NOTICE OF MEETING AND PUBLIC HEARING
VILLAGE OF FOX POINT
VILLAGE BOARD MEETING

SCHWEMER HALL – MUNICIPAL BUILDING **TUESDAY**
7200 N. SANTA MONICA BLVD **June 13, 2017**
FOX POINT, WI 53217 **7:00 P.M.**

AGENDA

1. **Roll Call**

2. **Presentation of FY 2016 Audit by Village Auditor to the Village Board**

   The Village Auditor shall present and Village Board may accept the Fiscal Year 2016 Audit in final format.

3. **Persons desiring to be heard**

   At this time, individuals can address the Village Board on any topic for a three-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.

4. **Committee Reports**

   a. Joint Building Board and Plan Commission

      1. The Village Board will receive a report concerning the Joint Building Board and Plan Commission Review of Village Hall Entrance Doors

      2. The Village Board will receive a report concerning the Plan Commission Consideration of Petition for Planned Development Overlay District Rezoning at 217 West Dunwood Road (a.k.a. a portion of the Dunwood School property), including the Resolution adopted by the Plan Commission.

5. **Public Hearing and Possible Action**

   a. **Village Hall Entrance Doors**

      As required by Section 745-20 B. of the Village Code, the Village Board will receive comments and input regarding the proposed new Village Hall Entrance Doors, and thereafter may consider and take action in the matter.

   b. **Petition for Planned Development Overlay District Rezoning, 217 West Dunwood Road (A.K.A. a Portion of the Dunwood School Property)**

      The Village Board will receive comments and input regarding specific proposed project development plans and the Petition of Mandel Group, Inc., for rezoning property located at 217 West Dunwood Road (a.k.a. a portion of the Dunwood School property) to add the Planned Development Overlay District to the existing Institutional District classification of a portion of the property, and thereafter may consider and take action regarding the ordinance to adopt the zoning amendment.

6. **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 Minutes of the May 9, 2017 Village Board Meeting.

   b. Grant the 3 "Class A" Beer and Intoxicating Liquor and 6 "Class B" Beer and Intoxicating Liquor licenses and approve the appointment of the 2 new agents, per the Village Clerk/Treasurer's memo dated May 26, 2017, subject to any conditions as noted.

   c. Grant the Cigarette and Tobacco Product Retail license to the establishment Walgreen Co, d/b/a, Walgreens #03125 per the Village Clerk/Treasurer's memo dated May 26, 2017.

   d. Accept the proposal of Auto Service Aids LLC of Oconomowoc, WI in the amount of $13,794.88 for replacement of the existing vehicle lift in the public works repair shop per the Assistant Director of Public Works memorandum dated June 1, 2017.

   e. Schedule a Public Hearing for the July 11, 2017 regular Board meeting to receive comments and input on the proposed 2018 Community Development Block Grant (CDBG) program project list immediately following "Persons desiring to be heard" per the Director of Public Works' memorandum dated June 5, 2017.

   f. Adopt a Resolution Approving of and Authorizing Submittal of the CMAR Report for the Sanitary Sewer Activities of 2016 drafted June 7, 2017.

   g. Confirm President Frazer's appointment of Trustee Eric Fonstad to Library Board.

   h. Approve Payment of the Bills in the amount of $439,276.45 for the period May 1, 2017 through May 31, 2017 per the report submitted by the Village Manager.

7. **Old Business**

   a. **Village Board Room Improvements**

      The Village Board will discuss and may act regarding the possible changes to the Village Board Room.

8. **New Business**

   a. **Policies and Procedures for Receiving Public Comment on Village Board Agenda Items**

      The Village Board will discuss and possibly act with regard to policies and procedures for receiving public comment on agenda items for Village Board meetings

   b. **Request for Proposal for a Consultant to Conduct an Update on the Village's Comprehensive Plan.**

      The Village Board will consider and may act concerning the issuance of an RFP for an entity to conduct an update on the Village's Comprehensive Plan.

9. **Future Agenda Items**

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

10. **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 Frazer
b. Trustee Fonstad
c. Trustee Symchych
d. Trustee Sumner
e. Trustee Tirado
f. Trustee Kravit
g. Trustee Ollman
h. Village Manager Scott Botcher

11. **Adjourn**

NEXT REGULAR VILLAGE BOARD MEETING: July 11, 2017 7:00 P.M.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at (414) 351-8900. "Persons requiring an interpreter or other assistance should contact the Village Clerk's office 72 hours prior to the meeting. Notice is hereby given that a majority any other board, commission or committee may be present at the meeting to gather information about a subject in which they are interested. This constitutes a meeting of any other board, commission or committee pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 2d 408 (1993), and must be noticed as such, although said boards, commissions or committees will not take any formal action at this meeting."

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 Plan Commission/Building Board
Village of Fox Point Village Board

From: Scott Brandmeier
Director of Public Works

Through: Scott Botcher, Village Manager SAB

Date: June 5, 2017

Re: Front Entry Door Modifications – Fox Point Village Hall

Under the Section 745-20(B) of the Village Code, projects proposed at properties zoned F-Institutional must be referred to the Plan Commission and Building Board by the Village Board for its consideration and review. The Plan Commission and Building Board then provides its recommendation to the Village Board regarding the proposed project prior to the Village Board conducting a public hearing and taking action on the project.

At its Village Board meeting on May 9, 2017, the Village Board referred this project to the Plan Commission/Building Board for its review and recommendation to the Village Board. In general, the items under consideration and for review include modification of the front entry doors at Village Hall. More specifically, the modifications include installation of energy efficient glass, removal of the dual entry doors and installation of a single, wider entry door.

Under Section 745-20(B)(2), the Plan Commission and Building Board must find that the following standards have been met:

- The modifications are "appropriate in the location proposed;"
- The modifications are "compatible with the neighborhood;"
- The modifications are "not detrimental to the property values of the surrounding property;" and
- The modifications are "in keeping with the residential character and quality of the Village."

If the Plan Commission and Building Board are satisfied the conditions have been met, I recommend the Plan Commission/Building Board favorably recommend this project to the Village Board for their review and approval at its June 13, 2017 meeting.

Fox Point Village Hall Entry Door Alteration

May 1, 2017

PROJECT INFORMATION

PROJECT DESCRIPTION

This submittal verifies that the exterior main entrances doors can be reduced from (2) 3'-0" x 7'-0" doors to (1) 3'-6" door and meet current exit requirements.

The existing building has masonry around the exterior, has 2 floors and a garage. The garage does not come into play with exit requirements as the garage has separate exiting for its use.

BUILDING CODES

BUILDING CODE	2009 IBC
STRUCTURAL CODE	2009 IBC
PLUMBING CODE	2009 IPC
MECHANICAL CODE	2009 IMC
ELECTRICAL CODE	2009 IEC
NFPA 70	
ENERGY CODE	ASHRAE 90.1 - 2007
ACCESSIBILITY CODE (ADA)	ANSI A117.1-2009

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK AND FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION.
3. GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED BY GOVERNING BODIES HAVING LEGAL JURISDICTION.
4. THE GENERAL CONTRACTOR IS TO GUARANTEE ALL WORK INCLUDING WORK DONE BY SUB-CONTRACTORS FOR A PERIOD OF A MINIMUM ONE (1) YEAR COMMENCING WITH THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK, OR AS STATED IN CONTRACT WITH OWNER. WHICHEVER IS GREATER.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND MONITORING OF ON-SITE TESTING AND INSPECTION SERVICES AS LISTED IN THE PROJECT MANUAL AND GENERAL CONDITIONS A201.
6. WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS EITHER IN CONTRACT OR NOT IN CONTRACT HE SHALL BE RESPONSIBLE FOR LOSS AND/ OR DAMAGE TO THESE ITEMS.
7. GENERAL CONTRACTOR TO HAVE JOB PHONE ON PREMISES DURING ENTIRE CONSTRUCTION PERIOD.
8. THE GENERAL CONTRACTOR & EACH SUBCONTRACTOR IS TO HAVE A FULL TIME QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED.
9. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES, AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
10. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR: OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., SLATWALL, ETC.
12. ALL DIMENSIONS SHOWN ARE TO FACE OF MASONRY (BLOCK OR BRICK) OR Drywall Face UNLESS SPECIFICALLY NOTED OTHERWISE.
13. ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS LOCATING STRUCTURAL ELEMENTS ARE TO CENTERLINE OF STEEL COLUMNS AND STEEL BEAMS UNLESS NOTED OTHERWISE.
14. ALL DIMENSIONS SHOWN ARE NOMINAL DIMENSIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
15. EGRESS DOORS SHALL BE PROVIDED PER OBC SECTIONS 1014 THROUGH 1024.
16. ALL DOOR HANDLES SHALL BE OF THE LEVER TYPE, HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISH FLOOR.
17. ALL ACCESS PANELS SHALL BE 24"X30" UNLESS OTHERWISE NOTED.
18. ALL GLASS UNITS LOCATED IN HAZARDOUS LOCATIONS AS INDICATED IN IBC 2406.3 SHALL COMPLY WITH TEST REQUIREMENTS OF CONSUMER PRODUCT SAFETY COMMISSION 16, CFR PART 1201 FOR HUMAN IMPACT LOADS.
19. ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD BY THE GENERAL CONTRACTOR PRIOR TO CUTTING/CORING.
20. ALL WOOD IS TO BE FIRE-RETARDANT TREATED PER AWPA C20 AND C27 AND SHALL NOT HAVE A FLAME SPREAD OF GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E-84. PER IBC SECTION 2303.2.
21. ALL EXTERIOR WOOD BLOCKING IS TO BE PRESSURE TREATED PER AWPA U1 AND M4.
22. ALL FASTENERS, CONNECTORS, OR OTHER HARDWARE IN DIRECT CONTACT WITH PRESERVATIVE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL TYPE 304 OR TYPE 316, OR HOT-DIPPED GALVANIZED STEEL ASTM A653, CLASS G-185 WITH 1.85 OUNCES OF ZINC PER SQUARE FOOT TO REDUCE THE CORROSION PROCESS
23. FIREBLOCKING SHALL BE INSTALLED IN CONCEALED SPACES OF STUD WALL AND PARTITIONS, INCLUDING FURRED OR STUDDED-OFF SPACES OF MASONRY OR CONCRETE WALLS, AND AT THE CEILING AND FLOOR OR ROOF LEVELS. PER IBC SECTION 717.2.2.
24. FIREBLOCKING SHALL BE INSTALLED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS OVER CABINETS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. PER IBC SECTION 717.2.3.

LIST OF DRAWINGS

● DRAWING HAS BEEN REVISED OR ADDED
● DRAWING HAS NOT BEEN REVISED

GENERAL		PRELIMINARY	PERMIT/BID (MONTH XX, 2017)	REVISION
A101	COVER PAGE		●	

PROJECT CODE SUMMARY

USE GROUP:	B - Primary, A3, S2, U	IBC SECTION 303.1
CONSTRUCTION TYPE:	3-B, UNPROTECTED	IBC SECTION 602.5
ALLOWABLE AREA:	8,500 SQ. FT. per Floor Using Utility as worst case senario w/o Sprinklers	IBC TABLE 503
ACTUAL AREA:	Existing is 5,027 SQ. FT. per Floor	
FIRE PROTECTION:	NOT REQUIRED, NOT PROVIDED	IBC SECTION 903.2.1.2
FIRE ALARM:	NOT REQUIRED, NOT PROVIDED	IBC SECTION 907.2.1
OCCUPANCY:	IBC TABLE 1004.1.1	

Exiting Calculations

Village of Fox Point Projecement

Replacing (2) doors in (1) 42" door.

2nd Floor = 5077 s.f.

Board Room =	**1056 s.f. / 15 net (Concentrated Tables and Chairs) Verify**	**= 70 people**
Storage =	**164.5 s.f. / 0 (Closets – not occupied)**	**= 0 people**
Office =	**3806.5 / 100 gross**	**= 39 people**
Total =		**109 people**

2 Existing Exit Stairs = 55 people per stair

1st Floor = 5077 s.f.

Storage =	**274 s.f. / 300 gross (occupied)**	**= 1 people**
Mechanical =	**1517 s.f. / 300 gross (includes pump room)**	**= 5 people**
Locker Rms =	**462 s.f. / 50 gross**	**= 10 people**
Multi-Purpose =	**460 s.f. / 15 net Concentrated Tables & Chairs)**	**= 31 people**
Office =	**2314 s.f. / 100 gross**	**= 24 people**
Total =		**71 people**

Existing Exits

Exit 2 = 3 people (H112 Office)

Exit 4 = 2 people (H117 Office)

Exit 5 = 2 people (H119 Office)

Exit 6 = 2 people (H116 mechanical room 600 s.f.)

Exit 7 = 5 people (H115 Storage room)

Exit 1 & Exit 3 to determine if Allocation is OK

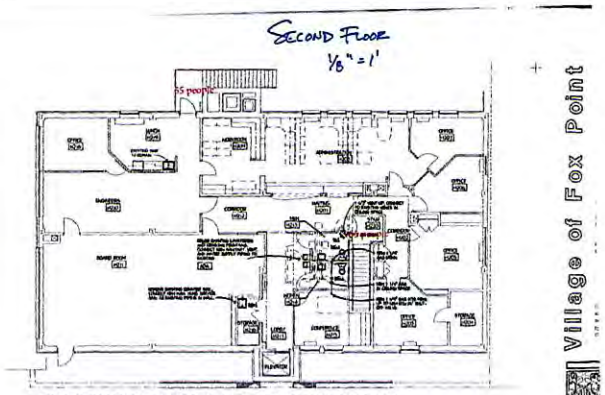
Exit 1 (Doors in Question) = 29 People + 55 People from 2nd Floor

Exit 3 = 29 people

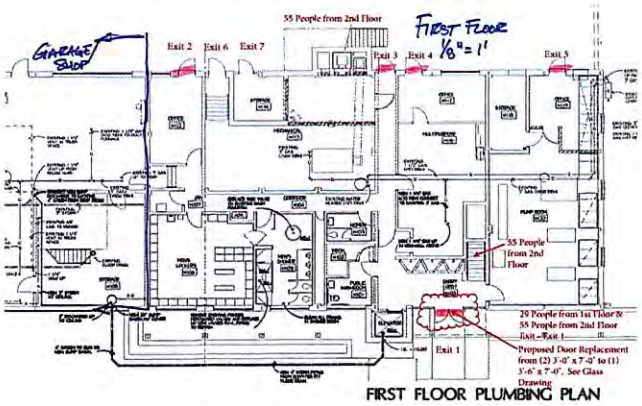
Total people exiting at Lobby Door is 84 people. 84 x .2 = 16.8" / 32" clear minimum required.

New 42" door > 32" clear min. / OK

A 42" door with 38" clear can have 190 people max.



EXISTING SECOND FLOOR PLAN CALCS



FIRST FLOOR PLUMBING PLAN

EXISTING FIRST FLOOR PLAN CALCS

SEH
Building a Better World for All of Us®

Owner
Fox Point Village Hall
7200 N Santa Monica Blvd
Fox Point, Wisconsin

Architect
Brian M Conley AIA
Short Elliott Hendrickson, Inc.
759 North Jackson Street, Suite 100
Milwaukee, Wisconsin 53202-4169
414.465.1200

Landscape Architect

Civil Engineer

Structural Engineer

Fox Point Village Hall Entry Alterations
7200 N Santa Monica Blvd
Fox Point, Wisconsin

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SEH Project 143934
Checked By
Drawn By

Project Status Issue Date

Revision Issue
Rev. # Description Date

Fox Point Door Alterations

A101

Project Name: Fox Point Village Hall

2/1/2017 9:28 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 1

Metal Group: MPG M451T CG/SS/OG STOPS DOWN

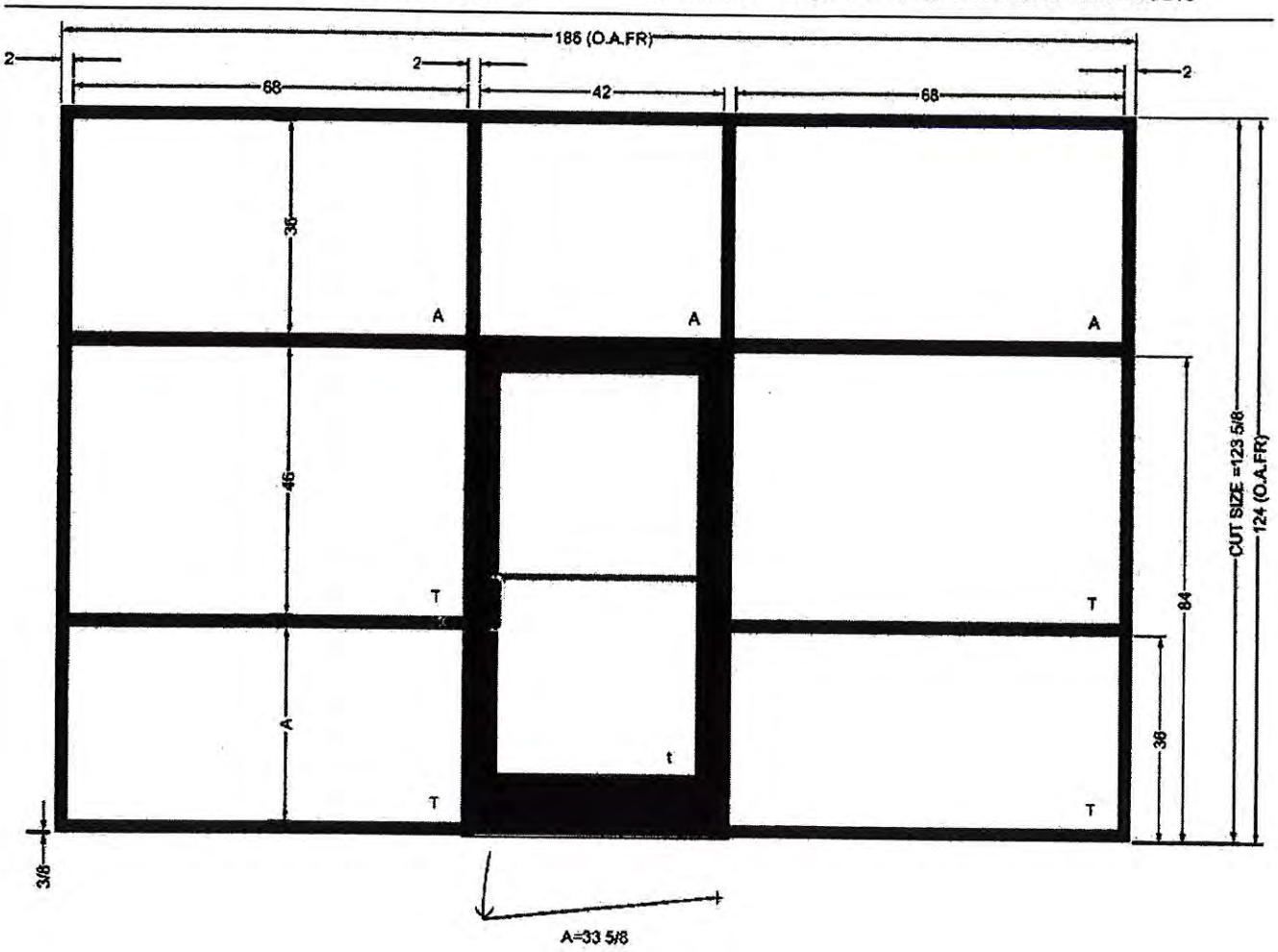
D/S: 1 **Frame Type:** Standard

Required: 1 **Panels:** 3 **Rows:** 3

Frame Width: 186 **Frame Height:** 124

Back Member Color: #40 DARK BRONZE : PERMANODIC

Face Member Color: #40 DARK BRONZE : PERMANODIC



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

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

June 1, 2017

Dear Plan Commissioners and Citizens of Fox Point,

Following the Pre-Petition conference between the Plan Commission and The Mandel Group, the Village requested supplemental information from The Mandel Group and resumed its vetting of the Dunwood Crossing proposal. This memo serves as a synopsis of the issues most critical for consideration by elected and appointed officials.

We strongly recommend that interested parties review the submittal packet which are conveniently posted on the Village website. In it, the Applicant has included a complete package of the submittals made to date, including a current cover letter. Further, staff has included a memo from the Village's special consulting Engineer (SEH) for this project and comments from the Director of Public Works/Village Engineer.

Many hours of discussions ensued between Village Staff and the Applicant. Village staff worked with the Applicant reviewing a multitude of ideas and iterations relating to development of this property. Consistent with the Village's Comprehensive Plan and with an understanding that whoever develops this property needs to do so profitably, we pushed to ensure any utilization of this property enhances Fox Point as a community where residents can age in place; we pursued traffic patterns that will be favorably disposed to the surrounding residents; we worked to ensure that any utility utilization is adequate and functional; and we sought to maximize compatibility between neighboring but not identical uses, always a focus with infill development.

The current proposal appears to mitigate potential development densities, are below those originally sought by the Applicant, and are certainly far below what any party would be entitled to under existing zoning. Green space and pedestrian opportunities are enhanced while at the same time vehicular impacts to the neighborhood have been minimized. Landscaping features enhance the development and mitigate impacts from potential light and noise pollution (understanding that we live in a nearly completely developed suburb).

Staff has also consulted with SEH regarding four critical components of the development: stormwater management, sanitary sewer flows and capacity, conceptual utility and grading plans, and traffic. The background for each is identified below and the results of SEH's evaluation of the preliminary concept plan is included in the attachment hereto.

- *Stormwater Management.* In 2001, the Village commissioned a stormwater report that addressed key areas of the Village that experienced flooding in the late 1990's. One area that was identified included the Dunwood, Fairchild, and Seneca Road location. In particular, the report noted that a retention basin should be constructed on a portion of the property owned by the school district and St. Eugene's, respectively. This information was shared with the Mandel Group and they have preliminarily designed a retention basin that accommodates a portion of the flows identified in the 2001 report as well as those flows coming from the development. We are of the opinion this proposal furthers the Village's objective in reducing flooding in those critical areas.

  The additional stormwater requirements (grading, drainage, erosion control, and fill) will be evaluated upon submittal of the final engineering design. The design will be compared against Village Code and MMSD requirements to ensure compliance with the various regulatory provisions.
- *Sanitary Sewer Flows and Capacity.* Staff and our consultant worked with Mandel and MMSD to ensure flows from the development would not impact the Village sanitary sewer system nor exceed the capacity of the sanitary sewer mains that drain to MMSD's municipal interceptor sewer (MIS). Based on the preliminary calculations, it appears this has been achieved. However, policy and regulatory concerns dictate that the development cannot contribute flows to the sanitary sewer system until MMSD's 2050 Facilities Plan is adopted and approved by the Commission members. It is anticipated that this plan will be approved in 2018 and be effective a short time thereafter – ideally eyeing a 2019 implementation year.
- *Utility and Grading Plans.* Our consultant evaluated the concept plan and is generally amenable to the proposal. The water main is proposed to be constructed by Mandel and the Village granted an easement to maintain and operate the infrastructure. The remaining utilities and grading will be evaluated upon submittal of final engineering plans.
- *Traffic Analysis.* Per staff request, no traffic from the development will have ingress/egress to Dunwood Road; rather, all access will be from Port Washington Road. Further analyses will be required to determine whether right/left hand turn lanes are needed on Port Washington Road to accommodate the development.

In the end, while there are many ways to develop any individual property, staff is of the opinion that this proposal appears to meet the various guidelines and code requirements balancing highest and best use for this property against the rights of citizens of the Village. We encourage all interested parties to review any documentation available, participate in the public process, and to contact Village staff with any questions they may have.

Sincerely,

Scott A Botcher

Village Manager

Scott Brandmeier

Dir Public Works/Engineer

June 8, 2017

Fox Point Village Board
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Fox Point Village Board:

On March 10, 2017, Mandel Group, Inc. ("Mandel") submitted the following petitions to the Village Board and Planning Commission:

1. Request to rezone a portion of the Dunwood School property located 217 West Dunwood Road to a PDO Planned Development Overlay pursuant to Section 745-21 of the Village Code (the "Property");
2. Request for twenty percent (20%) density increase pursuant to Section 745-21(E)(8)(e) of the Village Code; and

For your convenience in advance of the June 13, 2017, Village Board meeting, I have enclosed our prior petitions, submittal materials and correspondence. Our project comes to you based on the Building Board's unanimous approval of the project. In particular, the Building Board found the size, quality and architectural design of the project to be compatible with the Village and surrounding neighborhood and that our design "met or exceeded" the standard of the ordinance. On June 5, 2017, the Plan Commission also unanimously approved the project.

As some of you know, Mandel has been working on the redevelopment of the Dunwood School since October of 2015. The concept plan before you represents the best ideas gleaned from our collaborative efforts with a number of stakeholders including neighbors, Village Staff and elected officials, and the best technical experts in the marketplace. I look forward to discussing the development with you in more detail at the June 13, 2017, meeting.

Sincerely,

Ian B. Martin
Vice President | Development

Enclosures:

Building Board Information
- Building Board Cover Letter
- Building Board Submittal Package
- March 31, 2017 Building Board Meeting Minutes

Petition Submittal to the Village Board
- Petition Submittal Cover Letter
- Zoning Application Cover Letter
- Petition Narrative & Submittal Package

- Land Division Cover Letter
- Certified Survey Map
- Density Bonus Cover Letter
- Follow-up to Zoning Application
- Follow-up Memo to Plan Commission Pre-Petition Conference

Pre-Petition Submittal to the Plan Commission

Dunwood Crossing

A Mixed-Use Residential Master Planned Development

By the Mandel Group, Inc.

MANDEL GROUP

Plan Commission Public Hearing

Village of Fox Point

May 30, 2017

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    d. Land Division Cover Letter
    e. Certified Survey Map
    f. Density Bonus Cover Letter
    g. Follow-up to Zoning Application
    h. Follow-up Memo to Plan Commission Pre-Petition Conference
3. Pre-Petition Submittal to the Plan Commission

Building Board Submittal & Meeting Minutes

Ian B. Martin
Vice President | Development
Mandel Group, Inc.
301 E. Erie St.
Milwaukee, WI 53202

March 21, 2017

Fox Point Building Board
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Fox Point Building Board:

Mandel Group, Inc. ("Mandel") is pleased to submit this application for Building Board review in conjunction with our petition for the redevelopment of the Dunwood School located at 217 West Dunwood Road, Fox Point, Wisconsin, into 105 luxury apartments.

Per the Fox Point Village Code, "The Plan Commission in making its recommendations and the Village Board in making its determination shall give consideration and satisfy themselves to the following…That the size, quality and architectural design of all buildings within the project will be compatible with the general character of the Village and specifically to the surrounding neighborhood. To arrive at such determination, the recommendation of the Building Board shall be obtained prior to the Plan Commission's report to the Village Board" [745-21E(3)].

Currently, the neighborhood surrounding Dunwood School is comprised of institutional, commercial and single-family residential uses. Dunwood School is an obsolete, shuttered school building characterized by deferred maintenance. Attached hereto as Exhibit A is a photographic survey of the school. Due to the site's history, there is minimal landscaping present. Most of the mature trees, according to the Village arborist, are degraded ash trees that have been infected by the ash borer. The past several years the school has been used for private and non-profit commercial enterprises. Another institutional use, St. Eugene's School and Church, borders the site to the south. Commercial uses exist to the west including the Wisconsin Athletic Club and other professional office uses. A professional office building is adjacent to the southern/western boundary. Port Washington Road is the primary commercial corridor in the Village of Fox Point and is flanked by the Village's existing apartment communities (including Porticos and Foxcroft) and the Village's most intense retail development (Riverpoint Shopping Center).

Our final submitted redevelopment plan is the result of a considerable effort and a deliberate process to ensure our development scale and design are compatible with the surrounding community. We were assisted in the development of our plan and building design by Jim Shields of HGA. The development invokes a residential feel with attractive building massing and

architectural design while drawing on colors and materials found on single-family homes in the area.

The following summarizes how our development is compatible to the surrounding neighborhood:

Quality

Site Plan:

- By reducing the size of the development, we were able to establish a 100-foot landscaped setback buffer from the property line along Dunwood Road. This provides a setback as measured from the property line that is more than three times the zoning code-required setback off Dunwood Road.
- The reduction in development scale also allowed us to create a publicly accessible linear parkway with walking paths in the private yard setback condition noted above, and incorporate a small neighborhood park that extends even further into the private property providing a recreation area for the immediate neighborhood.
- The building improvements are oriented such that the short elevations of the buildings address the Dunwood Road frontage. We have specifically avoided constructing any long elevations along Dunwood Road, regardless of the enhanced setback condition noted above, so that the view into the property is more open and less distinguished by constructed improvements.

Green Space:

- Our development supports an aggressive investment in site development features, such as landscape treatments and stormwater management improvements, resulting in a more aesthetically pleasing visual result.
- Our development contemplates a large investment in landscaping, which translates into more plant and tree stock, larger caliper and ball sizes of stock, and an overall "finished look" to the site from day one. The contemplated landscaping offers native materials to ensure durability and compatibility with wildlife. Our landscaping supplements the gracious buffer with strategic berming and evergreen plantings.

Materials:

- High quality and large quantity of masonry finishes, positioned to provide maximum visual impact. Masonry color selected to complement predominant masonry colors in the immediate area. "Cottage Red" asphalt roofing shingle is borrowed from most common roofing color in the neighborhood.
- Use of other high-durability exterior materials that require lesser maintenance and therefore retain their original appearance longer than alternatives.
- High percentage of window systems on the exterior envelope, and large-scale windows to both enhance the exterior design as well as provide plentiful natural light.
- For-sale luxury residential housing finishes including custom-made cabinetry, premium model stainless steel appliances, quartz/granite countertops, hard surface flooring, customized bathroom and closet systems, high-end window treatments, tall

ceiling heights, and generously sized floor plans appeal to affluent renter demographic.

Underground Parking:

- All of the long-term parking needs of the residents are enclosed within underground parking facilities. As compared to other apartment communities in Fox Point, surface parking stalls are not used by residents for long-term parking and instead are provided solely for the use of guests.
- Underground parking allows us to free up more green space for public amenities and enhance stormwater management performance through the preservation of more pervious area on the site.

Community Room, Clubhouse & Resident Amenities:

- Our development offers a separate resident clubhouse structure that features a fitness facility, clubroom/lounge area and outdoor pool/sundeck area with an adjoining outdoor kitchen, a much-demanded amenity in the luxury housing market. The clubhouse and corresponding amenities enhance the overall quality of the development.
- The clubhouse also contains a a community room facility for use by Fox Point civic and non-profit groups. The community room contributes to the integrated neighborhood experience.
- The clubhouse will allow Mandel to provide full time leasing and maintenance staff. Such staff is critical to the long-term maintenance and appearance of a luxury apartment community.

<u>Architectural Design</u>

Building Massing:

- The building forms feature highly articulated rooflines and massing that breaks down the scale without compromising the architectural integrity of the constructed improvements. Dormered gables, plane changes, and "embedded cottage" design elements create an exterior impression that is more characteristic of larger manor homes. The "embedded cottage" concept distinguishes sections of the façade to create the feel of connected cottage homes rather than a single larger building

Building Form:

- Reduce the building massing into four smaller scale buildings, rather than house all the units in fewer larger structures. Breaking down the building massing creates a more residential character and results in an enhanced view into the property from adjoining properties and right of ways.
- The buildings located closest to Dunwood were reduced to two-stories with pitched roofs to contribute to the residential character of the redevelopment.
- The 3-story buildings were strategically located next to adjacent institutional and commercial offices and away from single-family homes to the north.

Size

Reduced Development Intensity:

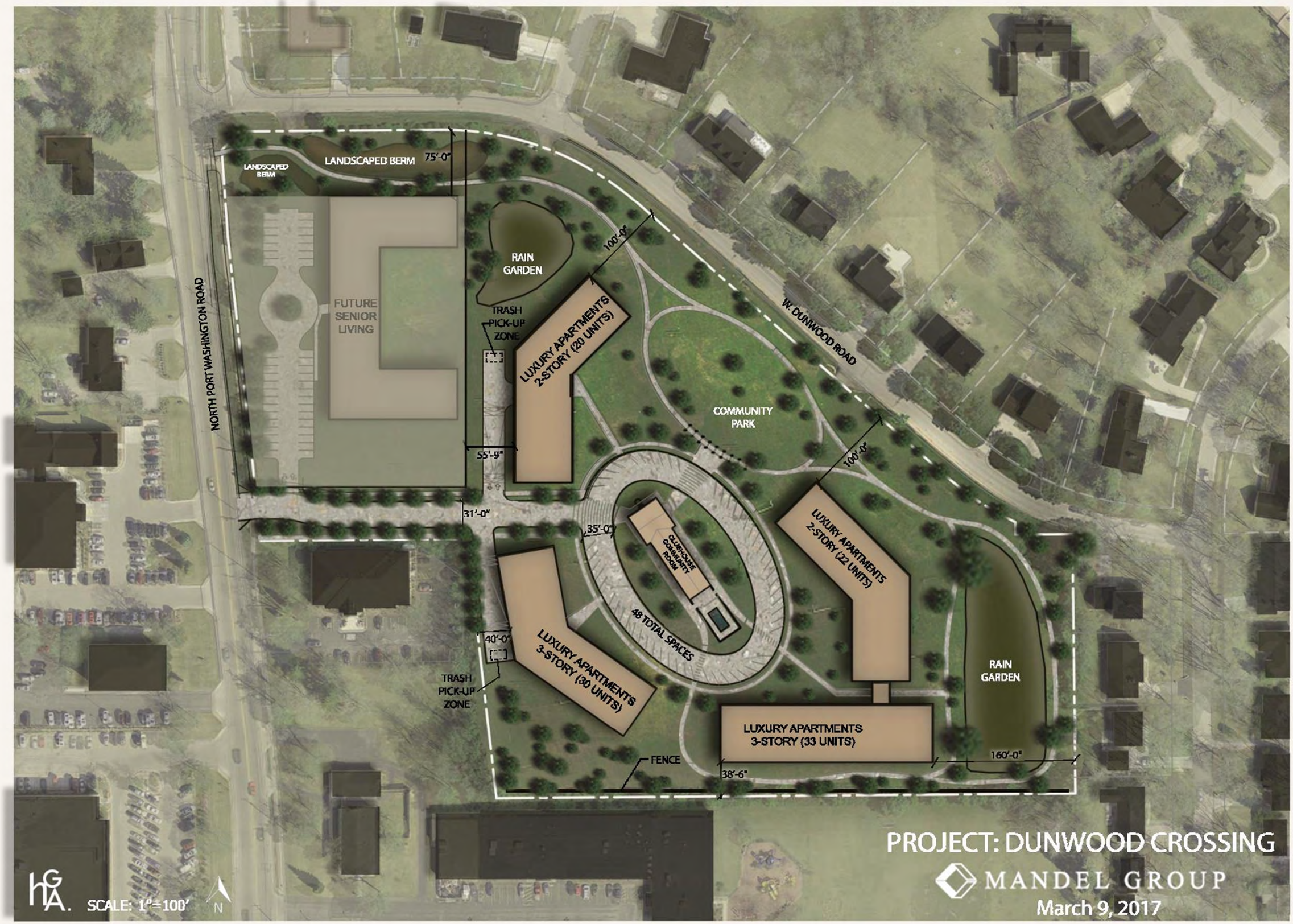
- Original concept plan included a 30,000-square foot grocery store, 130 apartment units and a 120-unit senior living facility. To alleviate the development's intensity, we reduced the program to 105 luxury apartment units and an 80-resident senior living facility. All commercial uses were eliminated from the site.

We welcome the opportunity to answer any questions you have regarding our building board submittal and/or Dunwood Crossing. Our petition submittal to the Village Board includes additional detail regarding our development. I would like to thank you in advance for your consideration.

