11,915.00 *
10-21540	GENERAL FUND - GARNISHMENT					
	101864	WISCONSIN DEPT. OF REVENUE	FASSBENDER	JULY 2015	08/27/2015	542.46
10-44120	GENERAL FUND - LICENSES & PERMITS - LIQUOR/TOBACCO LICENSES					
	727	WI DEPT. OF JUSTICE	BARTENDER/LIQUOR LICENSES	08/03/2015	08/27/2015	35.00
10-44495	GENERAL FUND - LICENSES & PERMITS - EROSION CONTROL PERMIT					
	3423	KINGS WAY HOMES LLC	REIMBURSEMENT	8.000495	08/05/2015	150.00
10-45100	GENERAL FUND - FINES/FORFEITURES - FINES/FORFEITURES					
	387	GLENDALE POLICE DEPARTMENT	HUNTER/PORTIA F/B 11/14/1987	ITER/PORTIA 11/14/	08/24/2015	113.00
	2261	BROWN COUNTY CLERK OF CO	HOLLENBECK/BRIAN D M/W 10/2/	OLLENBECK/BRIAN	08/24/2015	1,750.00
	2262	KENOSHA CIRCUIT COURT	HUNTER/PORTIA L F/B 11/14/1987	ITER/PORTIA 11/14/	08/24/2015	500.00
	2343	RACINE COUNTY CLERK OF COI	CLIPPS/JASON D M/B 3/14/1983	PPS/JASON 3/14/19	08/27/2015	692.00
	2392	MITCHELL, LA WANDA DENISE	OVERPAYMENT BAIL	41520	08/17/2015	9.00
	5857	BUTLER POLICE DEPARTMENT	VANCE/GARY L M/B 3/01/1971	NCE/GARY 3/1/1971	08/17/2015	526.00
	101691	WAUKESHA COUNTY SHERIFF'S	WILLIS, AARON EDWARD 5/5/81 M	ILLIS/AARON 5/5/81	08/13/2015	410.00
						4,000.00 *
10-46310	GENERAL FUND - CHARGES FOR SERVICE - CONSTRU. EROSION CONTROL FEE					
	3423	KINGS WAY HOMES LLC	REIMBURSEMENT	8.000495	08/05/2015	250.00
10-46710	GENERAL FUND - CHARGES FOR SERVICE - PAVILION RENTALS					
	1139	LORICCO, MARIA	REFUND DEPOSIT PAVILLION	8.000274	08/10/2015	50.00
	1414	WUEST, MATTHEW OR STASHA	PAVILLION DEPOSIT REFUND	50512	08/05/2015	100.00
	2263	SEGAL, LAURIE	DEPOSIT REFUND	8.000425	08/24/2015	50.00
						200.00 *
10-51200-310	GENERAL FUND - GENERAL GOVERNMENT - JUDICIAL - SUPPLIES/EXPENSES					
	1183	WALES, SCOTT	LODGING/MEALS	41508	08/05/2015	109.00
10-51200-395	GENERAL FUND - GENERAL GOVERNMENT - JUDICIAL - COUNTY COURT FEES					
	330	MILWAUKEE COUNTY TREASUR	JAIL ASSESMENT/DRIVER SURCH	JULY 2015	08/05/2015	364.00
	552	WISCONSIN, STATE OF - COURT	JULY	JULY 2015	08/05/2015	1,349.78
						1,713.78 *
Total JUDICIAL						1,822.78
10-51300-211	GENERAL FUND - GENERAL GOVERNMENT - LEGAL - LABOR ATTORNEY					
	1788	BUELOW VETTER BUIKEMA OLS	PERSONNEL 275.00001	35	08/07/2015	150.00
10-51300-218	GENERAL FUND - GENERAL GOVERNMENT - LEGAL - VILLAGE ATTORNEY					
	4796	ARENZ, MOLTER, MACY, RIFFLE	VILLAGE ATTORNEY	10590	08/27/2015	6,810.80
10-51300-219	GENERAL FUND - GENERAL GOVERNMENT - LEGAL - VILLAGE PROSECUTOR					
	1924	STIPPICH SELIN & CAIN LLC	VILLAGE PROSECUTOR	1098	08/07/2015	1,224.50

VILLAGE OF FOX POINT

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GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
Total LEGAL						8,185.30
10-51410-210	GENERAL FUND - GENERAL GOVERNMENT - VILLAGE MANAGER - CONTRACT SERVICES					
2957	TOLLAISEN, THOMAS	INTERIM VILLAGE MANAGER	JULY 2015	08/07/2015		8,099.00
10-51410-310	GENERAL FUND - GENERAL GOVERNMENT - VILLAGE MANAGER - SUPPLIES/ MISC EXPENSES					
451	SCHWAAB, INC.	STAMP/INK	E66389	08/13/2015		25.75
1747	BMO HARRIS BANK N.A.	CAKE	41490	07/30/2015		20.00
						45.75 *
Total VILLAGE MANAGER						8,144.75
10-51420-233	GENERAL FUND - GENERAL GOVERNMENT - VILLAGE CLERK/TREASURER - EQUIPMENT MAINTENANCE					
477	TAYLOR COMPUTER SERVICES, EMAIL ARCHIVE-VLG		14202	08/20/2015		162.62
5152	JAMES IMAGING SYSTEMS, INC. MAINTANCE CONTRACT VL		622751	08/19/2015		206.53
						369.15 *
10-51420-235	GENERAL FUND - GENERAL GOVERNMENT - VILLAGE CLERK/TREASURER - INTERNET SERVICE					
477	TAYLOR COMPUTER SERVICES, MONTHLY SERVICES VLG HALL		14129	08/07/2015		508.05
1345	AT & T U-VERSE	VILLAGEHALL 134392745	6/26-7/25/15	08/11/2015		47.52
						555.57 *
10-51420-310	GENERAL FUND - GENERAL GOVERNMENT - VILLAGE CLERK/TREASURER - SUPPLIES/EXPENSES					
297	MAJESTIC ENGRAVING CORP.	NAME PLATE	51978	08/05/2015		40.50
297	MAJESTIC ENGRAVING CORP.	NAME PLATE	52095	08/21/2015		20.00
1766	CONFLUENCE GRAPHICS	COMMENT CARDS	63718	08/11/2015		116.18
1766	CONFLUENCE GRAPHICS	BUSINESS CARDS	63767	08/26/2015		130.00
5033	OFFICE DEPOT -US COMMUNITII	VLG HALL-OFFICE -37360205	783448056001	08/11/2015		52.48
5033	OFFICE DEPOT -US COMMUNITII	VLG HALL-OFFICE -37360205	783448612001	08/11/2015		5.83
5033	OFFICE DEPOT -US COMMUNITII	VLG HALL-OFFICE -37360205	784109282001	08/11/2015		44.36
						409.35 *
10-51420-311	GENERAL FUND - GENERAL GOVERNMENT - VILLAGE CLERK/TREASURER - POSTAGE					
2381	USPS-HASLER	ACCOUNT 8003127-POSTAGE	08/11/2015-41514	08/11/2015		900.00
10-51420-321	GENERAL FUND - GENERAL GOVERNMENT - VILLAGE CLERK/TREASURER - PROFESSIONAL DUES/MEETINGS					
2594	CARTHELL, MARY	REBURSEMENT	41535	08/27/2015		314.42
Total VILLAGE CLERK/TREASURER						2,548.49
10-51520-321	GENERAL FUND - GENERAL GOVERNMENT - FINANCIAL ADMINISTRATION - PROFESSIONAL DUES/MEETINGS					
2594	CARTHELL, MARY	MILEAGE	08/11/2015	08/11/2015		22.31
Total FINANCIAL ADMINISTRATION						22.31
10-51530-210	GENERAL FUND - GENERAL GOVERNMENT - ASSESSOR - CONTRACT SERVICES					
11	AD VALOREM INC.	ASSESSOR SERVICES	AUG 2015	08/05/2015		7,135.48
Total ASSESSOR						7,135.48

10-51600-220 GENERAL FUND - GENERAL GOVERNMENT - GENERAL BUILDINGS - GAS-HEAT

VILLAGE OF FOX POINT

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536	WE-ENERGIES	3298-754-812	7/20-8/18/15	08/25/2015	20.57
10-51600-221	GENERAL FUND - GENERAL GOVERNMENT - GENERAL BUILDINGS - ELECTRIC UTILITIES				
536	WE-ENERGIES	3298-754-812	7/20-8/18/15	08/25/2015	773.13
10-51600-222	GENERAL FUND - GENERAL GOVERNMENT - GENERAL BUILDINGS - TELEPHONE UTILITIES				
1336	EARTHLINK BUSINESS	7345438	08/01/2015	08/05/2015	236.91
5479	AT & T LONG DISTANCE	471365	08/01/2015	08/11/2015	4.96
					241.87 *
10-51600-223	GENERAL FUND - GENERAL GOVERNMENT - GENERAL BUILDINGS - WATER/SEWER UTILITIES				
186	FOX POINT, VILLAGE OF - W/U	VH WATER AND SEWER	5/1-8/1/15	08/27/2015	819.63
10-51600-234	GENERAL FUND - GENERAL GOVERNMENT - GENERAL BUILDINGS - VILLAGE HALL MAINTENANCE				
198	NAPA AUTO PARTS	BELT	469741	08/14/2015	7.48
360	NASSCO INC.	JANITORIAL SUPPLIES-VH	S1939140.001	08/17/2015	499.00
502	VILLAGE HARDWARE - VH	JANITORIAL SUPPLIES FOR VH	134600	08/14/2015	27.73
502	VILLAGE HARDWARE - VH	JANITORIAL SUPPLIES FOR VH	134604	08/14/2015	32.14
502	VILLAGE HARDWARE - VH	GARBAGE DISPOSAL	135380	08/14/2015	76.05
2241	ITU ABSORB TECH, INC	VILLAGE HALL SUPPLIES	6039325	08/17/2015	183.42
4777	BATTERIES PLUS -	LAMPS	541-231999	08/14/2015	57.25
4777	BATTERIES PLUS -	LAMPS	541-232627	08/14/2015	114.50
					997.57 *
Total GENERAL BUILDINGS					2,852.77
10-51700-510	GENERAL FUND - GENERAL GOVERNMENT - INSURANCE - INSURANCE				
480	TE BRENNAN CO.	JULY	18364	08/03/2015	81.84
10-51700-511	GENERAL FUND - GENERAL GOVERNMENT - INSURANCE - GROUP HEALTH - RETIREES				
354	MORODER, PAUL	HEALTH INSURANCE REIMB.	AUGUST 2015	08/13/2015	267.90
638	KRIEFALL, DONALD A	HEALTH INS REIMB & SUP. PAYMI	AUGUST 2015	08/13/2015	396.85
					664.75 *
Total INSURANCE					746.59
Total GENERAL GOVERNMENT					31,458.47
10-52100-210	GENERAL FUND - PUBLIC SAFETY - POLICE - POLICE MAINTENANCE CONTRACTS				
5152	JAMES IMAGING SYSTEMS, INC.	COPIER MAINT. PD	620799	08/10/2015	37.02
5152	JAMES IMAGING SYSTEMS, INC.	COPIER MAINT. PD	62210	08/20/2015	45.94
					82.96 *
10-52100-220	GENERAL FUND - PUBLIC SAFETY - POLICE - GAS UTILITIES				
536	WE-ENERGIES	8286-911-140	7/20-8/18/15	08/25/2015	180.40
10-52100-221	GENERAL FUND - PUBLIC SAFETY - POLICE - ELECTRIC UTILITIES				
536	WE-ENERGIES	9299-448-560	7/20-8/18/15	08/25/2015	25.41
536	WE-ENERGIES	0699-070-169	7/20-8/18/15	08/25/2015	2,265.93
					2,291.34 *
10-52100-222	GENERAL FUND - PUBLIC SAFETY - POLICE - TELEPHONE UTILITIES				
477	TAYLOR COMPUTER SERVICES,	EMAIL ARCHIVE	14201	08/19/2015	111.37
1336	EARTHLINK BUSINESS	7345438	08/01/2015	08/05/2015	148.08
1345	AT & T U-VERSE	POLICELINE 134392747	6/26-7/25/15	08/11/2015	63.36
2136	VERIZON WIRELESS	786223225-00001	9750127761	08/12/2015	219.15
5479	AT & T LONG DISTANCE	471365	08/01/2015	08/11/2015	4.95

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						546.91	*
10-52100-223	GENERAL FUND - PUBLIC SAFETY - POLICE - WATER/SEWER UTILITIES						
	186 FOX POINT, VILLAGE OF - W/U	POLICE WATER AND SEWER		5/1-8/1/15	08/27/2015	1,237.64	
10-52100-232	GENERAL FUND - PUBLIC SAFETY - POLICE - VEHICLE MAINTENANCE						
	102081 GOODYEAR AUTO SERVICE CEN	TIRE / BALANCE		295167	08/10/2015	124.72	
	102081 GOODYEAR AUTO SERVICE CEN	OIL CHANGE		295588	08/27/2015	23.85	
						148.57	*
10-52100-233	GENERAL FUND - PUBLIC SAFETY - POLICE - EQUIPMENT MAINTENANCE						
	99 CARDINAL STRITCH COLLEGE-S	BLOCK WATCH BULLETINS		08/04/2015	08/10/2015	78.10	
	477 TAYLOR COMPUTER SERVICES,	ANTI VIRUS		41431	08/05/2015	29.60	
	1260 CDW-G	SOFTWARE LICENSE		GHXP344	08/10/2015	323.36	
	1747 BMO HARRIS BANK N.A.	REFRESHMENTS		41414	07/17/2015	48.68	
	1747 BMO HARRIS BANK N.A.	STAMPS		41428	08/05/2015	129.30	
	2264 PB ELECTRONICS	REPAIR LASER		129015	08/10/2015	548.00	
	5839 LEXISNEXIS	MONTHLY FEE		20150730-1246411	08/05/2015	30.50	
						1,187.54	*
10-52100-234	GENERAL FUND - PUBLIC SAFETY - POLICE - BUILDING MAINTENANCE						
	503 VILLAGE HARDWARE - DPS	sQUAD REPAIRS		135022	08/03/2015	14.53	
	503 VILLAGE HARDWARE - DPS	sQUAD REPAIRS		136153	08/26/2015	4.04	
	904 CKC GRAPHICS & SIGNS	SIGNAGE		18521	08/05/2015	50.00	
	1747 BMO HARRIS BANK N.A.	SIGNS		41418	07/22/2015	41.69	
	4777 BATTERIES PLUS -	LAMPS		541-233860	08/24/2015	119.50	
						229.76	*
10-52100-310	GENERAL FUND - PUBLIC SAFETY - POLICE - SUPPLIES/EXPENSES						
	5033 OFFICE DEPOT -US COMMUNITII	POLICE DEPT-37360205		784926555001	08/19/2015	35.99	
	5033 OFFICE DEPOT -US COMMUNITII	POLICE DEPT-37360205		78493758001	08/19/2015	15.33	
						51.32	*
10-52100-330	GENERAL FUND - PUBLIC SAFETY - POLICE - CLOTHING ALLOWANCE						
	282 LARK UNIFORM, INC.	OBREMSKI		201100	08/03/2015	107.90	
	282 LARK UNIFORM, INC.	WICHMAN		201101	08/03/2015	17.90	
	473 STREICHER'S	FREEDY		1165242	08/13/2015	35.00	
	473 STREICHER'S	HUBER		11167362	08/26/2015	89.99	
	3425 PAUL CONWAY SHIELDS	ADAMAITIS		0368711-IN	08/05/2015	740.50	
	4751 RED THE UNIFORM TAILOR	BROUWER		00W60686	07/30/2015	185.87	
						1,177.16	*
10-52100-334	GENERAL FUND - PUBLIC SAFETY - POLICE - JANITORIAL SUPPLIES						
	393 PACKERLAND RENT-A-MAT INC.	JANITORIAL SUPPLIES 10586-0 PO		2111886	08/24/2015	244.09	
	393 PACKERLAND RENT-A-MAT INC.	MATS/RUNNERS 10586-0 POLICE		211215	08/10/2015	62.15	
	393 PACKERLAND RENT-A-MAT INC.	MATS/RUNNERS 10586-0 POLICE		2113851	08/24/2015	69.79	
						376.03	*
10-52100-335	GENERAL FUND - PUBLIC SAFETY - POLICE - SCHOOL EXPENSES						
	1072 WISCONSIN SUPREME COURT	REGISTRATION FEE		41439	08/13/2015	80.00	
	4258 RADISSON PAPER VALLEY HOTI	LODGING-COURT CLERKS CONF	CONF#JK6RLX2		08/18/2015	328.00	
	4261 HUBER, CHAD	REISSUE OLD CHECK		108745	08/18/2015	23.46	
	4261 HUBER, CHAD	MEAL REIMBURSEMENT		40047	08/18/2015	23.46	PR
						408.00	*
Total POLICE						7,917.63	
Total PUBLIC SAFETY						7,917.63	
10-53300-221	GENERAL FUND - PUBLIC WORKS - HIGHWAYS AND STREETS - STREET LIGHTS - ELECTRIC						
	536 WE-ENERGIES	3449-647-735		6/26-7/29/15	08/05/2015	220.54	
	536 WE-ENERGIES	7083-911-529		7/7-8/5/15	08/11/2015	17.60	

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						238.14 *
10-53300-405	GENERAL FUND - PUBLIC WORKS - HIGHWAYS AND STREETS - STREET MATERIALS					
	5293 LANNON STONE PRODUCTS	STONE		1117120	08/07/2015	648.83
10-53300-495	GENERAL FUND - PUBLIC WORKS - HIGHWAYS AND STREETS - MISCELLANEOUS SUPPLIES & TOOLS					
	502 VILLAGE HARDWARE - VH	BIG GAP		135296	08/10/2015	16.16
Total HIGHWAYS AND STREETS						903.13
10-53400-221	GENERAL FUND - PUBLIC WORKS - BUS STOP - BUS STOP-ELECTRIC					
	536 WE-ENERGIES	3217-867-834		7/7-8/5/15	08/11/2015	15.71
	536 WE-ENERGIES	7018-222-713		7/7-8/5/15	08/11/2015	21.27
	536 WE-ENERGIES	6865-091-092		7/7-8/5/15	08/11/2015	15.71
	536 WE-ENERGIES	9024-478-778		7/7-8/5/15	08/11/2015	15.71
						68.40 *
Total BUS STOP						68.40
10-53630-370	GENERAL FUND - PUBLIC WORKS - LANDFILL - LANDFILL FEES					
	1635 ADVANCED DISPOSAL-GERMAN MSW			GW0000002693	08/11/2015	7,381.50
Total LANDFILL						7,381.50
10-53641-400	GENERAL FUND - PUBLIC WORKS - GRASS/WEED - CUT & SPRAY - MATERIALS					
	3234 WALDSCHMIDT'S TOWN & COUN	TRIMMER LINE		490820	08/14/2015	62.38
Total GRASS/WEED - CUT & SPRAY						62.38
10-53642-400	GENERAL FUND - PUBLIC WORKS - YARD WASTE COLLECTION - MATERIALS					
	1635 ADVANCED DISPOSAL-GERMAN YARDWASTE			GW0000002693	08/11/2015	3,727.08
Total YARD WASTE COLLECTION						3,727.08
10-53700-300	GENERAL FUND - PUBLIC WORKS - MACHINERY/EQUIPMENT - MISCELLANEOUS EXPENSE					
	43 AUTO PARTS & SERVICE	SHOP SUPPLIES		673717	08/14/2015	23.00
	43 AUTO PARTS & SERVICE	SHOP SUPPLIES		675663	08/14/2015	52.85
	2241 ITU ABSORB TECH, INC	COVERALLS SHOP		6033270	08/17/2015	12.32
	2241 ITU ABSORB TECH, INC	COVERALLS SHOP		6036345	08/17/2015	10.94
	2241 ITU ABSORB TECH, INC	COVERALLS SHOP		6039323	08/17/2015	10.94
	2241 ITU ABSORB TECH, INC	COVERALLS SHOP		6042288	08/17/2015	10.94
	3292 OSI ENVIROMENTAL INC.	SOLVENT		1025951	08/14/2015	76.50
						197.49 *
10-53700-341	GENERAL FUND - PUBLIC WORKS - MACHINERY/EQUIPMENT - REPAIR PARTS					
	43 AUTO PARTS & SERVICE	CREDIT		669525	08/14/2015	19.00 -
	43 AUTO PARTS & SERVICE	ELBOW		675739	08/14/2015	32.49
	198 NAPA AUTO PARTS	EXHAUST ELBOW		472426	08/14/2015	37.49
	597 BROOKS TRACTOR INC.	PARTS		M11862	08/14/2015	342.41
	1132 BURRIS EQUIPMENT CO.	BEARINGS		PS75696	08/14/2015	36.17
	1693 BILL'S POWER CENTER	REPAIR PARTS		410240	08/14/2015	148.66

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	1747	BMO HARRIS BANK N.A.	WINDSHIELD REPAIR	41461	07/27/2015	89.90
	1816	BEARINGS INC.	BEARINGS	0057083-IN	08/14/2015	41.94
	2987	TEREX	REPAIR	410962	08/14/2015	950.00
	3259	HYQUIP, LLC- WAUKESHA	HYDR. HOSE	00310018	08/17/2015	153.30
	3259	HYQUIP, LLC- WAUKESHA	HYDR. HOSE	00310371	08/17/2015	190.33
	3259	HYQUIP, LLC- WAUKESHA	HOSE	00313025	08/17/2015	131.56
						2,135.25 *
10-53700-342	GENERAL FUND - PUBLIC WORKS - MACHINERY/EQUIPMENT - TIRES					
	413	POMP'S TIRE SERVICE, INC.	TUBES	60073227	08/14/2015	20.25
	413	POMP'S TIRE SERVICE, INC.	TIRES	60073709	08/14/2015	599.20
						619.45 *
10-53700-343	GENERAL FUND - PUBLIC WORKS - MACHINERY/EQUIPMENT - FUEL					
	43	AUTO PARTS & SERVICE	DEF	675663	08/14/2015	62.94
	1337	HERBST OIL, INC	FUEL	59176	08/14/2015	2,442.22
	1337	HERBST OIL, INC	FUEL	59194	08/14/2015	2,022.02
	1337	HERBST OIL, INC	FUEL	59232	08/14/2015	535.19
	1337	HERBST OIL, INC	FUEL	59245	08/14/2015	605.48
						5,667.85 *
10-53700-344	GENERAL FUND - PUBLIC WORKS - MACHINERY/EQUIPMENT - OIL					
	1636	PLYMOUTH LUBRICANTS	OIL	6144786	08/14/2015	794.00
	1693	BILL'S POWER CENTER	OIL	411673	08/14/2015	122.98
						916.98 *
10-53700-346	GENERAL FUND - PUBLIC WORKS - MACHINERY/EQUIPMENT - MISC DPW SHOP TOOLS					
	101685	FASTENAL COMPANY	DRILL BITS	WIMI2110932	08/14/2015	12.23
Total MACHINERY/EQUIPMENT						9,549.25
10-53800-220	GENERAL FUND - PUBLIC WORKS - DPW GENERAL - GAS UTILITIES					
	536	WE-ENERGIES	3298-754-812	7/20-8/18/15	08/25/2015	20.57
10-53800-221	GENERAL FUND - PUBLIC WORKS - DPW GENERAL - ELECTRIC UTILITIES					
	536	WE-ENERGIES	3298-754-812	7/20-8/18/15	08/25/2015	773.12
10-53800-222	GENERAL FUND - PUBLIC WORKS - DPW GENERAL - TELEPHONE UTILITIES					
	1336	EARTHLINK BUSINESS	7345438	08/01/2015	08/05/2015	207.30
10-53800-223	GENERAL FUND - PUBLIC WORKS - DPW GENERAL - WATER/SEWER UTILITIES					
	186	FOX POINT, VILLAGE OF - W/U	VH WATER AND SEWER	5/1-8/1/15	08/27/2015	819.62
10-53800-224	GENERAL FUND - PUBLIC WORKS - DPW GENERAL - CELL PHONES					
	2136	VERIZON WIRELESS	787066169-00001	9749922133	08/21/2015	822.67
Total DPW GENERAL						2,643.28
Total PUBLIC WORKS						24,335.02
10-55200-440	GENERAL FUND - CULTURE, RECREATION AND EDU - PARKS & RECREATION - FOOT/BIKE PATH MAINTENANCE					
	5293	LANNON STONE PRODUCTS	STONE	1117678	08/07/2015	250.00
Total PARKS & RECREATION						250.00

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10-55400-430	GENERAL FUND - CULTURE, RECREATION AND EDU - JOINT RECREATION - LX CLUB MATERIALS					
	180	FOX POINT-BAYSIDE SCHOOL D	LX CLUB	AUG 2015	08/05/2015	500.00
Total JOINT RECREATION						500.00
10-55440-220	GENERAL FUND - CULTURE, RECREATION AND EDU - SKATE RINK - GAS UTILITIES					
	536	WE-ENERGIES	5214-367-035	7/7-8/5/15	08/11/2015	11.14
10-55440-221	GENERAL FUND - CULTURE, RECREATION AND EDU - SKATE RINK - ELECTRIC UTILITIES					
	536	WE-ENERGIES	5630-222-440	7/7-8/5/15	08/11/2015	95.01
10-55440-450	GENERAL FUND - CULTURE, RECREATION AND EDU - SKATE RINK - SKATE RINK MATERIALS					
	186	FOX POINT, VILLAGE OF - W/U	LONGACRE PAVILION	5/1-8/1/15	08/27/2015	941.71
	186	FOX POINT, VILLAGE OF - W/U	L, ICE RINK	5/1-8/1/15	08/27/2015	828.45
	2241	ITU ABSORB TECH, INC	SHELTER	6033272	08/17/2015	24.16
	2241	ITU ABSORB TECH, INC	SHELTER	6036347	08/17/2015	24.16
	2241	ITU ABSORB TECH, INC	SHELTER	6042290	08/17/2015	95.26
						1,913.74 *
Total SKATE RINK						2,019.89
Total CULTURE, RECREATION AND EDU						2,769.89
10-56100-455	GENERAL FUND - CONSERVATION AND DEVELOPMENT - FORESTRY - FORESTRY/PARK MATERIALS					
	1636	PLYMOUTH LUBRICANTS	BAR AND CHAIN OIL	6144442	08/14/2015	71.00
Total FORESTRY						71.00
Total CONSERVATION AND DEVELOPMENT						71.00
10-59000-500	GENERAL FUND - GENERAL GOVERNMENT - GENERAL GOVERNMENT - CONTINGENCY FUND					
	1747	BMO HARRIS BANK N.A.	MEALS	41039	08/10/2015	8.34
	2342	VANDEWALLE & ASSOC., INC.	SMALL AREA PLANNING	201504058	08/27/2015	6,074.23
	2342	VANDEWALLE & ASSOC., INC.	SMALL AREA PLANNING	201505014	08/27/2015	8,072.50
	2342	VANDEWALLE & ASSOC., INC.	SMALL AREA PLANNING	201507008	08/27/2015	1,220.00
						15,375.07 *
Total GENERAL GOVERNMENT						15,375.07
Total GENERAL GOVERNMENT						15,375.07
Total GENERAL FUND						100,200.91

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20-61000-221	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - ELECTRIC UTILITIES					
	537 WE-ENERGIES LIB	UTILITY-ELECTRIC		7/7-8/5/15	08/19/2015	1,990.34
20-61000-222	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - TELEPHONE UTILITIES					
	2973 TIME WARNER CABLE	UTILITIES-TELEPHONE		7/1-7/31/15	08/05/2015	367.15
20-61000-223	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - WATER/SEWER UTILITIES					
	5543 PREMIUM WATERS, INC.	UTILITY- WATER		011767-07/15	08/19/2015	83.54
20-61000-227	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - SYSTEM EXPENSE					
	826 MILWAUKEE CTY. FED. LIBRARY SYSTEM EXPENSE			.FL-02808	08/05/2015	103.27
20-61000-230	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - MAINTENANCE					
	37 L/V ENTERPRISES, LLC	MAINTENANCE		4353	08/19/2015	3,118.00
	393 PACKERLAND RENT-A-MAT INC.	MAINTENANCE		2106273	08/19/2015	31.60
	1960 STAPLES ADVANTAGE	EQUIPMENT MAINTENANCE		3274483155	08/19/2015	39.99
	2871 SCHRAM BAYSHORE PLUMBING	MAINTENANCE		15617	08/19/2015	312.51
	2990 GLAISNOR, KURT	COMMUNITY ROOM PAINTING		6/4/15	08/19/2015	92.31
	4271 COVERALL NORTH AMERICA, IN	MAINTENANCE		4190/4836	08/19/2015	1,511.89
						5,106.30 *
20-61000-233	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - EQUIPMENT MAINTENANCE					
	5778 OFFICE COPYING EQUIPMENT L	COPY MACHINE		C315526	08/19/2015	124.80
	5786 GREAT AMERICAN LEASING COI	COPY MACHINE		17385698	08/19/2015	328.00
						452.80 *
20-61000-310	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - SUPPLIES/EXPENSES					
	215 INNERFACE SIGN SYSTEMS, INC	SUPPLIES		9126/9767	08/19/2015	87.98
	826 MILWAUKEE CTY. FED. LIBRARY	MCFLS SUPPLIES		FL-02808	08/05/2015	67.93
	1346 CARTRIDGE WORLD (238)	SUPPLIES		7/23-7/30/15	08/05/2015	443.98
	1780 US HEALTHWORKS MED GROU	LIBRARY		0031340-WI	08/20/2015	48.00
	1960 STAPLES ADVANTAGE	SUPPLIES		3274483155	08/19/2015	148.53
	3280 NORTSHORE LIBRARY PETTY	SUPPLIES		8/7/15	08/19/2015	11.30
	3421 CAPPS, LOUISE	SUPPLIES		07/24/2015	08/05/2015	8.75
						816.47 *
20-61000-311	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - POSTAGE					
	826 MILWAUKEE CTY. FED. LIBRARY	POSTAGE		FL-02808	08/05/2015	72.43
20-61000-535	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - LEASE(RENT)					
	37 L/V ENTERPRISES, LLC	LEASE		4353	08/19/2015	1,239.72
20-61000-811	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - REFERENCE SERIALS					
	686 CHICAGO TRIBUNE	REFERENCE		2015	08/19/2015	617.74
20-61000-812	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - ADULT BOOKS					
	55 BAKER & TAYLOR BOOKS VEND	ADULT BOOKS		7/17-7/24-15	08/05/2015	584.98
	55 BAKER & TAYLOR BOOKS VEND	ADULT BOOKS		8/4-8/6/15	08/19/2015	428.12
	1578 MARIS ASSOCIATES	ADULT BOOKS		0928	08/19/2015	246.10
						1,259.20 *
20-61000-813	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - JUVENILE BOOKS					
	55 BAKER & TAYLOR BOOKS VEND	JUVENILE BOOKS		6/23-7/16/15	08/19/2015	1,367.69
20-61000-814	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - PAPERBACK BOOKS					
	55 BAKER & TAYLOR BOOKS VEND	PAPERBACK BOOKS		2030887536	08/05/2015	291.13
20-61000-815	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - MEDIA					
	2401 MIDWEST TAPE	ADULT MEDIA		7/7-7/27/15	08/05/2015	215.51
	2401 MIDWEST TAPE	ADULT MEDIA		8/7-8/12/15	08/19/2015	99.81
	5492 PARACLETTE PRESS INC.	ADULT MEDIA		580238	08/05/2015	64.31

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						379.63 *
20-61000-830	NORTH SHORE LIBRARY SR FUND - EXPENDITURES - EXPENDITURES - ADULT PROGRAMMING					
	1549	HAHN, MITCH	ADULT PROGRAMMING	07/20/2015	08/05/2015	32.31
	2366	DRAEGER-ANDERSON, SUSAN	ADULT PROGRAMMING	7/19/15	08/19/2015	24.02
	3280	NORTHSHORE LIBRARY PETTY	ADULT PROGRAMMING	07/16/2015	08/19/2015	40.00
						96.33 *
Total EXPENDITURES						14,243.74
Total EXPENDITURES						14,243.74
Total NORTH SHORE LIBRARY SR FUND						14,243.74
21-71000-400	SEWER UTILITY SR FUND - EXPENDITURES - EXPENDITURES - MATERIALS					
	123	NEENAH FOUNDRY COMPANY	TRENCH GRATES	132906	08/19/2015	1,002.29
	2260	PORT A JOHN	JULY	0416560IN	08/24/2015	111.00
	2260	PORT A JOHN	AUGUST	1243817-IN	08/24/2015	86.00
						1,199.29 *
Total EXPENDITURES						1,199.29
Total EXPENDITURES						1,199.29
21-72000-220	SEWER UTILITY SR FUND - EXPENDITURES - EXPENDITURES - GAS UTILITIES					
	536	WE-ENERGIES	2417-882-521	7/7-8/5/15	08/11/2015	11.14
21-72000-221	SEWER UTILITY SR FUND - EXPENDITURES - EXPENDITURES - ELECTRIC UTILITIES					
	536	WE-ENERGIES	2417-882-521	7/7-8/5/15	08/11/2015	98.54
	536	WE-ENERGIES	1670-928-034	7/7-8/5/15	08/11/2015	22.62
						121.16 *
21-72000-222	SEWER UTILITY SR FUND - EXPENDITURES - EXPENDITURES - TELEPHONE UTILITIES					
	1336	EARTHLINK BUSINESS	SANI-000267608	08/01/2015	08/05/2015	26.12
	1336	EARTHLINK BUSINESS	PUMP-000267599	08/01/2015	08/05/2015	26.44
						52.56 *
21-72000-229	SEWER UTILITY SR FUND - EXPENDITURES - EXPENDITURES - ALARM					
	536	WE-ENERGIES	7023-980-106	7/7-8/5/15	08/11/2015	15.71
Total EXPENDITURES						200.57
Total EXPENDITURES						200.57
21-73000-226	SEWER UTILITY SR FUND - EXPENDITURES - EXPENDITURES - MMSD CHARGES					
	290	MMSD	MAY-JULY	168-15	08/12/2015	95,035.26
21-73000-310	SEWER UTILITY SR FUND - EXPENDITURES - EXPENDITURES - SUPPLIES/EXPENSES					
	415	POSTMASTER	WATER BILLS	5/1-8/1/15	08/25/2015	238.36

VILLAGE OF FOX POINT

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GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
21-73000-400	SEWER UTILITY SR FUND - EXPENDITURES - EXPENDITURES - MATERIALS					
2136	VERIZON WIRELESS	687088918-00001		9749904428	08/14/2015	7.35
Total EXPENDITURES						95,280.97
Total EXPENDITURES						95,280.97
Total SEWER UTILITY SR FUND						96,680.83
22-53650-210	TAXES - EXPENDITURES - RECYCLING - CONTRACT SERVICES					
1634	ADVANCED DISPOSAL-MUSKEG	MONTHLY FEE		C60001274386	08/10/2015	22,790.83
22-53650-310	TAXES - EXPENDITURES - RECYCLING - SUPPLIES/EXPENSES					
2572	RECYCLE TECHNOLOGIES, INC.	DISPOSAL OF FLOURESCENT TUI		153084	08/17/2015	125.00
Total RECYCLING						22,915.83
Total EXPENDITURES						22,915.83
Total TAXES						22,915.83
23-46720	MUNICIPAL POOL - MUNICIPAL POOL RECEIPTS - RESIDENT FAMILY MEMBERSHIPS					
1745	PETERSON, KARIN	CHANGE MEMBERSHIP		41529	08/27/2015	80.00
23-46723	MUNICIPAL POOL - MUNICIPAL POOL RECEIPTS - SWIM LESSON FEES					
2116	LOPEZ, CECILIA	REFUND SWIMMING LESSONS		41502	08/07/2015	75.00
23-55420-220	MUNICIPAL POOL - EXPENDITURES - MUNICIPAL POOL - GAS UTILITIES					
536	WE-ENERGIES	8294-368-584		777-8/5/15	08/11/2015	821.63
23-55420-221	MUNICIPAL POOL - EXPENDITURES - MUNICIPAL POOL - ELECTRIC UTILITIES					
536	WE-ENERGIES	8294-368-584		777-8/5/15	08/11/2015	1,546.76
23-55420-222	MUNICIPAL POOL - EXPENDITURES - MUNICIPAL POOL - TELEPHONE UTILITIES					
1336	EARTHLINK BUSINESS	POOL-000267566		08/01/2015	08/05/2015	68.39
1345	AT & T U-VERSE	POOL- 111299163		6/26-7/25/15	08/11/2015	83.36
						131.75 *
23-55420-223	MUNICIPAL POOL - EXPENDITURES - MUNICIPAL POOL - WATER/SEWER UTILITIES					
186	FOX POINT, VILLAGE OF - W/U	POOL WATER AND SEWER		5/1-8/1/15	08/27/2015	5,359.70
23-55420-400	MUNICIPAL POOL - EXPENDITURES - MUNICIPAL POOL - MATERIALS					
502	VILLAGE HARDWARE - VH	POOL ITEMS		134789	07/31/2015	10.79
502	VILLAGE HARDWARE - VH	POOL ITEMS		135151	08/20/2015	13.17
502	VILLAGE HARDWARE - VH	POOL ITEMS		135168	08/20/2015	10.79
502	VILLAGE HARDWARE - VH	POOL ITEMS		135789	08/20/2015	10.79