Sincerely,

Ian B. Martin
Vice President | Development

EXHIBIT A


LANDSCAPED BERM
LANDSCAPED BERM
75'-0"
FUTURE SENIOR LIVING
NORTH PORT WASHINGTON ROAD
RAIN GARDEN
TRASH PICK-UP ZONE
100'-0"
LUXURY APARTMENTS 2-STORY (20 UNITS)
W. DUNWOOD ROAD
COMMUNITY PARK
55'-9"
100'-0"
31'-0"
35'-0"
CLUBHOUSE COMMUNITY ROOM
48 TOTAL SPACES
LUXURY APARTMENTS 2-STORY (22 UNITS)
40'-0"
LUXURY APARTMENTS 3-STORY (30 UNITS)
TRASH PICK-UP ZONE
RAIN GARDEN
LUXURY APARTMENTS 3-STORY (33 UNITS)
FENCE
38'-6"
160'-0"
PROJECT: DUNWOOD CROSSING
MANDEL GROUP
March 9, 2017
SCALE: 1"=100'
N

Exterior Materials:

Certainteed Landmark Cottage Red Shingles
Rich Espresso Clapboard by HardiePlank or similar
Halquist Stone Fond du Lac Ledge or Enduramax Stone

Exterior Materials:

Certainteed Landmark Cottage Red Shingles
Rich Espresso Clapboard by HardiePlank or similar
Halquist Stone Fond du Lac Ledge or Enduramax Stone

Exterior Materials:

Certainteed Landmark Cottage Red Shingles
Rich Espresso Clapboard by HardiePlank or similar
Halquist Stone Fond du Lac Ledge or Enduramax Stone

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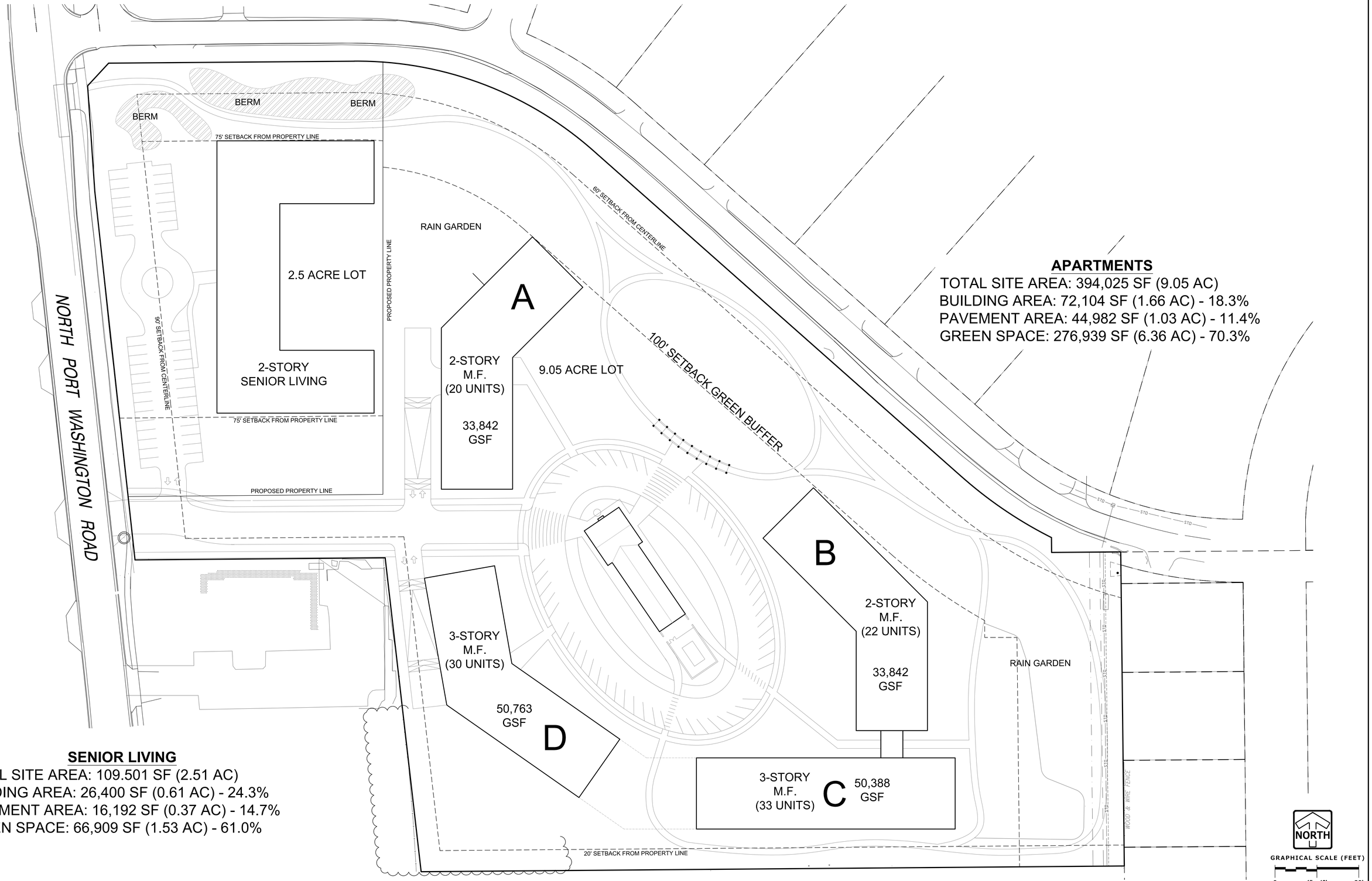
Certainteed Landmark Cottage Red Shingles
Rich Espresso Clapboard by HardiePlank or similar
Halquist Stone Fond du Lac Ledge or Enduramax Stone



APARTMENTS

TOTAL SITE AREA: 394,025 SF (9.05 AC)
BUILDING AREA: 72,104 SF (1.66 AC) - 18.3%
PAVEMENT AREA: 44,982 SF (1.03 AC) - 11.4%
GREEN SPACE: 276,939 SF (6.36 AC) - 70.3%

SENIOR LIVING

TOTAL SITE AREA: 109.501 SF (2.51 AC)
BUILDING AREA: 26,400 SF (0.61 AC) - 24.3%
PAVEMENT AREA: 16,192 SF (0.37 AC) - 14.7%
GREEN SPACE: 66,909 SF (1.53 AC) - 61.0%

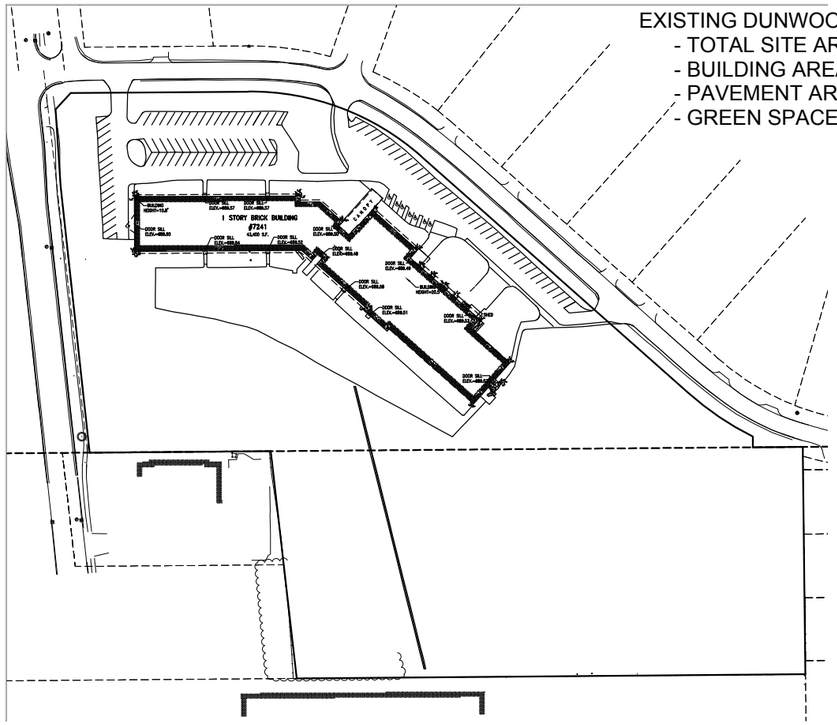
MANDEL DUNWOOD - OPEN SPACE CALCULATIONS

02/20/2017

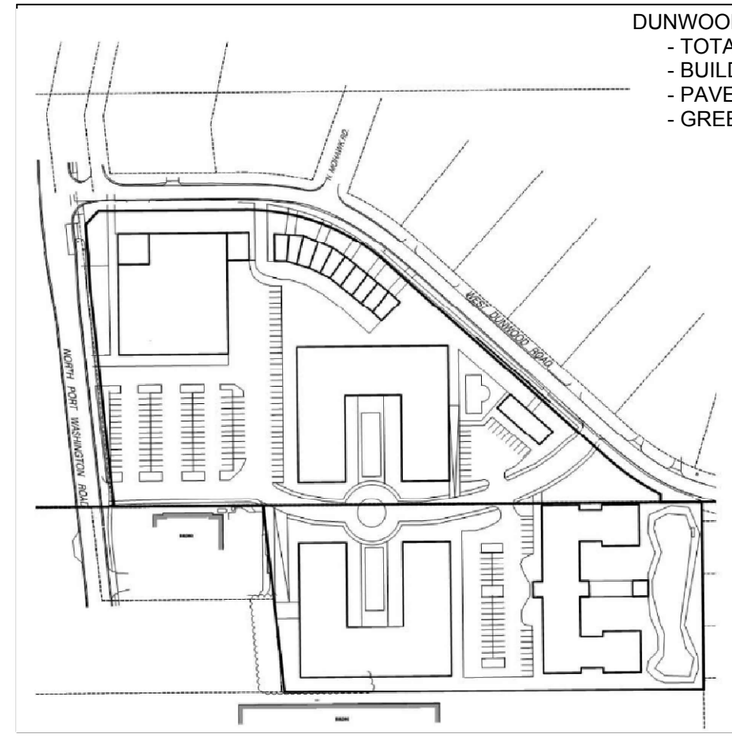
PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

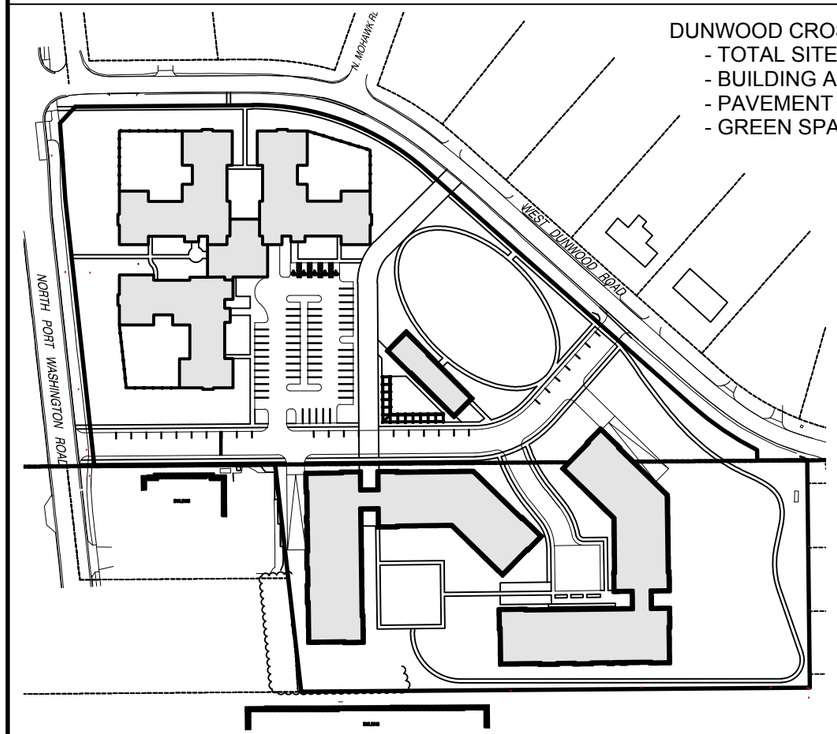
PEGJOB# 821.00



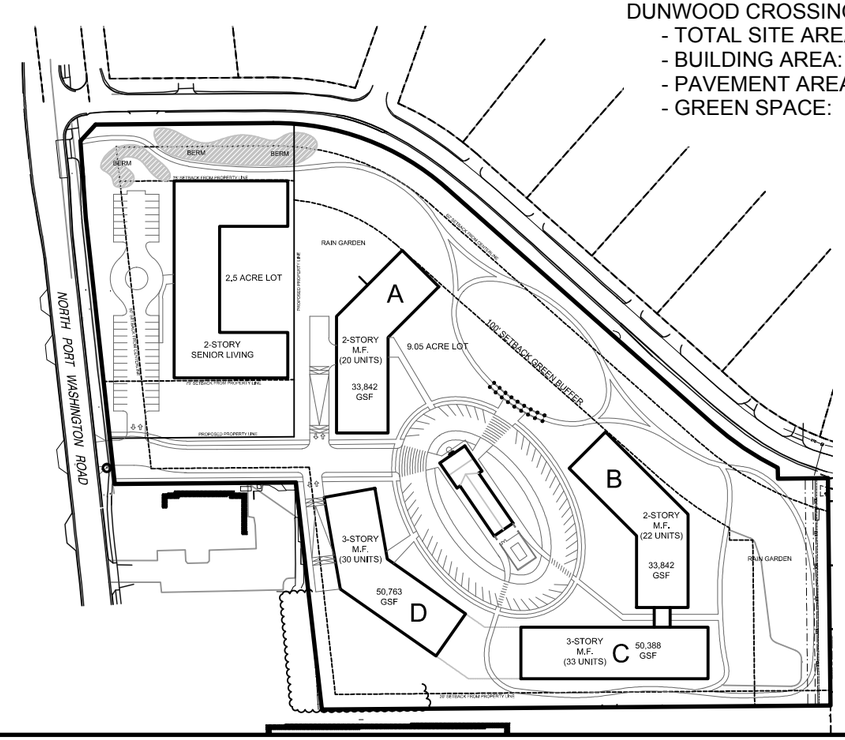
EXISTING DUNWOOD SCHOOL
- TOTAL SITE AREA: 503,526 SF (11.56 ac)
- BUILDING AREA: 43,400 SF (1.0 ac) - 9%
- PAVEMENT AREA: 86,436 SF (1.98 ac) - 17%
- GREEN SPACE: 373,687 SF (8.58 ac) - 74%



DUNWOOD CROSSING- GROCERY SITE PLAN
- TOTAL SITE AREA: 503,526 SF (11.56 ac)
- BUILDING AREA: 156,673 SF (3.60 ac) - 31%
- PAVEMENT AREA: 172,304 SF (3.95 ac) - 34%
- GREEN SPACE: 174,546 SF (4.01 ac) - 35%



DUNWOOD CROSSING- PREVIOUS SITE PLAN
- TOTAL SITE AREA: 503,526 SF (11.56 ac)
- BUILDING AREA: 109,250 SF (2.51 ac) - 22%
- PAVEMENT AREA: 88,607 SF (2.03 ac) - 18%
- GREEN SPACE: 305,666 SF (7.02 ac) - 60%



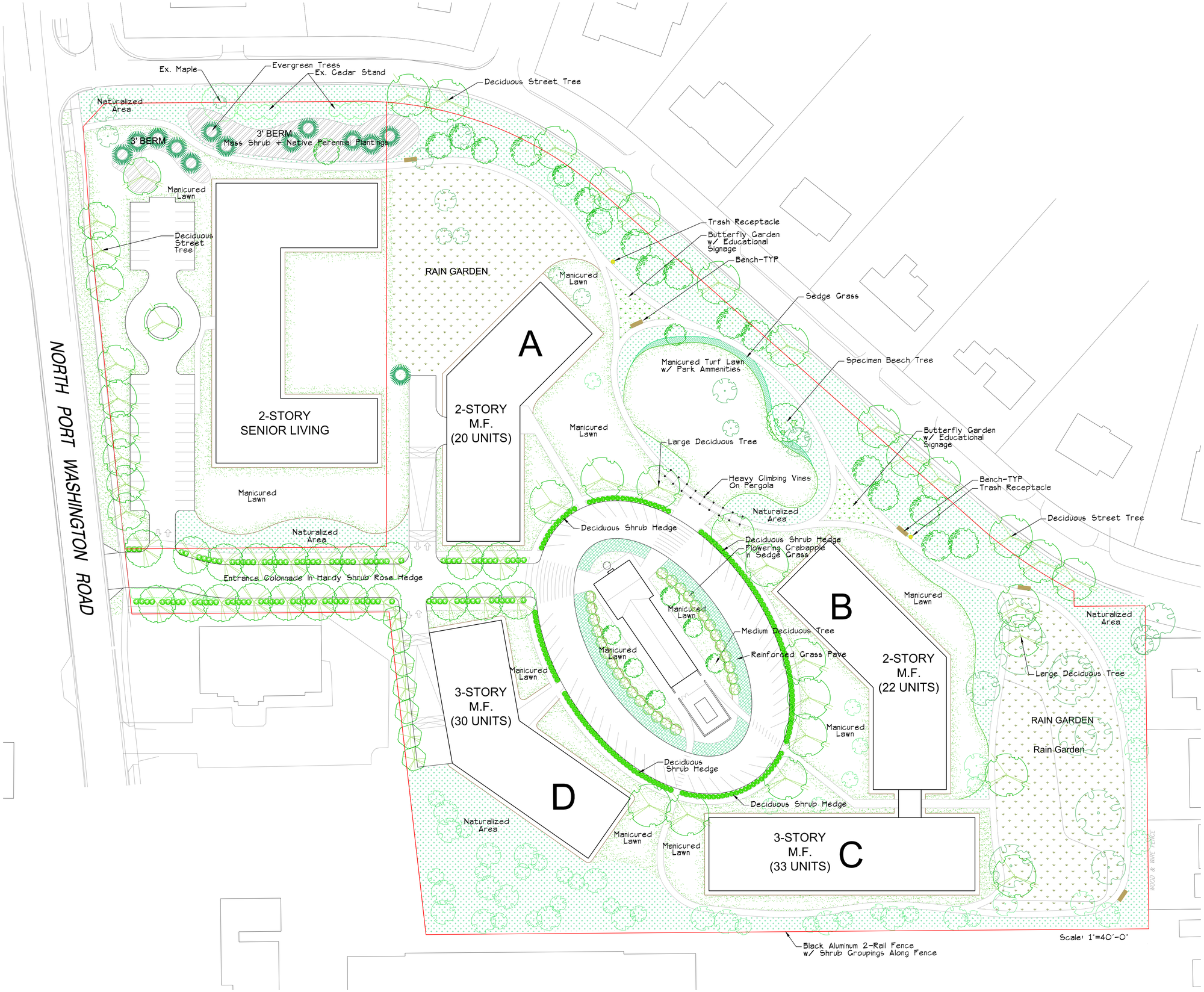
DUNWOOD CROSSING- CURRENT SITE PLAN
- TOTAL SITE AREA: 503,526 SF (11.56 ac)
- BUILDING AREA: 98,504 SF (2.26 ac) - 20%
- PAVEMENT AREA: 61,303 SF (1.41 ac) - 12%
- GREEN SPACE: 343,719 SF (7.89 ac) - 68%

DUNWOOD CROSSING - OPEN SPACE COMPARISONS

03/14/2017

PINNACLE ENGINEERING GROUP
5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 821.00


NORTH PORT WASHINGTON ROAD
Ex. Maple
Evergreen Trees
Ex. Cedar Stand
Deciduous Street Tree
Naturalized Area
3' BERM
3' BERM
Mass Shrub + Native Perennial Plantings
Manicured Lawn
Deciduous Street Tree
RAIN GARDEN
Manicured Lawn
Trash Receptacle
Butterfly Garden w/ Educational Signage
Bench-TYP
Sedge Grass
A
2-STORY SENIOR LIVING
2-STORY M.F. (20 UNITS)
Manicured Turf Lawn w/ Park Ammenities
Specimen Beech Tree
Manicured Lawn
Large Deciduous Tree
Butterfly Garden w/ Educational Signage
Heavy Climbing Vines On Pergola
Bench-TYP
Trash Receptacle
Manicured Lawn
Naturalized Area
Deciduous Shrub Hedge
Deciduous Street Tree
Deciduous Shrub Hedge
Flowering Crabapple in Sedge Grass
Naturalized Area
Entrance Colonnade in Hardy Shrub Rose Hedge
B
Manicured Lawn
Manicured Lawn
Naturalized Area
Medium Deciduous Tree
Manicured Lawn
Reinforced Grass Pave
Manicured Lawn
3-STORY M.F. (30 UNITS)
2-STORY M.F. (22 UNITS)
Large Deciduous Tree
Manicured Lawn
RAIN GARDEN
Rain Garden
Deciduous Shrub Hedge
D
Deciduous Shrub Hedge
Naturalized Area
Manicured Lawn
Manicured Lawn
3-STORY M.F. (33 UNITS)
C
WOOD & WIRE FENCE
Black Aluminum 2-Rail Fence w/ Shrub Groupings Along Fence
Scale: 1"=40'-0"

David J. Frank
Landscape Contracting, Inc.

March 20th, 2017

Mandel Group, Inc.
Attn: Ian B. Martin
301 E. Erie Street
Milwaukee, Wisconsin 53202

RE: Dunwood Crossing Plant Selection Narrative

The proposed plant palette of the Dunwood Crossing development will be primarily native and native-adapted selections, along with a small amount of specimen accents. The deciduous canopy will rely heavily on the arching effect of Ulmus (Accolade Elm) lining the entrance boulevard, and Platanus x acerifolia (Exclamation London Planetree) surrounding the exterior circle drive. Native deciduous trees also included will be Acer x freemanii (Freeman Maple), Betula nigra (River Birch), and Quercus rubra (Red Oak) for winter interest.

Screening the Senior Living Facility will utilize the existing stand of Thuja occidentalis (Arborvitae), soil berming, and additional Picea glauca (White Spruce) and Juniperus virginiana (Eastern Redcedar). Deciduous shrubs and flowering perennials will also fill the soil berm creating four-season interest and aesthetically pleasing views for the neighbors to the north, looking south.

The rain gardens will be designed to accept surface drainage, and be planted with selections that can tolerate saturated soil conditions and also be drought tolerant due to the high percolation rates of the engineered soil. These selections are nearly all native and include both deciduous woody shrubs and herbaceous perennials to include Aronia melanocarpa (Black Chokeberry), Ceanothus americanus (New Jersey Tea), Allium cernuum (Nodding Pink Onion), Asclepias incarnate (Red Milkweed), Echinacea pallida (Purple Coneflower, and Solidago (Goldenrod). These plants are also chosen for their high transpiration rate to reduce saturated soil conditions quickly.

Mass plantings surrounding the turf grass public park are designed to reintroduce a number of bird populations and butterfly varieties. Educational signage will note plant selections such as Echinacea, Schizachyrium scoparium (Little Bluestem), Baptisia (False Indigo), and Phlox. These plants are crucial for wildlife in the suburban landscape, and a priority in the design. Taking inspiration from the book, *Bringing Nature Home* by Douglas W. Tallamy, plant selections are chosen to sustain biodiversity through education and balance.

The turf grass areas will be a mix of Kentucky Bluegrass manicured lawn, No-Mow Fescue, and creeping Liriope. The latter selections are designed to be lower maintenance and have a deeper root structure (and higher transpiration rates), reducing the amount of surface water to the rain gardens.

Respectfully,

Jeffrey S. Miller, ASLA, GRP
Landscape Architect/Project Manager

N120 W21350 Freistadt Rd. • P.O. Box 70 • Germantown, WI 53022
Tel: (262) 255-4888 • Fax: (262) 628-4729
mail@davidjfrank.com • www.davidjfrank.com

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES
March 31, 2017

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, March 31, 2017 at 7:45 A.M. Those present included:

Del Wilson
Bill Feldman
Justin Racinowski

Scott Miller, Building Inspector
Eric Larson, Village Attorney

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meeting laws and posted on the official bulletin boards.

Approval of the minutes of the March 10, 2017 Building Board meeting.

On a motion of Bill Feldman, seconded by Del Wilson, and unanimously carried, the Building Board approved the minutes of the March 10, 2017 meeting.

The Building Board met with the Mandel Group, Inc., concerning a potential planned development at 217 W. Dunwood Road (a.k.a. the Dunwood School Property) as required by section 745-21(E)(3) of the Fox Point Village Code to determine if the size, quality and architectural design of the buildings within the project will be compatible with the general character of the Village and specifically to the surrounding neighborhood.

Del Wilson, acting chairman, asked the Village Attorney, Eric Larson, to go over what the Building Board is being charged or tasked to do today.

Attorney Larson said that this isn't the Board's ordinary role, and the Board hasn't had to do this very often in the past, but the Village code requires the Building Board to review the petitioner's planned development proposal and make a recommendation to the Plan Commission as to whether or not the size, quality and architectural design of the buildings within the project will be compatible with the general character of the Village and specifically to the surrounding neighborhood. Attorney Larson said that this is required by section 745-21(E)(3) of the Fox Point Village Code.

Chairman Wilson said that he would like the meeting to follow the procedure that Mr. Larson wrote about in his letter to the Board dated March 16, 2017. Mr. Wilson asked Attorney Larson to go over the meeting procedures at this time.

Attorney Larson said that he would recommend the following operating procedures: 1) the petitioner start by making his presentation to the Building Board; 2) the Building Board asking the petitioner any questions they may have with regard to this request; 3) those in attendance (public) may come forward and speak directly into the microphone with any questions/comments they may have with regard to request; 4) all comments from those in attendance must be directed to the chairman; 5) no one be allowed to speak a second time until everyone who wishes to speak has had an opportunity to do, and such additional comments are limited to a time limit of one minute.

Chairman Wilson asked the petitioner to make his presentation at this time.

Ian Martin, Vice President of the Mandel Group, Inc., addressed the Building Board at this time. Mr. Martin said that they have been working on this project for about a year and he feels that the proposed development is compatible with the general character of the Village and of the surrounding neighborhood. Mr. Martin said that they had several small group meetings with the neighbors and they were sensitive to their concerns when they came up with their design. Mr. Martin said that the 3-story buildings are located towards the back (south) end of the site and the 2-story buildings are located on the north end of the site which is closest to Dunwood Road. Mr. Martin said that there will be a large open area or green space on the north side of the site that will be open to the public and it will be provided with walking trails. Mr. Martin said that most of the parking will be underground but there will be a small amount of above ground parking for visitors.

Jim Shields, HGA Architects, addressed the Building Board at this time. Mr. Shields said that the shape of the site is not rectangular and the proposed development fits the shape of this unusually shaped site. Mr. Shields said that the buildings will be setback 100 feet from Dunwood Road. Mr. Shields said that the buildings will comply with the Village's 35'00 height requirement and they are of an embedded cottage or house type design that reduces or breaks down the scale of the project. Mr. Shields said that the condensing units will be placed up on the roof which will make them less visible from beyond the property lines. Mr. Shields presented sample materials that are representative of the quality of the materials under consideration for this project. Mr. Shields described the architectural design, and choices made in the design, to suit the circumstances of the lot and the neighborhood.

Jack Bryson, 7272 N. Bridge Lane, said that he was amazed that the Village would even consider a request like this and he objects to the meeting being held at 7:45 A.M.

Judy Shirley, 8235 N. Mohawk Road, said that the applicant said the setback from Dunwood Road was 75'00" at the Plan Commission meeting and now they are proposing a 100'00." She asked which setback is correct. Also, she said that she would like to know how large the club house will be and where the garbage and recycling containers will be located.

Sheldon Cohen, 200 W. Dunwood Road, said that he would like to know if the developer is planning on installing a road or driveway on the north side of the property that will connect this development to

Dunwood Road. Also, Mr. Cohen asked if there will be any berms installed along the north side of the site as was promised at a previous meeting.

Robert Beck, 7871 N. Mohawk Road, said that he would like to see a street level prospective of this development so that he has a better understanding of how it will look from his property.

Michele Rifkin, 7821 N. Mohawk Road, make the following comments: 1) she would like to know if elevators will be provided in the buildings; 2) she would like to know if the buildings are pet friendly; 3) she is not in favor of 3-story apartment buildings; 4) she would like to know if the buildings are ADA accessible; 5) she feels that the club house building is too long; 6) she said that the white stone is too bright and darker colored stone should be provided; 7) she stated that more green space is needed on the north side of the development; 8) she feels that the buildings should be moved farther south; 9) she would like more evergreen trees on the north side of the site; and 10) she is in favor of the underground parking.

Ian Martin made the following comments at this time: 1) the setback from the property line of Dunwood Road will be 100'00" for this development; 2) the club house will be between 3,500 and 4,000 sq/ft in size; 3) there will be no road or access driveway that connects this development to Dunwood Road; 4) elevators will be provided as required by code; 5) pets will be allowed in the buildings with restrictions; 6) the buildings will be ADA accessible; 7) the garbage and recycling containers will be housed within the buildings except on pick-up days, and 8) the project will comply with the Village's lighting ordinance.

Attorney Larson said that if there are no more questions or comments from the public, then the public comment portion of the meeting is closed, and the Board can now begin their deliberations.

Bill Feldman said that he would like to make a motion to approve this project by finding that the size, quality and architectural design of all buildings within the project will be compatible with the general character of the Village and specifically the surrounding neighborhood, in the form presented with the Village Attorney's letter of March 16, 2017. The motion was seconded by Justin Racinowski. Mr. Feldman stated that, in his opinion, the standards of the ordinance had been met or exceeded. Mr. Wilson and Mr. Racinowski agreed.

Chairman Wilson asked the Village Attorney if the motion can be amended to include a provision that requires the applicant to comply with the representations the developer made at the hearing and all of the provisions contained in their letter to the Board dated March 21, 2017.

Attorney Larsen said that the motion may be amended to include this provision.

Bill Feldman said that he agreed to amend his motion to approve this project in the form proposed by the Village Attorney in his letter of March 16, 2017, by selecting the "will be" option in the form, finding that the size, quality and architectural design of all buildings within this project will be compatible with the general character of the Village and specifically the surrounding neighborhood, provided that the

applicant comply with the representations the developer made at the hearing and all of the provisions that are indicated in their letter to the Building Board dated March 21, 2017.

With Building Board members Del Wilson, Bill Feldman and Justin Racinowski voting aye, and none of the Building Board members voting nay, the motion, as amended, carried.

Adjourn.

On a motion of Del Wilson, seconded by Bill Feldman, and unanimously carried, the Building Board adjourned at 9:02 A.M.

Respectfully Submitted,

Scott Miller
Building Inspector
Village of Fox Point

Petition Submittal to the Village Board

Ian B. Martin
Vice President | Development
Mandel Group, Inc.
301 E. Erie St.
Milwaukee, WI 53202

March 10, 2017

Village Board Trustees
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Trustees of the Fox Point Village Board:

Mandel Group, Inc. ("Mandel") is pleased to present our petition for the redevelopment of the Dunwood School located at 217 West Dunwood Road, Fox Point, Wisconsin. Our redevelopment represents a dynamic master-planned, residential redevelopment. While the following pages offer additional detail, we wanted to provide some quick highlights on the project and our development team.

Mandel Group is metro Milwaukee's premier development firm. Since our inception in 1991, we have closed over $1 billion in real estate transactions, including multifamily and commercial developments. We recently completed Beaumont Place, our Whitefish Bay apartment development which was awarded Deal of the Year by the Milwaukee Business Journal. The quality of our work has been nationally recognized, including the Urban Land Institute's Award for Excellence. Our deep well of experience is bolstered by the best architects and consultants in the market, including Mr. James Shields of HGA. Shields was responsible for Beaumont Place and the recent addition to the Milwaukee Art Museum.

Our concept plan includes a complementary mix of residential uses. Luxury apartments are paired with a best-in-class senior living facility. A demonstrated demographic shift in Baby Boomer lifestyle preferences, including a desire for more flexibility, less maintenance, and the ability to remain in their local communities has occurred at other Mandel apartment properties in the Northshore and we anticipate the same to occur here. At the same time, the population of the Village is aging and senior housing is needed to accommodate this older demographic. Dunwood Crossing folds real estate responses to these trends into a cohesive development where the whole is truly greater than the individual parts.

Our redevelopment of the Dunwood School has been a thoughtful process involving input from a number of important stakeholders. We hosted two neighborhood meetings, with over 100 attendees and numerous one-on-one and small group meetings with neighbors, to present and

discuss our development. As you will see, our concept plan evolved as we respected and integrated ideas from the neighborhood.

I personally have over 15 years of experience in commercial real estate development, subsequent to 3 years in Real Estate law practice. Barry Mandel, President and CEO, and Robert Monnat, COO, of Mandel Group will be co-principals in the development of Dunwood Crossing and are intimately involved in formulating our development plans and marshalling resources for implementation of this proposal.

We welcome the opportunity to answer any questions you have regarding our company and/or Dunwood Crossing. I would like to thank you in advance for your consideration.

Sincerely,

Ian B. Martin
Vice President | Development

Ian B. Martin
Vice President | Development
Mandel Group, Inc.
301 E. Erie St.
Milwaukee, WI 53202

March 10, 2017

Village Board Trustees
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Trustees of the Fox Point Village Board:

Mandel Group, Inc. ("Mandel") is pleased to present our zoning application for the redevelopment of the Dunwood School located at 217 West Dunwood Road, Fox Point, Wisconsin. The Dunwood School property is currently zoned F-Institutional, pursuant to Section 745 of the Village Code. As detailed in the corresponding submittal package, Mandel proposes to place a PDO Planned Development Overlay District on a portion of the property allowing the development of 105 luxury apartments, clubhouse and associated amenities, including a public park and community room.

We welcome the opportunity to answer any questions you have regarding our zoning application and/or Dunwood Crossing. I would like to thank you in advance for your consideration.

Sincerely,

Ian B. Martin
Vice President | Development

DUNWOOD CROSSING

A Mixed-Use Residential Master Planned Development
By the Mandel Group, Inc.

Petition to the Village Board
Village of Fox Point

March 10, 2017

PROJECT HIGHLIGHTS

Award-Winning Developer & Operator

- Mandel is the leading luxury multifamily and mixed-use developer in Milwaukee
- Responsible for over $1 billion in real estate transactions since inception; including award-winning projects in Brookfield, Elm Grove, Shorewood and Whitefish Bay
- Executive team with a combined 200+ years real estate experience providing long-term stability to operations

Exceptional Design Concept

- Market-driven complimentary uses: luxury apartments and senior housing creating luxury "mature in place" housing
- Site plan designed to be responsive to adjoining properties and Village planning goals
- Neighborhood park and walking trails and community center available for civic organizations
- Extensive landscaping, green space and reduced building height neighboring single-family homes
- Vehicular access limited to Port Washington Road only; no access on Dunwood Road
- "Four-sided architecture" comprised of consistent high-quality materials on all building facades
- Site plan a product of significant neighbor outreach and input

Village Benefits

- At stabilization, project produces estimated annual tax receipts of $650,000
- Provides much needed funds for necessary capital improvements at Stormonth School and other educational purposes
- Provide attractive housing for empty nesters allowing them to sell their homes to new home buyers
- Implements one of the Village's long-term stormwater management projects; Mandel-funded
- Mandel will pay for construction and ongoing maintenance of all infrastructure, including utilities and roadways

THE DEVELOPMENT TEAM

Developer: Mandel Group, Inc.
Ian B. Martin, Vice President | Project Principal
Barry Mandel, CEO
Robert Monnat, Chief Operation Officer

Architect: HGA Hammel Green & Abrahamson
James Shields, Project Architect

Site Engineering: Pinnacle Engineering
Aaron Koch, Principal | Project Engineer

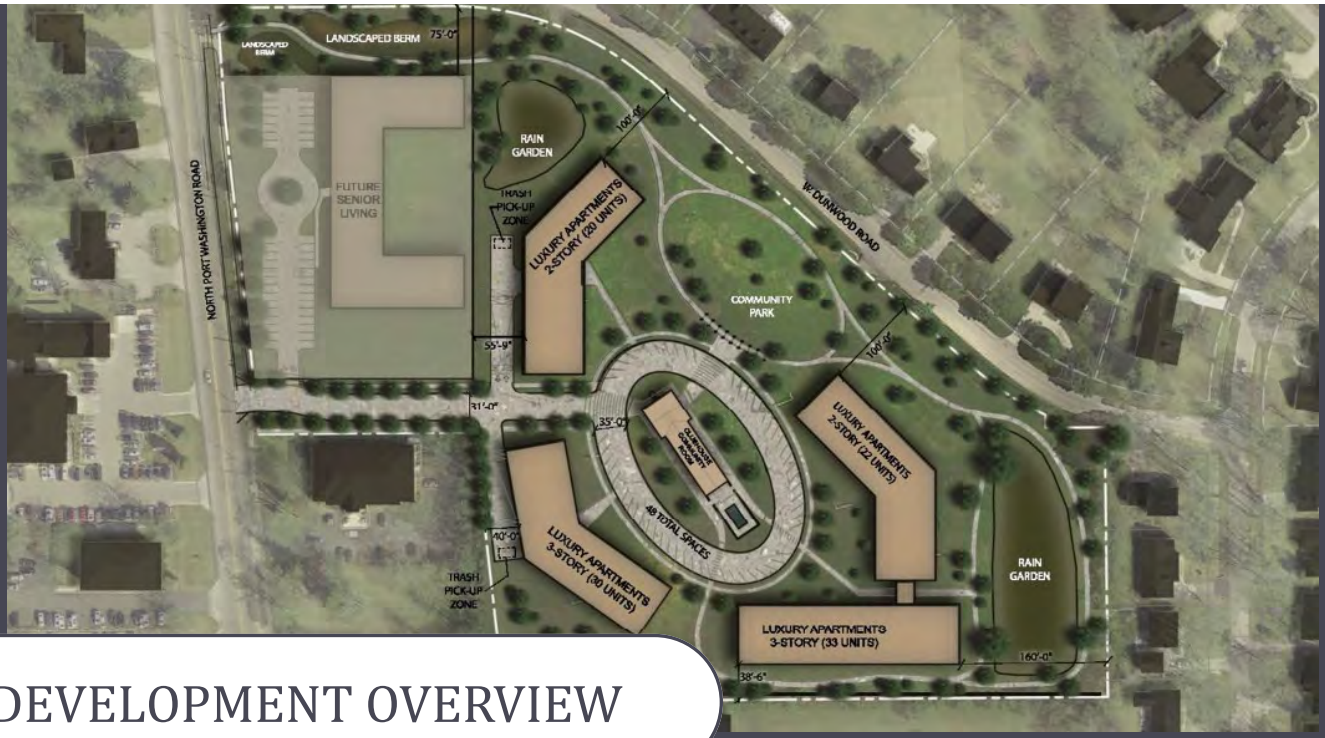
Traffic Engineering: Ayres Associates Inc.
Ken Voigt, Principal | Traffic Analysis and Design

Landscape Architecture: David J Frank
Jeffrey Miller, Landscape Architect/ Project Manager

PROJECT VISION

Dunwood Crossing is a carefully considered real estate response to demographic changes that reflect on housing preferences and strong, demonstrated demand for alternative luxury housing choices in Milwaukee's Northshore. Luxury apartments will be developed alongside a Private Pay senior living facility. The redevelopment accommodates Baby Boomers who are trading single-family homeownership for the flexible, maintenance free lifestyle of apartment living and wish to remain in their local communities. Other luxury Mandel properties in the Northshore successfully capture the growing rental preference amongst this demographic. Based on population statistics in the market area, we foresee strong and growing demand. At the same time, the population of the Village is growing older; the 65 and older population within the Village is projected to grow 14% over the next 5 years. There is increasing demand for assisted living residences characterized by highly personalized care and underpinned with interactive social activities.