VILLAGE OF FOX POINT

Payment Approval Report by GL No - Board Report
Fully Paid Invoices 08/01/2015 - 08/31/2015

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GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
	825	LENNY'S POOL SERVICE	CHEMICALS	140040	08/13/2015	353.80
	825	LENNY'S POOL SERVICE	CHEMICALS	140196	08/13/2015	234.70
	1747	BMO HARRIS BANK N.A.	POOL SUPPLIES	41043	08/19/2015	283.84
	1747	BMO HARRIS BANK N.A.	POOL SUPPLIES	41045	08/20/2015	108.93
	1747	BMO HARRIS BANK N.A.	POOL SUPPLIES	41045	08/20/2015	703.80
	1747	BMO HARRIS BANK N.A.	POOL SUPPLIES	41048	08/20/2015	315.15
	1747	BMO HARRIS BANK N.A.	POOL SUPPLIES	41491	07/30/2015	177.80
	2241	ITU ABSORB TECH, INC	POOL	A000054585	08/17/2015	72.90
	3424	SHUSTER, BILL	REIMBURSEMENT	41037	08/05/2015	4.84
	5470	SHOWCASE AWARDS & PROMO GIFTS		88128	08/13/2015	210.00
						2,511.30 *
Total MUNICIPAL POOL						10,371.14
Total EXPENDITURES						10,371.14
Total MUNICIPAL POOL						10,526.14
24-52400-218 INSPECTION SERVICES - EXPENDITURES - INSPECTION - VILLAGE ATTORNEY						
	4796	ARENZ, MOLTER, MACY, RIFFLE	BUILDING INSPECTION	10590	08/27/2015	253.70
24-52400-310 INSPECTION SERVICES - EXPENDITURES - INSPECTION - SUPPLIES/EXPENSES						
	1766	CONFLUENCE GRAPHICS	PERMITS	63791	08/26/2015	125.65
Total INSPECTION						379.35
Total EXPENDITURES						379.35
Total INSPECTION SERVICES						379.35
25-53420-400 STORMWATER UTILITY FUND - EXPENDITURES - CULV/DITCH/ENDWALL/CATCH BASIN - MATERIALS						
	327	MENARD'S - MILWAUKEE	CONCRETE MIX	82400	08/19/2015	456.28
	4888	CARLIN SALES	SEED/MULCH/STRAW	298740-00	08/19/2015	217.62
						673.90 *
25-53420-491 STORMWATER UTILITY FUND - EXPENDITURES - CULV/DITCH/ENDWALL/CATCH BASIN - INDIAN CK/DETENTION BASIN						
	2824	MAREK LANDSCAPING	INDIAN CREEK	2766	08/25/2015	699.53
Total CULV/DITCH/ENDWALL/CATCH BASIN						1,373.43
25-53640-400 STORMWATER UTILITY FUND - EXPENDITURES - LEAF COLLECTION AND DISPOSAL - MATERIALS						
	2966	HUMPHREY SERVICE PARTS, IN	RAKES	1187589	08/17/2015	402.12
Total LEAF COLLECTION AND DISPOSAL						402.12

VILLAGE OF FOX POINT

Payment Approval Report by GL No - Board Report
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GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
25-53660-400	STORMWATER UTILITY FUND - EXPENDITURES - STORM & FLOOD EMERGENCY - MATERIALS					
	327	MENARD'S - MILWAUKEE	MORTAR	81826	08/12/2015	541.80
	5293	LANNON STONE PRODUCTS	STONE	1117678	08/07/2015	358.57
	5293	LANNON STONE PRODUCTS	STONE	1118289	08/18/2015	1,262.38
						2,162.75 *
Total STORM & FLOOD EMERGENCY						2,162.75
25-53800-233	STORMWATER UTILITY FUND - EXPENDITURES - PUBLIC WORKS - INDIAN CREEK PARK MAINTENANCE					
	2824	MAREK LANDSCAPING	INDIAN CREEK	2766	08/25/2015	699.53
Total PUBLIC WORKS						699.53
Total EXPENDITURES						4,637.83
25-55410-310	STORMWATER UTILITY FUND - EXPENDITURES - ADMINISTRATIVE - SUPPLIES/EXPENSES					
	415	POSTMASTER	WATER BILLS	5/1-8/1/15	08/25/2015	238.36
Total ADMINISTRATIVE						238.36
Total EXPENDITURES						238.36
Total STORMWATER UTILITY FUND						4,876.19
40-91100-878	CAPITAL PROJECTS FUND - EXPENDITURES - GENERAL GOVT - EQUIP/CAPITAL - VOTING EQUIPMENT					
	325	MILWAUKEE COUNTY ELECT CC	VOTING EQUIPMENT	MCE0000009	08/27/2015	4,088.68
Total GENERAL GOVT - EQUIP/CAPITAL						4,088.68
40-91400-814	CAPITAL PROJECTS FUND - EXPENDITURES - PUBLIC WORKS - EQUIPMENT - GARBAGE PACKER					
	904	CKC GRAPHICS & SIGNS	GRAPHICS	18546	08/17/2015	600.00
	102169	TRUCK COUNTRY OF WISCONS	1FVHCYCY4GHGX4925	39510	08/11/2015	88,553.00
						89,153.00 *
40-91400-850	CAPITAL PROJECTS FUND - EXPENDITURES - PUBLIC WORKS - EQUIPMENT - AERIAL TRUCK					
	776	GRAINGER, INC.	LADDER	9809902092	08/17/2015	422.25
	904	CKC GRAPHICS & SIGNS	GRAPHICS	18546	08/17/2015	450.00
	4112	ROAD EQUIPMENT PARTS CENT	FLARE KIT	WM808786	08/14/2015	18.94
	102169	TRUCK COUNTRY OF WISCONS	1FVACYDT1GHHA1949	39495	08/12/2015	64,109.00
						65,000.19 *
Total PUBLIC WORKS - EQUIPMENT						154,153.19
40-91500-829	CAPITAL PROJECTS FUND - EXPENDITURES - PUBLIC WORKS - CAPITAL PROJECTS - REHAB-BRIDGE LN FOOTBRIC					

VILLAGE OF FOX POINT

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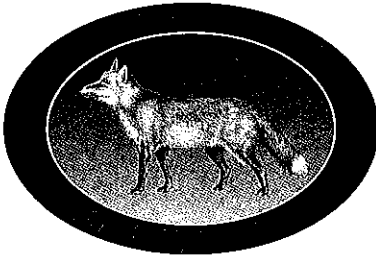
357	MUNSON INC.	FENCE MATERIALS	49324	08/18/2015	648.00
Total PUBLIC WORKS -CAPITAL PROJECTS					648.00
40-91800-851	CAPITAL PROJECTS FUND - EXPENDITURES - RECREATION - EQUIP/CAPITAL - DISEASED TREE REMOVAL				
3251	CRAWFORD TREE & LANDSCAP	ELM REMOVAL	5354	08/20/2015	6,765.00
Total RECREATION - EQUIP/CAPITAL					6,765.00
Total EXPENDITURES					165,654.87
Total CAPITAL PROJECTS FUND					165,654.87
50-81000-601	WATER UTILITY FUND - EXPENDITURES - EXPENDITURES - SOURCE OF WATER SUPPLY				
378	NORTH SHORE WATER COMMIS	MONTHLY PAYMENT	FPT-OPS-08/2015	08/05/2015	18,635.33
50-81000-640	WATER UTILITY FUND - EXPENDITURES - EXPENDITURES - OPERATIONS LABOR WATER MAINS				
2839	CITY WATER LLC	WATER MAIN BREAK	289	08/07/2015	150.00
50-81000-651	WATER UTILITY FUND - EXPENDITURES - EXPENDITURES - MAINTENANCE OF MAINS				
281	LINCOLN CONTRACTORS SUPPL	PAINT	J95660-REISSUE	08/03/2015	78.48
281	LINCOLN CONTRACTORS SUPPL	PAINT	J97328-REISSUE	08/03/2015	50.28
281	LINCOLN CONTRACTORS SUPPL	PAINT	K01388	08/10/2015	49.08
2241	ITU ABSORB TECH, INC	WATER DEPT	5997214	08/10/2015	7.96
2241	ITU ABSORB TECH, INC	WATER DEPT	6009255	08/10/2015	7.96
2241	ITU ABSORB TECH, INC	WATER DEPT	6030287	08/10/2010	7.96
2241	ITU ABSORB TECH, INC	WATER DEPT	6036346	08/10/2015	7.96
2241	ITU ABSORB TECH, INC	WATER DEPT	603934	08/10/2015	41.52
2854	SHORELINE CONTRACTING SEF	ASPHALT	2015523	08/14/2015	50.00
5509	HD SUPPLY WATERWORKS, LTI	VALVE	E167822	08/10/2015	378.01
5920	AMERICAN ASPHALT MATERIAL	ASPHALT	51527	08/10/2015	444.96
					1,124.17 *
50-81000-655	WATER UTILITY FUND - EXPENDITURES - EXPENDITURES - MAINTENANCE OF OTHER PLANT				
1291	DIXON ENGINEERING	WATERTANK INSPECTION	15-9488	08/10/2015	25,818.25
50-81000-921	WATER UTILITY FUND - EXPENDITURES - EXPENDITURES - OFFICE SUPPLIES AND EXPENSE				
415	POSTMASTER	WATER BILLS	5/1-8/1/15	08/25/2015	238.36
2136	VERIZON WIRELESS	687068918-00001	9749904428	08/14/2015	7.35
					245.71 *
50-81000-923	WATER UTILITY FUND - EXPENDITURES - EXPENDITURES - OUTSIDE SERVICES EMPLOYED				
2839	CITY WATER LLC	WATER UTILITY OPERATIONS	289	08/07/2015	7,800.00
50-81000-930	WATER UTILITY FUND - EXPENDITURES - EXPENDITURES - MISC GENERAL EXPENSE				
900	AWWA	Q MEMBERSHIP	10/1/15-9/30/16	08/10/2015	325.00
Total EXPENDITURES					54,098.46
Total EXPENDITURES					54,098.46

GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
Total WATER UTILITY FUND						54,098.46
72-27030 LIBRARY DONATIONS FUND - FRIENDS OF THE NSL - DONATION						
	2401	MIDWEST TAPE	FOL	7/27/15	08/05/2015	80.82
	2401	MIDWEST TAPE	FOL	93082882	08/19/2015	32.93
						113.75 *
Total LIBRARY DONATIONS FUND						113.75
Grand Total:						469,690.07

Date Approved: _____

Village Manager: _____

Village Board: _____



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSINVILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works *Scott Brandmeier*

Through: Scott Botcher, Village Manager *SAB*

Date: August 31, 2015

Re: Status Update on the Fox Lane to Beach Drive Pedestrian Path Project

On or about April 9, 2015, the Village experienced a heavy rainfall that caused localized flooding. One area impacted by the rain event was the drainage channel and pedestrian path between Fox Lane and Beach Drive. One of the root causes of the washout of the path appears to be the drainage from pipes and overland flow off the top of the bluff.

After the path was damaged, I worked with contractors, suppliers and our consultant to evaluate additional long-term path rehabilitation options. Thereafter, I recommended the Village Board award Kapur & Associates the design project associated with the rehabilitation of the path and the Village Board did so with the caveat that it be provided with the proposed design solution prior to accepting bids and awarding the project. Below is a summary of the proposed enhancements along the path:

1. It was determined that there are four areas where erosion along the face of the bluff is most severe and, in two of these instances, the velocity of the water down the face of the bluff may have been a contributing or primary factor in the path washing out. Also, there is one location where a pipe/hose extends down the bluff and into the Village's drainage channel. These locations are depicted on the attached drawings.
2. In order to significantly alleviate the possibility of the path washing out from being undermined, I am proposing the following:
 - a. The installation of a textured geomembrane (thick sheet of plastic) that will act as a barrier between the water running through the channel and the stone path. The geomembrane will extend from the base of the drainage channel to the height of the existing metal edging.
 - b. The installation of a geoweb product that results in a honeycomb effect for the placement of the stone for the path. The geoweb is anchored into the slope and has small pockets that will significantly reduce undermining of the path.

3. Additionally, at three of the four aforementioned locations, a gabion mattress (stone bed between 9 and 12 feet wide by approximately 3 feet wide and 1 foot deep is proposed to be installed in these eroded areas along with a rip rap channel prior to the gabion mattress. Installation of the rip rap and mattresses are intended to reduce the velocities of the storm water down the face of the bluff, thereby reducing the erosion potential.
4. At the fourth location, which is at the top of the bluff adjacent to a roadside culvert discharge pipe, a rip rap channel is proposed to be installed.
5. There are also three options for replacement of the existing pipe/hose that currently extends into the Village's drainage channel:
 - a. Disconnect the existing blue hose and add a new 6-inch diameter pipe that extends from roughly the top of the bluff to the rip rap channel and gabion mattress.
 - b. The second option is the same as the first with the exception that the 6-inch diameter pipe is perforated which would allow water to seep through the perforations when the pipe is flowing full.
 - c. The third option is to extend the existing pipe all the way down the drainage channel and have it daylight approximately adjacent to the Village's existing outlet structure.
6. My review of the property file and associated drawings reflects that the approved plans depicted drainage pipe extending down the face of the bluff a minimum of 20 to 30 feet from the property at 1717 East Fox Lane.

Based on my review of the site and the proposed design, it is my recommendation that staff be permitted to proceed with the bidding of this project and incorporation of each of the design alternatives identified herein. It is also my recommendation that staff be permitted to incorporate the three separate options for the drainage pipe extending down the slope from the property at 1717 East Fox Lane. If approved, funding is proposed to be allocated from the Storm Water Fund.

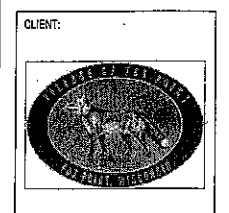


KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6558 Fax: 414.351.6117
www.kapurengineers.com

PROJECT:

LOCATION:

VILLAGE OF FOX
POINT, WI



RELEASE:

PIPE SURVEY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW

SCALE:

SEAL:

we listen. we imagine.
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SHEET:

EXISTING
DISCHARGE PIPES
TO BLUFF

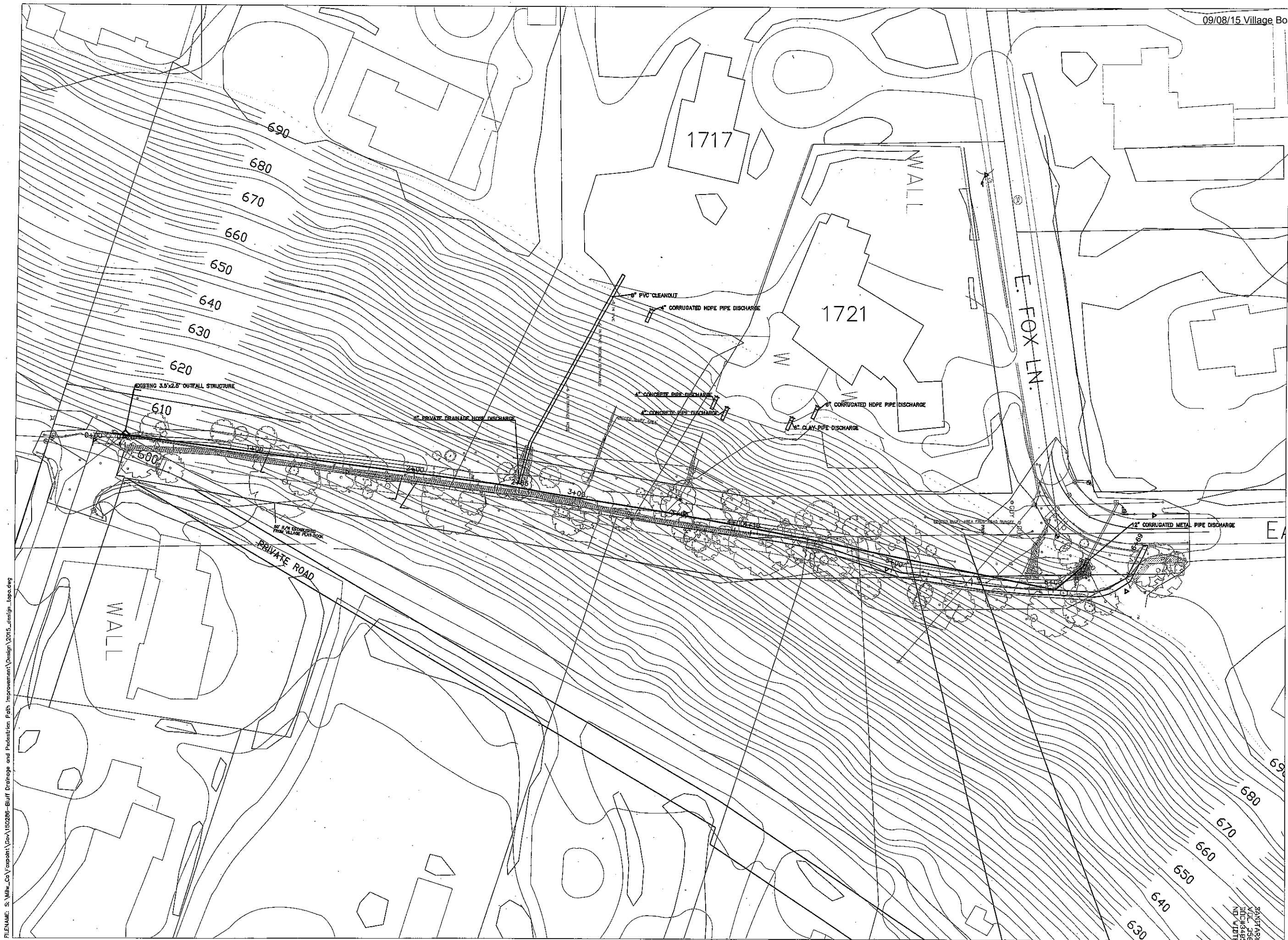
PROJECT MANAGER: YA

PROJECT NUMBER: 15.02266.01

DATE: 8/18/2015

SHEET NUMBER:

3



FILENAME: S:\Milw. Co\Foxpoint\Gov\1502266-Bluff Drainage and Pedestrian Path Improvement\Design\2015_design_large.dwg



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
PHONE: 414.351.5555 FAX: 414.351.4117
www.kapurengineers.com

PROJECT:
BLUFF DRAINAGE
IMPROVEMENT AND
PEDESTRIAN PATH
STABILIZATION

LOCATION:

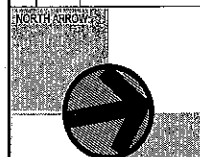
VILLAGE OF
FOX POINT



PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION



SCALE
1" = 10' H.
1" = 2' V.
PHOTONIC ADJUST SCALE
ACCORDING TO

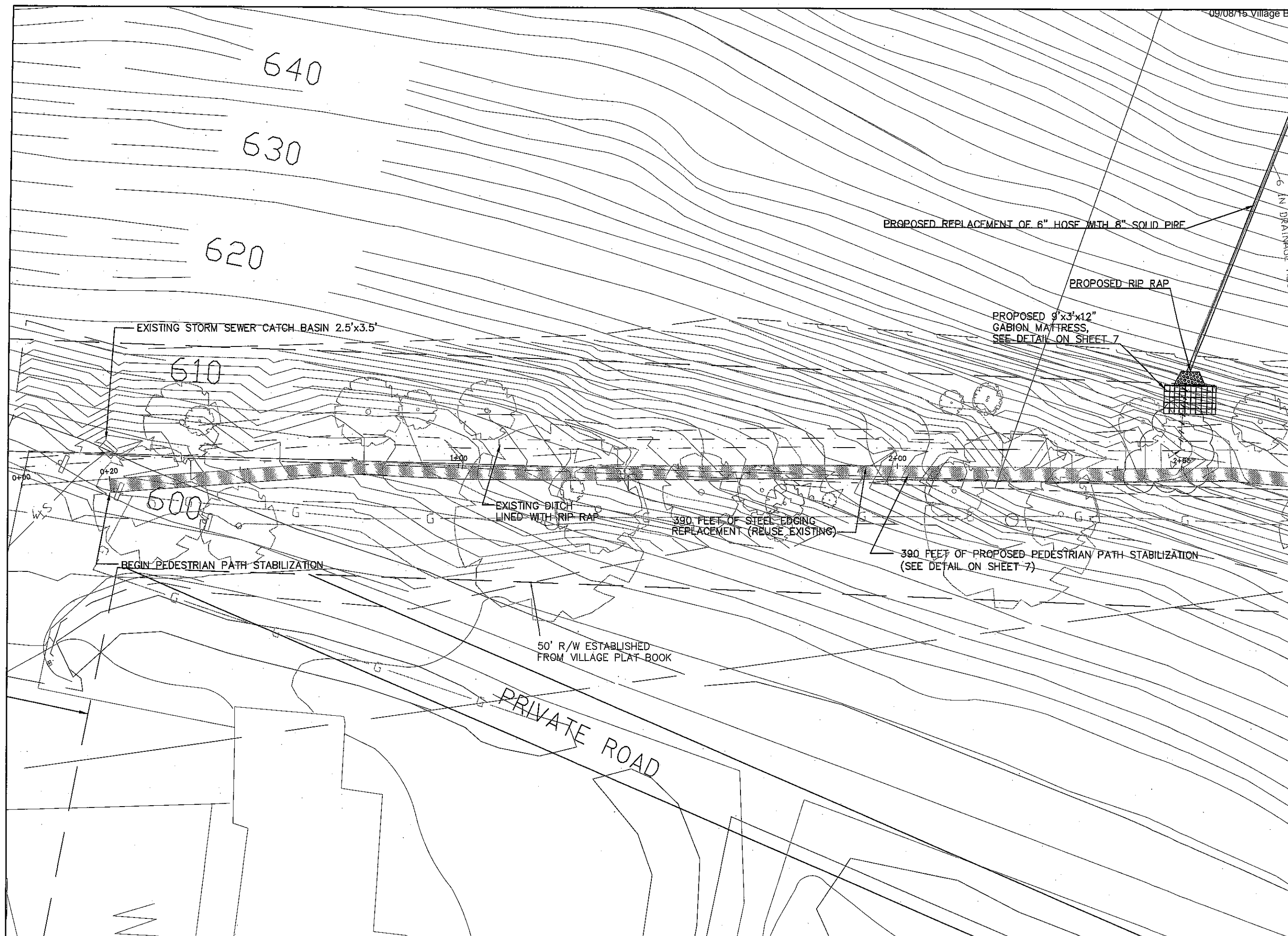


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SHEET: BLUFF
PLAN WITH GABION
MATTRESSES

DESIGNED BY: YA
DRAWN BY: -
CHECKED BY: -
APPROVED BY: -
PROJECT NUMBER: 15.0285.01

SHEET NUMBER:
4A
(ALTERNATIVE 1)



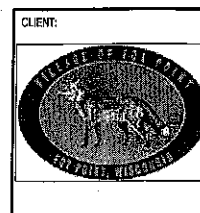


KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.381.5858 Fax: 414.381.4117
www.kapurengineers.com

PROJECT:
BLUFF DRAINAGE
IMPROVEMENT AND
PEDESTRIAN PATH
STABILIZATION

LOCATION:

VILLAGE OF
FOX POINT



PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION



SCALE: 1" = 10' H
1" = 2' V

DO NOT SCALE OR ADJUST SCALE
ACCORDINGLY

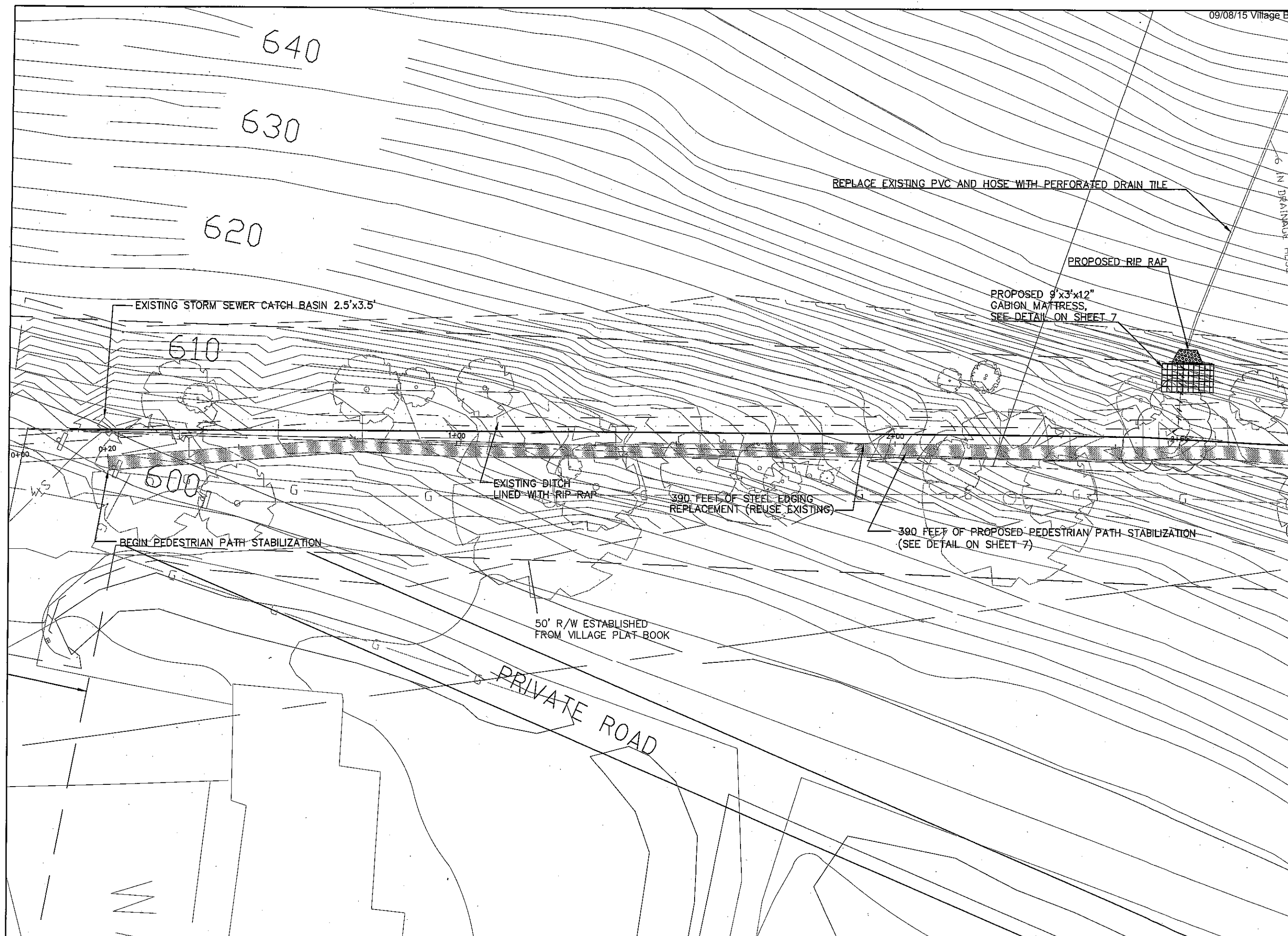
SEAL:

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SHEET: BLUFF
PLAN WITH DRAIN
TILE AND RIP RAP

DESIGNED BY: YA
DRAWN BY: -
CHECKED BY: -
APPROVED BY: -
PROJECT NUMBER: 15.0298.01

SHEET NUMBER:
4B
(ALTERNATIVE 2)

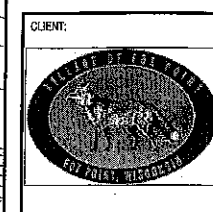




KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
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MILWAUKEE, WISCONSIN 53217
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www.kapurengineers.com

PROJECT:
**BLUFF DRAINAGE
IMPROVEMENT AND
PEDESTRIAN PATH
STABILIZATION**

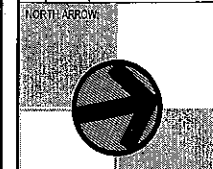
LOCATION:
**VILLAGE OF
FOX POINT**



PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

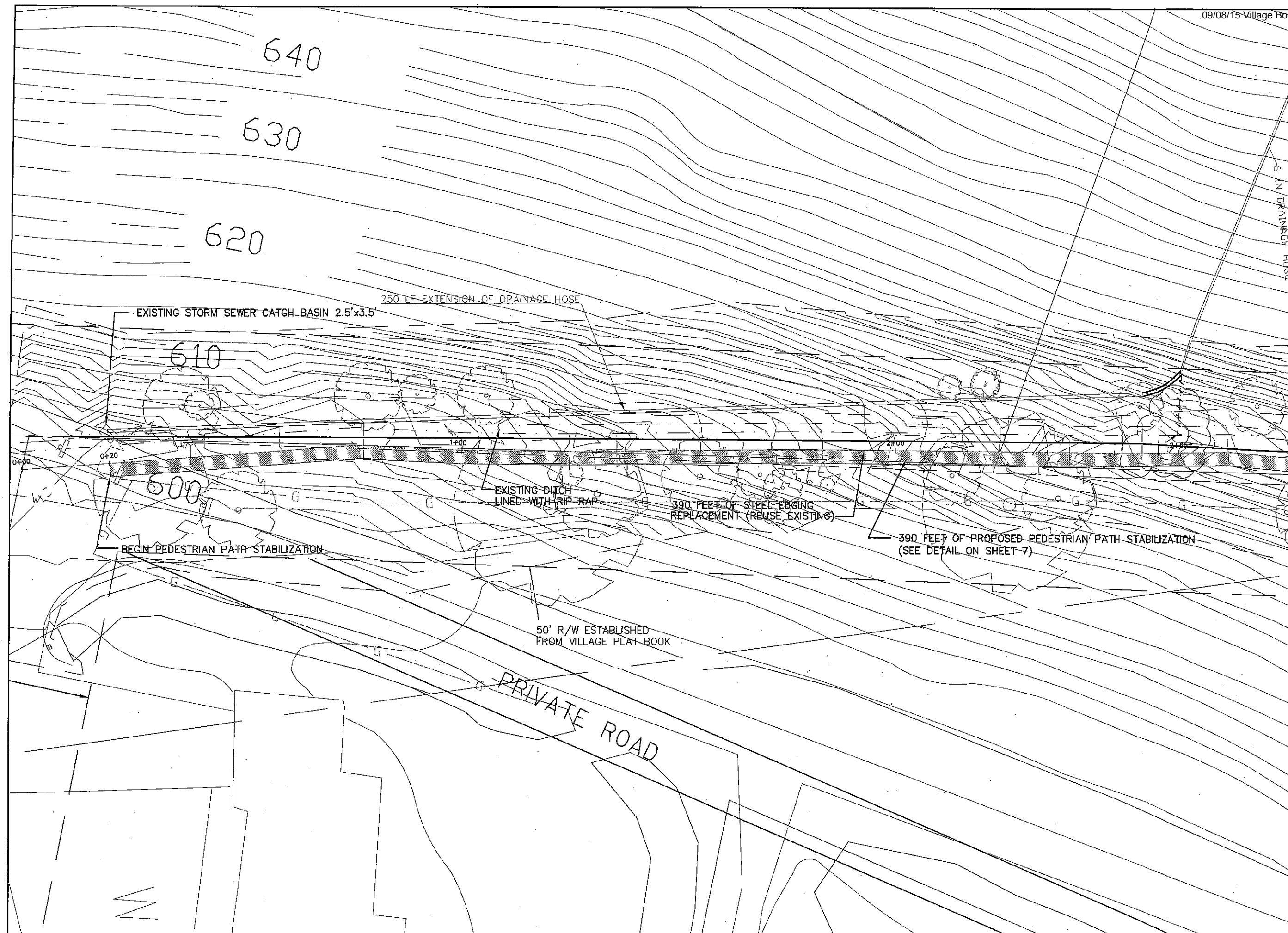


SCALE
1" = 10' H.
1" = 2' V.
IF NOT ONE TO ONE SCALE
ADJUST SCALE
ACCORDINGLY
SEAL:

we listen. we innovate.
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SHEET:
**DRAINAGE HOSE
EXTENSION**
DESIGNED BY: YA
DRAWN BY: -
CHECKED BY: -
APPROVED BY: -
PROJECT NUMBER: 15.0286.01

SHEET NUMBER:
**4C
(ALTERNATIVE 3)**





KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.8888 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
BLUFF DRAINAGE
IMPROVEMENT AND
PEDESTRIAN PATH
STABILIZATION

LOCATION:
VILLAGE OF
FOX POINT



PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 10' H.
1" = 2' V.