Thoughtful consideration was taken in the architectural and site design in order match the residential feel of the surrounding neighborhood. The development invokes a residential feel with attractive building massing and architectural design, drawing on colors and materials found on single-family homes in the area. The redevelopment concept locates the vast majority of parking underground and is surrounded by extensive green space and native landscaping with berming and dense screening plant and tree materials where appropriate.



DEVELOPMENT OVERVIEW

Multifamily

Dunwood Crossing includes a total of 105 market-rate luxury apartment homes contained in four buildings. 100% of residents' parking needs are met with underground parking. The two buildings closest to Dunwood Road are set a minimum of 100 feet from the street edge and will be 2-stories, while the buildings at the south end of the site will be 3-stories. Rental ranges for the development will range from $1,550 for a one bedroom unit to $3,200 for a three bedroom unit.

Senior Living

The senior living component consist of approximately 80 beds within assisted living and memory care facilities. We located the senior care on the North Port Washington Road corridor. The low-intensity nature of senior care makes it an outstanding transitional use from the mixed commercial uses along Port Washington Road to the residential uses to the east. The area surrounding the facility will receive a natural landscaping treatment with berms and opaque landscaping along the northern boundary to shield the senior facility from single-family homes on Dunwood Road. It should be noted, the senior living will be developed at a future date. The use is permitted by the current zoning and as such Mandel is not proposing any zoning modification related to the senior housing use. The senior living discussion included herein is for the intended purpose of providing the overall context of the redevelopment.

Clubhouse & Community Room

The clubhouse is located in proximity to the park includes a roughly 800 square foot community room available for local civic groups. The addition of a community room was direct input that came through at our neighborhood meetings. We understand this was an important feature for local community groups and feel it is a valuable way to welcome the community into our development. In addition to housing our full time on-site property staff, the clubhouse will also feature high-demand lifestyle amenities including a fitness center, kitchen, outdoor patios, grilling centers and other amenities.

Community Park & Walking Trails

The site plan creates a substantial landscaped buffer between the Dunwood Road residential neighborhood and the apartments, while at the same time the expansive green space transforms the area along Dunwood Road into a community park. Walking trails surround the development and include furnishings like benches and dog clean-up stations. The installation and maintenance of all site areas and green space elements will be paid for by Mandel.

ARCHITECTURAL INSPIRATION

Mandel's portfolio showcases our focus on high quality exterior and interior design. Our buildings are designed by the best architects in the industry and feature an attractive mix of sustainable materials and masonry. The focus on quality continues on the interior of our units. Granite countertops, stainless steel appliances, tall ceilings, large windows and energy efficient mechanical systems are just some of the features of a Mandel home.

Dunwood Crossing was inspired by the architectural style of English arts and crafts. We believe that working with an identified architectural style not only offers a cohesive, high-quality design across multiple buildings, but can also create the sense of community.

The design goal of Dunwood Crossing was to encourage a residential quality that complements the neighborhood. The 3-story structures are located on the south side of the property. The buildings located closest to Dunwood were reduced to two-stories with pitched roofs to contribute to the residential character of the redevelopment. Additionally, the buildings were carefully designed to incorporate "embedded cottages", where defined sections of the façade are distinguished by stone masonry to create the feel of smaller, characterful homes within the larger building. The exterior features cottage shingles and pitched roofs; an attractive palette of limestone and clapboard siding; floor-to-ceiling windows; and wrought-iron like balustrades.

CLUBHOUSE & LANDSCAPE DESIGN

The English theme is carried throughout the balance of the site, including the clubhouse, park, and senior housing to provide a cohesive architectural character. The clubhouse features the same limestone, clapboard siding and roof color as the apartment buildings, but offers a unique arrangement of the materials. The clubhouse and associated amenities create the overall sense of community for our residents. Common area spaces like the fitness center, clubroom, outdoor patio and especially the mailboxes and coffee stations create opportunities for residents to meet and intermingle. Internal focus group studies have identified these spaces that offer resident interaction to be one of the most important features of a Mandel home. The English theme also permeates the perimeter landscaping which may include traditional English hedging, natural gardens and fencing.

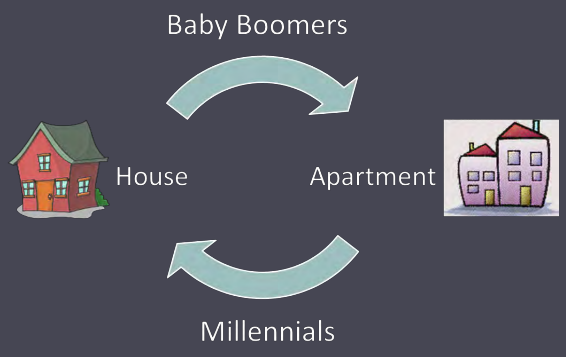
THE NEED FOR LUXURY APARTMENTS

Demographic Trends

The Baby Boomer demographic is looking for options to downsize into maintenance-free residences, but remain within the communities they are rooted. Luxury apartments offer the flexible living that this demographic desires. An analysis of US Census data confirms that Milwaukee's Northshore area, in addition to Fox Point, houses a significant population of Baby Boomers. Over 8,700 of those aged 55 and older match our target renter profile based on income. By 2021 there will be 10,510 people within our target demographic. 44% of those Boomers will chose to rent, which means over 4,600 Boomers will be looking for apartment homes. With a very limited supply of new luxury apartments and an average age of existing inventory at nearly 30 years old, new, luxury supply is needed to meet this growing demand.

Consistent with national regional demographics, over 55% of the population of Fox Point is 55 and older and this demographic projected to grow 5% over the next 5 years. Additionally, nearly 70% of the households in Fox Point are without school aged children.

Luxury apartment homes must be understood in the context of their relationship with single-family homes. We know Millennials are delaying major life events, including marriage and home ownership, longer than their parents. However, most millennials still aspire to homeownership. 92% of renters aged 18-39 expect to buy homes eventually. Successful communities must offer an appealing rental option to attract these future homeowners. Moreover, communities must offer maintenance-free, luxury apartments for Baby Boomers to downsize out of single-family houses making those homes available for younger families. Thus, apartments provide housing for a pool of future home buyers and a destination for Boomers.



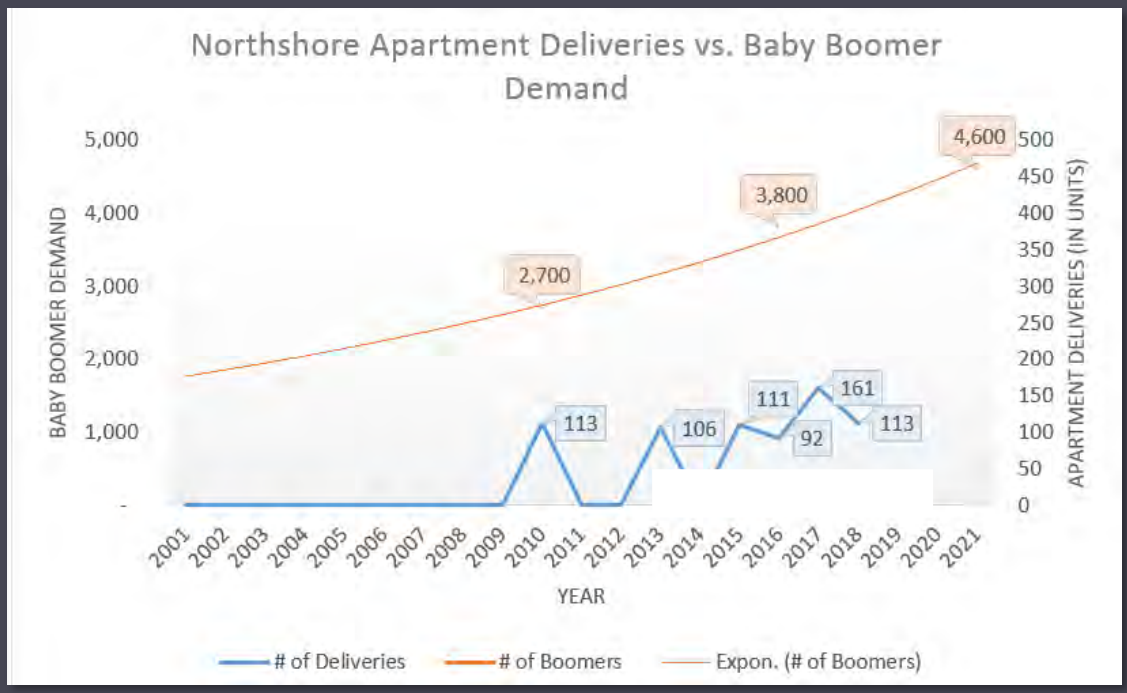
Baby Boomers are responsible for double the share of renter growth from 2004-2014 than millennials

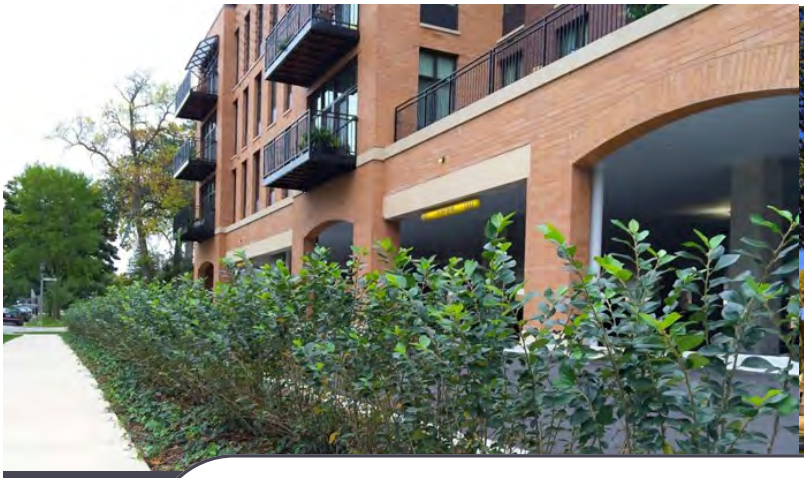
THE NEED FOR LUXURY APARTMENTS [CONT.]

Northshore & Fox Point Fundamentals

The Northshore apartment fundamentals are strong. The market has maintained over 95% occupancy, and there has been no meaningful increase in the number of units. In fact, CoStar, the leading apartment analytics firm, has tracked only 442 units delivered to the Northshore since 2001. With demand from the Baby Boomer demographic estimated to be nearly 4,600 units of demand by 2021, more supply is needed to meet this growing demand.

A closer examination of the Fox Point market area inventory reveals that the average age of existing apartment communities is 30 years old. Two apartment communities currently exist in Fox Point, the Porticos at Fox Croft . The current vacancy rate at both communities is 2.2% and 8.6% respectively. At these vacancy rates, 25 apartment units are available for rent. Based on an analysis of Baby Boomer demographics in Fox Point, there are currently 125 units of demand today. That number will increase to roughly 160 units of demand 2021. An analysis of Fox Point demand for apartment is a limited representation of the demand we expect to see at Dunwood Crossing. For instance, our Beaumont Place apartment development in Whitefish Bay attracted residents from beyond the immediate community including Mequon, Cedarburg, and Shorewood.

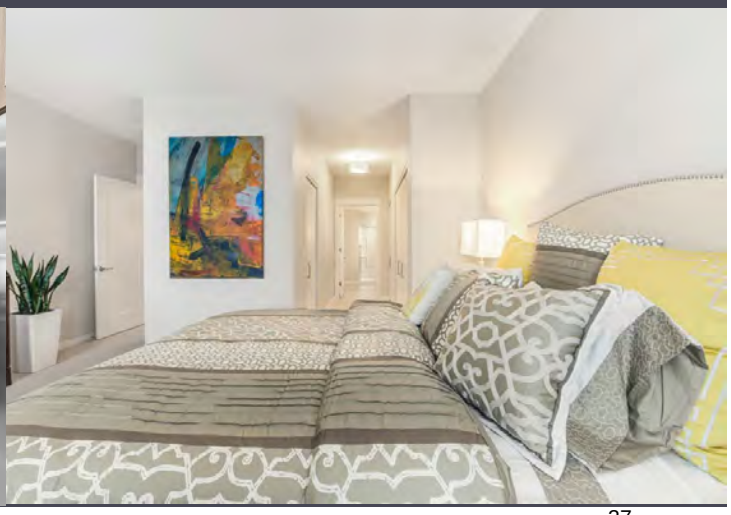




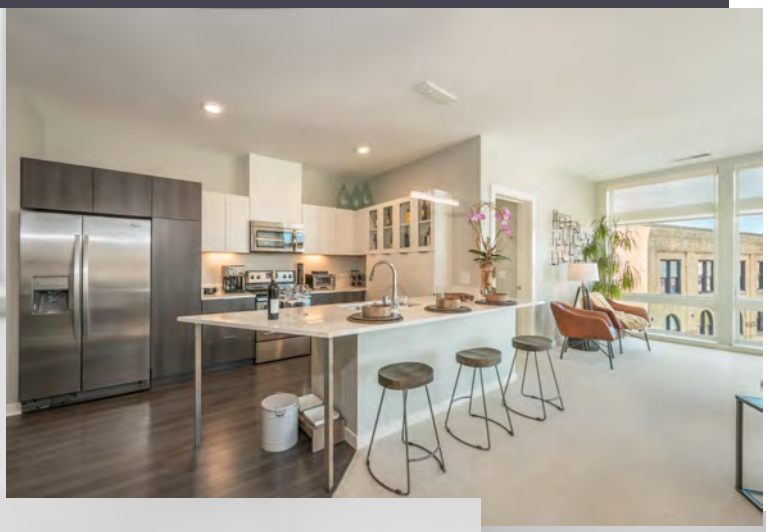
BEAUMONT PLACE CASE STUDY

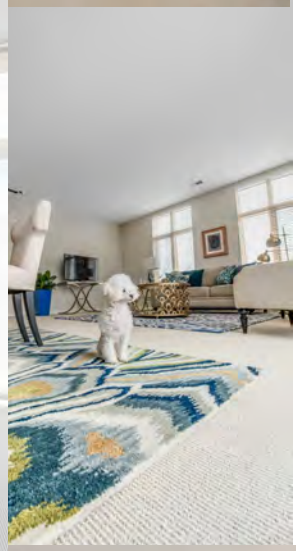
Mandel recently saw the foregoing demographic trends converge at our award-winning Beaumont Place apartments. Beaumont Place is an 83 unit luxury apartment development that opened in 2014 in Whitefish Bay. The demographics of the property confirms that Baby Boomers are indeed in search of quality, spacious and luxurious apartment living. Nearly all residents at Beaumont Place downsized from houses in Milwaukee's Northshore, including several from Fox Point. The average age of the residents is 60, while the average household income is $190,000. The project has remained 100% occupied since its opening, with only a 0.2% vacancy in all of 2016, and currently has a waitlist for those wanting to live at the property. It should be noted, many of our Beaumont Place residents expressed a desire to live in luxury apartments situated within a lower density residential neighborhood with access to plentiful green space. We designed Dunwood Crossing with this feedback in mind.

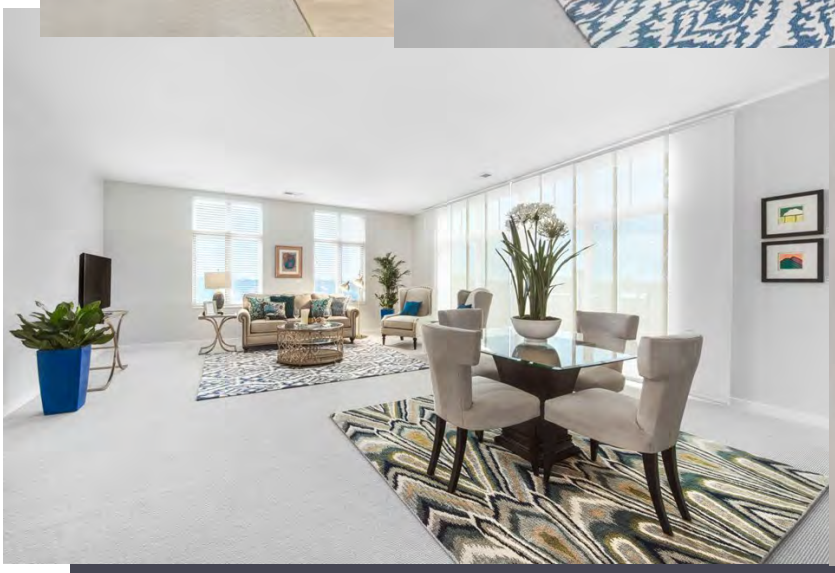
Similar to Beaumont Place in Whitefish Bay, our goal is to capture the Baby Boomer demographic at Dunwood Crossing. Units are planned to be very spacious averaging over 1,300 square feet in size and over 70% of the units are two or three bedroom. Our floor plans offer open kitchen designs and expansive living spaces to create comfortable living quarters conducive to entertaining family and friends. Luxurious interiors feature granite countertops, designer cabinetry, and stainless steel appliances. The success of our approach is evidenced by the 100% lease-up of Beaumont Place prior to construction completion.

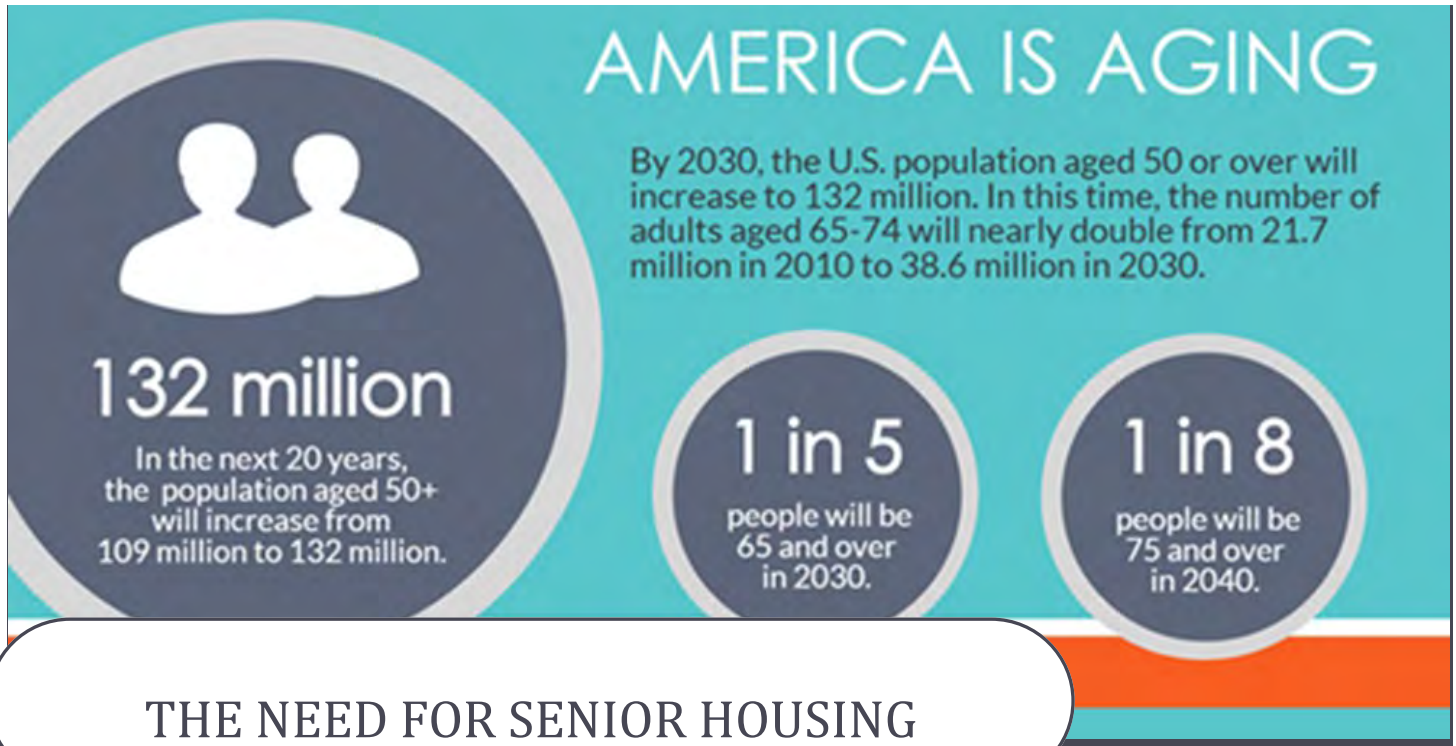


BEAUMONT PLACE CASE STUDY [CONT.]







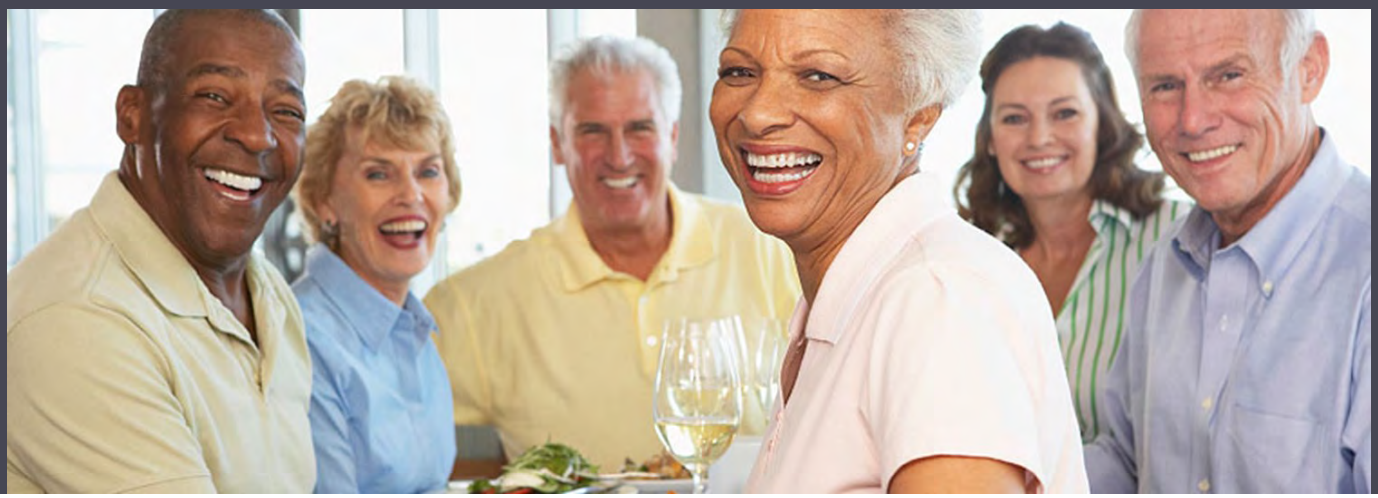


THE NEED FOR SENIOR HOUSING

On a national level, the 65 and over population will increase by more than 30 million people to reach 79 million people by 2035. The 80 and over population will double between 2015 and 2035 from 12 million to 24 million people. The sheer volume in growth of this older population has created an increasing need for new senior housing options.

On a more local level, the 75 and older population is anticipated to grow 10% over the next 5 years. Based on industry standards in the Midwest, we anticipate the demand for senior housing in the Fox Point Submarket to be approximately 250 units in 2016 and will increase nearly 11% over the next 5 years. When expanded to consider the demand in the Northshore Market Area, anticipated demand is roughly 580 units in 2016 and will grow 13% over the next 5 years.

This need has already been identified by the Village of Fox Point. As noted in the Comprehensive Plan, "As the population of the Village ages, several types of senior housing with varying levels of care for a range of incomes may need to be provided. " (Village of Fox Point Comprehensive Plan: 2035, Adopted February 23, 2010). The senior living component of our development will offer the necessary care and support for those who wish to remain in the community of Fox Point near friends and family. To note, the senior living development and operator will be taxable and not a tax exempt property.



RESPONSIVE TO NEIGHBOR COMMENTS

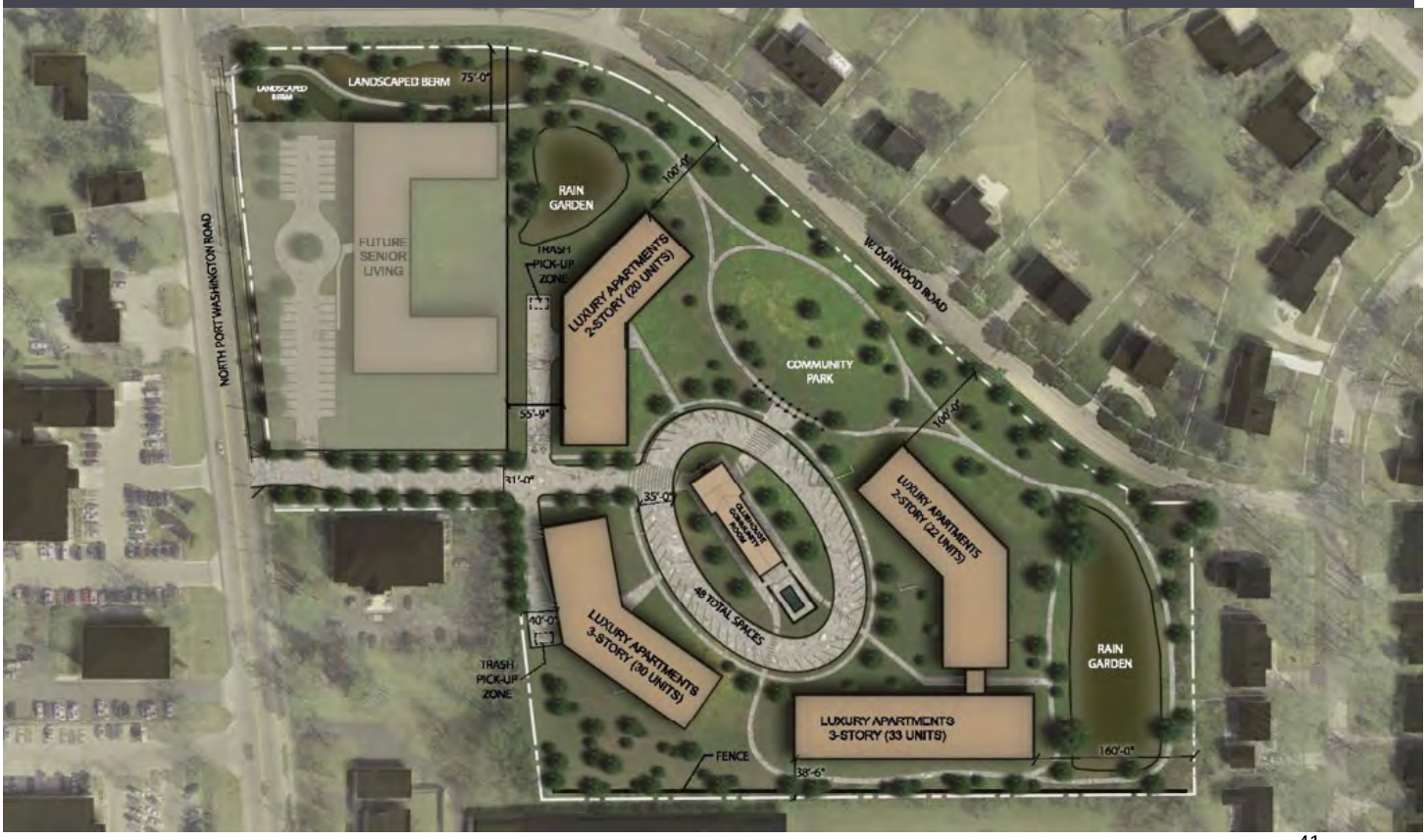
At Mandel Group, we are proud that our developments enhance the surrounding neighborhood and municipalities. To make that happen, we solicit feedback from neighbors and other important stakeholders, and to the extent possible, we integrate that feedback into our project design. Our experience is that this process produces a better overall development. Dunwood Crossing is no exception.

The original concept plan for Dunwood Crossing included a mix of residential and commercial uses. The redevelopment was comprised of: (a) 120 luxury apartment units contained in two 3-story structures, (b) 10 townhome units facing Dunwood Road, (c) an 80 resident senior living facility, and (d) a 30,000 square foot organic grocery store. Based on the feedback from the initial large group meeting, we presented a second concept plan to the neighborhood. The following list summarizes the feedback we received in those meetings and the efforts we made to incorporate such feedback into our plan.

Eliminated All Retail—Some neighbors expressed a concern about retail uses on the property. The concern extended to all retail uses of any type or size. Accordingly, we eliminated all retail uses from the concept plan.

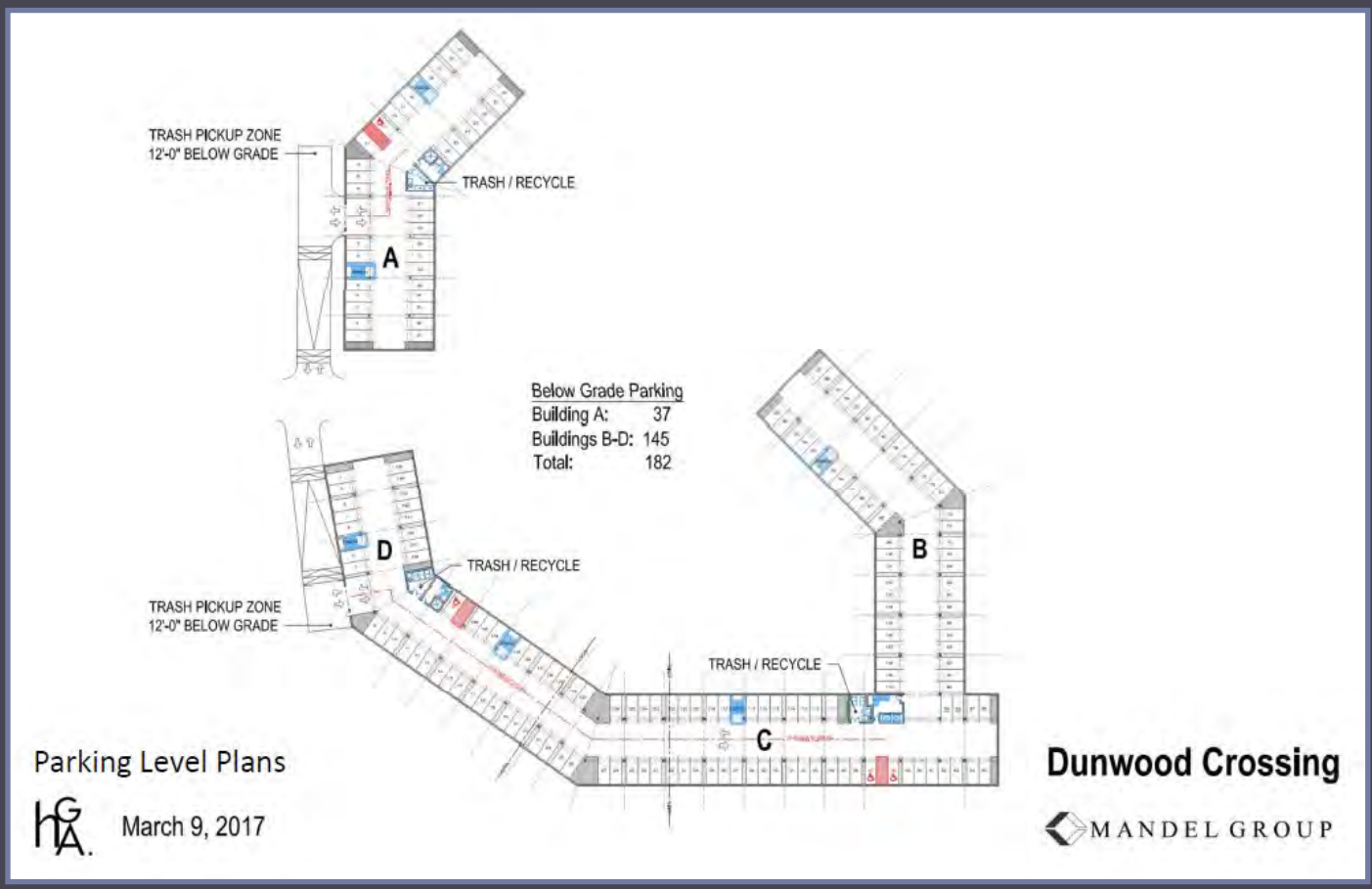
Reduce the Number of Luxury Apartments—Some neighbors expressed a concern about the number of luxury apartments. Accordingly, we eliminated the 10 townhomes and reduced the number apartment units to 105. Overall, we eliminated 25 units from the plan.

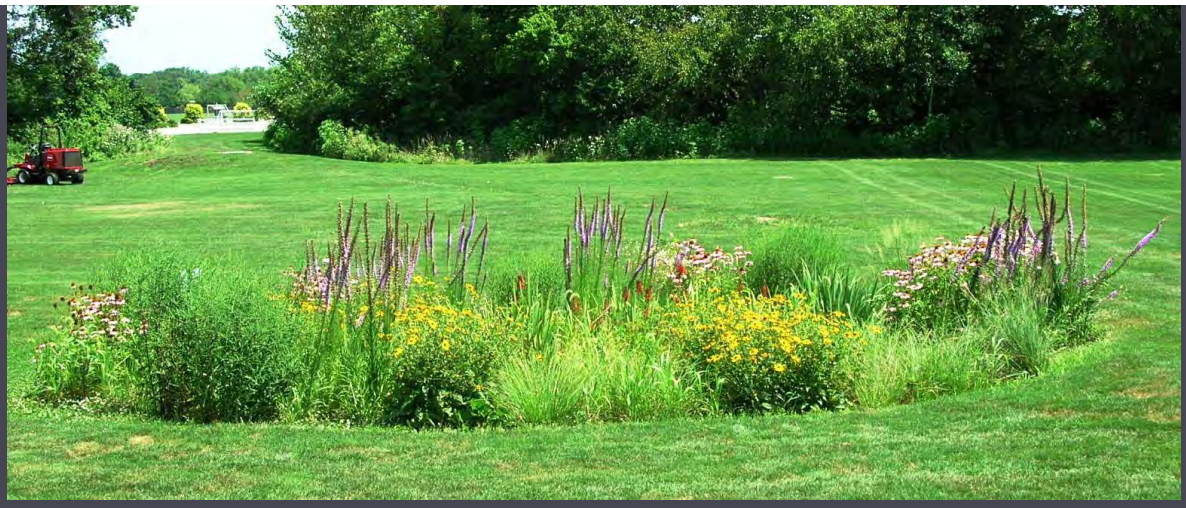
Reduce the Number of Senior Living Units—After eliminating retail from the concept plan, we presented a larger senior living facility that housed approximately 120 residents. Some neighbors asked us to consider reducing the size of the senior living facility. The current concept plan reduces the potential size of the facility roughly 80 units.



Eliminate Access on Dunwood Road—Some neighbors asked us to remove any and all access from the redevelopment onto Dunwood Road to eliminate traffic impacts. The current concept plan provides a single point of access on Port Washington Road and eliminates all access to Dunwood Road. We created an internal oval drive that allows fire apparatus and emergency vehicles to move through the site without the use of Dunwood Road.

Trash Dumpsters—Some neighbors expressed a concern about the location and screening of trash dumpsters. In response, we created space in the underground parking to accommodate the dumpsters. Additionally, we oversized the entrance ramp into the underground parking to hold the dumpsters during the weekly pickup. The elevation of the bottom of the parking ramp will be approximately 12 feet below the adjoining grade so the dumpsters will never be visible to surrounding single family homes.