IF NOT ONE INCH ADJUST SCALE
ACCORDINGLY

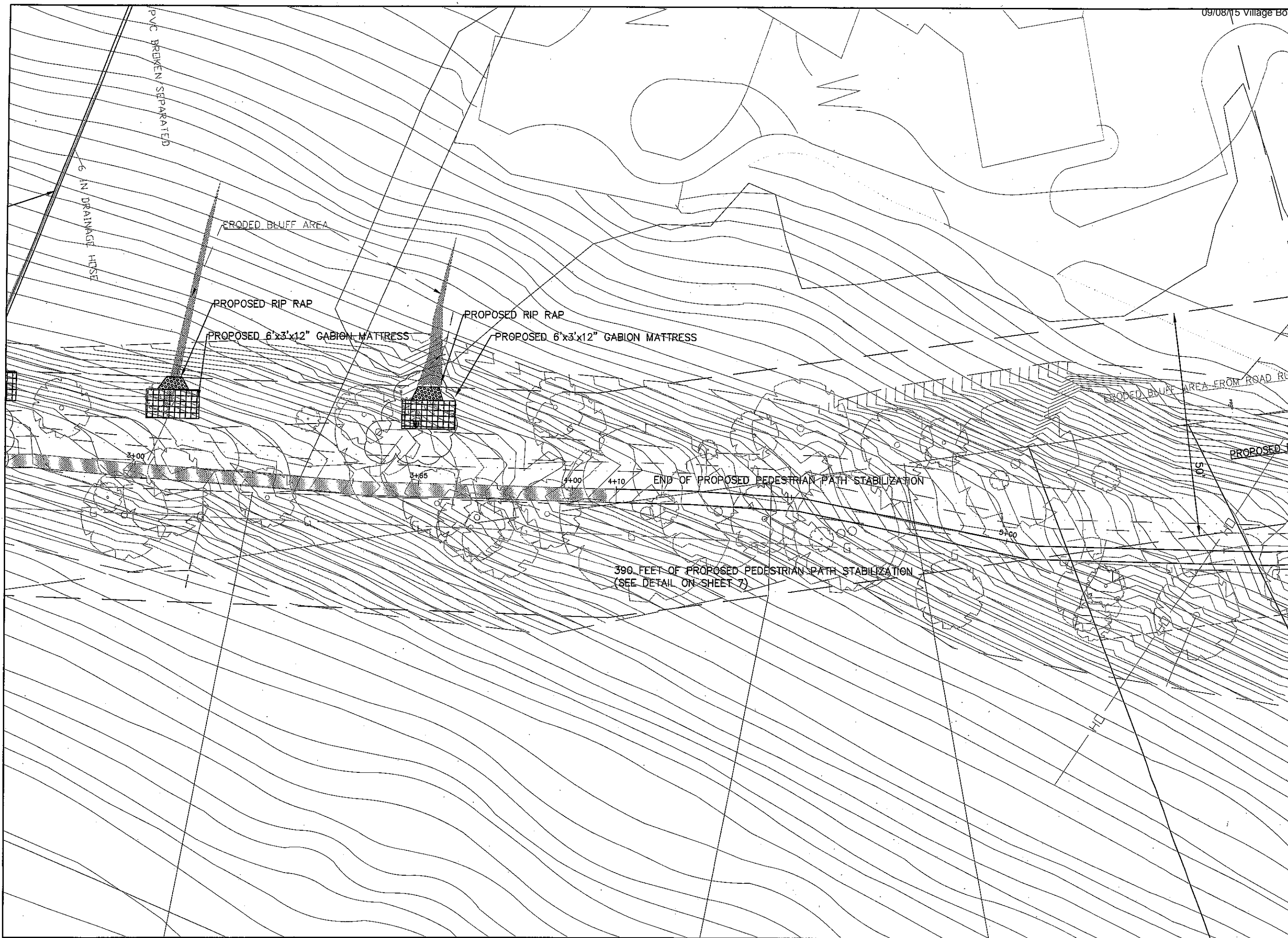
SEAL:

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SHEET:
**BLUFF
PLAN**

DESIGNED BY: YA
DRAWN BY: -
CHECKED BY: -
APPROVED BY: -
PROJECT NUMBER: 15.0286.01

SHEET NUMBER:
5

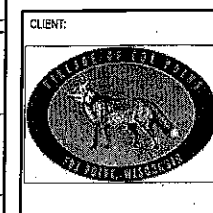




KAPUR & ASSOCIATES, INC.
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PROJECT:
**BLUFF DRAINAGE
IMPROVEMENT AND
PEDESTRIAN PATH
STABILIZATION**

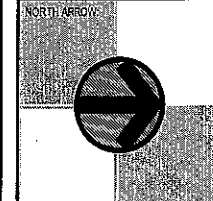
LOCATION:
**VILLAGE OF
FOX POINT**



PRELIMINARY

REVISIONS:

#	DATE	DESCRIPTION



SCALE: 1" = 10' H.
1" = 20' V.

IF NOT ONE INCH, ADJUST SCALE
ACCORDINGLY.

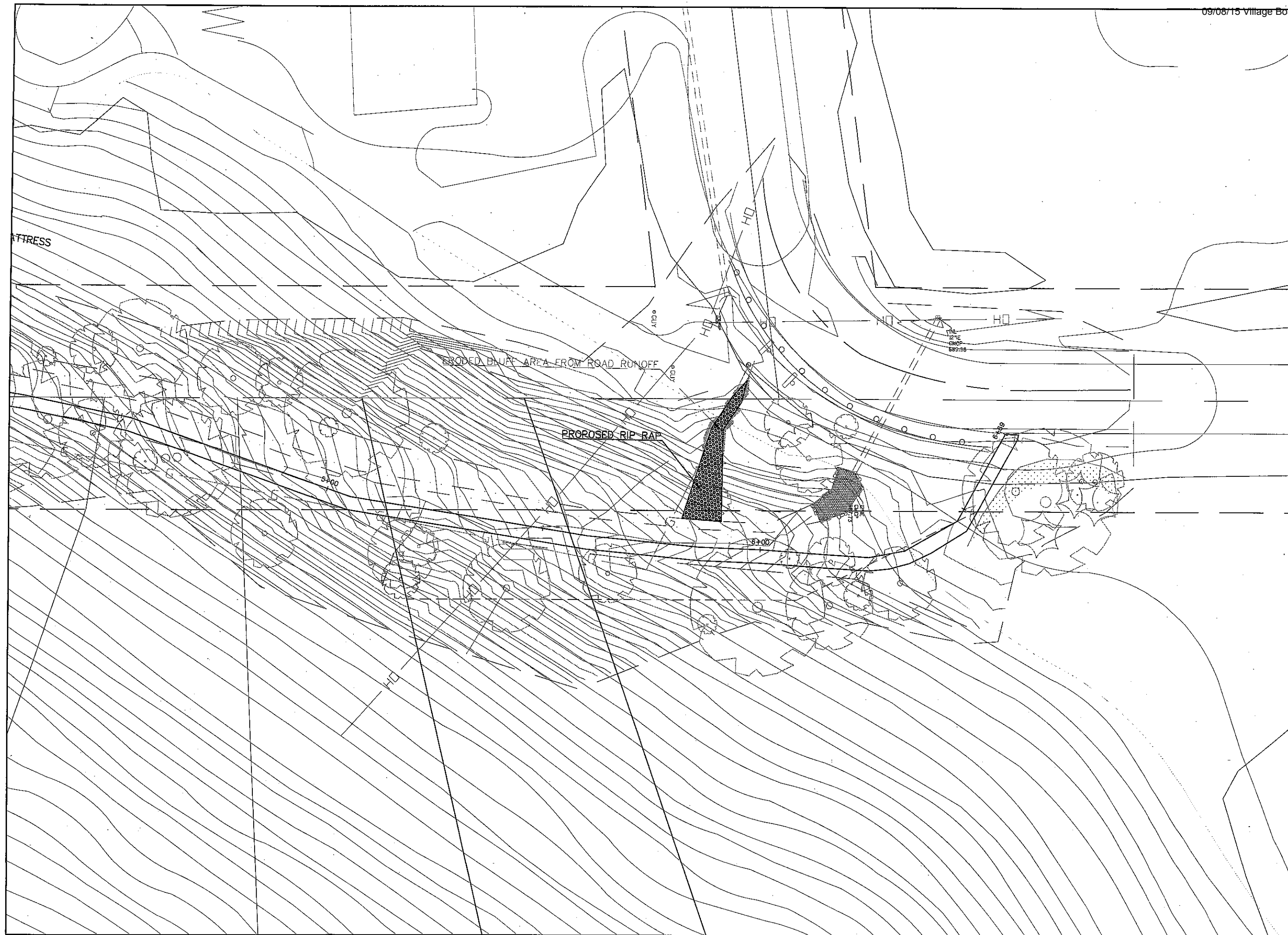
SEAL:

we listen. we innovate.
we turn your vision into reality.

SHEET:
**BLUFF
PLAN AND PROFILE**

DESIGNED BY: YA
DRAWN BY: -
CHECKED BY: -
APPROVED BY: -
PROJECT NUMBER: 15.0285.01

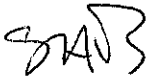
SHEET NUMBER:
6



Village of Fox Point

Memo

To: Village Board

From: Scott Botcher 

cc: Eric Larson; Kelly Meyer; Mike Pederson

Date: September 3, 2015

Re: Vandewalle Small Area Study Presentation

As you see on your agenda, Jolena Presti from Vandewalle will be present to make a final presentation of the Small Area Planning Study.

I had brief correspondence with Mr. Larson about how to phrase your motion should you decide to make one. If you wish to receive the report this evening and move to accept next month you could certainly do that, but unless there are concerns which need to be addressed over the next month I might recommend you dispense with it this month. Waiting a month sans concerns doesn't serve any purpose as I see it.

A suggested motion is printed below. As always, please contact me with any questions you might have. Thank you.

Move to find that the contracted work of Vandewalle & Associates is complete, and to place their small area planning study on file, with the understanding that such plans are not intended to be binding or enforceable, but to be a resource outlining issues and options that may be considered by interested persons.



Village of Fox Point Disclaimer: *This small area planning study is the work product of Vandewalle & Associates, Inc. (V&A), and not the work product of the Village of Fox Point (Village). This is not a comprehensive plan or comprehensive plan component, or a master plan. The Village retained V&A to prepare this plan to assist property owners and potential developers, but it is not binding upon any such property owners or developers or upon the Village. No assurance is provided that any development contemplated by any of the Options outlined herein would comply with applicable laws or would be approved by the Village or other necessary parties. No action taken by the Village in relation to this small area planning study shall be deemed to constitute a waiver of any applicable laws, or an approval of any development plan, or as vesting rights to any party, and the Village retains all rights regarding any development and land use that may hereafter be proposed.*

To: Village President Michael West, Trustee Christine Symchych, and Scott Botcher, Village Manager
 From: Jolena Presti, AICP, Principal Planner and Jeff Maloney, Principal Designer
 Re: Small Area Planning Study – Port Washington Road Corridor
 Date: September 1, 2015

The Village of Fox Point retained Vandewalle & Associates to conduct a Small Area Planning Study for the Port Washington Road Corridor. The goal of the project is to determine feasible development options for two defined areas in Fox Point. The Study Area consists of two locations along Port Washington Road that are either currently available for sale/redevelopment or may come to market in the future.

The two areas include:

1. The Northern Range: The area at the northeast intersection of North Port Washington Road and Bradley Road includes four parcels, two of which are currently for sale.
2. The Southern Range: The area to the south, the Fox Point-Bayside School District-owned former Dunwood School and athletic fields is two parcels and nearly 12 acres.

Project Purpose and Scope

The specific task objectives provided by the Village included data collection and analysis, as well as development of land use recommendations for the two priority redevelopment Ranges. Vandewalle & Associates conducted the following Scope of Work, including creation of this Draft Summary Memo and Implementation Strategy.

Task One: Due Diligence, Analysis, and Coordination

1. Conduct overall project coordination and management
2. Review background information, including past and existing plans relevant to the sites
3. Conduct a site visit to consider site location, constraints and opportunities
4. Research the market and test feasibility for redevelopment
5. Conduct stakeholder interviews with property owners and developers to ascertain market feasibility for a variety of potential uses
6. Draft site plans (3 for each site) and building design recommendations

Task Two: Prepare Reuse Concept, Planning Study Memo, and Implementation Strategy

1. Conduct a working team meeting (as defined by Village leadership) to review draft concepts.
2. Refine and advance design of the redevelopment concepts following the working team meeting.
3. Develop the Draft Planning Study Memorandum to summarize project, process, and design concept.
4. Present the draft Planning Study Memo and Concepts to the Village Board and public at one Village Board meeting.

Task Three: Final Planning Study Memo Preparation and Presentations

1. Refine the draft Memo and Concepts and present the final Planning Study Memo to the Village Board and public at one meeting.

Summary of Due Diligence

The findings outlined in this memo are the product of a series of interviews, site investigations and research by Vandewalle & Associates, conducted in March and April 2015. Local stakeholders and market experts were consulted with respect to the background, feasibility and appeal of particular redevelopment scenarios for the Northern and Southern Ranges, and carefully considered in the development of concept site plans that may inform future discussions with interested developers.

As an upscale, bedroom community in the Milwaukee metro area, Village demographics indicate a populace that has a higher average income relative to Milwaukee County and the State of Wisconsin as a whole. Median, average and per capita incomes are more than double the County average, and are well above State rates. Rates of homeownership are also above average.

While the school age population generally aligns with local area and state proportions, the aforementioned trends may be explained, in part, by a larger share of older Village residents (age 55+) at peak earning potential or at retirement age. These baby boomers – many of whom are “empty nesters” – represent a significant market opportunity for new residential and commercial development in the Study Area, as some may look to “age in place” within the Village of Fox Point in smaller residences with greater access to local amenities.

An overview of Study Area demographics follows, drawing a distinction between concentric rings of 0.5, 1 and 2 mile radii from the midpoint of the Port Washington Corridor, defined here as the

intersection with Bradley Road. Summary information for Milwaukee County, as well as the State of Wisconsin, is also included for the sake of comparison.

	0.5 mile	1 mile	2 miles	Milwaukee County	Wisconsin
2014 Population Summary					
Population	1,795	5,536	16,547	961,119	5,749,323
Households	834	2,414	7,051	391,095	2,311,640
Families	500	1,527	4,691	223,893	1,482,488
Average Household Size	2.14	2.27	2.30	2.39	2.41
Owner Occupied Housing Units	71.9%	76.9%	82.1%	50.6%	67.5%
Renter Occupied Housing Units	28.1%	23.1%	17.9%	49.4%	32.5%

Sources: ESRI Business Analyst, Gale Cengage Demographics Now

	0.5 mile	1 mile	2 miles	Milwaukee County	Wisconsin
2014 Households by Income					
<\$15,000	5.9%	5.3%	4.8%	16.6%	11.6%
\$15,000 - \$24,999	8.5%	8.5%	7.8%	13.5%	11.2%
\$25,000 - \$34,999	4.4%	4.4%	5.3%	12.1%	10.7%
\$35,000 - \$49,999	7.8%	7.5%	9.1%	14.8%	14.6%
\$50,000 - \$74,999	11.6%	10.4%	13.1%	18.1%	20.4%
\$75,000 - \$99,999	19.8%	17.0%	14.0%	10.8%	13.6%
\$100,000 - \$149,999	19.7%	18.8%	20.0%	9.5%	12.0%
\$150,000 - \$199,999	11.8%	12.3%	10.0%	2.3%	3.1%
\$200,000+	10.4%	15.7%	15.9%	2.1%	2.8%
Median Household Income	\$87,688	\$94,240	\$91,143	\$42,215	\$52,172
Average Household Income	\$108,852	\$123,577	\$123,026	\$58,969	\$68,297
Per Capita Income	\$49,180	\$53,783	\$52,307	\$24,317	\$27,790
2014 Population by Age					
Age 0 - 4	5.7%	5.2%	4.4%	7.4%	6.2%
Age 5 - 9	6.6%	6.4%	5.7%	6.8%	6.4%
Age 10 - 14	6.2%	6.9%	6.8%	6.6%	6.5%
Age 15 - 19	5.6%	5.9%	6.5%	7.0%	6.9%
Age 20 - 24	3.9%	4.1%	4.6%	8.0%	6.8%
Age 25 - 34	9.6%	8.2%	7.2%	15.9%	12.8%
Age 35 - 44	12.5%	11.9%	10.5%	12.4%	12.3%
Age 45 - 54	13.9%	14.6%	14.7%	13.0%	14.9%
Age 55 - 64	15.8%	16.2%	16.8%	11.2%	13.0%
Age 65 - 74	9.8%	10.3%	11.8%	5.7%	7.5%
Age 75 - 84	6.4%	6.1%	7.0%	3.8%	4.5%
Age 85+	4.1%	4.1%	4.1%	2.0%	2.2%
Median Age	44.9	45.9	48.1	33.8	38.8
2014 Race and Ethnicity					
White Alone	88.6%	88.8%	87.6%	60.2%	85.6%
Black Alone	3.8%	3.8%	5.3%	26.6%	6.4%
American Indian Alone	0.2%	0.1%	0.2%	0.7%	1.0%
Asian Alone	5.0%	4.8%	4.4%	3.6%	2.5%
Pacific Islander Alone	0.0%	0.0%	0.0%	0.04%	0.03%
Some Other Race Alone	0.6%	0.5%	0.6%	5.6%	2.5%
Two or More Races	1.9%	2.0%	1.9%	3.2%	2.0%
Hispanic Origin (Any Race)	3.6%	3.4%	3.4%	14.0%	6.3%

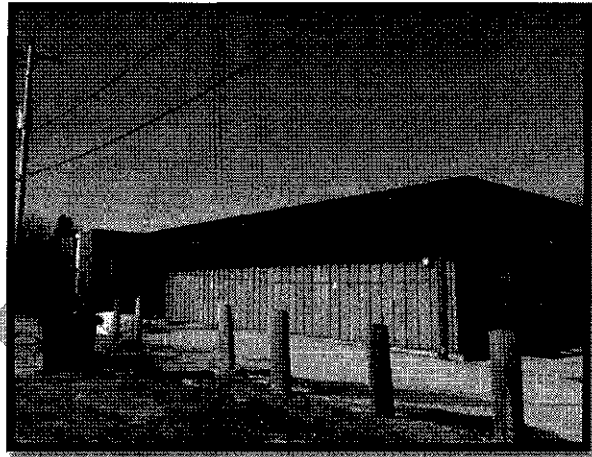
Sources: ESRI Business Analyst, Gale Cengage Demographics Now

Northern Range - Bradley & Port Washington Road Area

Vandewalle & Associates interviewed representatives for each of the four Northern Range parcels, located at the northeast corner of Port Washington and Bradley Roads and totaling slightly less than 3 acres. The parcels are zoned for commercial use, bordered by commercial properties to the south and west, and residential properties to the north and east.

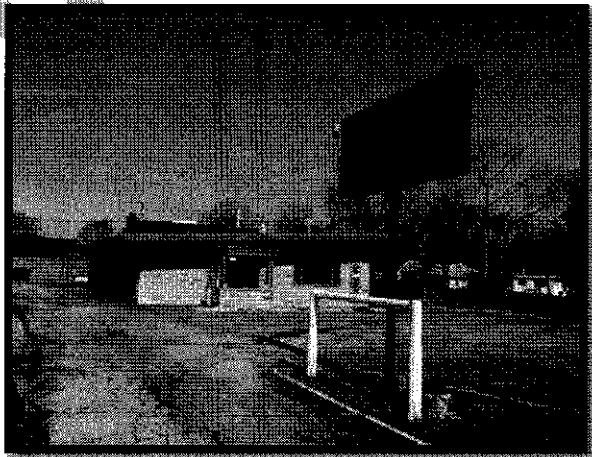
WE Energies "Bradley Center District"

Wisconsin Energy's corporate real estate portfolio manager has indicated that the site is simply not available for relocation in the foreseeable future. Updated in past 4 years, WE Energies does not anticipate needing to update this location again for the next 40-50 years. Further, it serves as a critical sub-station for more than 500,000 people on the North Shore. There is not another 8KV within a broad range and it is the only substation east of Interstate 43 in the North Shore area.



Costs to relocate are likely prohibitive, even for a well-financed speculative development – WE Energies' estimate is \$15-\$20 million. Logistics to relocate also would require an adequate similar site within relatively close proximity to the existing location. Further, additional screening is not desired/or may not be feasible according to WE Energies representatives, thus presenting additional redevelopment challenges for any potential uses and configuration. With this site unavailable, the draft redevelopment concepts for this Range focus on a combination of the three remaining parcels.