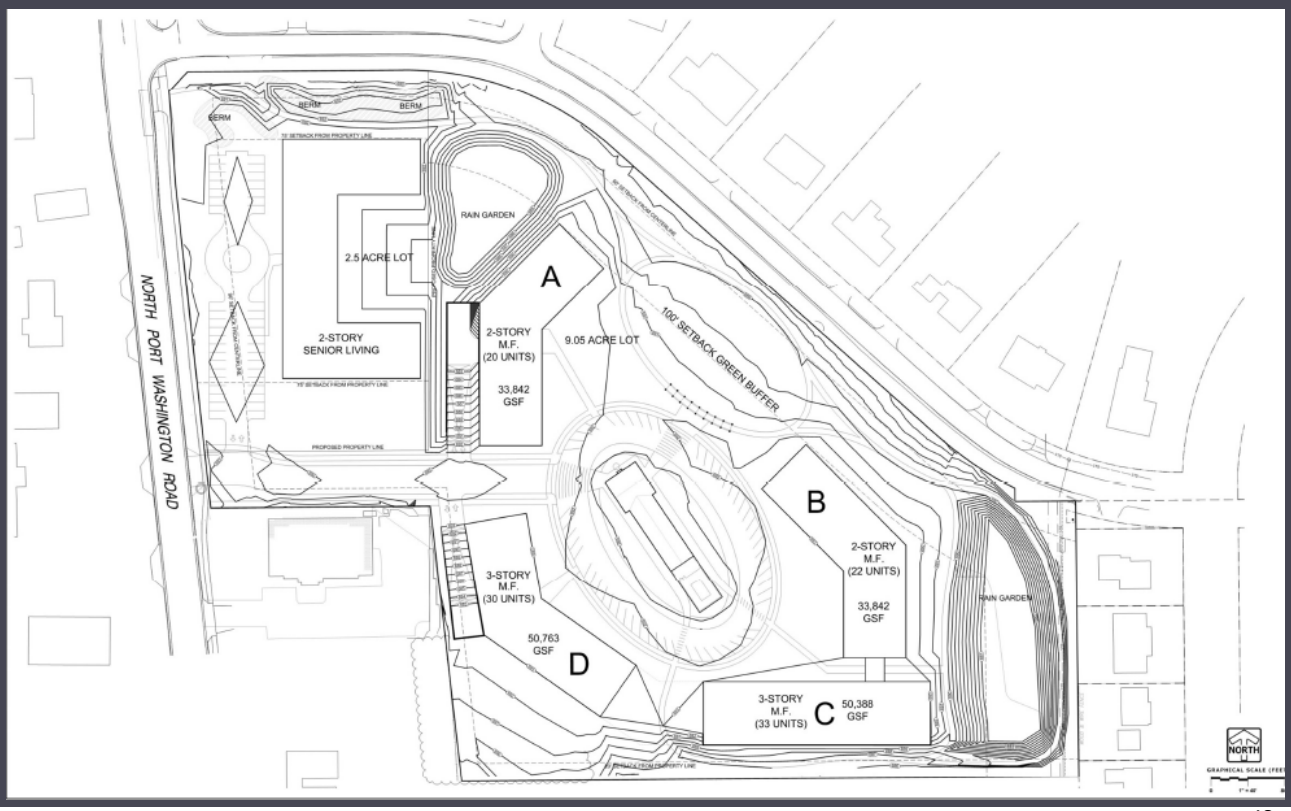


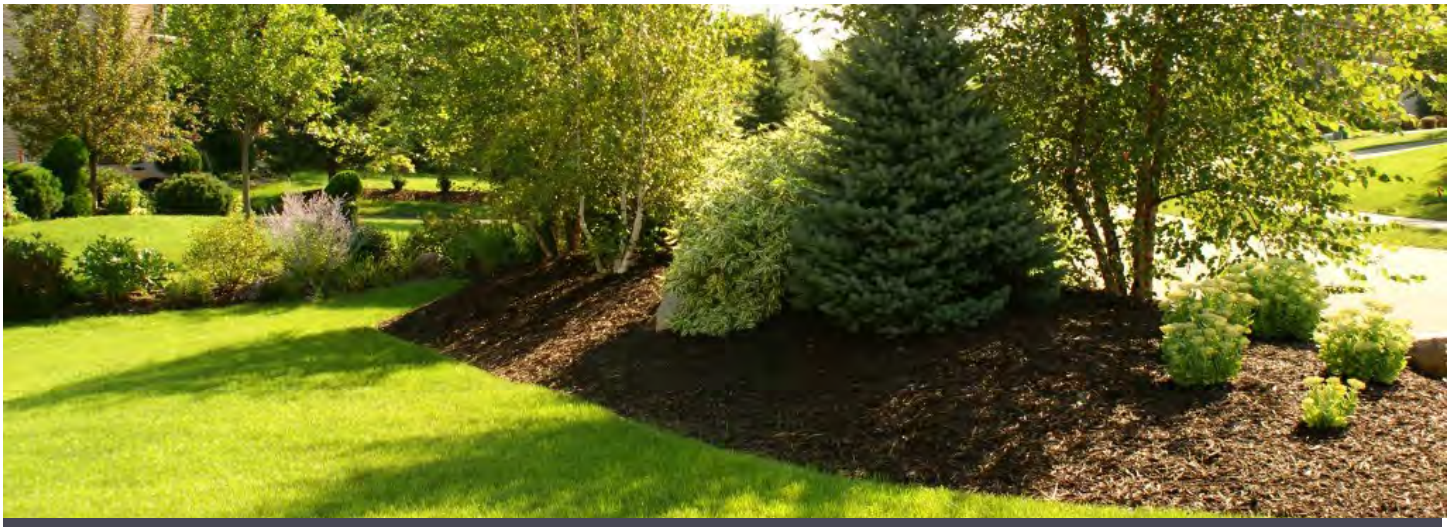


Environmental Landscape Design Features—Neighbors provided a wide range of feedback regarding the environmental and landscape design of the redevelopment.

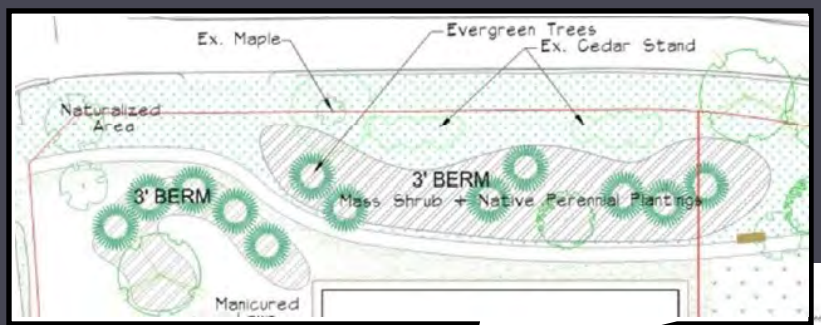
Stormwater—Some neighbors expressed a concern about stormwater runoff. We also learned from the Village Public Works staff that the Village commissioned a Village-wide stormwater study in the mid-1990s. That study made 5 recommendations for stormwater infrastructure improvements. To date, only 1 of those 5 recommendations have been implemented. The study recommended that the Dunwood School and St. Eugene's incorporate detain stormwater beyond the capacity required for only our redevelopment. Our current concept plan contemplates a series of rain gardens/bioretention areas that contain adequate capacity for our redevelopment and an additional 2.33 acre feet as recommended in the prior Village study. This concept should reduce existing stormwater runoff impacts in the neighborhood.

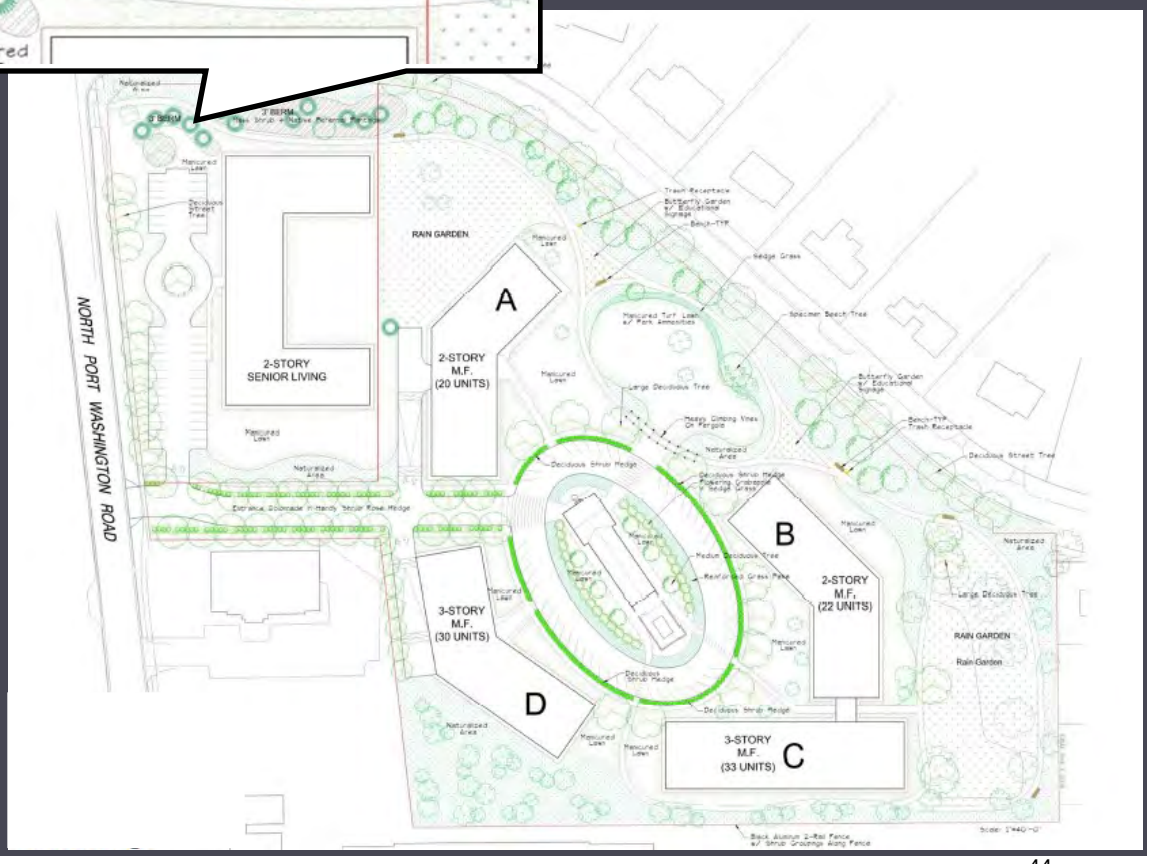
Our original concept plan contemplated a wet pond to hold stormwater. Some neighbors were concerned that a wet pond might attract mosquitos. Other neighbors thought a wet pond might create a dangerous condition for children. Although the wet pond was the most cost effective method to address stormwater, we revised our concept plan for landscaped rain gardens which should satisfy safety concerns and mitigate the risk of mosquitos.





Berming—A couple of neighbors asked us to install landscaped berms along Dunwood Road to shield their homes from views of a future senior living facility. The current landscape plan incorporates berming along Dunwood Road. We also plan on supplementing the top of the berms with dense landscaping to further obscure views into the future senior living.





Entrance Colonnade Trees -
'Accolade' Elm with 'Belle Poitevine' Shrub Roses

Large Deciduous Trees Surrounding Oval Drive -
'Exclamation' London Planetree

Flowering Crabapple in Interior of Oval Drive -
'Royal Raindrops' Crabapple Tree

Ornamental Grass Transition Between Manicured Turf
in Public Park - Carex Pennsylvanica

'No-Mow' Fescue

Little Bluestem

Liriope

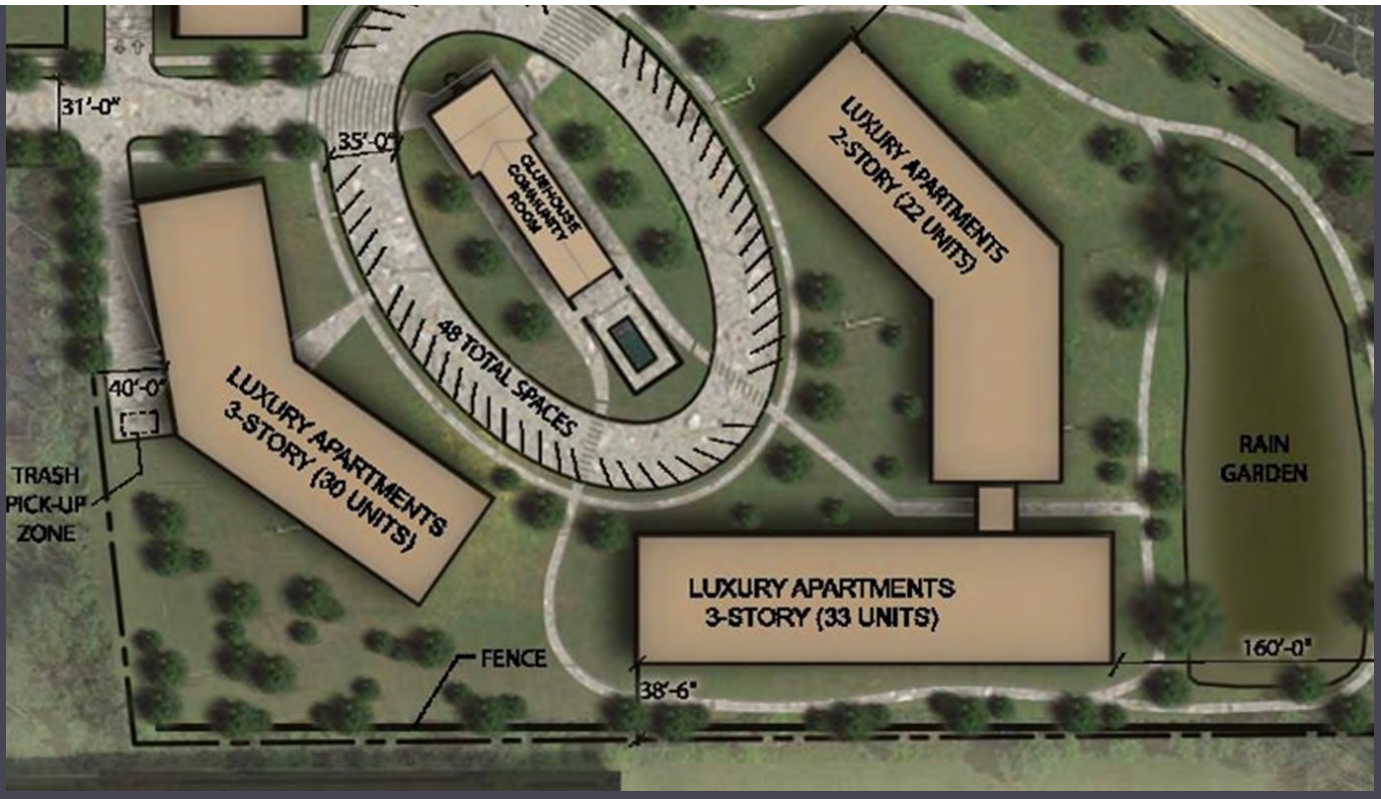
Natural Area - 'No-Mow' Fescue/Liriope/Little Bluestem

Dunwood Crossing

Landscape Plant Details

Landscape Material—Some neighbors asked us to consider additional landscaping material. Other neighbors asked us to make sure the landscape material was native to the area and conducive to wildlife. To that end, we increased the amount of landscaping throughout the redevelopment area and selected only native material to ensure establishment and durability. Finally, we created 2 butterfly gardens near Dunwood Road that will be planted with native materials, like milkweeds, that attract butterflies and further enhance the appearance of the open space.

Preserve Mature Trees—Several neighbors asked us to preserve the mature trees currently located on the property. We held a site walk with John Gall, the Village Arborist, to understand the health and species of the existing trees. Unfortunately, the majority of mature trees are ash trees that have been infected by the emerald ash borer and cannot be preserved. Accordingly, our landscape plan contemplates the installation of many new deciduous trees, like native elms, London planetrees, and crabapples. There are a couple of existing maple trees and ginkos that appear to be healthy. In addition to the new plantings, we intend to preserve those trees.

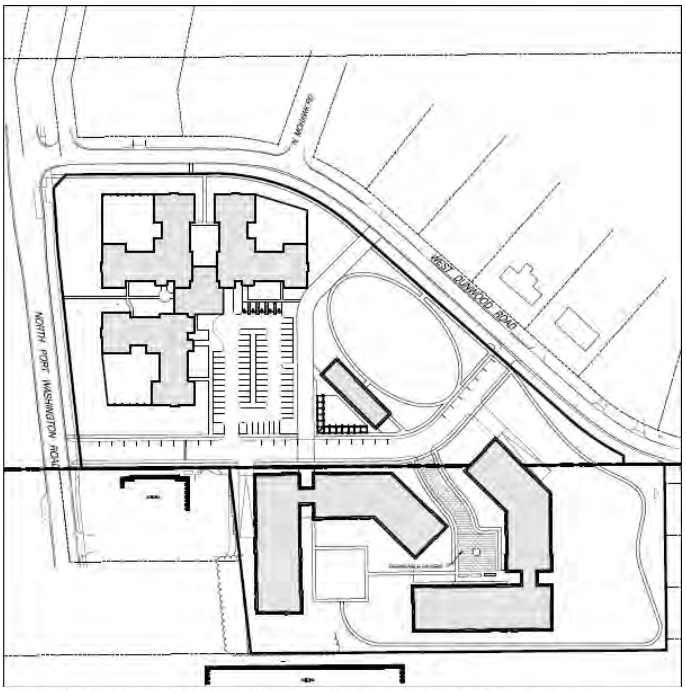


School Buffer and Fencing—The original concept plan located the rear of a 3-story building along the southern property line next to the St. Eugene's classrooms. Representatives from St. Eugene's asked that we create a larger buffer between our luxury apartments and the classrooms. St. Eugene's also asked that we install a fence along the shared property lines such that school children could not migrate onto the luxury apartment property. Accordingly, we redesigned our site plan to create a large buffer between the apartments and the classrooms. We also agreed to install a fence and associated landscaping along the shared property line.

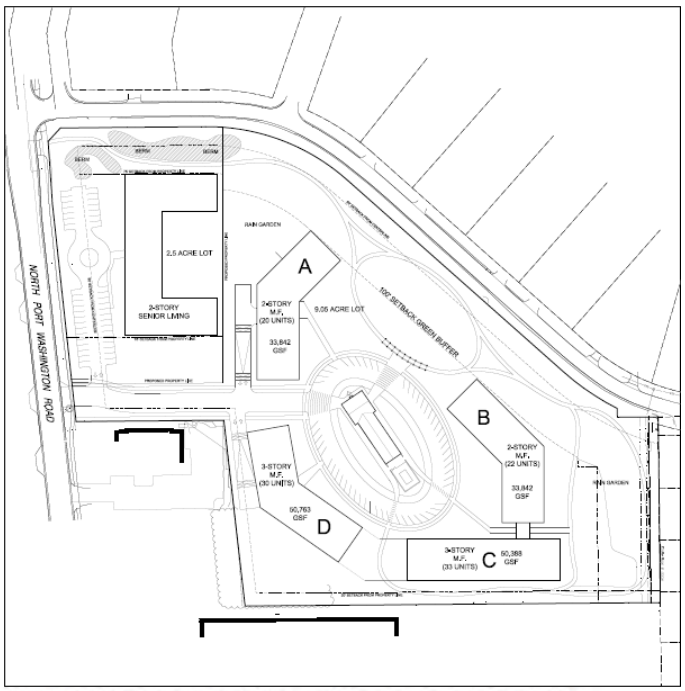
Reduce Building Massing and Height—Some neighbors asked us to reduce the massing and height of the luxury apartments. The original concept plan included two 3-story structures that measured 43 feet high, each containing 60 units. We reduced the massing by breaking the two original buildings into 4 smaller buildings, the largest of which contains only 33 units. We reduced the height of all the buildings. Two of the buildings are only 2-stories in height. We reduced the height of the three-story buildings by designing a flat roof structure with intermittent dormered gables. Those modifications allowed us to lower the height of the 3-story building below 35 feet. We further softened the massing of the buildings by situating the 2-story buildings closer to Dunwood Road.

Community Meeting Room—Several people indicated that there was a lack of meeting space in Fox Point to accommodate local nonprofit, civic organizations like the Fox Point Foundation and others. To address this need, we expanded our clubhouse facility to include a great room. We will make the great room available to local nonprofit, civic organizations. Mandel will pay for the construction and maintenance of the space and we will not charge the foregoing organizations for its use.

Enhanced Setbacks—Some of the neighbors asked us to consider a deeper setback from Dunwood Road than required by the underlying zoning code. The zoning code requires a building setback of 60 feet from the centerline of Dunwood Road, or 30 feet from the property line. Our current plan contemplates a building setback of 75 feet on the future senior living parcel, more than double the code requirement. The current plan provides an even greater setback on the luxury apartment parcel ranging from 100 feet to 160 feet. The current landscape plan shows an attractive mix of naturalized and manicured areas interspersed with new tree plantings.



DUNWOOD CROSSING - PREVIOUS SITE PLAN
- TOTAL SITE AREA: 503,523 SF (11.56 ac)
- BUILDING AREA: 109,250 SF (2.51 ac) - 22%
- PAVEMENT AREA: 88,607 SF (2.03 ac) - 18%
- GREEN SPACE: 305,666 SF (7.02 ac) - 60%



DUNWOOD CROSSING - CURRENT SITE PLAN
- TOTAL SITE AREA: 503,523 SF (11.56 ac)
- BUILDING AREA: 98,504 SF (2.26 ac) - 20%
- PAVEMENT AREA: 61,174 SF (1.40 ac) - 12%
- GREEN SPACE: 343,848 SF (7.89 ac) - 68%

Public Park—Some neighbors asked us to build a public park. By eliminating uses, reducing density and massing, and redesigning our plan we were able to create an attractive public park. The park includes interconnected walking trails with benches, dog stations and other site furnishings. There will be a manicured lawn area to accommodate neighborhood picnics and activities. Mandel will pay for the cost to construct and maintain the public park.

Green Space—There was a general request to increase the amount of green space on the redevelopment site. Our current concept plan increased the amount of green space on every meaningful metric. The original concept plan contemplated a building area of 3.6 acres. The current plan has a building area of only 2.26 acres. The original concept entailed a paved area of 3.95 acres. The current concept reduces the paved area to only 1.4 acres, less than half of the original plan. We increased the total amount of green space from 4.01 acres to 7.89 acres, nearly doubling the original amount.

The amount of green space on the redevelopment plan is 92% of the currently existing green space. More importantly, the green space on our redevelopment plan is significantly better than the current condition. The bulk of the green space on the redevelopment plan is located along Dunwood Road making for integrated into the neighborhood than the current condition. The redevelopment plan also improves the green space with walking trails, site furnishings and landscaping making it more attractive than the existing condition.

DEVELOPMENT CONTROLS & REGULATIONS

Development and on-going maintenance at Dunwood Crossing will be subject to multiple layers of control. First, Mandel will record against the entire property a restrictive covenant agreement (the "Restrictive Covenant"). The Restrictive Covenant will provide cross-access easements between the senior living parcel and the multifamily parcel. The Restrictive Covenant will give Mandel Group control over the architecture, site planning and landscaping on the senior living parcel. Such control is critical as the success of the luxury apartments requires that the design of the senior living parcel be subjected to the same exacting, best-in-class standards followed by Mandel Group. It should be noted that the Village will retain final approval rights over development of the senior living parcel pursuant to the terms of the Institutional zoning classification. Moreover, the Restrictive Covenant will impose on-going maintenance standards on the apartment parcel and the senior living parcel to ensure that the entire site is kept in good condition and repair. Generally, Mandel Group will be responsible for maintaining the general common areas of the entire property, including the perimeter landscaping, and the owner of the senior living parcel will pay its share of such maintenance costs.

Mandel Group and the Village will encumber the entire site with a mutually agreeable development agreement with the Village of Fox Point (the "Development Agreement"). Amongst other provisions, the Development Agreement will: (a) limit the maximum development density permitted on the property, (b) impose no-build areas along Dunwood Road to ensure that the deep landscape buffer and community park cannot be developed in the future without the Village's consent, (c) limit the maximum height of buildings on the property, and (d) impose on the entire property an on-going maintenance obligation to ensure the property remains in good condition and repair. It is important to note that the Development Agreement will be recorded against the land such that it remains binding on Mandel Group and all subsequent owners of the property. Importantly, the Development Agreement will be enforceable by the Village.

Dunwood Crossing will have minimal impact on municipal services including storm sewer, sanitary sewer, and water service. All infrastructure improvements will be private; driveway, roads parking lot and green space installation and ongoing maintenance are paid for by Mandel. Furthermore, trash service is a private contract service and facilities are strategically located in basements with pickup at the bottom of the ramps.

105 units are permitted on this site, and based on industry standards for population estimates we anticipate roughly 150-200 people will reside within the multifamily buildings.

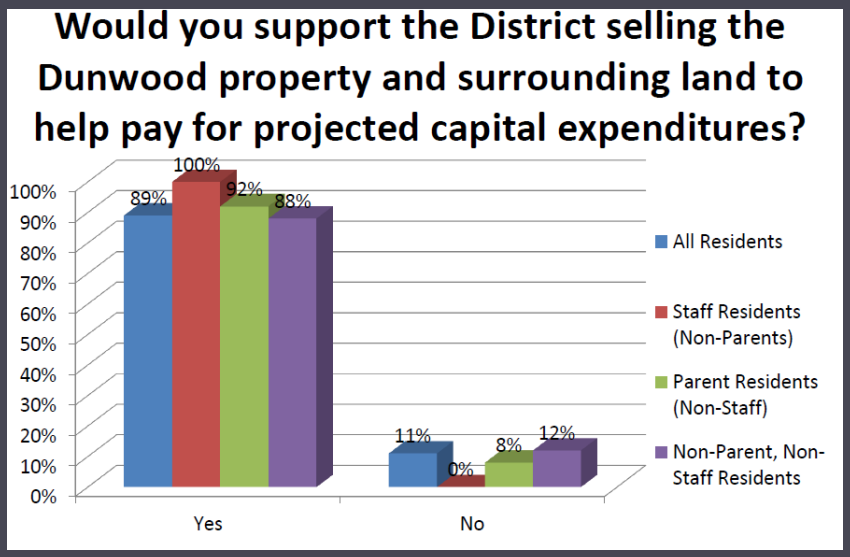
FINANCIAL INFORMATION

Economic Benefits

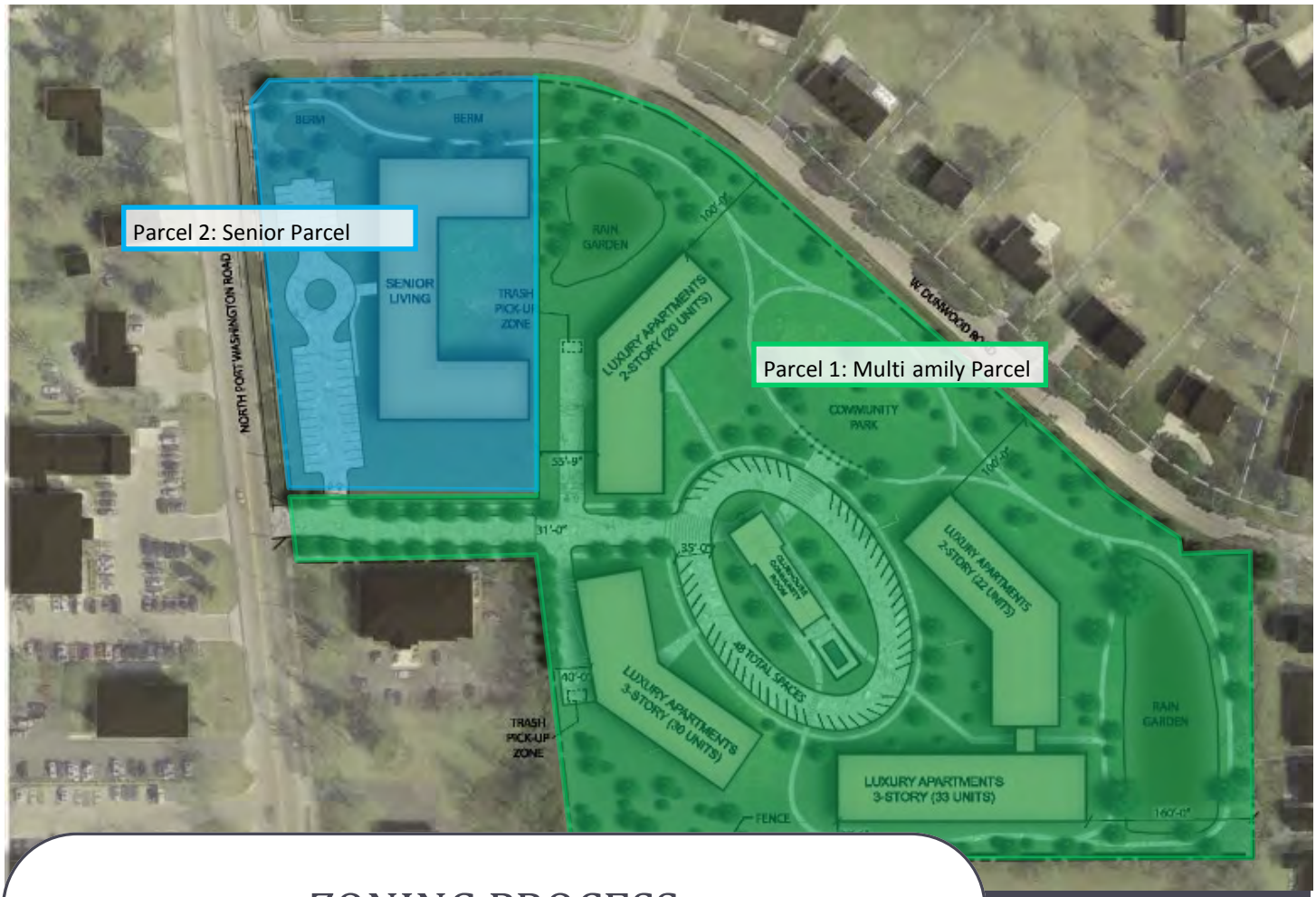
A community survey conducted by the Fox Point-Bayside School District was completed in October/ November of 2014. 89% of the respondents voted in favor of selling the Dunwood property and surrounding land to help pay for projected capital expenditures. The existing facility costs the school district approximately $150,000 annually in routine maintenance and repair. Those expenses are likely to increase as the building continues to age. Redevelopment of the Dunwood School will eliminate such expenses from the district budget thereby freeing up funds for educational programming. Moreover, monetizing the value of the land will allow the school district to complete important capital improvements to the Stormonth School. Financially healthy schools are an important part of a robust and healthy single-family market. In fact, the National Bureau of Economic Research revealed that there is a definite correlation between school expenditures and home values. The report found that for every dollar spent on public schools in a community, home values increased $20[1].

The total development is anticipated to create nearly $650,000 in annual property tax receipts when fully assessed and will greatly diversify the tax base of Fox Point. Of that $650,000, approximately $170,000 will go to the Village of Fox Point annually, a 2.5% increase in annual Village tax receipts.

Total estimated improvement costs of the apartments are anticipated to be approximately $25,500,000. The estimated cost for the clubhouse and associated amenities is $1,000,000. The estimated cost for landscaping is $300,000. Total cost for senior living facility is between $17,000,000 and $19,000,000.



[1] Lisa Barrow and Cecilia Elena Rouse. *Using Market Valuation to Assess Public School Spending. (NBER Working Paper No. 9054, 2002)*



ZONING PROCESS

The vacant Dunwood School property is currently zoned F-Institutional District. A few of the permitted uses within the current zoning include convalescent or nursing homes or similar institutions for the accommodation of the aged and infirm, schools, buildings for municipal purposes, storage yards, buildings for church services, and buildings for community recreations.

Parcel 1: Multifamily Parcel (Green)

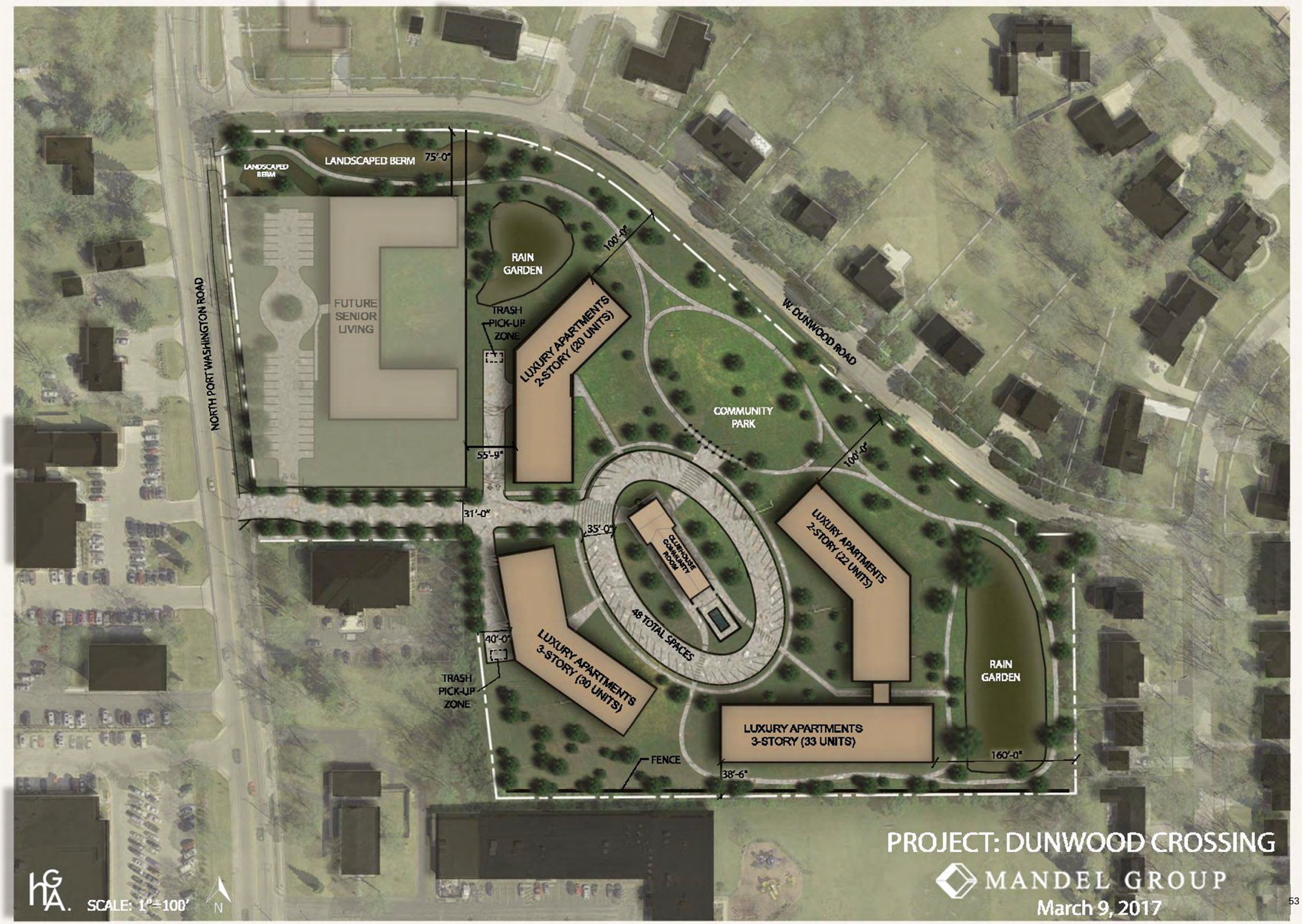
The Mandel Group is proposing to rezone part of the vacant property in order to develop 105 luxury apartments and a clubhouse. The parcel will be referred to as the multifamily parcel and will be rezoned as a Planned Development Overlay (PDO) under section 745-21 of the Zoning Code. Per the Zoning Code, "The regulations of this district are intended to allow for greater flexibility, variety of use, and design freedom than would be permitted by the standard application of basic district regulations, in the case of tracts of land of suitable size and appropriate location, where the unified and planned development of such tract and the increased flexibility, variety of use and design freedom would achieve optimum utilization of the site and produce a more aesthetically satisfying and economically desirable development than would result from the application of basic district controls."

Parcel 2: Senior Parcel (Blue)

The balance of the site at the corner of Port Washington Road and Dunwood Road will remain F-Institutional District, which allows for the development of the senior living facility. The senior care is permitted under Section 745-2(A)(3) of the Zoning Code "Convalescent or nursing homes or similar institutions for the accommodation of the aged or infirm". The proposed development will be licensed as a Community Based Residential Facility through the state of Wisconsin.

CONTACT INFORMATION

Ian B. Martin
Vice President | Development
Mandel Group, Inc.
301 East Erie Street
Milwaukee, WI 53202
imartin@mandelgroup.com
414.347.3600


LANDSCAPED BERM
LANDSCAPED BERM
75'-0"
FUTURE SENIOR LIVING
NORTH PORT WASHINGTON ROAD
RAIN GARDEN
TRASH PICK-UP ZONE
100'-0"
LUXURY APARTMENTS 2-STORY (20 UNITS)
W. DUNWOOD ROAD
COMMUNITY PARK
55'-9"
100'-0"
31'-0"
35'-0"
CLUBHOUSE COMMUNITY ROOM
48 TOTAL SPACES
LUXURY APARTMENTS 2-STORY (22 UNITS)
40'-0"
LUXURY APARTMENTS 3-STORY (30 UNITS)
TRASH PICK-UP ZONE
RAIN GARDEN
LUXURY APARTMENTS 3-STORY (33 UNITS)
FENCE
38'-6"
160'-0"
SCALE: 1"=100'
N
PROJECT: DUNWOOD CROSSING
MANDEL GROUP
March 9, 2017

Dunwood Crossing

Aerial Rendering

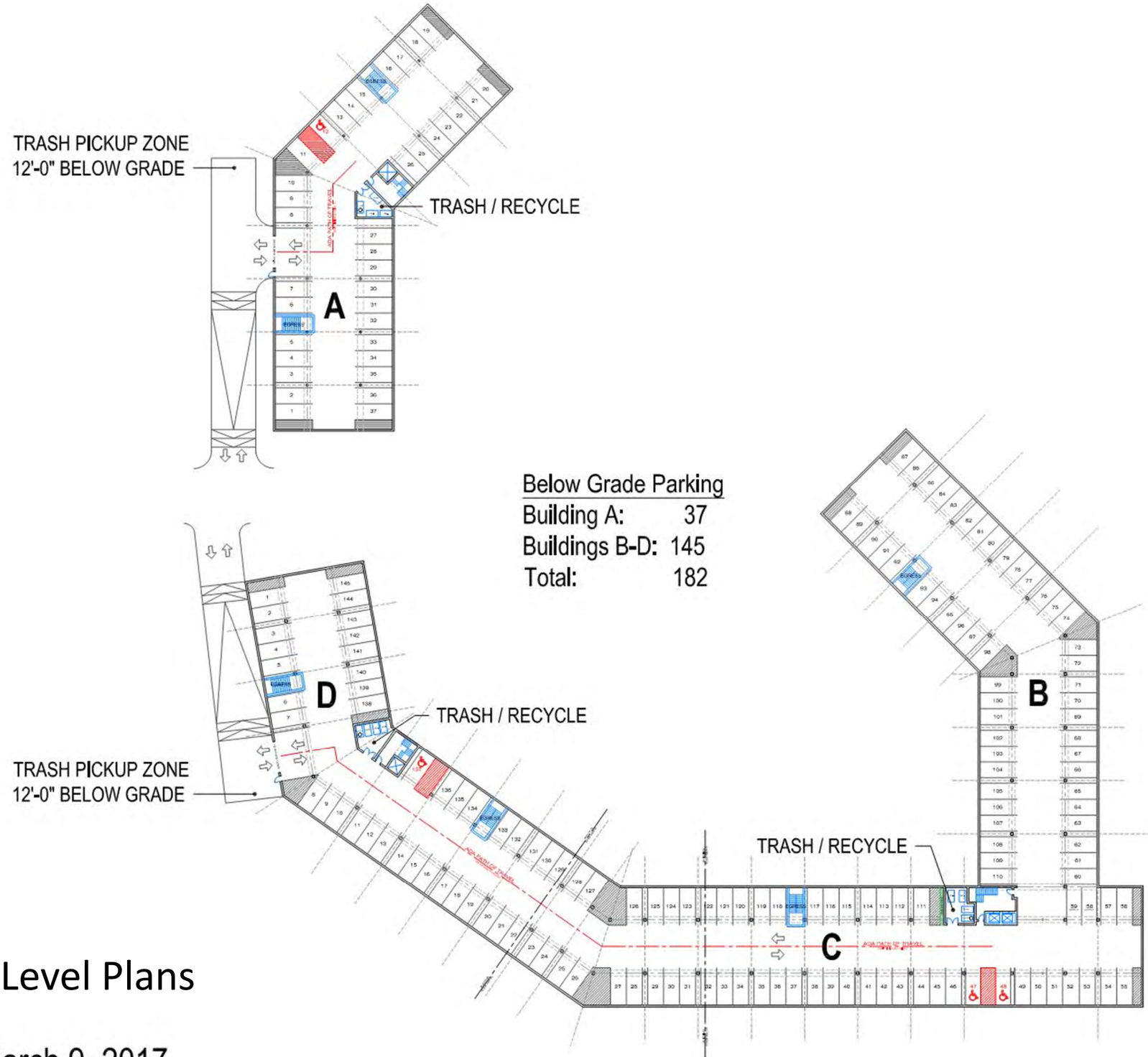
Two-story End Elevation

East Elevation

Three-story End Elevation

Clubhouse Elevation

Dunwood Crossing



Below Grade Parking

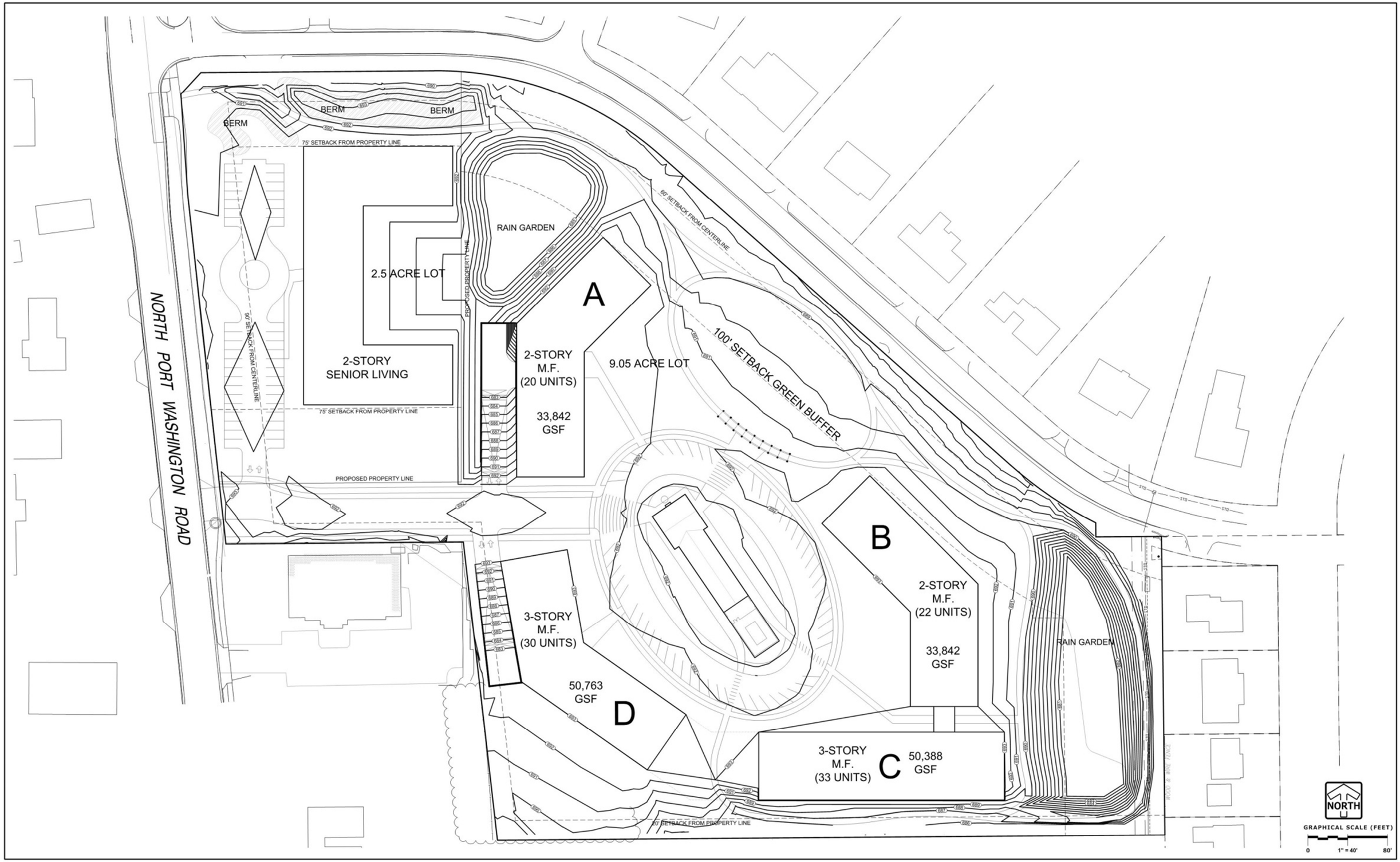
Building A:	37
Buildings B-D:	145
Total:	182

Parking Level Plans

March 9, 2017

Dunwood Crossing

MANDEL GROUP



MANDEL DUNWOOD - CONCEPT GRADING

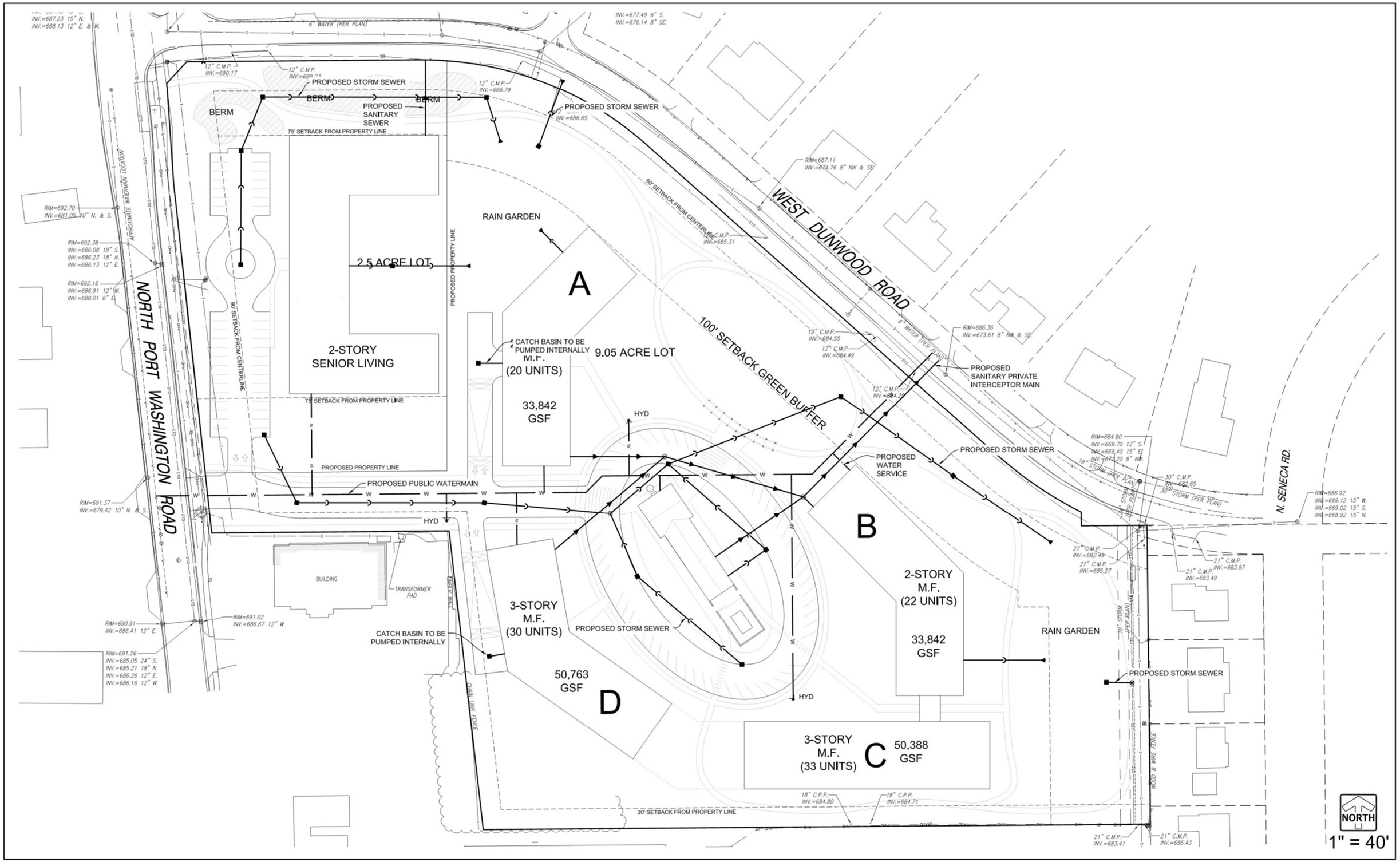
03/09/2017

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 821.00



MANDEL DUNWOOD - CONCEPT UTILITY PLAN

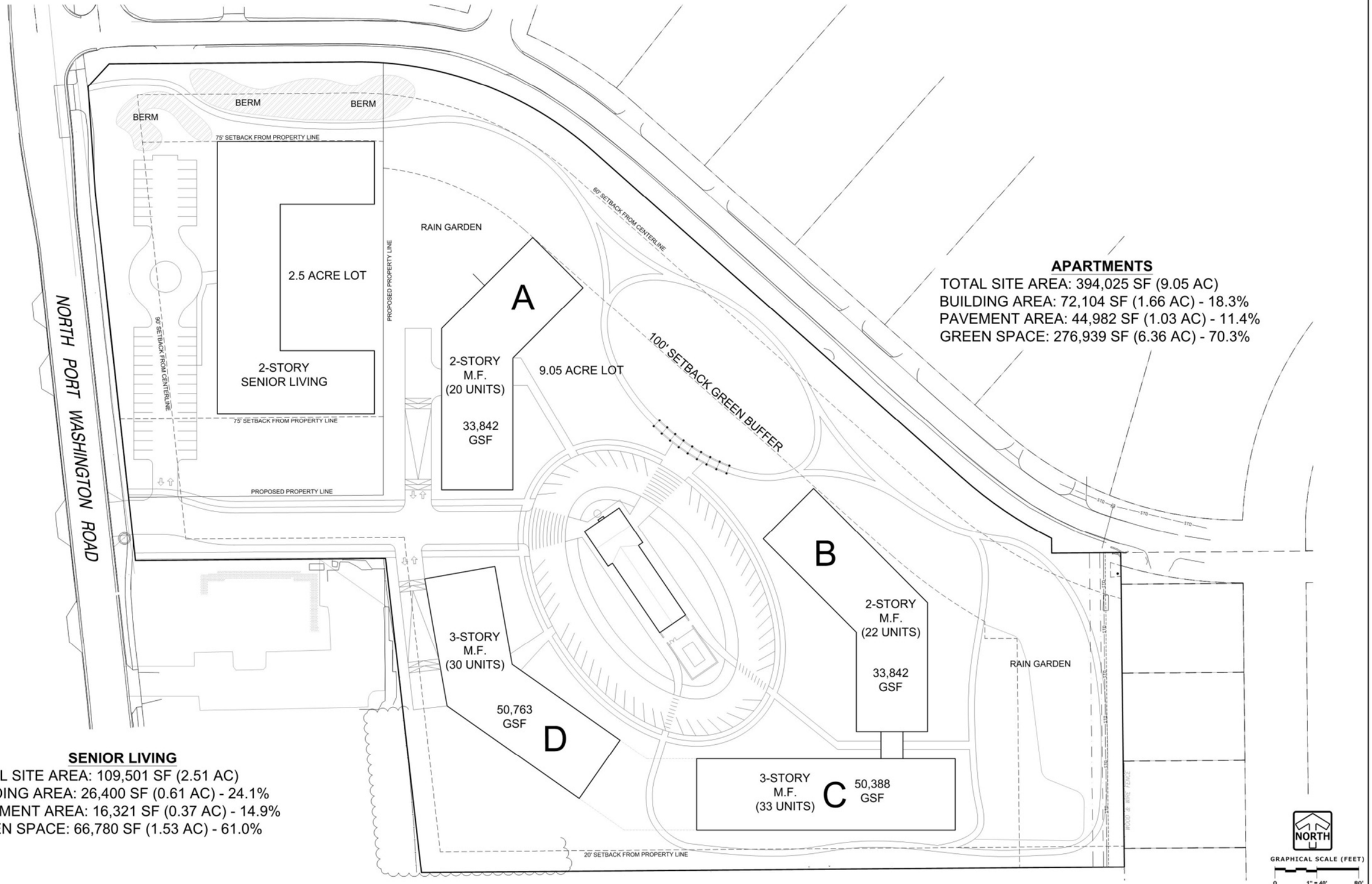
03/09/2017

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 821.00



APARTMENTS

TOTAL SITE AREA: 394,025 SF (9.05 AC)
BUILDING AREA: 72,104 SF (1.66 AC) - 18.3%
PAVEMENT AREA: 44,982 SF (1.03 AC) - 11.4%
GREEN SPACE: 276,939 SF (6.36 AC) - 70.3%

SENIOR LIVING

TOTAL SITE AREA: 109,501 SF (2.51 AC)
BUILDING AREA: 26,400 SF (0.61 AC) - 24.1%
PAVEMENT AREA: 16,321 SF (0.37 AC) - 14.9%
GREEN SPACE: 66,780 SF (1.53 AC) - 61.0%

MANDEL DUNWOOD - OPEN SPACE CALCULATIONS

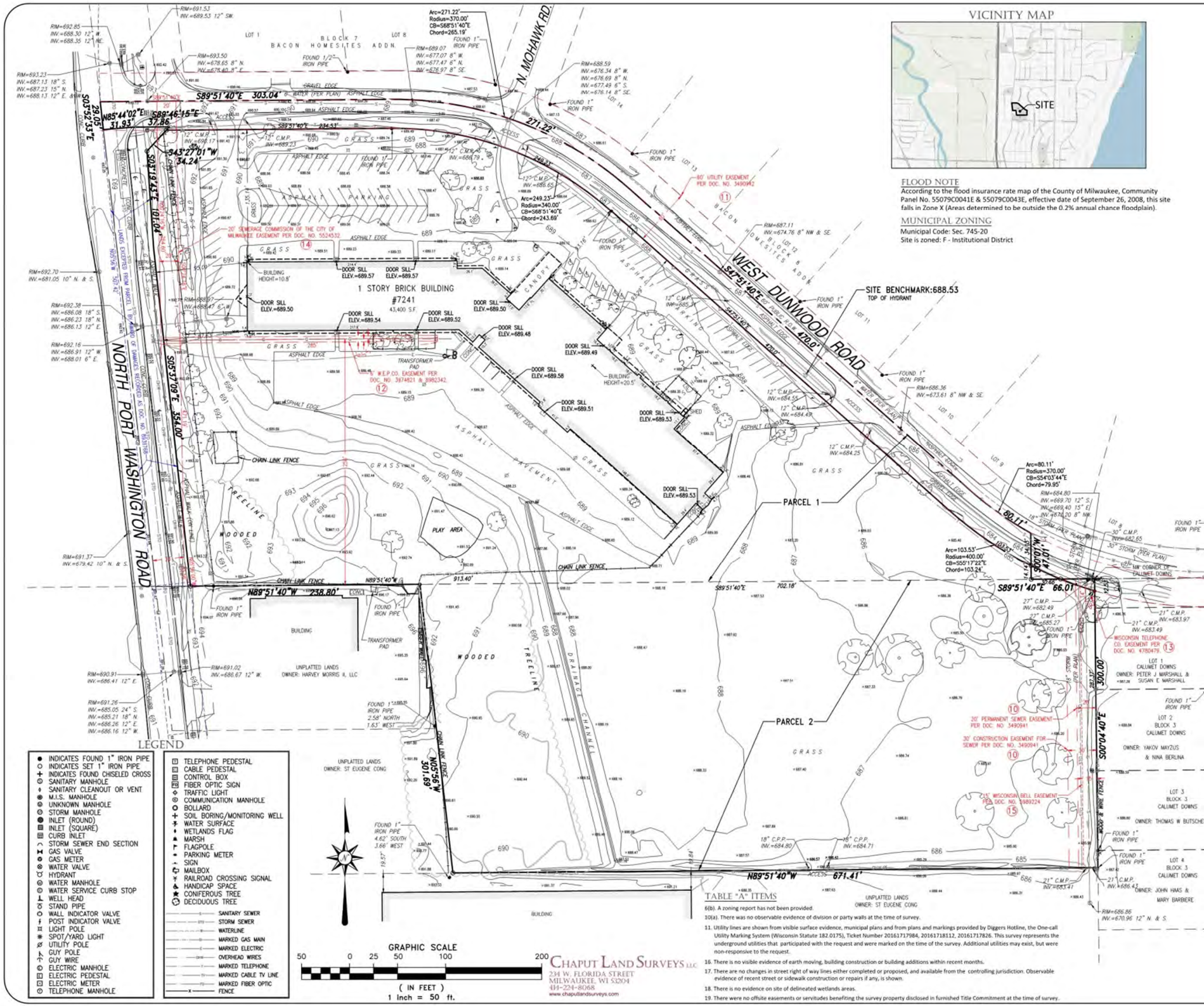
03/09/2017

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 821.00

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0041E & 55079C0043E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

Municipal Code: Sec. 745-20
Site is zoned: F - Institutional District

CLIENT

Mandel Group Properties LLC

SITE ADDRESS

North Port Washington Road, Village of Fox Point, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF MILWAUKEE AND STATE OF WISCONSIN, TO-WIT:

PARCEL 1: THAT PART OF THE NE ¼ OF SECTION 17, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT; MILWAUKEE, COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE EAST LINE OF SAID ¼ SECTION N. 0° 01' E. 663.93 FT. FROM THE SOUTHEAST CORNER OF SAID ¼ SECTION, RUNNING THENCE N. 89° 51' 40" W. ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NE ¼, 876.12 FT. TO THE PLACE OF BEGINNING OF THE LAND ABOUT TO BE DESCRIBED; CONTINUING THENCE N. 89° 51' 40" W. ALONG SAID NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NE ¼, 913.40 FT. TO A POINT IN THE CENTER LINE OF THE N. PORT WASHINGTON ROAD; THENCE N. 5° 56' W. ALONG THE CENTER LINE OF THE N. PORT WASHINGTON ROAD, 507.42 FT. TO A POINT; THENCE S. 89° 51' 40" E. 303.04 FT. TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVED LINE HAVING A RADIUS OF 370.0 FT. WITH ITS CENTER TO THE SOUTHWEST AND A CHORD 265.19 FT. IN LENGTH WHICH BEARS S. 68° 51' 40" E. A DISTANCE OF 271.22 FT. TO A POINT OF TANGENCY; THENCE S. 47° 51' 40" E. 470.0 FT. TO A POINTOF CURVE; THENCE SOUTH EASTERLY ALONG A CURVED LINE HAVING A RADIUS OF 370.0 FT. WITH ITS CENTER TO THE NORTHEAST AND A CHORD 79.95 FT. IN LENGTH WHICH BEARS S. 54° 03' 44" E. A DISTANCE OF 80.09 FT. TO A POINT; THENCE S. 0° 01' W. 47.01 FT. TO THE PLACE OF BEGINNING;

EXCEPTING FROM THE FOREGOING THOSE LANDS CONVEYED BY AWARD OF DAMAGES RECORDED JANUARY 19, 2005 AS DOCUMENT NO. 8939768.

PARCEL 2: THAT PART OF THE SOUTH ONE-HALF (½) OF THE SOUTH ONE-HALF (½) OF THE NORTH EAST ONE-QUARTER (¼) OF SECTION NUMBERED SEVENTEEN (17), IN TOWNSHIP NUMBERED EIGHT (8) NORTH, RANGE NUMBERED TWENTY-TWO (22) EAST, IN THE VILLAGE OF FOX POINT, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT A POINT IN THE EAST LINE OF SAID ¼ SECTION NORTH 0° 01' EAST 663.93 FEET FROM THE SOUTHEAST CORNER OF SAID NORTH EAST ¼, THENCE NORTH 89° 51' 40" WEST ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NORTH EAST ¼ 812.34 FEET TO THE POINT OF BEGINNING OF THE LAND ABOUT TO BE DESCRIBED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF CALUMET DOWNS; THENCE SOUTH 0° 04' 40" EAST 300.0 FEET TO A POINT; THENCE NORTH 89° 51' 40" WEST 671.41 FEET TO A POINT; THENCE NORTH 5° 56' WEST 301.69 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTH ½ OF THE SOUTH ½ OF SAID NORTH EAST ¼; THENCE SOUTH 89° 51' 40" EAST 702.18 FEET TO THE PLACE OF BEGINNING.

BASIS OF BEARINGS

Bearings are referenced to the East line of the NE 1 /4 of Section 17 which is assumed to bear N00°01'E.

Vertical datum is based on National Geodetic Vertical Datum of 1929.

LAND AREA

The Net Land Area of the subject property is 503,498 square feet or 11.5587 acres.
The Gross Land Area of the subject property is 537,242 square feet or 12.3334 acres (to centerline of West Dunwood Road).

PARKING SPACES

There are 102 regular parking spaces and 7 handicap space marked on this site.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-784831-MKE, effective date of March 15, 2016 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3 & 5 visible evidence shown, if any.

4, 6, 7 & 8 not survey related.

9. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company, dated November 8, 1955 and recorded November 23, 1955 in Volume 3512 of Deeds. Page 546. as Document No. 3448717. Affects Parcel 1, document illegible.

10. Sewer Easement granted to the Village of Fox Point dated May 11, 1955 and recorded May 11, 1955 in Volume 3573 of Deeds, Page 20, as Document No. 3490941. Affects site by location, shown.

11. Sewer Easement granted to the Village of Fox Point dated May 11, 1955 and recorded May 11, 1955 in Volume 3573 of Deeds, Page 20, as Document No. 3490942. Affects site by location, shown.

12. Easement granted to Wisconsin Electric Power Company dated August 21, 1962 and recorded September 14, 1962 in Reel 18, Images 467 to 469, as Document No. 3974821. Affects site by location, shown.

    Conveyance of Rights in Land to Milwaukee County Department of Public Works dated March 4, 2005 and recorded March 29, 2005 as Document No. 8982342. Affects site by location, shown.

13. Right-of-Way Grant to Wisconsin Telephone Company dated July 23, 1973 and recorded July 26, 1973 on Reel 735, Images 1907-1909, as Document No. 4780479. Affects site by location, shown.

14. Easement granted to the Metropolitan Sewerage District of Milwaukee County, recorded February 8, 1982 in Reel 1427, Images 1392 to 1395, as Document No. 5524532. Affects site by location, shown.

15. Right-of-Way Grant to Wisconsin Bell, Inc. dated November 17, 1986 and recorded November 20, 1986 on Reel 1995, Images 441 to 442, as Document No. 5989224. Affects site by location, shown.

TO: Mandel Group Properties LLC
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on May 13, 2016.

Date of Map: May 20, 2016.

DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

Drawing No. 2285-grb

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- M.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE

TABLE "A" ITEMS

6(b). A zoning report has not been provided.

10(a). There was no observable evidence of division or party walls at the time of survey.

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20161717984, 20161718112, 20161717826. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

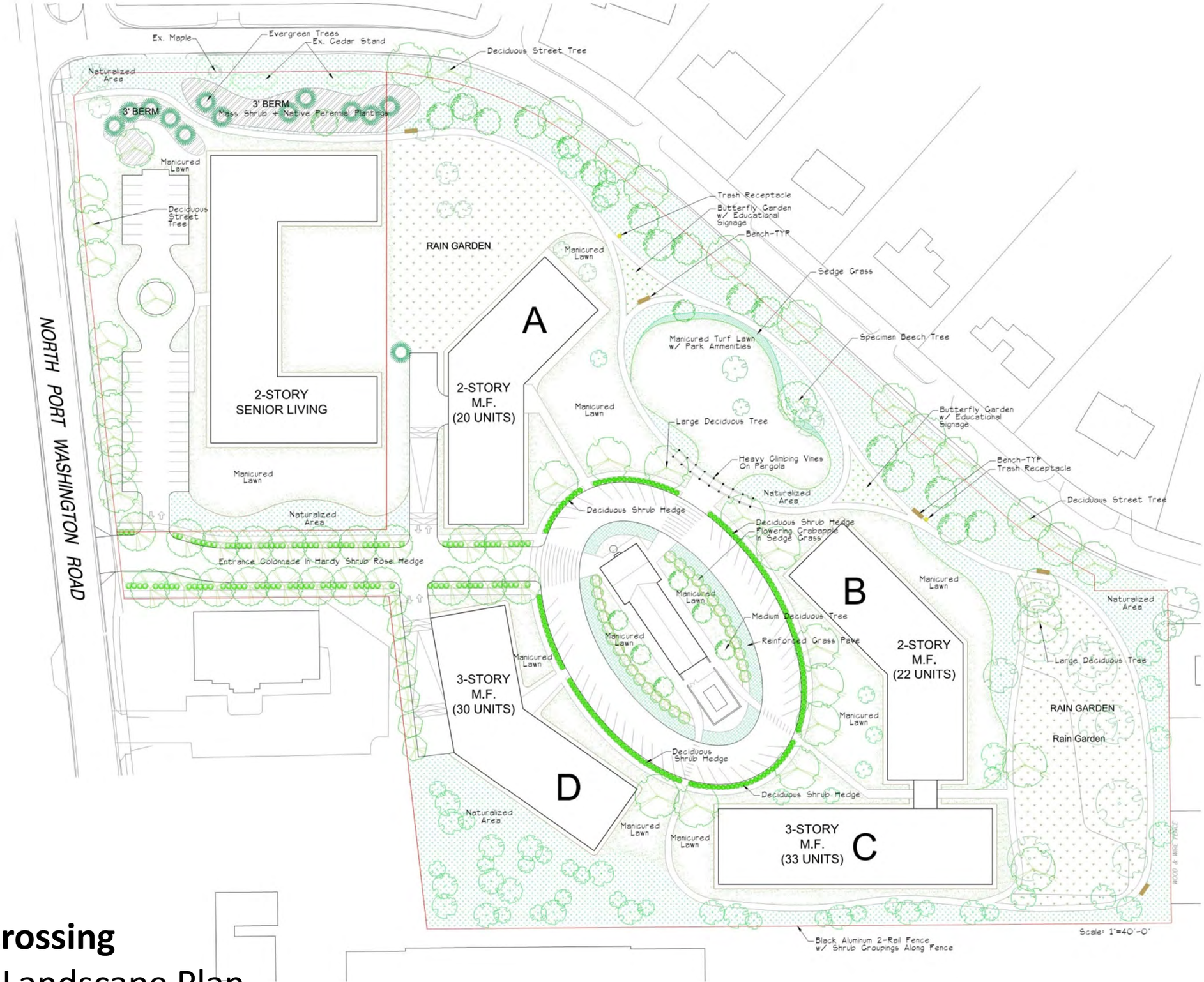
16. There is no visible evidence of earth moving, building construction or building additions within recent months.

17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.

18. There is no evidence on site of delineated wetlands areas.

19. There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com



Dunwood Crossing

Conceptual Landscape Plan

Entrance Colonnade Trees -
'Accolade' Elm with 'Belle Poitevine' Shrub Roses

Large Deciduous Trees Surrounding Oval Drive -
'Exclamation' London Planetree

Flowering Crabapple in Interior of Oval Drive -
'Royal Raindrops' Crabapple Tree

Ornamental Grass Transition Between Manicured Turf
in Public Park - Carex Pennsylvanica

'No-Mow' Fescue

Little Bluestem

Liriope

Natural Area - 'No-Mow' Fescue/Liriope/Little Bluestem

Dunwood Crossing

Landscape Plant Details

Black Chokeberry

Goldenrod

Joe Pye Weed

Dwarf Arctic Willow

New England Aster

Purple Coneflower

Red Milkweed

New Jersey Tea

Dunwood Crossing

Rain Garden Plantings

View To Southwest From 300 West Dunwood Road

View To South From 7800 North Port Washington Court

Dunwood Crossing

Landscape Renderings

PINNACLE ENGINEERING GROUP

Plan | Design | Deliver
www.pinnacle-engr.com

MEMO

TO: **IAN MARTIN**
MANDEL GROUP

FROM: **AARON KOCH**
PINNACLE ENGINEERING GROUP

RE: **DUNWOOD CROSSING STORMWATER**

DATE: **2-20-2017**

Ian,
I have prepared concept calculations for the Dunwood Crossing Redevelop summarized as follows. The existing site contains a school and pavement. The site drains to the east via sheet flow and ditches. There are surface culverts on the site and downstream of the site. There is also a storm sewer on the east property line which also drains to the east. All runoff is ultimately tributary to a ravine several block to the east which ultimately discharges to Lake Michigan. There is also a small amount offsite runoff which drains onto the site from adjacent properties to the southwest.

The Village had previously commissioned a study to address flooding problems in the area. This report recommended that a regional pond be constructed on this property and the property to the south in order to alleviate flooding on Dunwood Road. The total volume of that regional pond is 2.969 ac-ft, 2.33 ac-ft of which is located on the school property. The maximum elevation of the ponding is 685.5. It is the intent of the Village to implement this plan to the maximum extent it is practicable with the proposed development.

The current plan includes rain gardens/bioretention areas on the north and southeast portions of the site. Consideration is given to preserving existing trees and not maximizing the space for stormwater. Since there is significant impervious area on site in the current conditions and there is some off site water coming onto the site, it is appropriate to use the MMSD volumetric method. This intent is to generally convey the senior living and park component to the north rain garden and convey the Mandel apartments to the southeast rain garden. A review of the calculations indicates the north rain garden area alone will be able to achieve the necessary detention to meet volumetric method. That means that the southeast rain garden could be used mainly for achieving regional goals. The current pond configuration would be able to able to generate the required 2.33 ac-ft of storage below the 685.5 maximum elevation. If additional storage is desired by the Village in order to achieve the entire pond volume goals, this could be accomplished but would require the remove of additional trees.

Water quality is also required for this re-development. Since the site is entirely a redevelopment, 40% TSS removal is required for only the pavement area per DNR NR 151 regulations. Soils on the site are expected to be clayey which will reduce the effectiveness of the rain gardens to provide sediment removal, but the larger size requirements for regional detention should make up that reduced effectiveness. Further balancing of the drainage areas along with final sizing of the facilities will be needed to determine options for the east stormwater facility type.

In summary, the required Village, MMSD and DNR goals for the redevelopment of the site will be met. The Village regional plan for additional volume can also be implemented on this site. The final quantity, configuration, and other details should be discussed with the Village before refining and completing the plan.

MILWAUKEE REGIONAL OFFICE:15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005
P: 262.754.8888 | F: 262.754.8850 | WWW.PINNACLE-ENGR.COM MILWAUKEE | CHICAGO : NATIONWIDE

Dunwood Crossing
Storm Water Memo

Ian B. Martin
Vice President | Development
Mandel Group, Inc.
301 E. Erie St.
Milwaukee, WI 53202

March 10, 2017

Village Board Trustees
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Trustees of the Fox Point Village Board:

Mandel Group, Inc. ("Mandel") is pleased to present our application for approval of the preliminary land division map in conjunction with our petition for the redevelopment of the Dunwood School located at 217 West Dunwood Road, Fox Point, Wisconsin. The land division creates two parcels, Lot 1 and Lot 2. Lot 2 is generally located at the corner of Dunwood Road and Port Washington Road. Lot 1 will consist of the remainder of the site.

Lot 1 is intended to be developed in the future as a senior living facility in accordance with the current F-institutional zoning classification. Mandel Group will develop Lot 2 as a luxury apartment community called Dunwood Crossing, consisting of 105 luxury apartment homes and clubhouse. Lot 2 will also include a public park and community room.

We welcome the opportunity to answer any questions you have regarding the Land Division and/or Dunwood Crossing. I would like to thank you in advance for your consideration.

Sincerely,

Ian B. Martin
Vice President | Development

Enclosures:
Certified Survey Map No. _____ prepared by Chaput Land Surveys and dated February 21, 2017.

CERTIFIED SURVEY MAP NO. _____

A division of that of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 17, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, State of Wisconsin.

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) in which the South line of the NE 1/4, Sec. 17 bears N89°34'54"E.