Port China – The former Port China restaurant was a long-term fixture in Fox Point, situated between the corner former gas station at Port Washington Road to the west and residential Mohawk Road to the east. The site is currently listed for sale at \$500,000, well above the most recent assessment of \$300,100 for the 0.67 acre lot. The 2,720 sf building, constructed in 1958, would require significant rehabilitation for commercial use, and represents a significant cost per acre for demolition/redevelopment. Seller Karl Cheng has had a few offers to date, but remains firm on asking price.



Currently the site is zoned D, Business. Permitted uses for D, Business include: business office, computer services, financial services, trade and professional offices.

A-B Data – The three story office building (two above ground) of approximately 15,000 sf, constructed in 1968, is currently available for sale/lease, and can be divided into multiple office suites. Although the site has been on the market for some time and is saddled with a high asking price (\$1.45 million) relative to its assessed value of \$1,116,400, the seller is motivated and interested in divesting the site as soon as possible.

The building's existing configuration may be reused, and is also flexible for mixed-use or conversion to residential. The building itself would benefit from some structural and façade improvement for a more modern look and feel.

Currently the site is zoned D, Business. Permitted uses for D, Business include: business office, computer services, financial services, trade and professional offices.

Northpoint Service Center – The former gas station and current automotive service facility is not currently for sale, but the owner Tom Willets stated he may be willing to entertain offers.

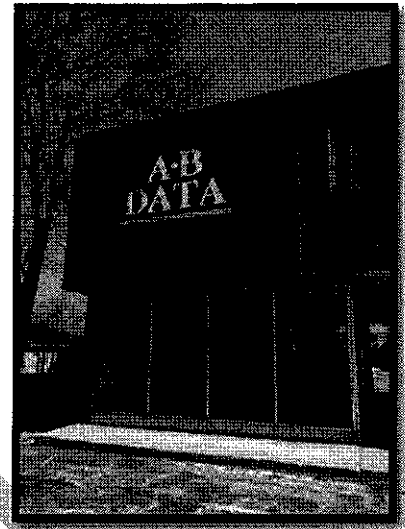
The 0.68 acre property is currently assessed at \$201,200, with site improvements/station facilities valued at only \$33,300. Given its corner location and high visibility to passing traffic on Port Washington, this is perhaps the most market-attractive long-term redevelopment site in the Northern Range.

Currently the site is zoned D, Business. Permitted uses for D, Business include: business offices, computer services, financial services, trade and professional offices.

Northern Range Redevelopment

Findings from each of these interviews suggest that this project area, considered overall, is best suited for neighborhood commercial (local restaurant, coffee shop, bank etc.) that is walkable to neighbors, and some limited residential development. Other considerations and market conditions to note:

- The cost of land is extremely significant. High value development or village participation (or both) is anticipated to be necessary for any kind of new development to be feasible.
- This is not seen as a marketable site for destination retail, but desirable for neighborhood services/commercial. The highly visible corner site has received some interest as a location for potential bank branch office.
- Interviewees expressed concern about prospects for new multi-family development, but current options in the Village are admittedly outdated: mostly condos and a few outdated rental options that still maintain pretty high occupancy. There is potential here



for a small amount of ground floor commercial and upper floor residential – low-to-medium density, high-end, market rate units. This site may present a potential market for Fox Point/Bayside empty nesters wishing to move to a multi-family option within Fox Point.

- Nearby restaurants do well and are popular with the community – other restaurants are desired. The Port China restaurant closing was considered a loss – as it had been there for many years.
- There is a nearby industry cluster of high-end resale furniture/home goods, as well as medical/fitness cluster of small branch offices, nearby health club, specialty clinics. A medical office building immediate south of the Bradley Road intersection (7950 N. Port Washington) is currently for sale at \$1.75 million or lease at \$13.50 sf/year.

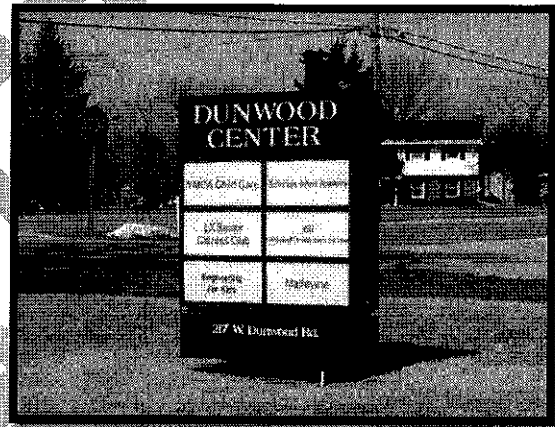
Southern Range: Dunwood School Area

The southern range of the Study Area contains two parcels owned by the Fox Point-Bayside School District, containing an elementary school building that is currently being used as rental property by the School District as well as adjacent athletic fields that are currently being rented by youth athletic organizations.

While currently occupied by five nonprofit and education-oriented tenants, including the LX Club and the Scholaris Gifted Academy, the former Dunwood School building can be considered underutilized relative to its size and location in the Village. Built in 1955, the school has not hosted formal district programming since 1992, and substantial rehabilitation would be needed to plan a reuse of the existing building.

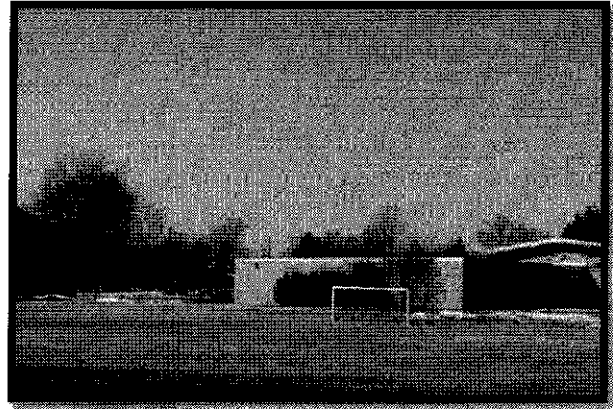
Interviews with developers/real estate professionals indicate high interest in redevelopment of this site in particular for residential development.

Currently the Dunwood School Area is zoned F, Institutional. Permitted uses include: dwellings as permitted in B district; schools; churches; social clubs or lodges; community recreational; social or cultural services (non-profit); and convalescent nursing homes.



Southern Range Redevelopment

The site's longstanding status as a school, community center, recreational fields, and neighborhood service center could receive some public pushback against private redevelopment. The soccer fields adjacent to the site are well used, and serve as park space for nearby single family neighborhoods. Based on information shared by the Fox Point-Bayside School District, it is expected the entire site (both parcels) would be included in an RFP for future redevelopment opportunities.



School District officials have shown interest in working with the Village to advance the reuse strategy for the property. In the future, the District intends to issue a Request for Proposals for the site. The Village may share with the School District the redevelopment concepts for the site (from the options introduced in this memo) which the District could use in RFP development, as a guide for appraisal value determination, and to inform strategy development for reuse and marketing the site to developers.

Market Analysis

All market sectors were considered in the Vandewalle & Associates analysis of the subject sites. Findings are based on market understanding, expert interviews, and data analysis.

Retail

WisDOT traffic counts for the Port Washington corridor generally decrease when travelling north from Glendale to Fox Point, but the area between the North and South Range sites generally average 9,000-11,000 cars per day. This represents significant visibility for small and medium sized retail and commercial developments that are the most sustainable typologies for the Village in the short term.

Using data from ESRI Business Analyst, the following charts summarize a market study technique known as retail gap analysis, a measure of supply vs. demand for certain kinds of retail. From this data, one can infer the relative success of the existing business mix, as well as opportunities for expansion in particular sectors. If a particular kind of store is underrepresented in Fox Point, residents likely must leave the trade area in order to find that good or service – a “leakage” of retail expenditures from the locality. Conversely, specialty stores or those that are not supported by local demand alone may draw shoppers from outside of the area, or may represent an underserved niche for expansion – a “surplus” of demand.

Given the population and location of the Village relative to other shopping areas, neighborhood-serving retail focus on convenience and specialty retail is recommended, generally defined as those options found within a 10 minute drive from the center of the Study Area.

Radius from Center of Planning Area	0.5 mile	1 mile	2 miles
2014 Population	1,795	5,536	16,547
2014 Households	834	2,414	7,051
Total Retail Trade Gap (Including Food & Beverage Stores)	\$15,357,244	\$45,004,977	\$164,839,815
Total Food Services & Drinking Places Gap (Restaurants and Bars)	\$3,468,570	\$9,121,081	\$22,733,176
Total Retail Trade and Food Services & Drinking Places Gap	\$18,825,814	\$54,126,058	\$187,572,991

Supportable Retail Square Footage and Estimated New Store Feasibility for Retail Sectors (2 mile radius)					
Industry Group	Retail Gap	Median Sales PSF	Supportable Square Feet	Median SF	New Store Market Feasibility?
Automobile Dealers	\$50,055,390	-	-	-	Maybe
Auto Parts, Accessories & Tire Stores	\$4,087,109	\$331	-	3,450	Maybe
Furniture & Home Furnishings Stores	\$3,090,065	\$253	12,196	3,630	Yes
Electronics & Appliance Stores	-\$16,662,906	\$336	(49,529)	2,240	No
Bldg Materials, Garden Equip. & Supply Stores	\$8,088,457	\$211	38,393	6,800	Yes
Health & Personal Care Stores	\$9,909,217	\$464	21,352	8,993	Yes
Clothing Stores	\$2,257,940	\$243	9,292	2,220	Yes
Shoe Stores	\$2,373,655	\$246	9,636	2,605	Yes
Jewelry, Luggage & Leather Goods Stores	\$7,515,560	\$553	(13,597)	1,200	No
Sporting Goods/Hobby/Musical Instr Stores	\$2,803,669	\$284	9,878	1,750	Yes
Book, Periodical & Music Stores	\$1,222,653	\$250	4,894	2,034	Yes
Office Supplies, Stationery & Gift Stores	\$1,675,709	\$284	5,904	1,750	Yes
Food/Beverage Industries					
Full-Service Restaurants	\$9,207,200	\$500	18,414	4,000	Yes
Limited-Service Eating Places	\$10,071,264	\$347	28,987	1,750	Yes
Special Food Services	\$1,655,444	\$347	4,765	1,750	Yes
Drinking Places - Alcoholic Beverages	\$1,799,268	\$800	2,249	4,000	No
Grocery Stores	\$760,293	\$417	1,823	29,000	No
Specialty Food Stores	\$743,711	\$417	1,783	1,750	Yes
Beer, Wine & Liquor Stores	\$762,444	\$398	1,914	2,400	No

Sources: Urban Land Institute and ESRI Business Analyst

Based on national surveys of median sales and retail outlets by square footage, this analysis presents a simple opportunity matrix for retail sectors with the greatest market potential. If a positive retail gap supports at least the national median square footage for a particular use, it is deemed to have new store market feasibility. Most industry groups offer encouraging potential for small outlets in Fox Point that would not necessarily compete with larger, regional-scale offerings in surrounding communities.

By this metric, auto parts and sales, furniture, hardware/building materials, health/personal care stores, and restaurants (full service and fast casual) all demonstrate the largest potential for new locations supporting unmet local demand. Note that this preliminary analysis makes only general recommendations, however – identification of specific tenants, as well as consideration of a number of community and site specific variables (local preference, ingress, parking, demolition

vs. reuse, etc.) will be necessary in determining the optimal retail uses, if any, for the N. Port Washington Corridor in general and the two priority redevelopment sites in particular.

Commercial Office

The commercial real estate market in the immediate area presents a markedly different picture. North Shore office vacancy rates currently hover around 30%, per interviews with real estate professionals. This is well above the Milwaukee area average of 23% for all commercial properties, as well as other suburban submarkets (Brookfield, Wauwatosa, Pewaukee, etc.) and this speaks to a general glut of available commercial space in the area.¹ While rents and net absorption rates are expected to rise overall as the area continues to rebound from the recession, the subject properties within the Study Area – older Class B & C offices in a suburban, largely residential location – remain at a significant disadvantage relative to new construction, as well as more centrally located properties in the region. Significant rehabilitation of Study Area commercial options, or conversion into mixed-use or residential properties, may hold more long-term potential for sustainable development in Fox Point.

Residential

Mid-rise, medium density, and market rate residential development are desirable qualities in the local market, and the success of recent projects in nearby communities portend rising demand for upscale, “in town” housing options on the North Shore. For example, the \$27 million Beaumont Place apartments in downtown Whitefish Bay, constructed by Mandel Group, offer more than 80 units with high-end finishes and a location walkable to both Lake Michigan and Bayshore Town Center and are currently over 75% pre-leased at a range of prices, from \$1,400 to \$3,200 per month. These units feature more spacious, condominium-like layouts than traditional apartments, and finishes with amenity packages including stainless steel appliances, full-size washer and dryer, walk-in closets, and granite countertops. All homes feature at least one balcony or patio, and common areas include community green space and a patio, clubroom, fitness center, on-site management office and underground parking.² It was reported that this development is attracting some empty nesters from Fox Point as there are not comparable options in the Village.

The Blair Williams/Wired Development project in the Mequon Town Center has also enjoyed quick lease up, further indicating to the market that there is high demand for empty-nester North Shore multi-family development. Directly adjacent to Mequon City Hall, this new community features 28 luxury apartments and over 36,000 square feet of retail and commercial space. The project is styled as a mixed-use lifestyle center; commercial tenants such as Colectivo Coffee, Cafe Hollander, Sola Salon, The Ruby Tap, Elements Massage, Health in Balance Physical Therapy and Yoga, Fisher Family Chiropractic, and Supercuts, and walkable destinations include a riverfront park, the Mequon Pool, Library and Community Center.³

¹ NAI MLG Commercial. “Office Market Report: Metropolitan Milwaukee, Q2 2014.”

http://www.mlgcommercial.com/wp-content/uploads/2015/02/Office_Market_Report_2014Q2.pdf

² http://www.mandelgroup.com/apartments/apartment_detail.cfm?n_id=107

³ <http://www.mequontowncenter.com/>

Draft Site Redevelopment Concepts

Northern Range: Bradley & Port Washington Road

Due to the fact that the existing WE Energies substation is unlikely to be relocated for the foreseeable future, the Northern Range consists of two non-contiguous redevelopment sites. North of the substation, the A-B Data building may be reused, reconfigured or demolished for new commercial, residential or mixed-use. South of the substation, between N. Port Washington, W. Bradley and N. Mohawk Roads, two existing parcels containing the Northpoint Service Center and former Port China restaurant may be combined to form a larger site for medium density, mid-rise redevelopment with access from the west or south. Three draft redevelopment concepts (Attached Bradley Road Redevelopment Options: One, Two, and Three) present a mix of potential uses for these two sites – elements of each may be combined in future stages of Plan development.

Option One - Commercial

- Reuse of A-B Data building for commercial/office use in current configuration; maintain access from N. Port Washington Road, parking in rear
- One-story or split level (1.5 story) commercial development of about 9,500 square feet at northeast corner of Bradley and Port Washington Road (combine gas station and former Port China site)
 - Improved landscaping facing road, public sidewalks
 - Outdoor seating/plaza overlooking intersection
 - Surface parking north and east (57 spaces); access from both W. Bradley and N. Port Washington
- Maintain vegetative buffers facing N. Mohawk Road for both sites

Option Two – Mixed-Use – Bank

- Conversion of A-B Data to mixed-use: office and commercial with residential units above
 - Outdoor plaza facing N. Port Washington Road
 - Maintain existing surface parking for commercial uses; parking for residential units under building
- New mixed-use construction near intersection: bank with office use above on southwest portion of site, residential on the southeast, with under-building parking.
- Access from both N. Port Washington and W. Bradley (drive-thru under building)
- Maintain vegetative buffers facing N. Mohawk Road for both sites

Option Three – Mixed-Use

- New three-story residential construction on A-B data site
 - Surface and under-building parking for residents
 - Greenspace southeast serves new and existing residential and screens existing WE Energies substation

- Mixed-use commercial with upper story residential on highly visible intersection; 3 stories of residential on western portion of site
 - Outdoor seating or plaza
 - Under-building parking for residents
 - Access from N. Port Washington Road
- Maintain vegetative buffers facing N. Mohawk Road for both sites

Southern Range: Dunwood School

As the largest redevelopment site in Fox Point in some time, the Dunwood School site provides many opportunities for reuse or reconfiguration in the future. The following three concepts (Attached Dunwood School Redevelopment Options: One, Two and Three) consider several different land use approaches, taking current conditions and interview feedback into consideration.

For example, a series of medium density, multi-unit structures could be accommodated on the site, with a mix of market rate and/or senior townhouses, condominiums and apartments, with attendant greenspace as well as neighborhood-serving retail or office uses on site. An “intergenerational development” in the style of St. Anne’s in St. Francis, Wisconsin, may present one such opportunity to mix older residents with services for children and families.⁴

The concepts also seek to maintain a buffer between single family residential and playground/athletic fields, with new single family lots, as well as townhome/rowhouses sited closer to existing single family neighborhoods in the surrounding area (varied configurations depending on the Option). The North Shore Library, which had been considering plans to relocate from Glendale location, could be part of the site’s mix of private and civic uses. In concept, the new library would function as a community center and destination for events, gatherings, meetings, classes, in the same way that the Dunwood Center is currently being utilized. Under these scenarios, existing nonprofit/educational tenants could also be worked into the site’s reuse. In keeping with local tastes and market potential, one real estate broker stated he has received interest from a high end grocer to potentially locate a ~20,000 sf store at this site. Specific features for each of the three redevelopment options are outlined in the following section.