Owner/Subdivider :
Mandel Group Properties, LLC
301 East Erie Street
Milwaukee, WI 53202

CURVE INFO LOT 1 AND LOT 2

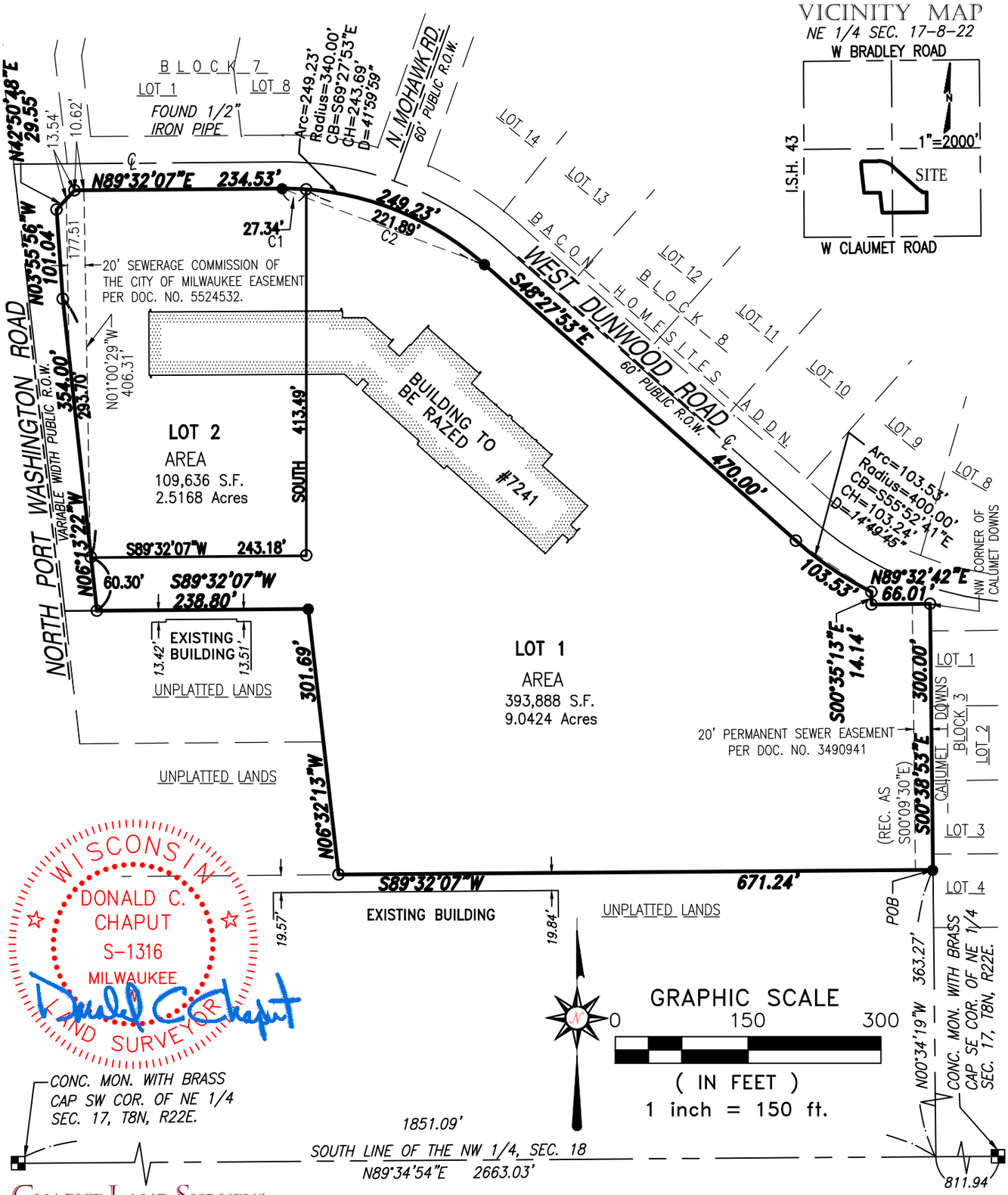
	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA
C1	27. 34	340. 00′	S88° 09′ 39″ E	27. 33′	4° 36′ 27″
C2	221. 89′	340. 00′	S67° 09′ 40″ E	217. 97′	37° 23′ 31″

LEGEND

- ● Found 1" Iron Pipe
- ⊙ Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

VICINITY MAP

NE 1/4 SEC. 17-8-22



WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
LAND SURVEYOR

Donald C. Chaput

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: February 21, 2017
Sheet 1 of 4 Sheets
Survey No. 2285/far

CERTIFIED SURVEY MAP NO. _____

A division of that of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 17, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of that of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 17, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, State of Wisconsin, bound and described as follows.

Commencing at the Southwest corner of said Northeast 1/4 Section; thence North 89°34'54" East along the South line of said 1/4 Section 1851.09 feet to a point; thence North 00°34'19" West along the West line of Calumet Down's Subdivision 363.27 feet to the point of beginning of lands described hereinafter; thence South 89°32'07" West 671.24' feet to a point; thence North 06°32'13" West 301.69 feet to a point; thence South 89°32'07" West 238.80 feet to a point at the Easterly line of North Port Washington Road; thence North 06°13'22" West along said Easterly line 354.00 feet to a point; thence North 03°55'56" West along said Easterly line 101.04 feet to a point; thence North 42°50'48" East 29.55 feet to a point on the Southerly line of West Dunwood Road; thence North 89°32'07" East along said Southerly line 234.53 feet to a point; thence Southeasterly 249.23 feet along said Southerly line on an arc of a curve whose center lies to the South having a radius of 340.00 feet and a chord bearing South 69°27'53" East 243.69 feet to a point; thence South 48°27'53" East along said Southerly line 470.00 feet to a point; thence Southeasterly 103.53 feet along said Southerly line on an arc of a curve having a radius of 400.00 feet and a chord bearing South 55°52'41" East 103.24 feet to a point; thence South 00°35'13" East 14.14 feet to a point; thence North 89°32'42" East 66.01 feet to a point at the Northwest corner of Calumet Down's Subdivision; thence South 00°38'53" East along the West line of Calumet Down's Subdivision a distance of 300 feet to the point of beginning.

Said lands as described contains 503,524 square feet or 11.5592 Acres.

THAT I have made the survey, land division and map by the direction of Mandel Group Properties, LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Land Division Regulations of the Village of Fox Point in surveying, dividing and mapping the same.

February 21, 2017
DATE

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE WI
LAND SURVEYOR

DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: February 21, 2017
Sheet 2 of 4 Sheets
Survey No. 2285/far

CERTIFIED SURVEY MAP NO. _____

A division of that of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 17, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, State of Wisconsin.

CORPORATE OWNER'S CERTIFICATE

Mandel Group Properties, LLC, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Mandel Group Properties, LLC, does further certify that this map is required by the Ordinance No. 256 of the Subdivision Regulations of the Village of Fox Point, Wisconsin.

In Witness Where of, Mandel Group Properties has caused these presents to be signed by Barry R. Mandel, its Member this____day of_____,2017.

In the presence of:

_____ (Witness)

_____ Barry R. Mandel

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

Personally came before me this ___ day of _____, 2017, _____, _____, & _____, _____, to me known as the persons who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
State of _____
My commission expires.
My commission is permanent.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: February 21, 2017
Sheet 3 of 4 Sheets
Survey No. 2285/far

CERTIFIED SURVEY MAP NO. _____

A division of that of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 17, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, State of Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing by virtue of the laws of the State of _____, mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described in the foregoing affidavit of DONALD C. CHAPUT, surveyor, and consents to the above certificate of Mandel Group Properties, LLC, owner.

In Witness Whereof, the _____, has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____, at _____, _____, this ___ day of _____, 2017.

In the presence of: _____

_____ _____ _____
(Witness)

_____ _____ _____
(Witness)

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

Personally came before me this ___ day of _____, 2017, _____, _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
State of _____
My commission expires.
My commission is permanent.

VILLAGE BOARD APPROVAL

Approved by the Village board of the Village of Fox Point in accordance with a resolution adopted on this ___ day of _____, 2017.

_____
Michael A. West, Village President

_____
Kelly Meyer, Village Clerk

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE WI
LAND SURVEYOR

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: February 21, 2017
Sheet 4 of 4 Sheets
Survey No. 2285/far

Ian B. Martin
Vice President | Development
Mandel Group, Inc.
301 E. Erie St.
Milwaukee, WI 53202

March 10, 2017

Fox Point Plan Commission
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Planning Commissioners:

Mandel Group, Inc. ("Mandel") is pleased to submit this request for a density bonus as permitted in the Village Code Section 745-21E(e) in conjunction with our petition for the redevelopment of the Dunwood School located at 217 West Dunwood Road, Fox Point, Wisconsin, into 105 luxury apartments.

Per the Fox Point Village Code, "An increase in the computed allowable maximum density not to exceed 20% may be permitted as an incentive reward where in the opinion of the Plan Commission the character and quality of the development and of the amenities provided justify the additional density allowance" [745-21E(e)].

Our final submitted redevelopment plan is the result of a considerable effort and thoughtful process to enhance the character, quality and amenity base of the development, drawing heavily from input of the adjoining neighborhood and city staff and incorporating the latest design standards and qualities of luxury housing. The additional density permitted under the Code allows us to enhance even further the quality and characteristics of the development, well beyond those criteria that would be possible in the absence of such added economic value. The additional units permitted by the density bonus and corresponding economic benefit allow for the following design and programmatic features and benefits:

<u>Character</u>

Building Form:

- Reduce the building massing into four smaller scale buildings at additional cost, rather than house all the units in fewer larger structures. Breaking down the building massing creates a more residential character and results in an enhanced view into the property from adjoining properties and right of ways.
- The building forms feature highly articulated rooflines and massing that breaks down the scale without compromising the architectural integrity of the constructed improvements. Dormered gables, plane changes, and "embedded cottage" design elements create an exterior impression that is more characteristic of larger manor

homes. The "embedded cottage" concept distinguishes sections of the façade to create the feel of connected cottage homes rather than a single larger building structure. These design enhancements are expensive but are possible given the economics of increased density.

Site Plan:

- Establish a 100-foot landscaped setback buffer from the property line along Dunwood Road. This provides a setback as measured from the property line that is more than three times the zoning-required setback off Dunwood Road. The allocation of this much land area/cost to a substantial increase in a neighborhood buffer element is possible due to the economic benefit of the bonus density.
- Create a publicly accessible linear parkway with publicly accessible walking paths in the private yard setback condition noted above, and incorporate a small neighborhood park that extends even further into the private property providing a passive recreation area for the immediate neighborhood.
- Orient building improvements so that the short elevation of buildings addresses the Dunwood Road frontage. We have specifically avoided constructing any long elevations along Dunwood Road, regardless of the enhanced setback condition noted above, so that the view into the property is more open and less distinguished by constructed improvements.

Underground Parking:

- All of the long-term parking needs of the residents are enclosed within underground parking facilities. As compared to other apartment communities in Fox Point, surface parking stalls are not used by residents for long-term parking and instead are provided solely for the use of guests. The additional cost to accommodate all of the residents' parking needs in expensive underground parking facilities can only be accomplished with sufficient development scale.
- Underground parking allows us to free up more green space for public amenities and enhance stormwater management performance through the preservation of more pervious area on the site.

<u>Quality</u>

Materials:

- High quality and large quantity of masonry finishes, positioned to provide maximum visual impact.
- Use of other high-durability exterior materials that require lesser maintenance and therefore retain their original appearance longer than alternatives.
- High percentage of window systems on the exterior envelope at additional cost, and large-scale windows to both enhance the exterior design as well as provide plentiful natural light.
- For-sale luxury residential housing finishes including custom-made cabinetry, premium model stainless steel appliances, quartz/granite countertops, hard surface

flooring, customized bathroom and closet systems, high-end window treatments, tall ceiling heights, and generously sized floor plans appeal to affluent renter demographic.

Amenities

Green Space:

- The density bonus is accomplished without increasing the footprint of the constructed improvements. Additional density supports a more aggressive investment in site development features, such as landscape treatments and stormwater management improvements, resulting in a more aesthetically pleasing visual result.
- The economics of additional density permits a higher level of investment in landscaping, which translates into more plant and tree stock, larger caliper and ball sizes of stock, and an overall "finished look" to the site from day one.

Property Operations, Community Room & Clubhouse, Resident Amenities:

- The additional density enhances the size of dedicated property management staff that are supported by and providing service to the property. A minimum of 100 units allows for full-time, seven-day a week office staffing and full-time maintenance response including 24/7/365 emergency response for resident needs.
- Additional units create the value required to support the expense of a separate resident clubhouse structure that features a more extensive fitness facility, clubroom/lounge area and outdoor pool/sundeck area with an adjoining outdoor kitchen, a much-demanded amenity in the luxury housing market.
- Additional units create the marginal value necessary to provide a community room facility for use by Fox Point civic and non-profit groups.

Per Village Code Section 745-21E(d), "the allowable density for a given development shall be computed by dividing the gross area of the proposed development exclusive of existing public right-of-way by the appropriate density factor". Based on our development unit mix, the appropriate density factor calculated and shown in the following data table is 4,481 square feet of site area for each residential unit. The gross area of the proposed development site exclusive of existing public right-of-way is surveyed at 393,888 square feet, or slightly more than 9.042 acres. The math used to calculate the allowable density inclusive of the 20% density bonus is as follows:

393,888 SF / 4,481 SF x 1.20 = 105.4822 units, which we round down to 105 units.

Density Factor Calculation – Required by Unit Count/Type				
	% of Total	Units	Density Factor	Total Req, Sq. Ft.
1 bds	30%	31	4,000	124,000
2 bds	24%	25	4,500	112,500
2 bds + den	21%	22	4,500	99,000
3 bds	26%	27	5,000	135,000
	100%	**105**	**4,481**	**470,500**

Inclusive of the enhanced density factor, Dunwood Crossing will be developed at a lower density than either of the two existing apartment communities in Fox Point – Foxcroft and Porticos. Both of these properties were developed at densities that would not be permitted under today's zoning ordinance. The building scale and character of each of these competitive properties produces more scale and monolithic visual impact, as compared to the highly-refined massing and scale of Dunwood Crossing. Finally, neither of the two competitive properties incorporate any community-benefit attributes that are key aspects of the Dunwood Crossing plan.
We believe, based on the above recitation of facts, that the standard established by the Village Code - Section 745-21E(e) is well-met, thereby validating the request for the density bonus factor discussed herein.

We welcome the opportunity to answer any questions you have regarding our density bonus request and/or Dunwood Crossing. Our petition submittal to the Village Board includes additional detail regarding our development. I would like to thank you in advance for your consideration.

Sincerely,

Ian B. Martin
Vice President | Development

Ian B. Martin
Vice President | Development
Mandel Group, Inc.
301 E. Erie St.
Milwaukee, WI 53202

March 23, 2017

Scott Botcher
Village Manager
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Mr. Botcher:

As a follow-up to our zoning application submitted on March 10, 2017 for the redevelopment of the Dunwood School located at 217 West Dunwood Road, Fox Point, Wisconsin, please see legal description for the Dunwood School property below and enclosed ALTA Survey depicting the property.

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF MILWAUKEE AND STATE OF WISCONSIN, TO-WIT:

PARCEL 1: THAT PART OF THE NE ¼ OF SECTION 17, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT; MILWAUKEE, COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE EAST LINE OF SAID ¼ SECTION N. 0° 01' E. 663.93 FT. FROM THE SOUTHEAST CORNER OF SAID ¼ SECTION, RUNNING THENCE N. 89° 51' 40" W. ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NE ¼, 876.12 FT. TO THE PLACE OF BEGINNING OF THE LAND ABOUT TO BE DESCRIBED; CONTINUING THENCE N. 89° 51' 40" W. ALONG SAID NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NE ¼, 913.40 FT. TO A POINT IN THE CENTER LINE OF THE N. PORT WASHINGTON ROAD; THENCE N. 5° 56' W. ALONG THE CENTER LINE OF THE N. PORT WASHINGTON ROAD, 507.42 FT. TO A POINT; THENCE S. 89° 51' 40" E. 303.04 FT. TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVED LINE HAVING A RADIUS OF 370.0 FT. WITH ITS CENTER TO THE SOUTHWEST AND A CHORD 265.19 FT. IN LENGTH WHICH BEARS S. 68° 51' 40" E. A DISTANCE OF 271.22 FT. TO A POINT OF TANGENCY; THENCE S. 47° 51' 40" E. 470.0 FT. TO A POINTOF CURVE; THENCE SOUTH EASTERLY ALONG A CURVED LINE HAVING A RADIUS OF 370.0 FT. WITH ITS CENTER TO THE NORTHEAST AND A CHORD 79.95 FT. IN LENGTH WHICH BEARS S. 54° 03' 44" E. A DISTANCE OF 80.09 FT. TO A

POINT; THENCE S. 0° 01' W. 47.01 FT. TO THE PLACE OF BEGINNING; EXCEPTING FROM THE FOREGOING THOSE LANDS CONVEYED BY AWARD OF DAMAGES RECORDED JANUARY 19, 2005 AS DOCUMENT NO. 8939768.

PARCEL 2: THAT PART OF THE SOUTH ONE-HALF (½) OF THE SOUTH ONE-HALF (½) OF THE NORTH EAST ONE-QUARTER (¼) OF SECTION NUMBERED SEVENTEEN (17), IN TOWNSHIP NUMBERED EIGHT (8) NORTH, RANGE NUMBERED TWENTY-TWO (22) EAST, IN THE VILLAGE OF FOX POINT, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE EAST LINE OF SAID ¼ SECTION NORTH 0° 01' EAST 663.93 FEET FROM THE SOUTHEAST CORNER OF SAID NORTH EAST ¼, THENCE NORTH 89° 51' 40" WEST ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NORTH EAST ¼ 812.34 FEET TO THE POINT OF BEGINNING OF THE LAND ABOUT TO BE DESCRIBED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF CALUMET DOWNS; THENCE SOUTH 0° 04' 40" EAST 300.0 FEET TO A POINT; THENCE NORTH 89° 51' 40" WEST 671.41 FEET TO A POINT; THENCE NORTH 5° 56' WEST 301.69 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTH ½ OF THE SOUTH ½ OF SAID NORTH EAST ¼; THENCE SOUTH 89° 51' 40" EAST 702.18 FEET TO THE PLACE OF BEGINNING.

The Net Land Area of the subject property is 503,498 square feet or 11.5587 acres.
The Gross Land Area of the subject property is 537,242 square feet or 12.3334 acres (to centerline of West Dunwood Road).

Mandel Group proposes to place a PDO Planned Development Overlay District on a portion of the Dunwood School property as described above, allowing the development of 105 luxury apartments, clubhouse and associated amenities, including a public park and community room. The PDO will placed on the portion of property as shown on the enclosed Certified Survey Map No. _____ as Lot 1 consisting of 393,888 square feet.

We welcome the opportunity to answer any questions you have regarding our zoning application and/or Dunwood Crossing.

Sincerely,

Ian B. Martin
Vice President | Development

Enclosures:

ALTA/NSPS Land Title Survey prepared by Chaput Land Surveys and dated May 20, 2016.

Certified Survey Map No. _____ prepared by Chaput Land Surveys and dated February 21, 2017.

MANDEL GROUP

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MEMORANDUM

Date: **Wednesday, March 22, 2017**

To: **Fox Point Plan Commission**

From: **Ian Martin, Vice President | Development, Mandel Group**

Cc: **Scott Botcher, Fox Point Village Manager**

Re: **Dunwood Crossing Redevelopment Follow-Up to Plan Commission Meeting March 6, 2017**

Introduction

We are proud that our concept plan incorporates nearly all of the ideas we received from the community. The following memorandum and attachments are in response to questions posed by the Fox Point Plan Commission regarding the Dunwood Crossing redevelopment during the Pre-petition Conference on March 6.

Purpose & Scope of Neighborhood Meetings

White it is not required by Village Code, we proactively sought neighbor feedback. In our experience, neighborhood outreach is a critical component of the success of our developments. Neighborhood feedback frequently makes our projects better and the Dunwood Crossing redevelopment is no exception. To be sure, the Village code establishes a formal process with multiple opportunities for public input. However, we think it is important to supplement these formal forums with additional opportunities for public feedback.

Mandel hosted two large-scale neighborhood meetings, the first in May 2016 and the second in November 2016. While not a required component of the redevelopment process in Fox Point, neighborhood meetings are a standard development procedure for Mandel Group.

184 residents, depicted within the red outline on Exhibit A, were invited to the first neighborhood meeting in May and approximately 35 attended the meeting. We expanded the number of people invited to the second neighborhood meeting to 295 people, depicted

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within the blue outline on Exhibit A. Approximately 55 people attended the second meeting. The stars on Exhibit A reflect those who attended the first neighborhood meeting and were subsequently invited to the second meeting due to their interest in the redevelopment.

Demographic Questions

The Plan Commission asked that Mandel augment the demographic data presented at the Pre-petition Conference with more narrowly focused market areas. Mandel Group defines market areas as it relates to renter demand. The Northshore market area as presented in the meeting on March 6th is a market area used by Mandel for internal market research and demand analysis (the "Mandel Market Area"). We defined the Mandel Market Area, in part, on the previous zip codes of current residents at our Beaumont Place luxury apartments in Whitefish Bay and our Lighthorse 4041 luxury apartments in Shorewood. Attached hereto as Exhibit B is a "heat map" depicting prior zip codes of residents at both properties. The large blue circles indicate the highest concentration of residents who moved from that zip code to our apartments. The heat maps demonstrate that people from Mequon, Cedarburg, Thiensville, Shorewood and Fox Point relocated from those cities to our apartments. Based on the foregoing and the balance of our market research, we anticipate people from these same areas will choose to live at Dunwood Crossing.

At the request of the Plan Commission, we revised and compared the demographics of the Village of Fox Point to the Mandel Market Area and the Plan Commission Market Area. For the purposes of this memorandum, the "Plan Commission Market Area" shall mean Bayside, Fox Point, Whitefish Bay and Shorewood as requested by the Plan Commission during the March 6 meeting. Exhibit C examines the number of Baby Boomer (those aged 55-75) households and Senior (those aged 75-and-over) households within each defined market area in 2016 and projections for 2021 based on US Census data and ESRI forecasts.

We project the greatest demand from the Baby Boomer cohort. There is a higher percentage of Baby Boomer households in Fox Point than the other defined market areas. 40% of the households in Fox Point are Baby Boomers. By contrast, Baby Boomers comprise only 36% of households in the Plan Commission Market Area and 39% of households in the Mandel Market Area. This age cohort is expected to grow 3-5% over the next 5 years in all market areas.

We divided the total Baby Boomer households by the Owner/Renter Ratio in each of the market areas to project rental demand for Dunwood Crossing. Total Baby Boomer

demand for rentals is estimated to be approximately 225 households in Fox Point; 2,616 households in the Plan Commission Market Area and 3,852 households in the Northshore Market Area. If we narrow this demand study to Baby Boomers earning $150,000 annually, consistent with Mandel's other Northshore luxury apartments, there is still substantial demand in each market area: 81 households in Fox Point; 756 households in the Plan Commission Market Area and 1,145 in the Mandel Market Area.

We also studied demand for Senior Living in each of the market areas by analyzing the 75-and-older population. Fox Point has a larger percentage of households 75-and-older than the Mandel Market Area and the Plan Commission Market Area. 18% of the Village of Fox Point is over the age of 75, while only 12% and 13% of the households in the Plan Commission Market Area and the Mandel Market Area are over the age of 75, respectively. The total estimated senior living demand is 62 households in the Village of Fox Point, 246 households in the Plan Commission Market Area and 582 in the Mandel Market Area. Demand for senior living is projected to grow 12-13% in all market areas by 2021.

While our demand analysis is focused on the Baby Boomer cohort, we still anticipate demand from other age groups. Many people over the age of 75 will not choose senior living and will instead elect to rent apartments. Young millennial families looking to buy homes in the community will opt to rent in the community before they buy.

School District Survey

All residents within the Fox Point-Bayside School District were mailed a survey asking various questions regarding the Budgeting/Finance of the District and the Dunwood School. Exhibit D is a slide from the community survey presentation, which shows that 65% of the respondents live in Fox Point.

Green Space Comparisons & Access to Green Space

Based on input from nearby residents, maintaining and improving the quality of green space on the site became a priority for Mandel. Exhibit E illustrates the change in green space from the existing school through the various iterations of the site plan to the current plan. The amount of green space nearly doubled from the first iteration of the concept plan. 90% of the green space that exists on site is maintained in our current plan. Moreover, our site plan locates the buildings to the south of the site and positions the green space along Dunwood Road and the eastern property line creating more readily accessible and useable green space. Unlike the current conditions on the property,

Mandel's greenspace features a mix of native plantings, including evergreens, and walking trails for neighbors and residents. Under existing conditions, a significant amount of the green space is located to the south of the school or along Port Washington Road isolating it from the residents and the community.

Access to the park area is located at the corner of Port Washington Road and Dunwood Road and walking trails will tie into the existing sidewalk along North Port Washington Road. There are also several tie ins to the walking trails and the park within our development from the central drive access oval. Attached hereto as Exhibit F is the Landscape Plan which shows the access points to the park and walking trails.

Landscape Species & Berm Details

Attached hereto as Exhibit G is a memo from Jeffrey Miller, our landscape architect of David J Frank, describing the native plant material and berm plantings. Attached hereto as Exhibit H is the concept grading plan which shows that the berms will be approximately 3 feet tall.

Parking Plan

An updated parking plan with associate dumpster and trash locations is attached as Exhibit I.

Controls on Senior Living

Our Pre-petition submittal and subsequent Petition submittal to the Village Board is an application to place a PDO Planned Development Overlay District on a portion of the property, which allows the development of 105 luxury apartments, clubhouse and associated amenities, including a public park and community room. Our submittal is not an application to develop the senior living facility. We show the senior living facility on the site plan to demonstrate how the site might look.

The entire site is currently zoned F-Institutional District. The permitted uses in F-Institutional under Section 745-20A(3) of the Zoning Code include "Convalescent or nursing homes or similar institutions for the accommodation of the aged or infirm". Therefore, the senior living facility as shown in our current plan is a use by right. The rezoning of the remaining 9.05 acres to a Planned Development Overlay allows for the development of the luxury apartments.

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While Mandel does not suggest this is a good land planning or the best use of the land, the entire 11.56 site could be redeveloped as a senior living facility. The development limitations per Section 745-20D(5)(d)(f) of F-Institutional district provide that: (a) no building can cover than 35% of the lot area, (b) all building must be less than 35 feet in height. Given those development limitations the site could yield 1,000 units of senior living.

Building, site design and on-going maintenance on the entire redevelopment, including the senior living parcel, will be subject to multiple layers of control. First, Mandel will record against the entire property a restrictive covenant agreement (the "Restrictive Covenant"). The Restrictive Covenant will provide cross-access easements between the senior living parcel and the multifamily parcel. The Restrictive Covenant will give Mandel Group control over the architecture, site planning and landscaping on the senior living parcel. Such control is critical as the success of the luxury apartments requires that the design of the senior living parcel be subjected to the same exacting, best-in-class standards followed by Mandel Group. It should be noted that the Village will retain final permitting rights over development of the senior living parcel pursuant to the terms of the Institutional zoning classification. Moreover, the Restrictive Covenant will impose on-going maintenance standards on the apartment parcel and the senior living parcel to ensure that the entire site is kept in first-class condition. Generally, Mandel Group will be responsible for maintaining the general common areas of the entire property, including the perimeter landscaping, and the owner of the senior living parcel will pay its share of such maintenance costs.

Mandel Group agrees to encumber the entire site with a mutually agreeable development agreement with the Village of Fox Point (the "Development Agreement"). Amongst other provisions, the Development Agreement will: (a) limit the maximum number of luxury apartment units to 105, (b) impose no-build areas along Dunwood Road to ensure that the deep landscape buffer and community park cannot be developed in the future without the Village's consent, (c) limit the maximum height of buildings on the property, and (d) impose on the property an on-going maintenance obligation to ensure the property remains in good condition and repair. It is important to note that the Development Agreement will be recorded against the land such that it will be binding on Mandel Group and remain binding on all subsequent owners of the property. Importantly, the Development Agreement will be enforceable by the Village.

Again, thank you for your consideration of our redevelopment of the Dunwood School.

MANDEL GROUP

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EXHIBIT A
Scope of Neighborhood Meetings

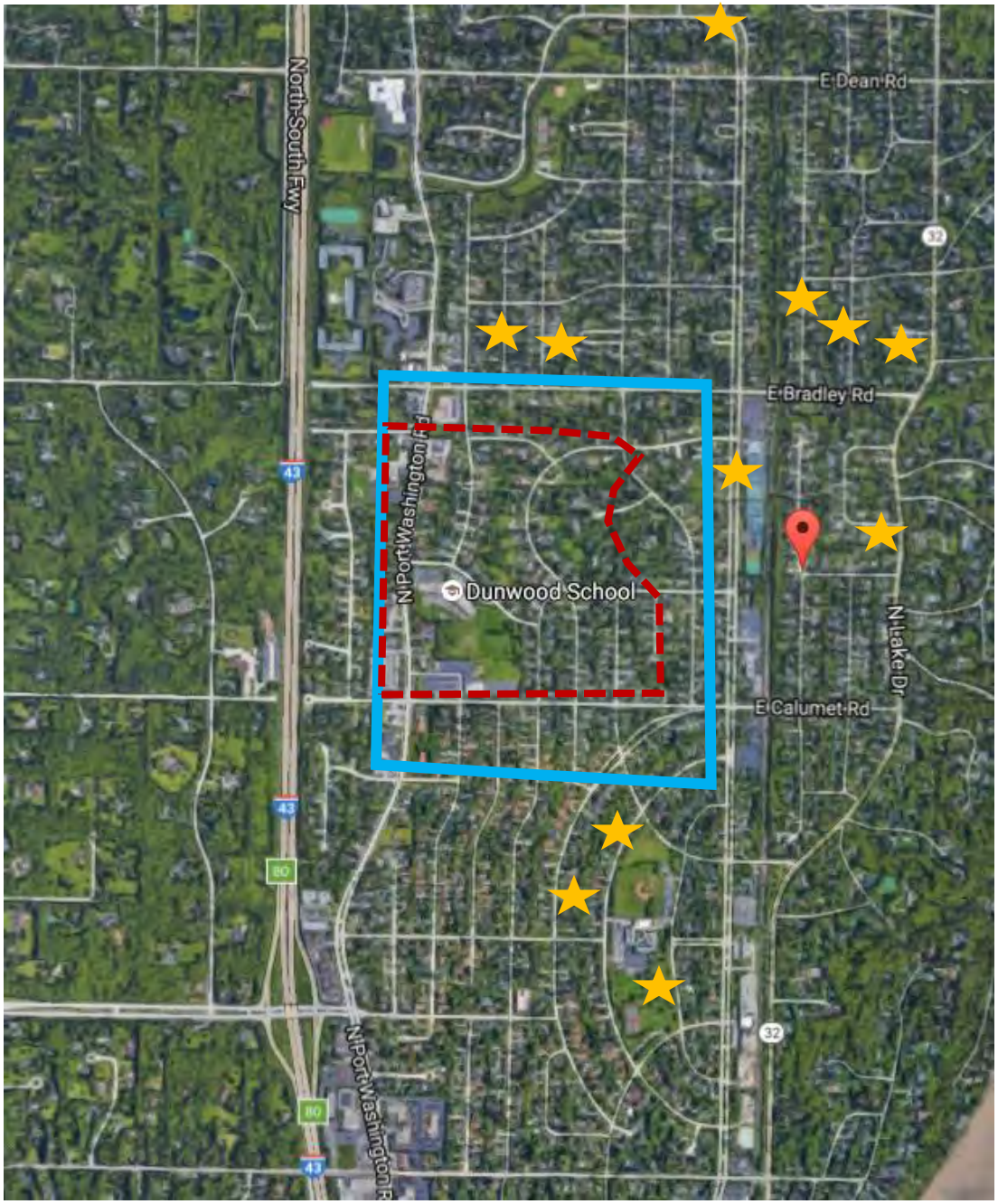

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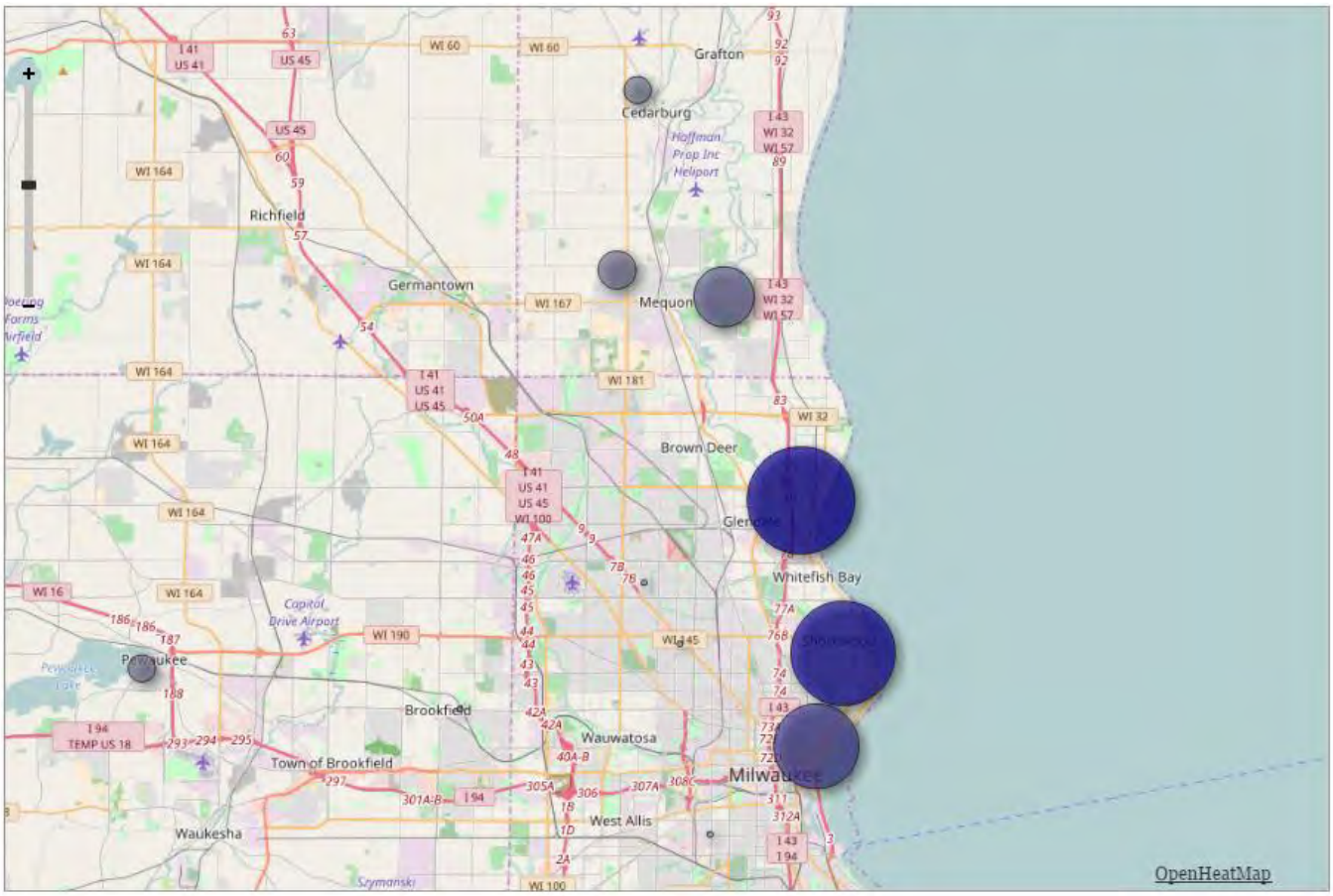
EXHIBIT B

Previous Zip Codes of Beaumont and Lighthorse Residents

Previous Zip Codes Beaumont Residents



Value	1.00	9.00	17.0

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Milwaukee, WI 53202
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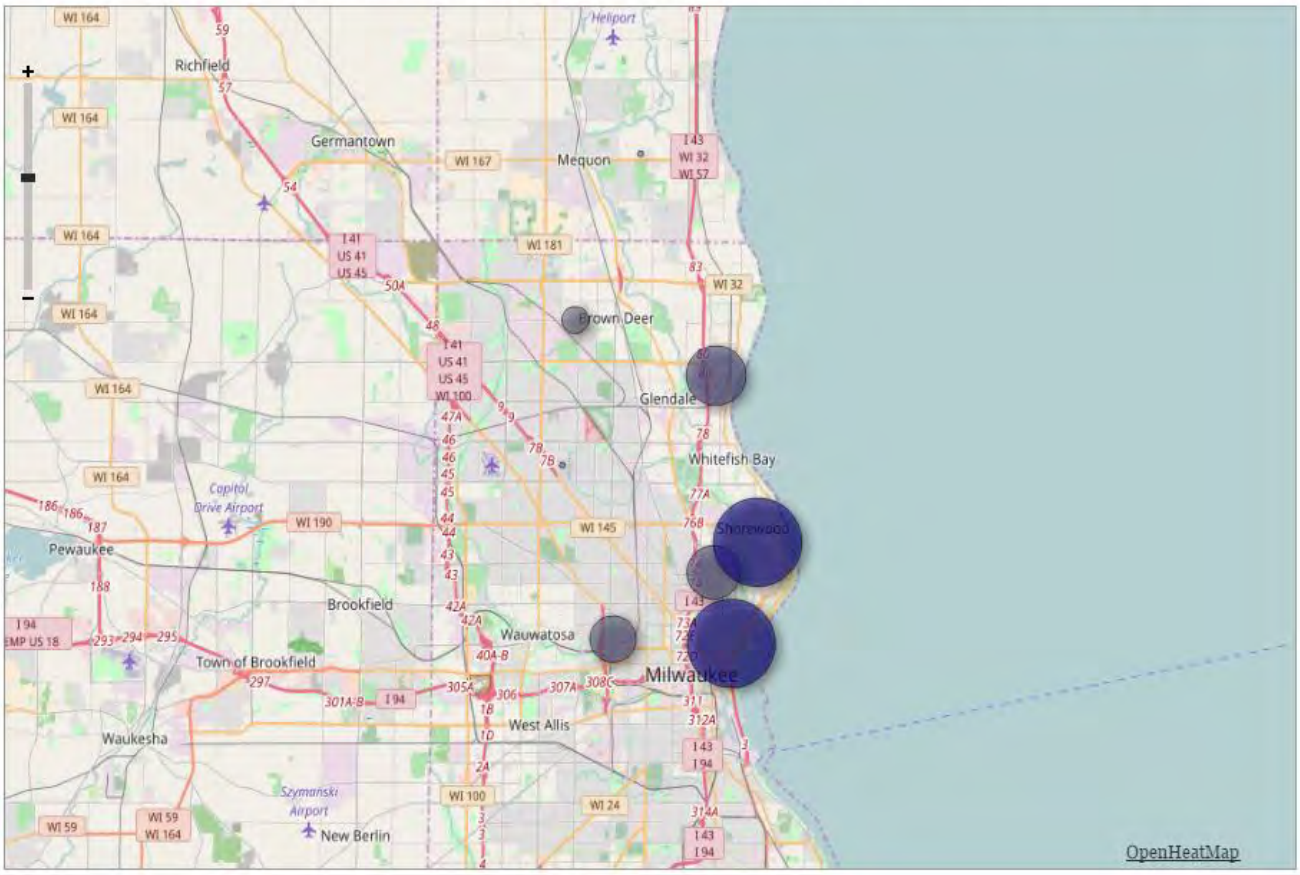
Previous Zip Codes Lighthorse Residents