⁴ <http://www.stanncenter.org/>

Option One – Residential

- Mix of residential uses: apartments, townhomes, single family
 - Three-story apartments along N. Port Washington Road and along private parking lane – under building tenant parking
 - Two-story townhomes (garages in rear, along alley) along W. Dunwood Road to transition to existing single family home neighborhood
 - Single family homes at Southeast edge of development accessed from W Dunwood Road
 - 5 lots: 20,000-26,000sf each
 - Conforms to A-3 Zoning
 - One proposed public street to access future development
 - Greenspace setback at N. Port Washington Road and W. Dunwood Road

Option Two – Mixed-Use

- Mix of civic, commercial and residential
- Public building, such as a two-story library at the corner of N. Port Washington Road and W. Dunwood Road
- Mixed-use building along N. Port Washington Road – commercial on ground floor with office or residential above
- Two-story townhomes (garages in rear, along alley) along W. Dunwood Road to transition to existing single family home neighborhood
- Senior Village housing development on south end of the site – one story duplexes on private street
- Single family homes at Southeast edge of development accessed from W Dunwood Road
 - 5 lots: 20,000-26,000sf each
 - Conforms to A-3 Zoning
- Two proposed public streets to access future development

Option Three – Mixed Residential

- Mix of residential uses
- Three-story apartments along N. Port Washington Road, under-building tenant parking
- Two-story townhomes (garages in rear, along alley) along W. Dunwood Road to transition to existing single family home neighborhood
- Inter-generational care facility south of proposed public street
- One proposed public street to access future development
- Greenspace setback at N. Port Washington Road and W. Dunwood Road
- Maintain greenspace along the eastern edge of the site, behind the homes along N. Seneca Road as a Village park

Conclusions and Next Steps

The Northern Range site at W. Bradley & N. Port Washington Roads is particularly challenging for several reasons. The high cost of available properties in the area discourages assembly of a parcel large enough for significant redevelopment, and substantial preparation costs would need to be incurred if all existing properties were to be demolished.

Redevelopment of the Dunwood School site will be most successful for the community and school district if a joint strategy is approached to achieve the goals of both parties. The Village and School District may choose to work together in RFP/RFQ development and developer recruitment. Further, zoning and general Planned Unit Development (PUD) should be agreed upon early in the process, with site entitlements advanced through the Village approval process well ahead of time for the Dunwood site. This will set the parameters for the developers anticipated to be interested in the site and will set the stage for a smoother process between the Village and development proposals.

DRAFT

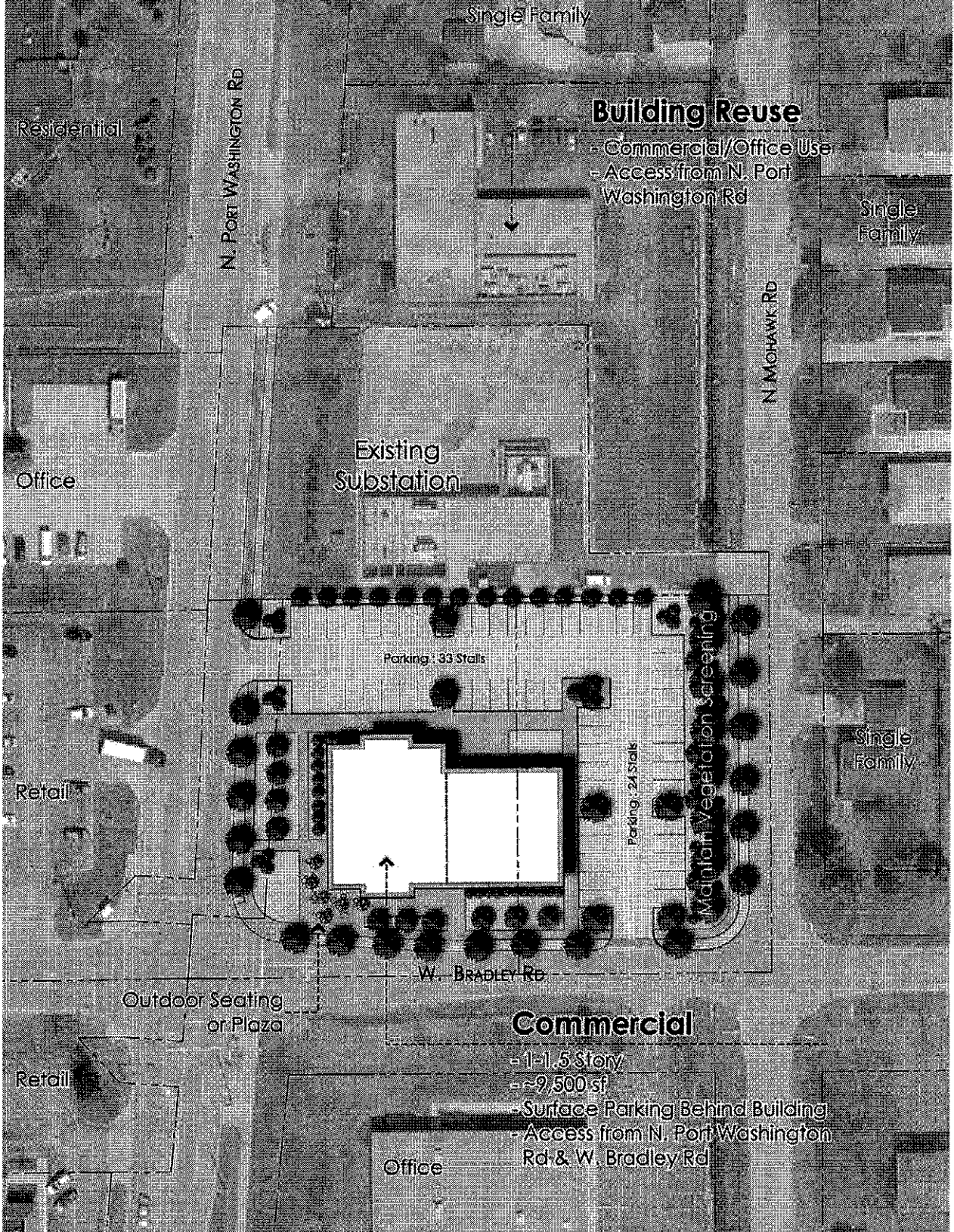
Fox Point Area Vision

Bradley Road Redevelopment

Option One
Commercial

Fox Point
Wisconsin

Draft



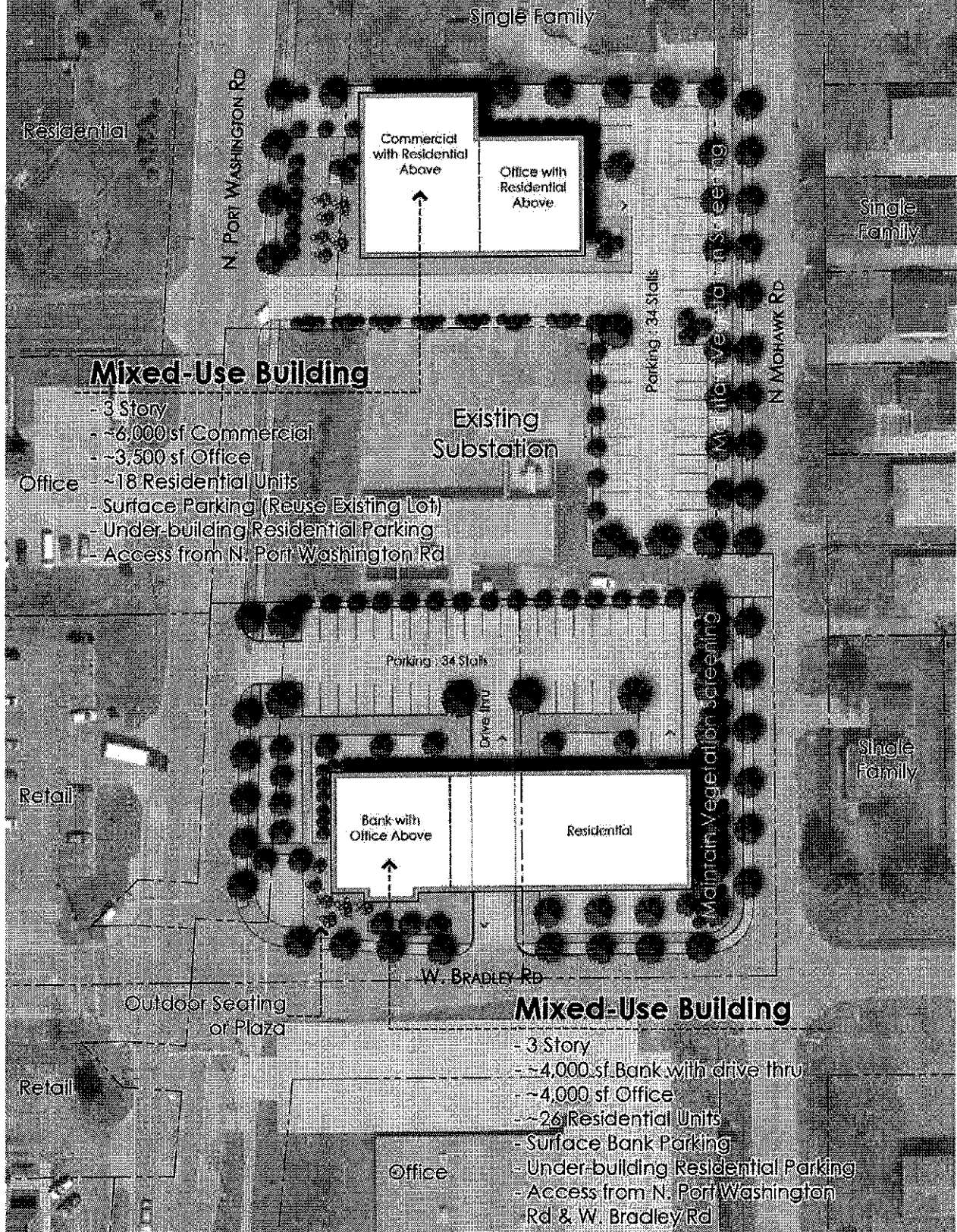
Fox Point Area Vision

Bradley Road Redevelopment

Option Two
Mixed Use - Bank

Fox Point Wisconsin

Draft



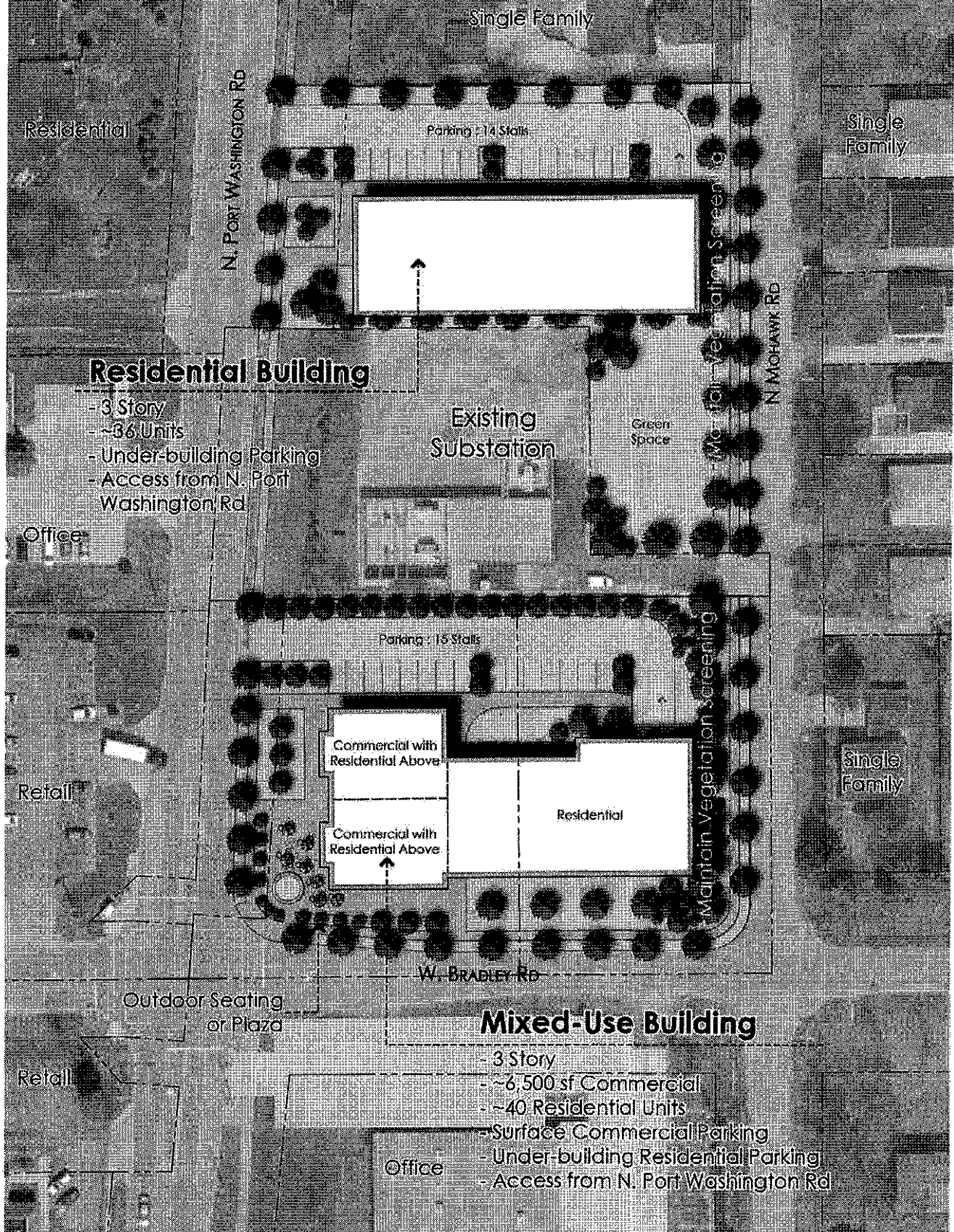
Fox Point Area Vision

Bradley Road Redevelopment

Option Three
Mixed Use

Fox Point
Wisconsin

Draft



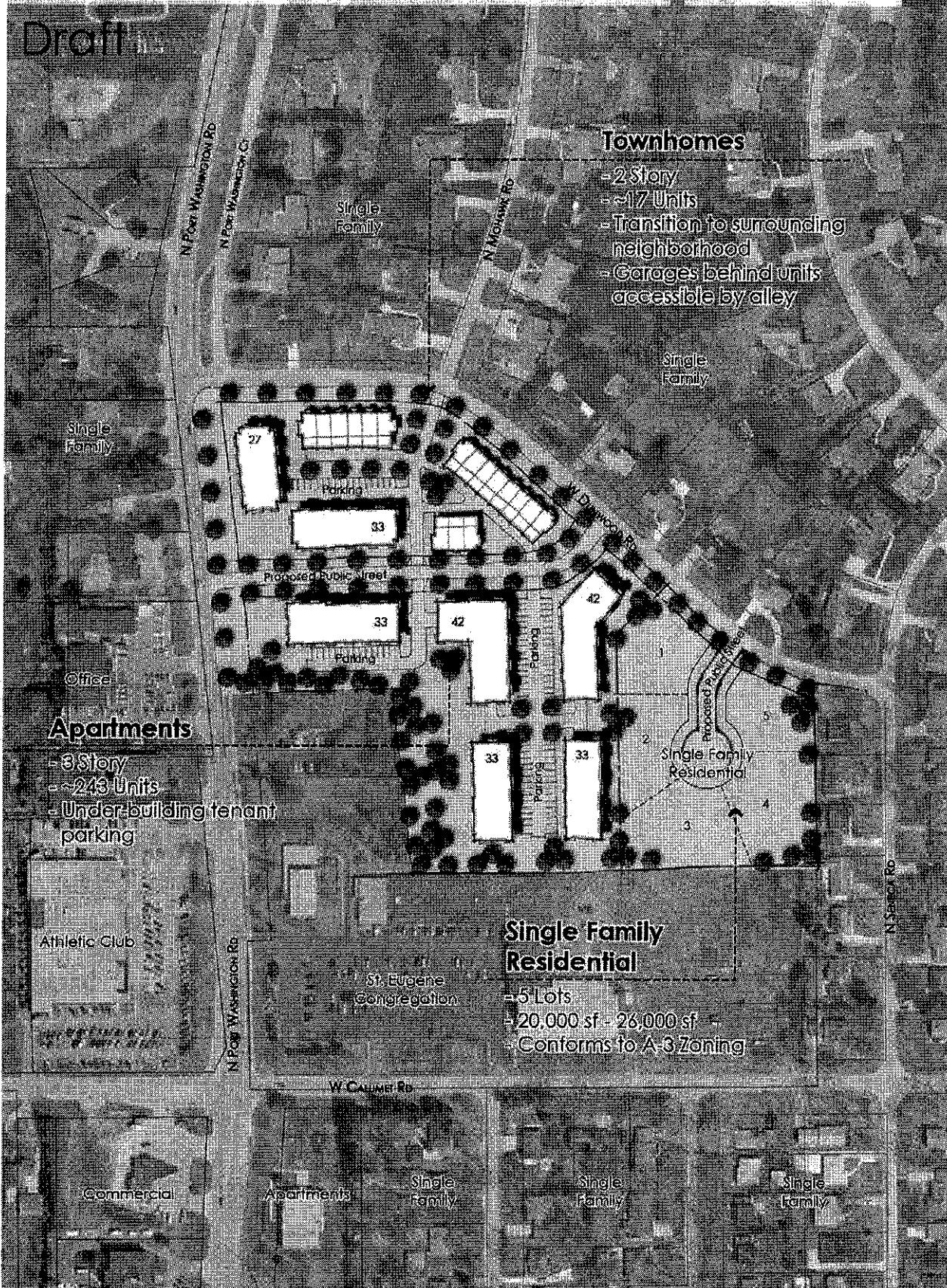
Fox Point Area Vision

Dunwood School Redevelopment

Option One
Residential

Fox Point
Wisconsin

Draft



Fox Point Area Vision

Dunwood School Redevelopment

Option Two Mixed Use

Fox Point, Wisconsin

Draft

Governmental Building

- 1-2 Story
~24,000 sf

Single
family

Townhomes

- 2 Story
- ~12 Units
- Transition to surrounding neighborhood
- Garages behind units accessible by alley

Single
Family

Single Family Residential

- 5 Lots
- 20,000 sf - 26,000 sf
- Conforms to A-3 Zoning

Single Family

Government
Building

Perkins

Proposed Public

Office

Mixed-Use

- 2,500 sq ft Commercial on ground floor
- 18 Residential units on upper floors
- 3 Story
- Under building tenant parking
- Surface commercial parking