Value	1.00	6.50	12.0

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Milwaukee, WI 53202
(414) 347-3600
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EXHIBIT C
Baby Boomer Rental Demand and Senior Living Demand

2016	Total Households	% Baby Boomer Households	Baby Boomers Households (55-75)	% 75-and-older Households	75-and-older Households	Owner/ Renter Ratio	Baby Boomer Renter Demand	Senior Living Demand
Mandel Market Area	33,216	39%	13,096	13%	4,471	3.4	3,852	582
Plann Commission Market Area	16,159	36%	5,755	12%	1,967	2.2	2,616	246
Fox Point	2,661	40%	1,056	18%	470	4.7	225	62

2021	Total Households	% Baby Boomer Households	Baby Boomers Households (55-75)	% 75-and-older Households	75-and-older Households	Owner/ Renter Ratio	Baby Boomer Renter Demand	Senior Living Demand
Mandel Market Area	33,604	41%	13,787	15%	5,047	3.4	4,055	672
Plan Commission Market Area	16,133	37%	5,925	13%	2,175	2.2	2,693	278
Fox Point	2,636	41%	1,085	19%	507	4.7	231	71

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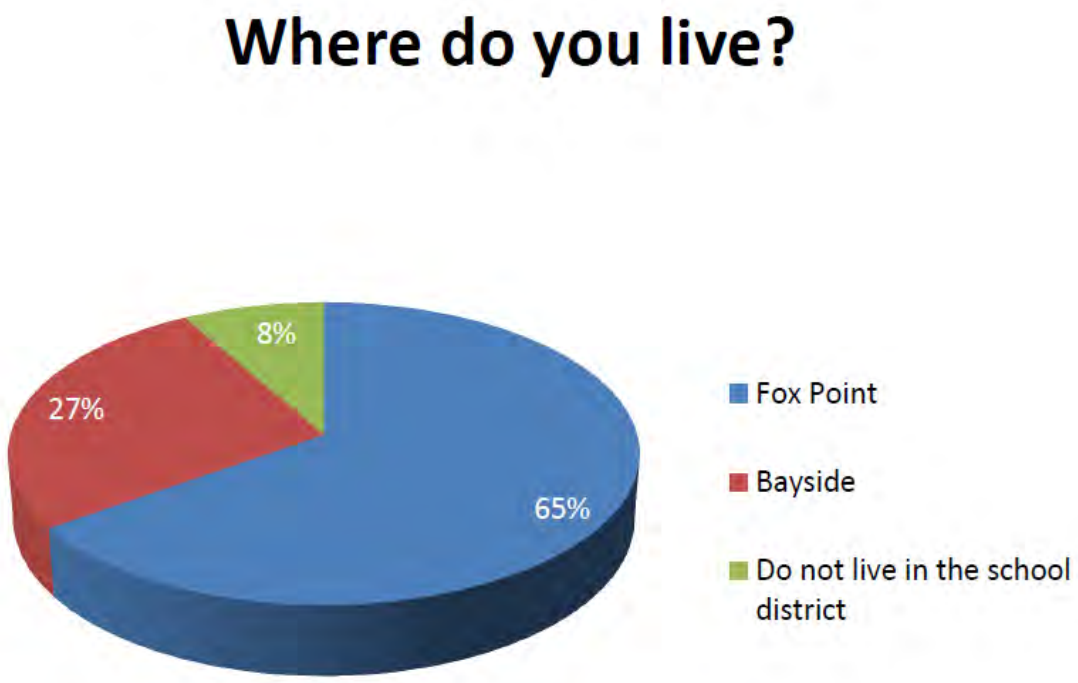
EXHIBIT D
Fox Point-Bayside School District Survey Respondents



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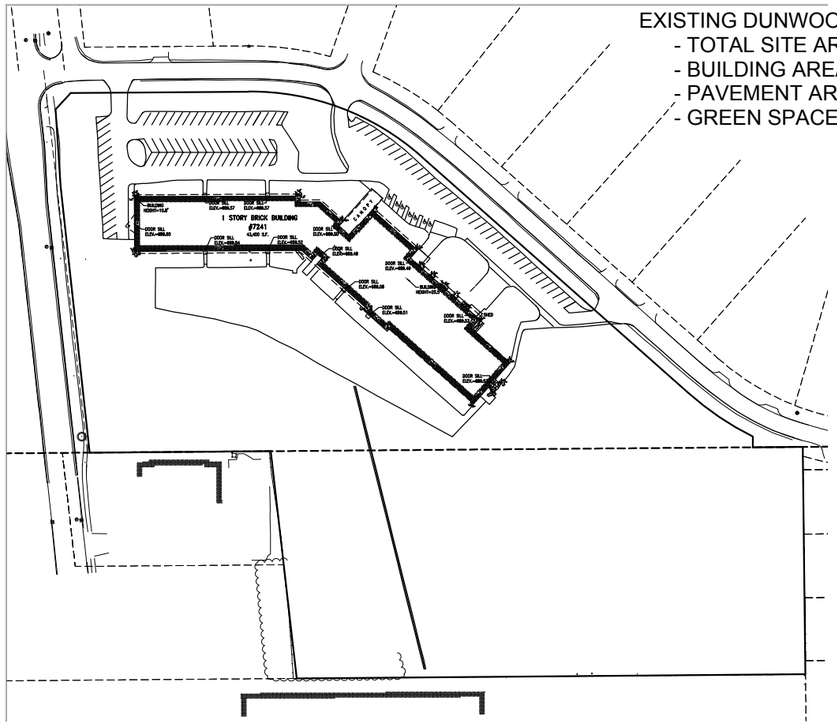
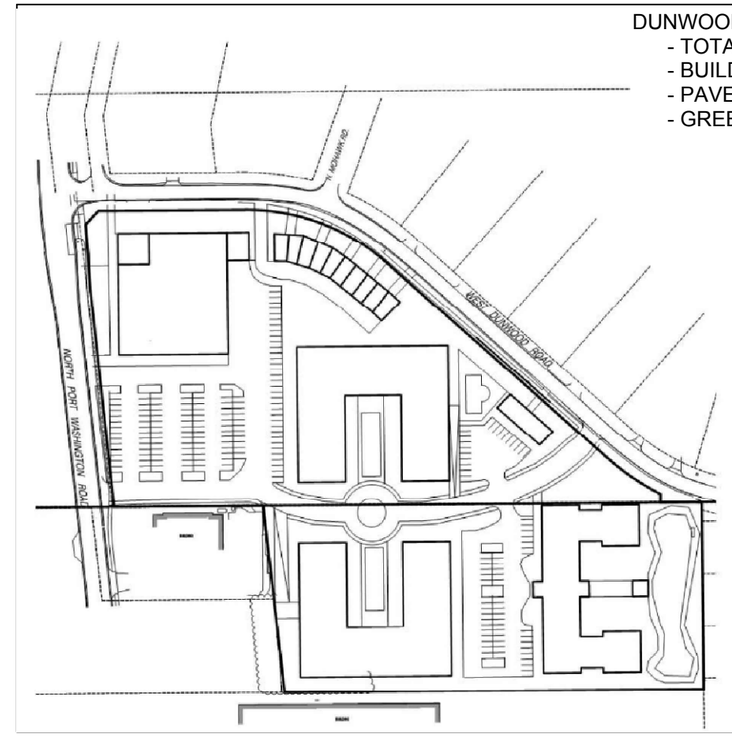
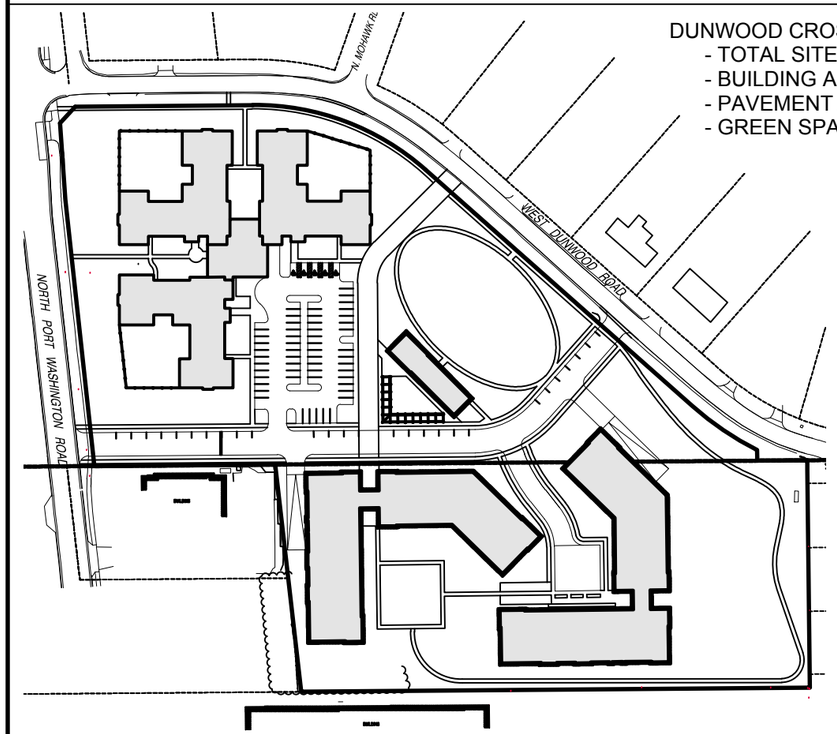
<u>EXHIBIT E (See Attached)</u>
Green Space Comparisons



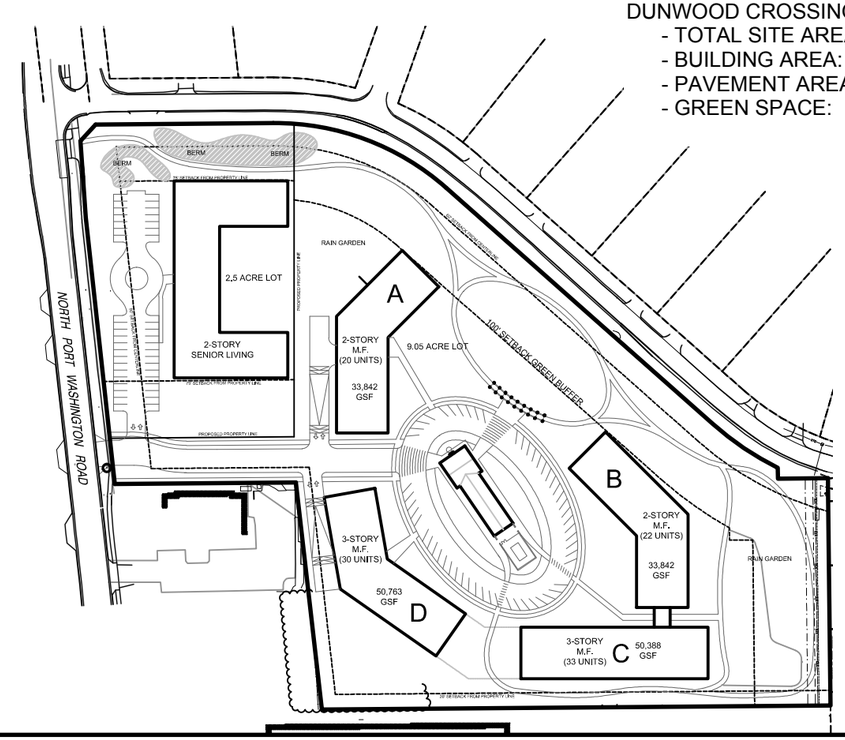
EXISTING DUNWOOD SCHOOL
- TOTAL SITE AREA: 503,526 SF (11.56 ac)
- BUILDING AREA: 43,400 SF (1.0 ac) - 9%
- PAVEMENT AREA: 86,436 SF (1.98 ac) - 17%
- GREEN SPACE: 373,687 SF (8.58 ac) - 74%



DUNWOOD CROSSING- GROCERY SITE PLAN
- TOTAL SITE AREA: 503,526 SF (11.56 ac)
- BUILDING AREA: 156,673 SF (3.60 ac) - 31%
- PAVEMENT AREA: 172,304 SF (3.95 ac) - 34%
- GREEN SPACE: 174,546 SF (4.01 ac) - 35%



DUNWOOD CROSSING- PREVIOUS SITE PLAN
- TOTAL SITE AREA: 503,526 SF (11.56 ac)
- BUILDING AREA: 109,250 SF (2.51 ac) - 22%
- PAVEMENT AREA: 88,607 SF (2.03 ac) - 18%
- GREEN SPACE: 305,666 SF (7.02 ac) - 60%



DUNWOOD CROSSING- CURRENT SITE PLAN
- TOTAL SITE AREA: 503,526 SF (11.56 ac)
- BUILDING AREA: 98,504 SF (2.26 ac) - 20%
- PAVEMENT AREA: 61,303 SF (1.41 ac) - 12%
- GREEN SPACE: 343,719 SF (7.89 ac) - 68%

DUNWOOD CROSSING - OPEN SPACE COMPARISONS

03/14/2017

PINNACLE ENGINEERING GROUP
5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 821.00

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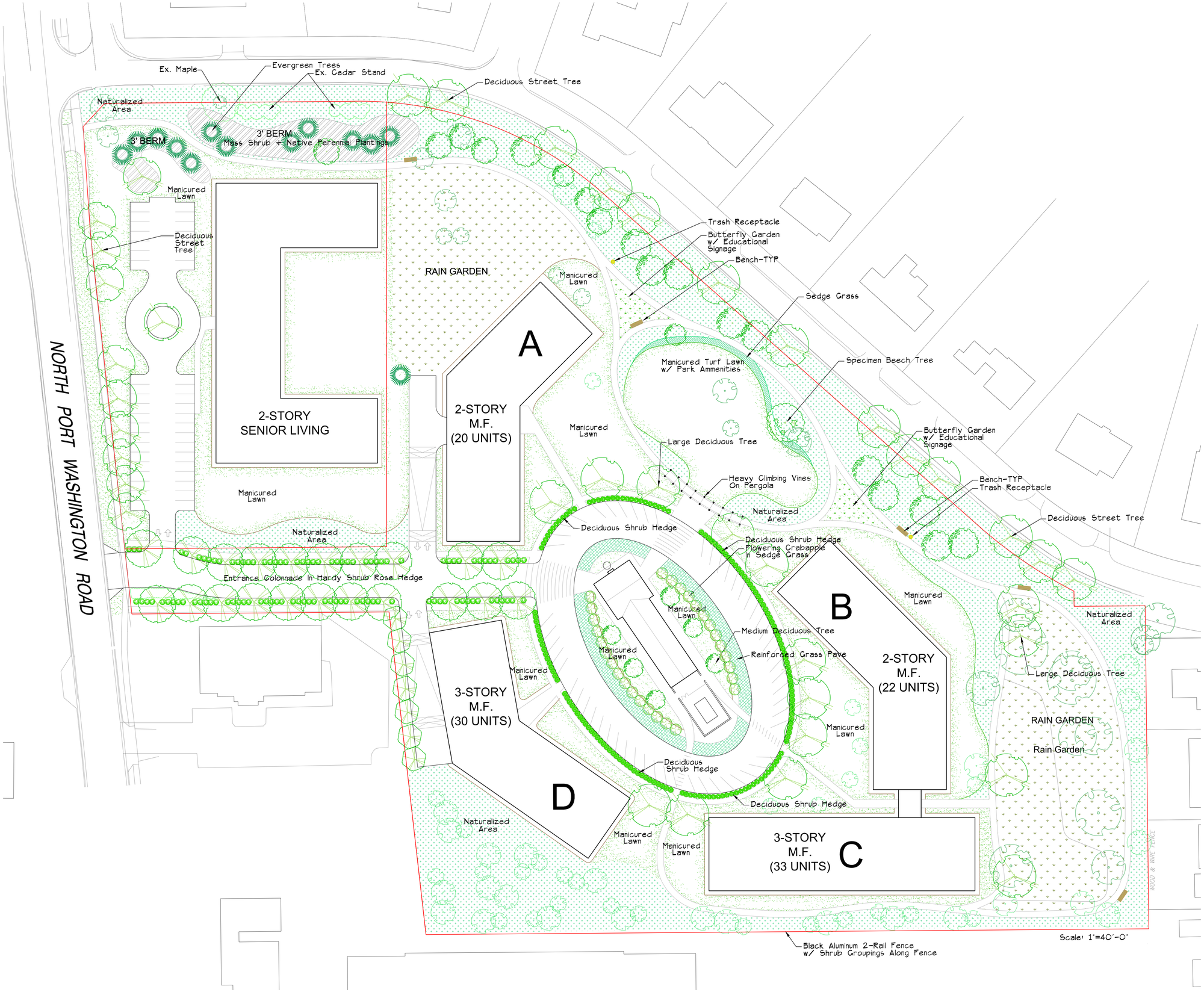
EXHIBIT F
Landscape Plan & Public Access


NORTH PORT WASHINGTON ROAD
Ex. Maple
Evergreen Trees
Ex. Cedar Stand
Deciduous Street Tree
Naturalized Area
3' BERM
3' BERM
Mass Shrub + Native Perennial Plantings
Manicured Lawn
Deciduous Street Tree
RAIN GARDEN
Manicured Lawn
Trash Receptacle
Butterfly Garden w/ Educational Signage
Bench-TYP
Sedge Grass
A
2-STORY SENIOR LIVING
2-STORY M.F. (20 UNITS)
Manicured Turf Lawn w/ Park Ammenities
Specimen Beech Tree
Manicured Lawn
Large Deciduous Tree
Butterfly Garden w/ Educational Signage
Heavy Climbing Vines On Pergola
Bench-TYP
Trash Receptacle
Manicured Lawn
Naturalized Area
Deciduous Shrub Hedge
Deciduous Street Tree
Deciduous Shrub Hedge
Flowering Crabapple in Sedge Grass
Naturalized Area
Entrance Colonnade in Hardy Shrub Rose Hedge
B
Manicured Lawn
Manicured Lawn
Medium Deciduous Tree
Naturalized Area
Manicured Lawn
Reinforced Grass Pave
2-STORY M.F. (22 UNITS)
Large Deciduous Tree
Manicured Lawn
3-STORY M.F. (30 UNITS)
RAIN GARDEN
Rain Garden
Manicured Lawn
Deciduous Shrub Hedge
Deciduous Shrub Hedge
D
Naturalized Area
Manicured Lawn
Manicured Lawn
3-STORY M.F. (33 UNITS)
C
WOOD & WIRE FENCE
Black Aluminum 2-Rail Fence w/ Shrub Groupings Along Fence
Scale: 1"=40'-0"

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Milwaukee, WI 53202
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<u>EXHIBIT G (See Attached)</u>
Memo from Jeffrey Miller, ASLA, GRP,
David J Frank

David J. Frank
Landscape Contracting, Inc.

March 20th, 2017

Mandel Group, Inc.
Attn: Ian B. Martin
301 E. Erie Street
Milwaukee, Wisconsin 53202

RE: Dunwood Crossing Plant Selection Narrative

The proposed plant palette of the Dunwood Crossing development will be primarily native and native-adapted selections, along with a small amount of specimen accents. The deciduous canopy will rely heavily on the arching effect of Ulmus (Accolade Elm) lining the entrance boulevard, and Platanus x acerifolia (Exclamation London Planetree) surrounding the exterior circle drive. Native deciduous trees also included will be Acer x freemanii (Freeman Maple), Betula nigra (River Birch), and Quercus rubra (Red Oak) for winter interest.

Screening the Senior Living Facility will utilize the existing stand of Thuja occidentalis (Arborvitae), soil berming, and additional Picea glauca (White Spruce) and Juniperus virginiana (Eastern Redcedar). Deciduous shrubs and flowering perennials will also fill the soil berm creating four-season interest and aesthetically pleasing views for the neighbors to the north, looking south.

The rain gardens will be designed to accept surface drainage, and be planted with selections that can tolerate saturated soil conditions and also be drought tolerant due to the high percolation rates of the engineered soil. These selections are nearly all native and include both deciduous woody shrubs and herbaceous perennials to include Aronia melanocarpa (Black Chokeberry), Ceanothus americanus (New Jersey Tea), Allium cernuum (Nodding Pink Onion), Asclepias incarnate (Red Milkweed), Echinacea pallida (Purple Coneflower, and Solidago (Goldenrod). These plants are also chosen for their high transpiration rate to reduce saturated soil conditions quickly.

Mass plantings surrounding the turf grass public park are designed to reintroduce a number of bird populations and butterfly varieties. Educational signage will note plant selections such as Echinacea, Schizachyrium scoparium (Little Bluestem), Baptisia (False Indigo), and Phlox. These plants are crucial for wildlife in the suburban landscape, and a priority in the design. Taking inspiration from the book, *Bringing Nature Home* by Douglas W. Tallamy, plant selections are chosen to sustain biodiversity through education and balance.

The turf grass areas will be a mix of Kentucky Bluegrass manicured lawn, No-Mow Fescue, and creeping Liriope. The latter selections are designed to be lower maintenance and have a deeper root structure (and higher transpiration rates), reducing the amount of surface water to the rain gardens.

Respectfully,

Jeffrey S. Miller, ASLA, GRP
Landscape Architect/Project Manager

N120 W21350 Freistadt Rd. • P.O. Box 70 • Germantown, WI 53022
Tel: (262) 255-4888 • Fax: (262) 628-4729
mail@davidjfrank.com • www.davidjfrank.com

MANDEL GROUP

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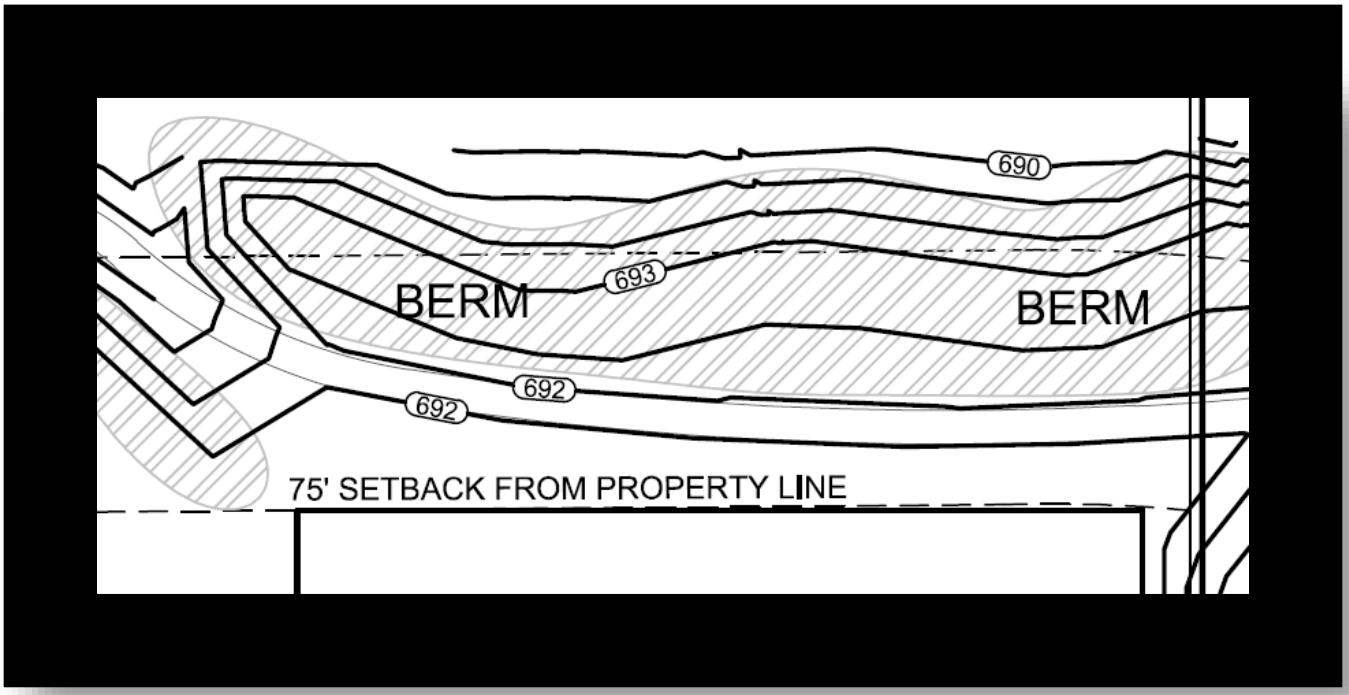
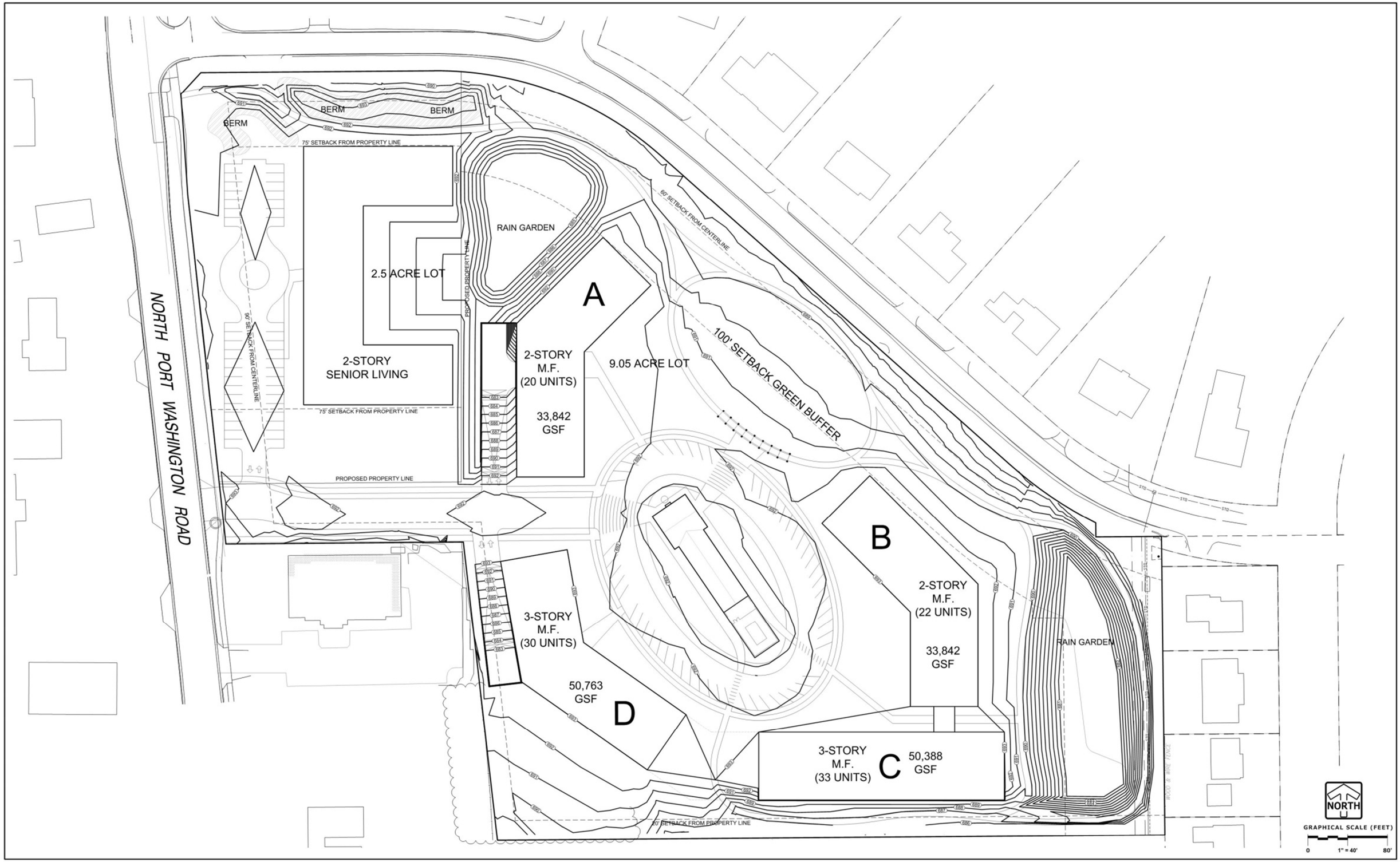
<u>EXHIBIT H (See Attached)</u>
Concept Grading Plan

Berm Height Shown Below





MANDEL DUNWOOD - CONCEPT GRADING

03/09/2017

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 821.00

MANDEL GROUP

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Milwaukee, WI 53202
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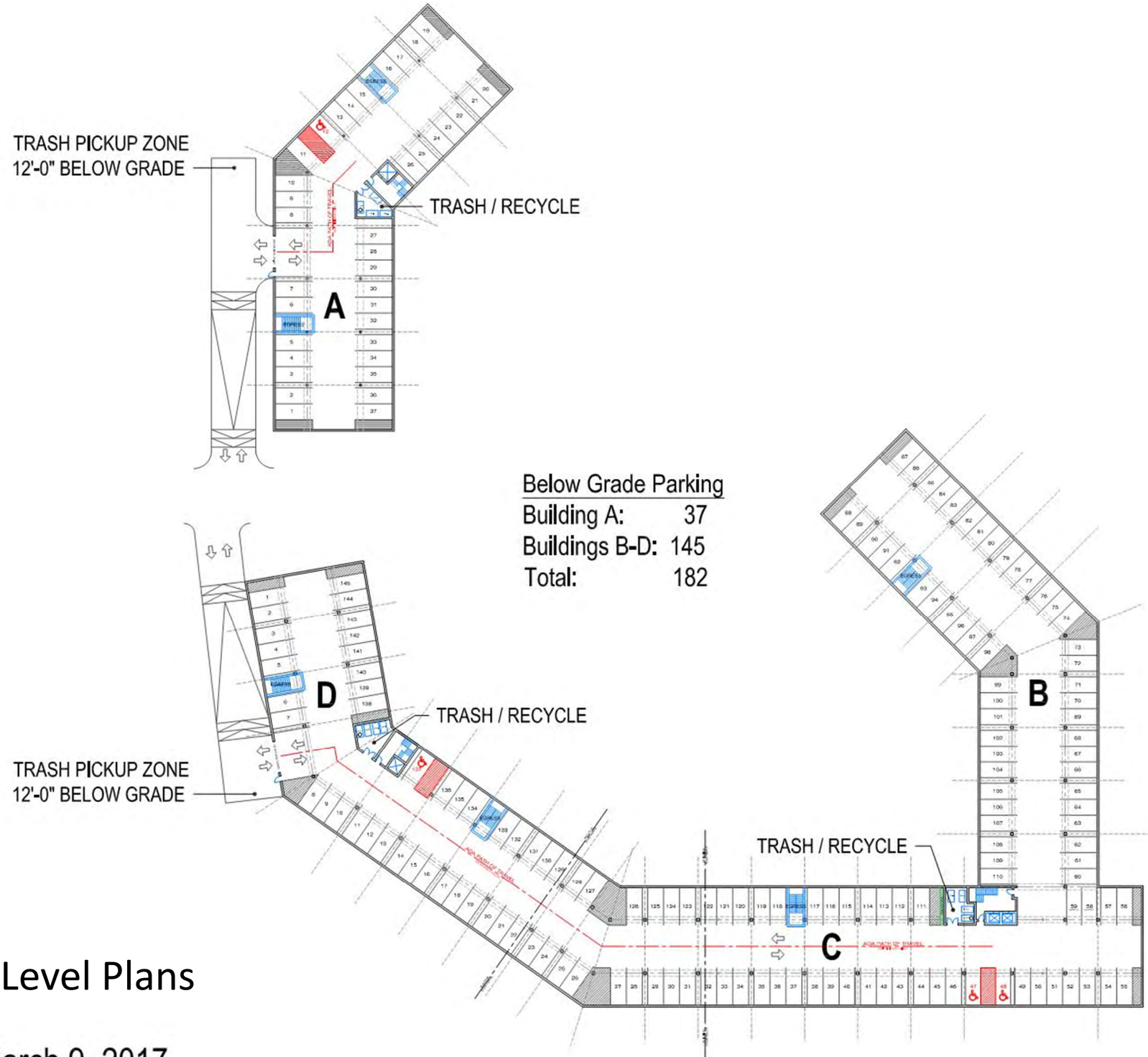
<u>EXHIBIT I (See Attached)</u>
Parking Level Plans



Below Grade Parking

Building A:	37
Buildings B-D:	145
Total:	182

Parking Level Plans

March 9, 2017

Dunwood Crossing

MANDEL GROUP

Pre-Petition Submittal to the Plan Commission

DUNWOOD CROSSING

A Mixed-Use Residential Master Planned Development
By the Mandel Group, Inc.

Pre-Petition Conference Submittal to the Plan Commission
Village of Fox Point

February 21, 2017

MANDEL GROUP

Ian B. Martin
Vice President | Development
Mandel Group, Inc.
301 E. Erie St.
Milwaukee, WI 53202

February 21, 2017

Plan Commission Members
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Members of the Fox Point Plan Commission:

Mandel Group, Inc. ("Mandel") is pleased to present our pre-petition submittal for the redevelopment of the Dunwood School located at 217 West Dunwood Road, Fox Point, Wisconsin. Our redevelopment represents a dynamic master-planned, residential redevelopment. While the following pages offer additional detail, we wanted to provide some quick highlights on the project and our development team.

Mandel Group is metro Milwaukee's premier development firm. Since our inception in 1991, we have closed over $1 billion in real estate transactions, including multifamily and commercial developments. We recently completed Beaumont Place, our Whitefish Bay apartment development which was recently awarded Deal of the Year by the Milwaukee Business Journal. The quality of our work has been nationally recognized, including the Urban Land Institute's Award for Excellence. Our deep well of experience is bolstered by the best architects and consultants in the market, including Mr. James Shields of HGA. Shields was responsible for Beaumont Place and the recent addition to the Milwaukee Art Museum.

Our current concept plan includes a complementary mix of residential uses. Luxury apartments are paired with a best-in-class senior living facility. A demonstrated demographic shift in Baby Boomer lifestyle preferences, including a desire for more flexibility, less maintenance, and the ability to remain in their local communities has occurred at other Mandel apartment properties in the Northshore and we anticipate the same to occur here. At the same time, the population of the Village is aging and senior housing is needed to accommodate this older demographic. Dunwood Crossing folds real estate responses to these trends into a cohesive development where the whole is truly greater than the individual parts.

Our redevelopment of the Dunwood School has been a thoughtful process involving input from a number of important stakeholders. We hosted two large group neighborhood meetings, supplemented with numerous one-on-one meetings, to present and discuss our development. As you will see, our concept plan evolved significantly as we integrated ideas from the neighborhood.

MANDEL GROUP

I will be primarily responsible for directing and implementing the development of Dunwood Crossing. I have over 15 years of experience in commercial real estate development. During my career, I have developed over 4,200 multifamily units across the country. Barry Mandel, President and CEO, and Robert Monnat, COO, of Mandel Group will be co-principals in the development of Dunwood Crossing and intimately involved in formulating our development plans and marshalling resources for implementation of our proposal. Throughout the process, I will be further supported by Mandel Group's experienced team of real estate professionals.

We welcome the opportunity to answer any questions you have regarding our company and/or Dunwood Crossing. I would like to thank you in advance for your consideration.