Athletic Club

St. Eugene
Congregation

Senior Village

- One story duplex
- ~19 Units

Single Family Residential

N. Port Washington Rd.

W. CALVERT RYAN

NIJ 5010-108-0100

Commercial

Apartment

Single
Family

Single
Family

Singl Famili

Created: 5/13/15
VANDEWALLE & ASSOCIATES INC
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**"Note the Village of Fox Point
Disclaimer shown on page 1 of this
Small Area Planning Study."**

0 75 150 300 Feet



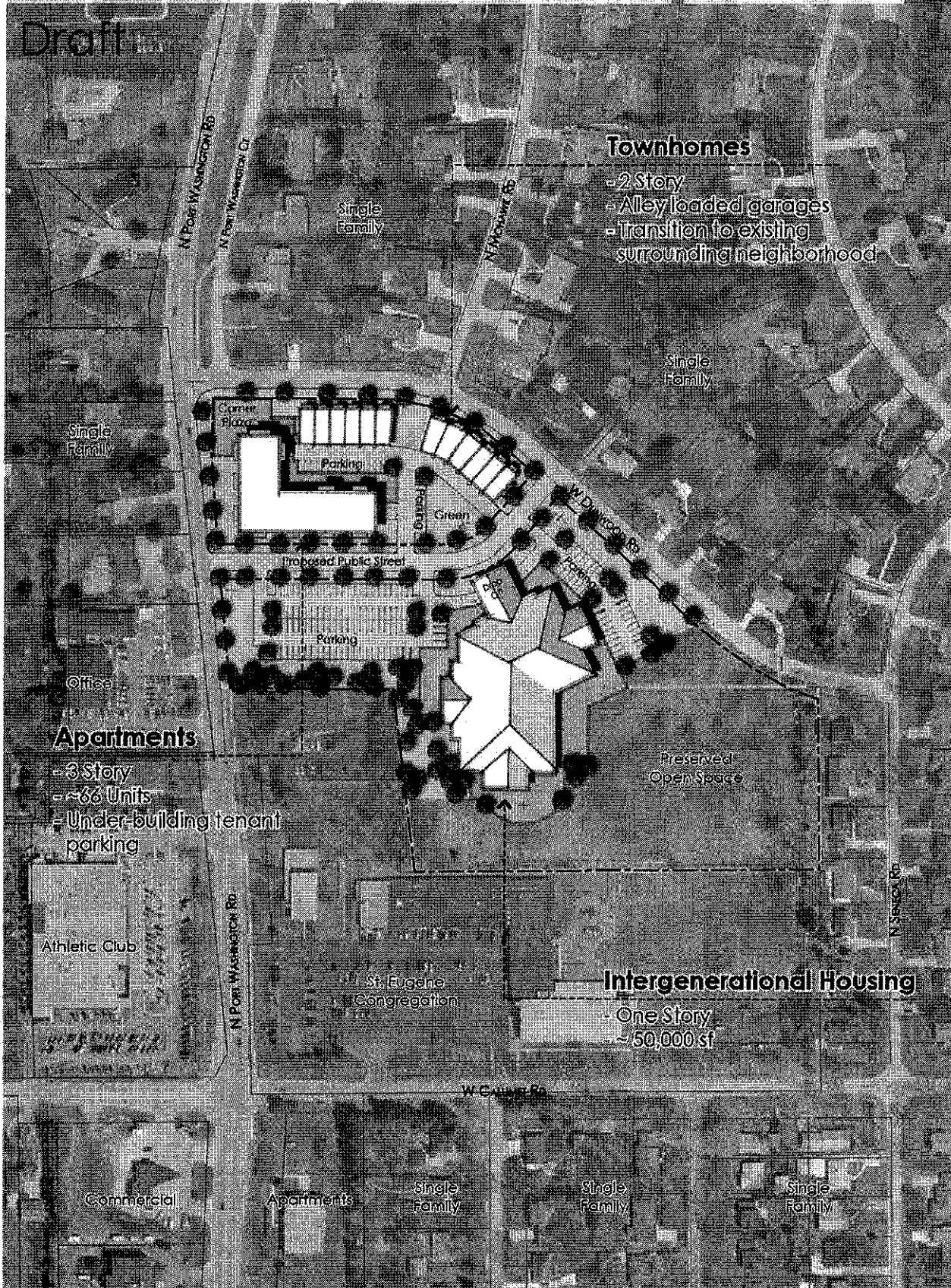
Fox Point Area Vision

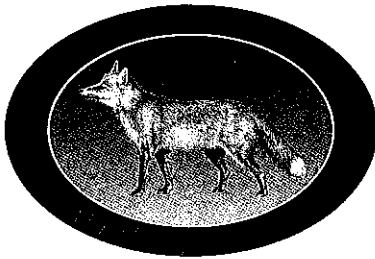
Dunwood School Redevelopment

Option Three
Mixed
Residential

Fox Point
Wisconsin

Draft





VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N. SANTA MONICA BLVD.
FOX POINT 53217-3505
414-351-8900
FAX 414-351-8909

To: Village of Fox Point Village Board
From: Scott Brandmeier, Director of Public Works
Through: Scott Botcher, Village Manager
Date: August 31, 2015
Re: Telecommunications Tower Request

Handwritten signatures of Scott Brandmeier and Scott Botcher, with the initials 'SAB' written below the signature of Scott Botcher.

Mr. Derek McGrew of CelluSite, LLC, representing PI Telecom Infrastructure LLC, has been assigned to continue negotiations with the Village of Fox Point on the proposed construction of a telecommunications tower located at the southeastern corner of the Village Department of Public Works yard and the northeastern corner of the Fox Point Municipal Pool parcel. Village staff and Mr. McGrew have had continued conversations regarding the proposed telecommunications tower and it is understood there are five separate matters the Village Board and Village staff must consider prior to the issuance of a license to construct and operate the telecommunications tower:

- The applicant is required to submit an application for a license to locate the proposed telecommunications tower on Village property;
- The applicant must request that the Village Board amend Section 745-23(d)(4)(a)(3) of the Village Zoning Code that currently requires a 500 foot separation between any proposed telecommunications tower and a dwelling;
- The applicant is required submit a request for a conditional use permit per Section 745-23(C)(1);
- The applicant is required to submit an application for F-District approvals per Section 745-20(B)(1); and
- The applicant must submit the necessary applications to the Building Board and to the Village to obtain approval for the project and obtain a building permit pursuant to Sections 19-9 and 756-7(B).

Mr. McGrew has submitted documentation related to the second and fourth bullet points and is hereby requesting that the Zoning Code amendment be referred to the October 5, 2015, Plan Commission and that the application for F-District approval be referred to a Joint Plan Commission/Building Board meeting, also on October 5, 2015, and that a public hearing be scheduled to consider both matters at the October 13, 2015, Village Board meeting after "Persons desiring to be heard."

Based on conversations with the Village Attorney, staff recommends that the following items be referred to the Plan Commission for their consideration:

1. Amend the 500' setback requirements of Section 745-23(C)(4)(a)(3) of the Fox Point Village Code, to allow the minimum setback from dwellings and schools to be reduced to 100 feet, for communications facilities that are up to 100 feet in height that are located on lots that have existing public utility, State, federal, Milwaukee County, or Village government structure(s) at the time of the application, and provided further that the Board finds in its consideration of the conditional use order that this reduction is appropriate and consistent with the intent of the Code under all of the facts and circumstances presented.
2. Amend Section 745-23 of the Fox Point Village Code to say that the front, side, or rear setbacks, building size, and open space requirements of Chapter 745 may be modified by the Village Board in its consideration of the application and the standards of Section 745-23, and shall be determined by the grant or denial of the conditional use permit.

It is noted that the first and third bullet points do not require a referral to the Plan Commission and may be before the Village Board at the October 13, 2015, meeting should all required information be submitted by the applicant. It is further noted that approval by the Building Board and issuance of a building permit occurs after all necessary approvals have been obtained by the applicant.

To:
Village of Fox Point, WI
ATTN: Scott Brandmeier, P.E.
Director of Public Works
Village of Fox Point
7200 North Santa Monica Boulevard
Fox Point, WI 53217
414-351-8900

07/24/2015

Request for Zoning Amendment

Scott,

Please see request letter below regarding the current Village required setbacks for the Wireless Communications Facility we are proposing:

- Section 745-20(D)(5)(b)
 - This section requires a 20 foot setback for all buildings which applies to this structure by way of Section 745-6(B).
 - Parallel Infrastructure and T-Mobile agree to comply with this setback requirement for the tower and the equipment within the compound.
- Section 745-23(C)(4)(a)(4)
 - This section requires a setback equal to the height of the tower unless the applicant can document that the tower will collapse within a smaller setback area.
 - Parallel Infrastructure will agree to provide a certified engineering letter stating that the tower will collapse within the leased area.
- Section 745-23(C)(4)(a)(3)
 - This Section is related to the 500 foot setback for which the request needs to be made to amend the code in this regard.
 - Parallel Infrastructure interprets the Wisconsin State Code 66.0404 such that it preempts this setback requirement. Parallel Infrastructure will submit a certified letter from a Wisconsin engineer stating that the proposed tower will be designed to collapse within the subject property to abide with that requirement. Regardless, Parallel Infrastructure requests an amendment to the Village Code to reduce or eliminate the current requirement.

Please let me know if you have any questions.

Derek McGrew
Authorized Agent for Parallel Infrastructure and T-Mobile
317.507.4541
derek@cellusite.net

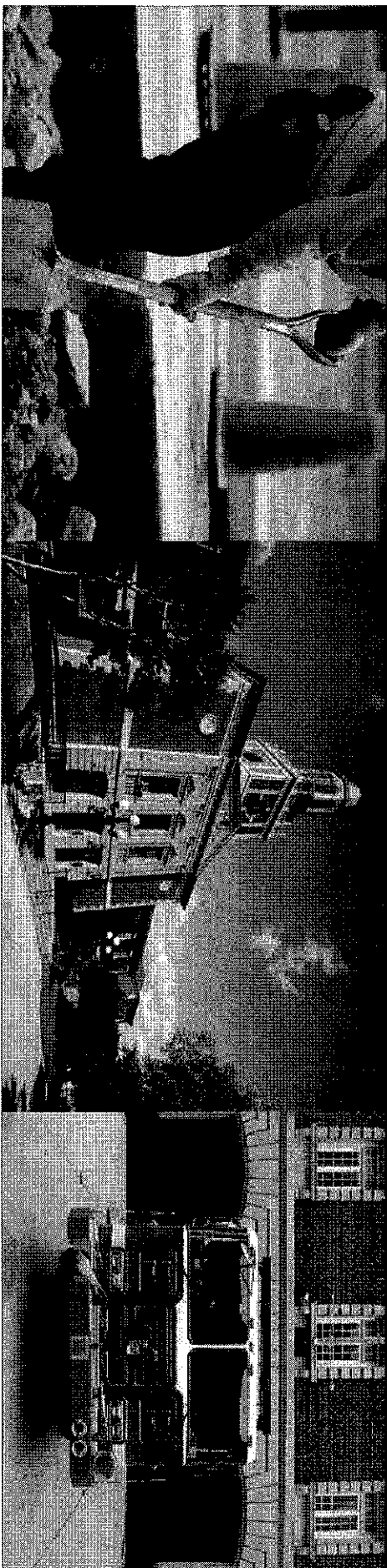
BAIRD

Village of Fox Point

2015 Financing Plan
September 8, 2015

Bradley D. Viegut, Managing Director

bviegut@rwbaird.com
777 East Wisconsin Avenue
Milwaukee, WI 53202
Phone 414.765.3827
Fax 414.298.7354



Village of Fox Point

2015 Financing Plan

September 8, 2015



Timeline

- Village Board reviews financing plan and considers Initial ResolutionSeptember 8, 2015
 - Preparations are made for issuance
 - ✓ Official Statement
 - ✓ Bond Rating
 - ✓ Marketing
- Village Board considers Award Resolution (finalizes terms and interest rates) October 13, 2015
- Closing (funds available) November 3, 2015

Borrowing Amount / Structure / Purpose

Amount:	\$3,265,000
Issue:	G.O. Promissory Notes
Maturity:	April 1, 2016 – April 1, 2025
First Interest:	April 1, 2016
Callable:	April 1, 2022
Purpose:	• 2015 CIP Projects - \$975,000 • 2006 Bonds Advance Refunding - \$2,290,000
Estimated Interest Rate:	1.89%
Estimated Savings:	\$81,426 ¹

¹ Present value calculated using the All-Inclusive Cost (AIC) of 2.27% as the discount rate.

Village of Fox Point

2015 Financing Plan

September 8, 2015

Example Financing Plan (2015 CIP Projects)

\$975,000 G.O. PROMISSORY NOTES Dated November 3, 2015 <i>(First Interest 4/1/16)</i>			
LEVY YEAR	YEAR DUE	PRINCIPAL (4/1)	INTEREST (4/1 & 10/1) TTC = 2.16%
			LESS: Bid Premium
			TOTAL
2015	2016	\$100,000	\$21,197 (\$12,644)
2016	2017	\$90,000	\$21,463
2017	2018	\$90,000	\$19,663
2018	2019	\$90,000	\$17,863
2019	2020	\$95,000	\$16,013
2020	2021	\$95,000	\$13,756
2021	2022	\$100,000	\$10,950
2022	2023	\$100,000	\$7,950
2023	2024	\$105,000	\$4,875
2024	2025	\$110,000	\$1,650
		\$975,000	\$135,378 (\$12,644)
			\$1,097,734

Sources and Uses	
Sources of Funds	
Par Amount	\$975,000
Reoffering Premium	\$34,330
Total	\$1,009,330
Uses of Funds	
Project Fund	\$975,000
Financial Advisor Fee	\$5,823
Total Underwriter's Discount (Estimated)	\$7,800
Bond Counsel (Estimated)	\$3,285
Rating Agency Fee (Estimated)	\$3,285
Official Statement and Clearing Expenses	\$1,493
Bid Premium Available for Debt Service	\$12,644
Total	\$1,009,330

BAIRD

Example Financing Plan (2006 Bonds Refinancing)

Page 4

VILLAGE OF FOX POINT

RESOLUTION 2015-13

VILLAGE OF FOX POINT, WISCONSIN

**INITIAL RESOLUTION AUTHORIZING THE
BORROWING OF NOT TO EXCEED \$3,265,000 AND
PROVIDING FOR THE ISSUANCE AND SALE OF
GENERAL OBLIGATION PROMISSORY NOTES**

WHEREAS, the Village Board of the Village of Fox Point, Milwaukee County, Wisconsin (the "Village") has determined that it is necessary to raise funds for the public purpose of:

- (a) Advance refunding certain maturities of the outstanding \$5,500,000 Village of Fox Point, Milwaukee County, Wisconsin General Obligation Public Improvement, Bonds, Series 2006;
- (b) Projects within the Village including, but not limited to, acquisition of municipal vehicles, street and footpath resurfacing, tree replacement, and voting equipment; and
- (c) Professional and financing fees;

(a through c above collectively referred to as the "Public Purpose"), and there are insufficient funds on hand to pay said costs;

WHEREAS, the Village Board of the Village hereby finds and determines that the Village has sufficient power and authority to authorize such Public Purpose as that term is defined in Section 67.04(1)(b) of the Wisconsin Statutes; and

WHEREAS, the issuance of general obligation promissory notes will not cause the Village to exceed any general or special limit on indebtedness.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

1. Authorization of the Notes. Under and by virtue of the provisions of Chapter 67, Wisconsin Statutes, the Village shall issue its general obligation promissory notes, in an aggregate sum not to exceed \$3,265,000 (the "Notes") for the purpose of paying the costs of the Public Purpose, including, but not limited to, the following:

- (a) Advance refunding certain maturities of the outstanding \$5,500,000 Village of Fox Point, Milwaukee County, Wisconsin General Obligation Public Improvement, Bonds, Series 2006;

- (b) Projects within the Village including, but not limited to, acquisition of municipal vehicles, street and footpath resurfacing, tree replacement, and voting equipment; and
- (c) Professional and financing fees.

2. Sale of the Notes. To evidence such indebtedness of the Village, the Village President and the Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell the Notes to a purchaser to be determined by public sale and approved by subsequent resolution of the Village Board.

3. Sale Date. The Village shall offer the Notes for public sale on or about October 13, 2015.

4. Official Notice of Sale. The Village Clerk, in consultation with the Village's financial advisor, Robert W. Baird & Co. Incorporated (the "Financial Advisor"), shall cause an official notice of sale to be prepared and distributed and may prepare or cause to be prepared an official statement pursuant to SEC Rule 15c2-12.

5. Award of the Notes. Following receipt of bids for the Notes, the Village Board shall consider taking further action to provide additional details of the Notes, shall award the Notes to the lowest responsible bidder whose proposal results in the lowest true interest cost to the Village, and shall levy a direct annual tax sufficient in amount to pay and for the express purpose of paying and discharging the principal and interest on said Notes as the same become due as required by law.

6. Financial Advisor; Official Statement. The Village President and the Village Clerk are hereby authorized and directed to consult with the Financial Advisor and to prepare financing as described herein for consideration by the Village at a subsequent meeting. The Village President and the Village Clerk are hereby authorized and directed to prepare a preliminary official statement and to supply copies of the same to potential purchasers of the Notes for the financing. Any preliminary official statement, notice of sale or bid form shall provide on the face thereof that the terms of any financing described therein are subject to approval at a subsequent meeting of the Village Board and that such financing is subject to revision or withdrawal.

7. Reimbursement Resolution. The Village shall make expenditures as needed from its funds on hand to pay the costs of the projects until proceeds of the Notes which may be issued become available. The Village hereby officially declares its intent under Treasury Regulation Section 1.150-2 to reimburse said expenditures with proceeds of the Notes.

8. Prior Resolution; Severability; Effective Date. All prior resolutions, rules or other actions of the Village or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted and recorded this 8th day of September, 2015.

**VILLAGE OF FOX POINT
MILWAUKEE COUNTY, WISCONSIN**

By: _____
Michael A. West, Village President

Attest: _____
Kelly A. Meyer, Village Clerk