Sincerely,

Ian B. Martin
Vice President | Development

PROJECT HIGHLIGHTS

Award-Winning Developer & Operator

- Mandel is the leading luxury multifamily and mixed-use developer in Milwaukee
- Responsible for over $1 billion in real estate transactions since inception; including award-winning projects in Shorewood and Whitefish Bay
- Executive team with a combined 200+ years real estate experience providing long-term stability to operations

Exceptional Design Concept

- Market-driven mix of complimentary uses: luxury apartments and senior housing creating luxury "age in place" housing
- Site plan purposefully designed to be responsive to adjoining properties and Village planning goals
- Park and walking trails open to neighborhood and community center available for local civic organizations; initial installation and on-going maintenance paid for by Mandel Group
- Extensive landscaping, green space and reduced building height oriented toward neighboring single-family homes
- Vehicular access limited to Port Washington Road only; no access on Dunwood Road
- "Four-sided architecture" offering high-quality materials on all building facades
- Site plan a product of significant neighbor outreach

Village Benefits

- At stabilization, project produces estimated annual tax receipts of $650,000
- Provides much needed funds for necessary capital improvements at Stormonth School and other educational purposes
- Necessary housing to attract home buyers and provide attractive housing for empty nesters
- Implements one of the Village's long-term stormwater management projects; Mandel-funded
- All infrastructure, including utilities and roadways, is private and paid for by Mandel nearly eliminating any burden on Village resources

THE DEVELOPMENT TEAM

Developer: Mandel Group, Inc.
Ian B. Martin, Vice President | Project Principal

Architect: HGA Hammel Green & Abrahamson
James Shields, Project Architect

Site Engineering: Pinnacle Engineering
Aaron Koch, Principal | Project Engineer

Traffic Engineering: Ayres Associates Inc.
Ken Voigt, Principal | Traffic Analysis and Design

Landscape Architecture: David J Frank
Jeffrey Miller, Landscape Architect/ Project Manager

PROJECT VISION

Dunwood Crossing is a carefully considered real estate response to demographic changes in housing preferences and strong market fundamentals in Milwaukee's Northshore. Luxury apartments will be developed along side a private pay senior living facility. The redevelopment accommodates Baby Boomers who are trading single-family homeownership for the flexible, maintenance free lifestyle of apartment living and wish to remain in their local communities. Other luxury Mandel properties in the Northshore successfully captured the growing rental preference amongst this demographic, and based on population statistics in the market area, we foresee strong and continued demand. At the same time, the population of the Village is growing older and several types of senior housing are much needed. There is increasing demand for assisted living residences characterized not by how many beds fit under the roof, but by highly personalized care underpinned with interactive social activities.

Thoughtful consideration was taken in the architectural and site design in order match the residential feel of the surrounding neighborhood. The development has pitched roofs, locates the vast majority of parking underground and is surrounded by extensive green space and quality landscaping with berming and opaque materials where appropriate.

DEVELOPMENT OVERVIEW

Multifamily

Dunwood Crossing includes a total of 105 market-rate luxury apartment homes contained in four buildings. Each building is served by underground parking. The two buildings closest to Dunwood Road will be 2-stories, while the buildings at the south end of the site will be 3-stories. Rental ranges for the development will range from $1,550 for a one bedroom unit to $3,200 for a three bedroom unit. These rental rates do not include ancillary costs like underground parking.

Senior Living

The senior living component consist of approximately 80 beds within assisted living and memory care facilities. We strategically located the senior care on the North Port Washington Road corridor. The low-intensity nature of senior care makes it an outstanding transitional use from the commercial uses along Port Washington Road to the residential uses to the east. The area surrounding the facility will receive a natural landscaping treatment with berms and opaque landscaping along the northern boundary to shield the senior facility from single-family homes on Dunwood Road.

Clubhouse & Community Room

The clubhouse was intentionally located in proximity to the park to offer a single-story connection to the existing community. Additionally, within the clubhouse will be a roughly 800 square foot community room available for local civic groups. We understand this was an important feature for local community groups and feel it is a valuable way to welcome the community into our development. In addition to housing our full time leasing and maintenance staff, the clubhouse will also feature high-demand lifestyle amenities including a fitness center, kitchen, outdoor patios, grilling centers and other amenities.

Community Park & Walking Trails

The site plan creates a substantial landscaped buffer between the residential neighborhood and the apartments, while at the same time the expansive green space transforms the area along Dunwood Road into a community park. Walking trails surround the development, are open to the public and include furnishings like benches and dog clean-up stations. The installation and maintenance of this park will be paid for by Mandel.

ARCHITECTURAL INSPIRATION

Mandel's portfolio showcases our focus on the finest exterior and interior design. Our buildings are designed by the best architects in the industry and feature an attractive mix of sustainable materials and masonry. The focus on quality continues on the interior of our units. Granite countertops, stainless steel appliances, and energy efficient mechanical systems are just some of the features of a Mandel home.

Dunwood Crossing was inspired by the architectural style of English arts and crafts. We believe that working with an identified architectural style not only offers a cohesive, high-quality design across multiple buildings, but can also create the sense of community.

The design goal of Dunwood Crossing was to encourage a residential quality that complements the neighborhood. The 3-story structures were purposefully located on the south side of the property, away from single-family homes on the north side of Dunwood to minimize the views. The buildings located closest to Dunwood were strategically reduced to two-stories with pitched roofs to contribute to the residential character of the redevelopment. Additionally, the buildings were carefully designed to incorporate "embedded cottages", where defined sections of the façade are distinguished by stone masonry to create the feel of smaller, characterful homes within the larger building. The exterior features cottage red shingles and pitched roofs; an attractive palette of limestone and clapboard siding; floor-to-ceiling windows; and wrought-iron like fences.

CLUBHOUSE & LANDSCAPE DESIGN

The English theme is carried throughout the balance of the site, including the clubhouse, park, and senior housing to provide a cohesive architectural character. The clubhouse features the same limestone, clapboard siding and roof color as the apartment buildings, but offers a unique arrangement of the materials. The English theme also permeates the perimeter landscaping which may include traditional English hedging, natural gardens and fencing.

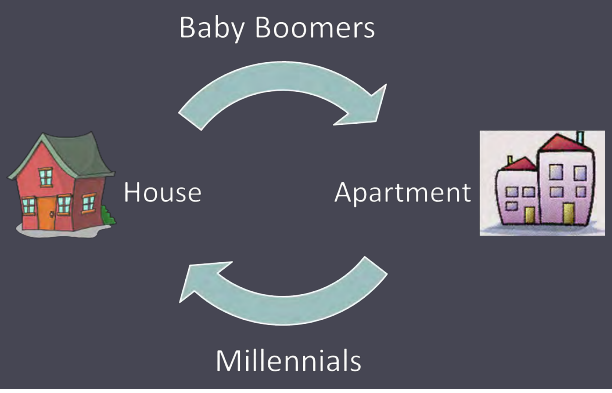
THE NEED FOR APARTMENTS

Demographic Trends

As mentioned previously, the Baby Boomer demographic is looking for options to downsize into maintenance-free residences, but remain within the communities they are rooted. Luxury apartments offer the flexible living that this demographic desires. An analysis of US Census Bureau data and ESRI (the leading demographic data analytics technology) confirms that Milwaukee's Northshore area houses a significant population of Baby Boomers. Over 8,700 of those Boomers match our target renter profile based on income. By 2021 there will be 10,510 Boomers within our target demographic. 44% of those Boomers will chose to rent, which means over 4,600 Boomers will be looking for apartment homes. With a very limited supply of new luxury apartments and an average age of existing inventory at nearly 30 years old, new, luxury supply is needed to meet this growing demand.

Baby Boomers are responsible for double the share of renter growth from 2004-2014 than millennials

Apartment homes must be understood in the context of their symbiotic relationship with single-family homes. We know Millennials are delaying major life events, including marriage and home ownership, longer than their parents. However, most millennials still aspire to homeownership. 92% of renters aged 18-39 expect to buy homes eventually. Successful communities must offer an appealing rental option to attract these future homeowners. Moreover, communities must offer maintenance-free, luxury apartments for Baby Boomers to downsize out of single-family houses making those homes available for younger families. Thus, apartments provide housing for a pool of future home buyers and a destination for Boomers.



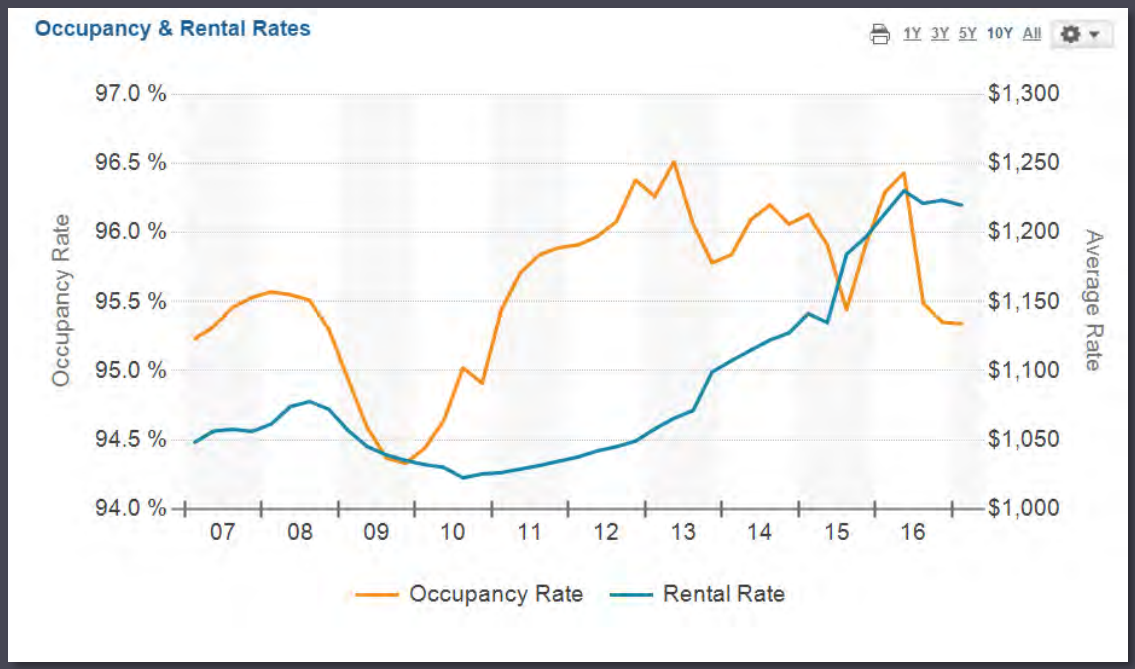
"Households in the top half of the income distribution contributed 43 percent of the growth in renters."

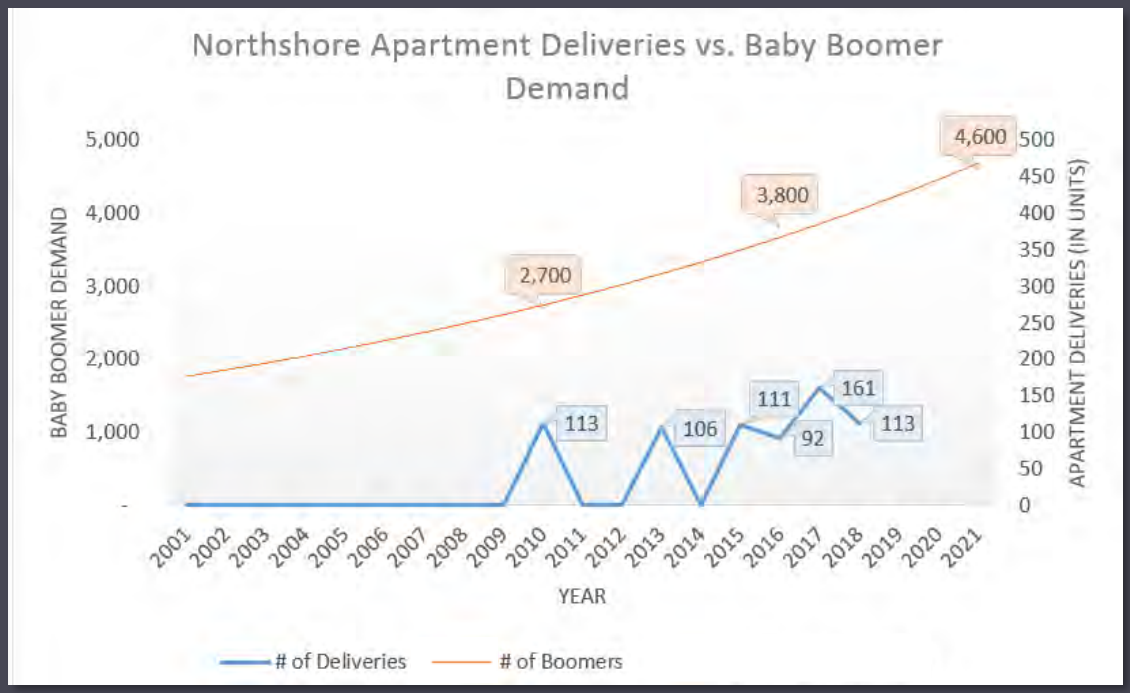
--The State of The Nation's Housing 2015, Joint Center for Housing Studies of Harvard University

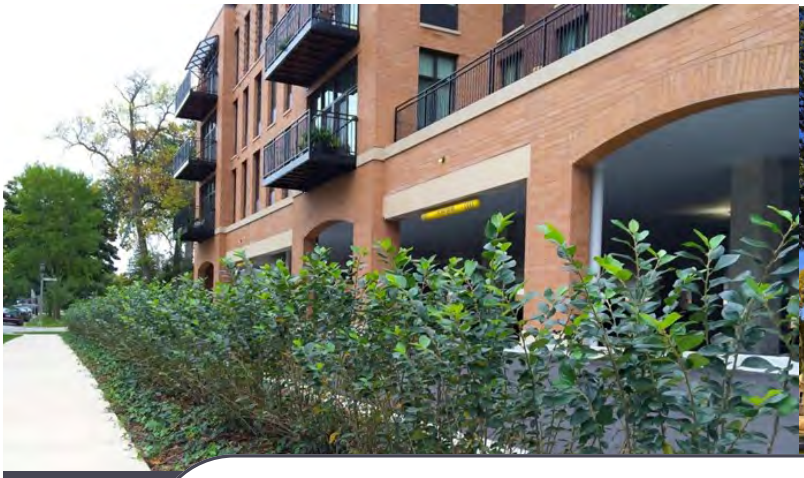
THE NEED FOR APARTMENTS [CONT.]

Northshore Fundamentals

The Northshore apartment fundamentals are strong. The market has maintained over 95% occupancy, and there has been no meaningful increase in the number of units. In fact, CoStar, the leading apartment analytics firm, has tracked only 442 luxury units to the Northshore since 2001. A closer examination of the market reveals that the average age of existing inventory in the Fox Point market area is 30 years old. It is clear that the Northshore market has been underserved in class-A, luxury apartment units.



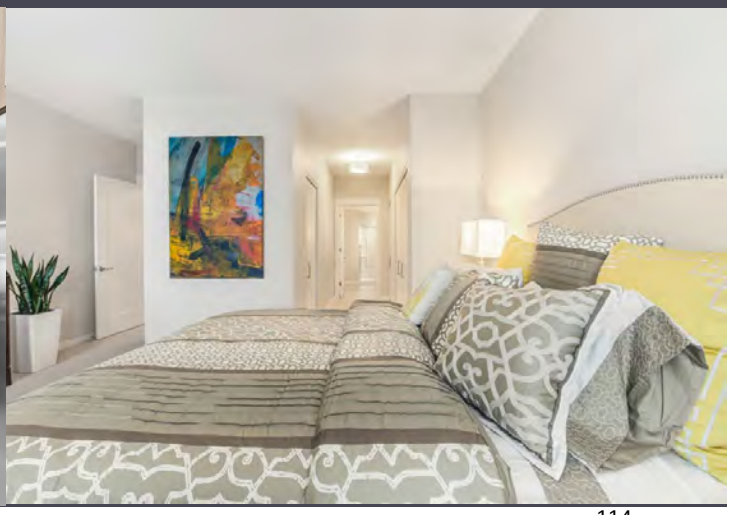




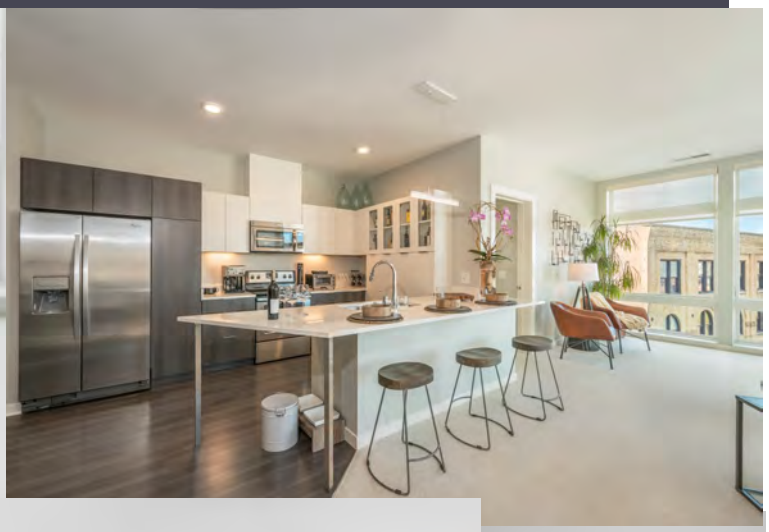
BEAUMONT PLACE CASE STUDY

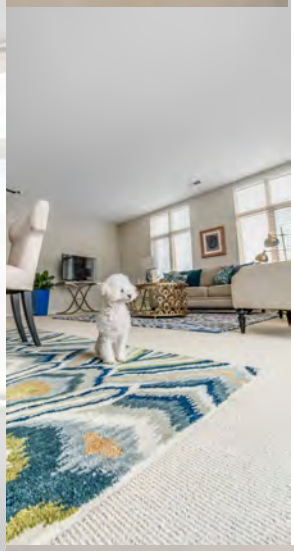
Mandel recently saw the foregoing demographic trends converge at our award-winning Beaumont Place apartments. Beaumont Place is an 83 unit luxury apartment development that opened in 2014 in Whitefish Bay. The demographics of the property confirms that the Baby Boomers are indeed in search of quality, spacious and luxurious apartment living. Nearly all residents at Beaumont Place downsized from houses in Milwaukee's Northshore, including several from Fox Point. The average age of the residents is 60, while the average household income is $190,000. The project has remained almost 100% occupied since its opening and currently has a waitlist for those wanting to live at the property.

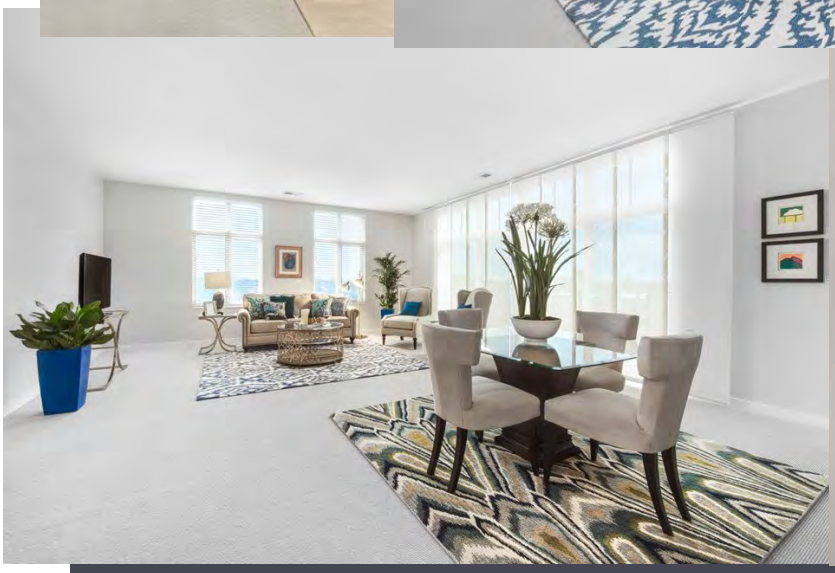
Similar to Beaumont Place in Whitefish Bay, our goal is to capture the Baby Boomer demographic at Dunwood Crossing. Units are planned to be very spacious averaging over 1,300 square feet in size and over 70% of the units are two or three bedroom. Our floor plans offer open kitchen designs and expansive living spaces to create comfortable living quarters conducive to entertaining family and friends. Luxurious interiors feature granite countertops, designer cabinetry, and stainless steel appliances. The success of our approach is evidenced by the 100% lease-up of Beaumont Place prior to construction completion.

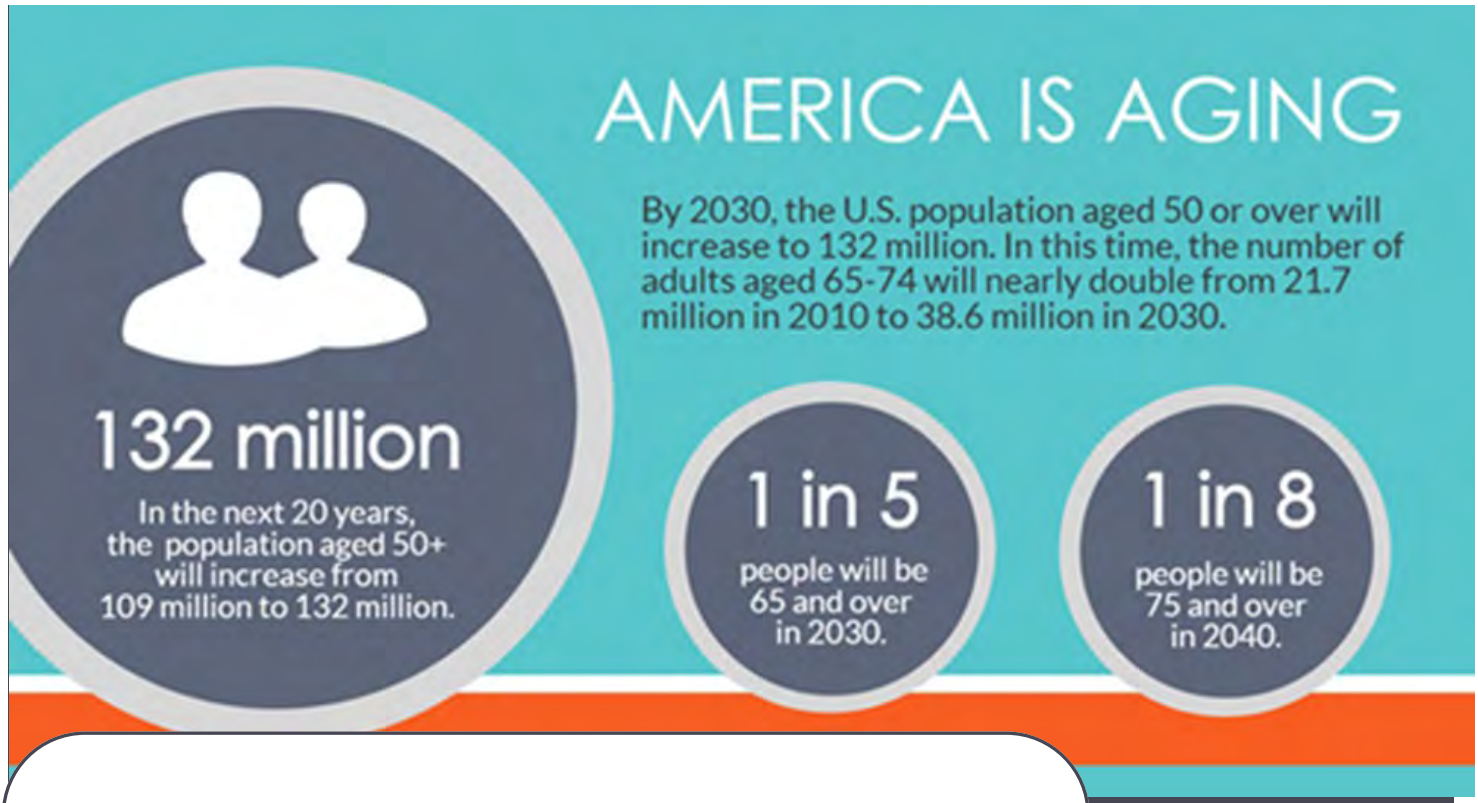


BEAUMONT PLACE CASE STUDY [CONT.]





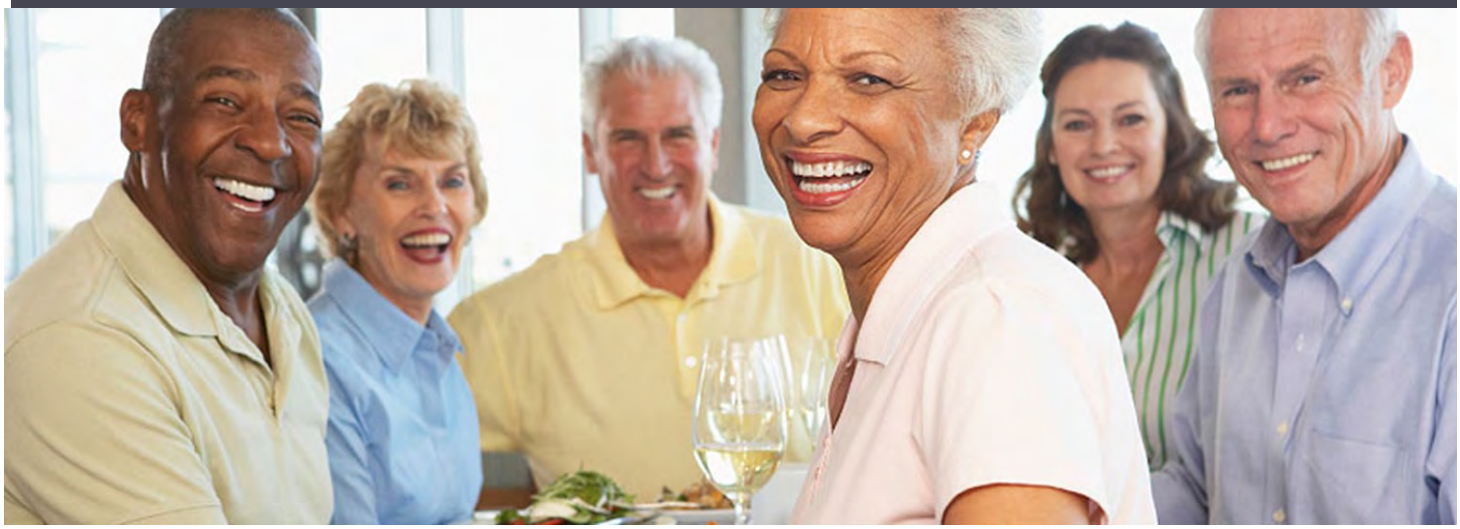




THE NEED FOR SENIOR HOUSING

One in five people will be 65 or older by 2030. The typical incidence of Alzheimer's/dementia in the United States is 13% of the age-65+ population (as published in 2012 Alzheimer's Disease Facts and Figures) and there are currently 11,000 people turning 65 every day in the United States. The current availability of care for those with Alzheimer's/dementia does not meet the need, and the need is expected to continue to grow at an increasing rate. It is projected that the age 65+ demographic within the primary market area will grow by 15.3% over the next 5 years, meaning approximately 2,400 seniors be in need of memory care support in the Northshore market area.

This need has already been identified by the Village of Fox Point. As noted in the Comprehensive Plan, "As the population of the Village ages, several types of senior housing with varying levels of care for a range of incomes may need to be provided. " (Village of Fox Point Comprehensive Plan: 2035, Adopted February 23, 2010). The senior living component of our development will offer the necessary care and support for those who wish to remain in the community of Fox Point near friends and family.



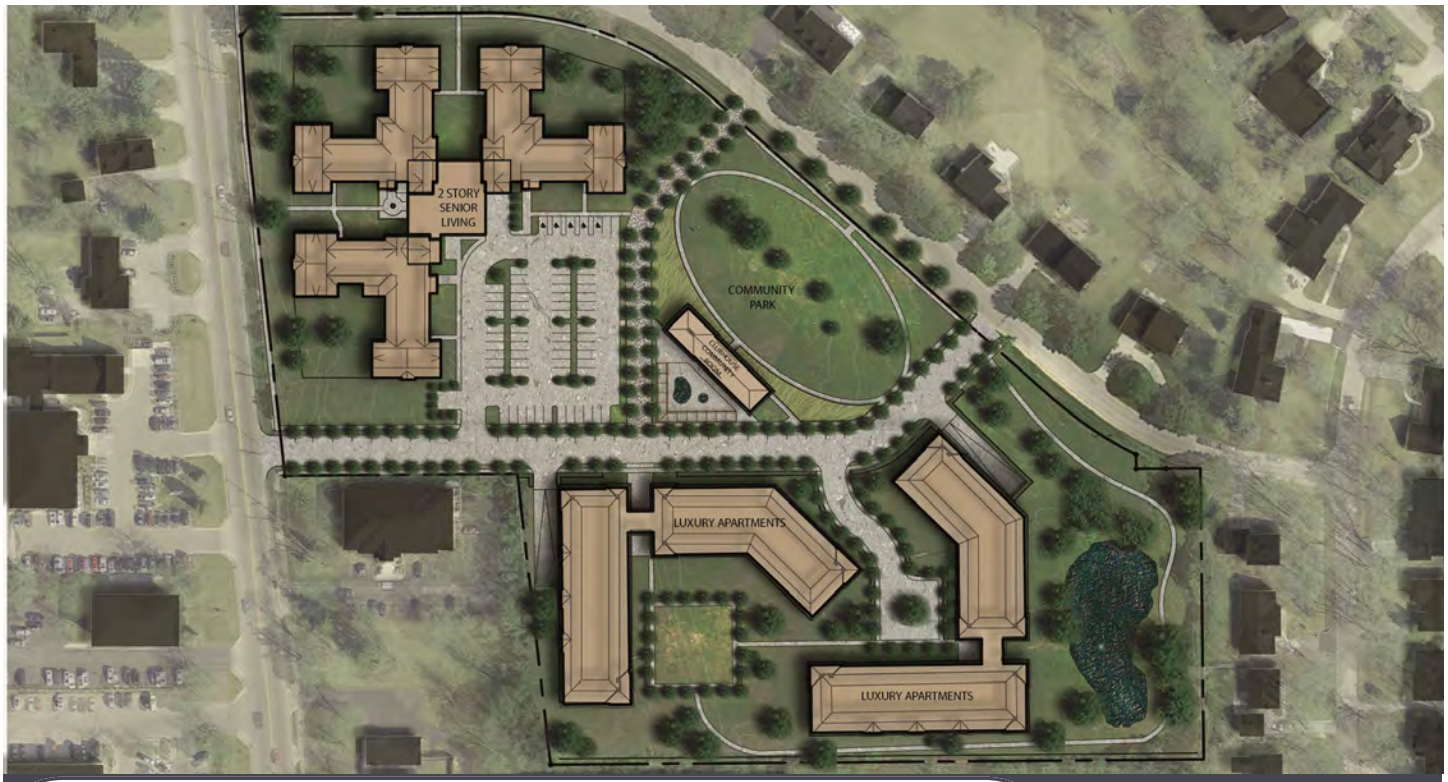
RESPONSIVE TO NEIGHBOR COMMENTS

At Mandel Group, we are proud that our developments enhance the surrounding neighborhoods and municipalities. To make that happen, we listen to neighbors and the community and make changes to incorporate their ideas and improve the development for all. Dunwood Crossing is no exception.

Mandel hosted two large group neighborhood meetings to begin a dialogue with neighbors and present our initial concept plan. Mandel invited over 400 residents and roughly 100 attended the meetings, including two representatives from St. Eugene's Parish. The following pages summarize the concept plan presented in each of the neighborhood meetings and our subsequent efforts to address and incorporate neighbors' comments and ideas.

CONCEPT PLAN #1

The initial concept plan featured 120 luxury apartment homes, approximately 10 townhomes along Dunwood Road, a Fresh Thyme grocery store and a senior care facility. This original plan was shared in the neighborhood meeting held in May. Residents comments in that meeting centered around eliminating all retail, increasing the amount of green and open space and reducing the amount and visibility of surface parking. Residents also shared a desire for a shared community room that could accommodate local community groups like the Fox Point Foundation.

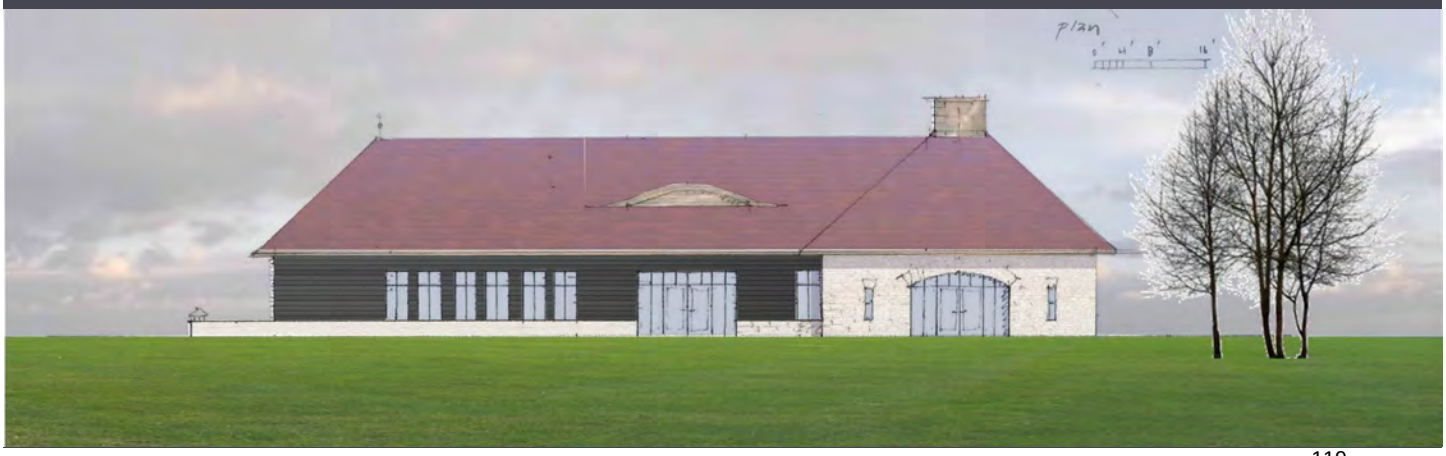


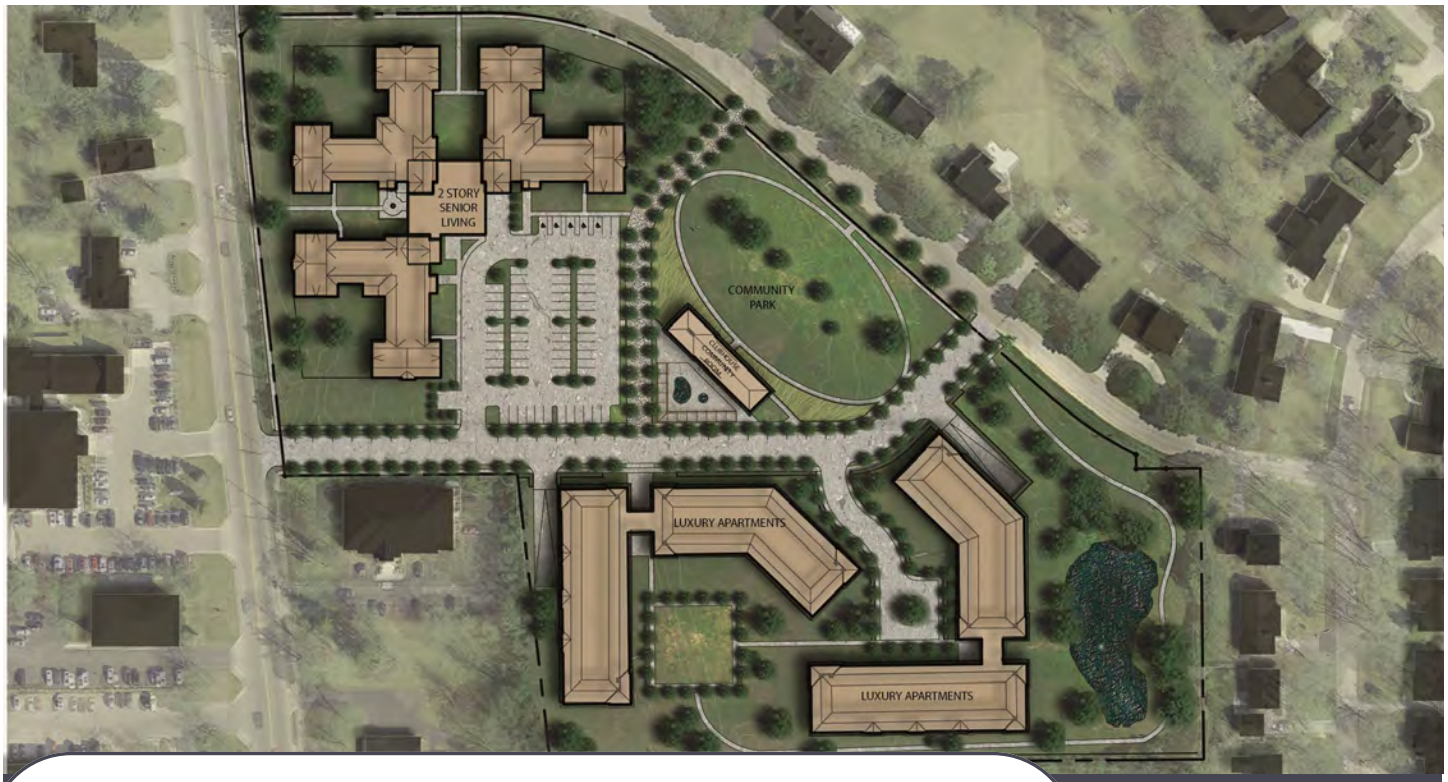
CONCEPT PLAN #2

With feedback in hand from the initial neighborhood meeting, we revised our concept plan in the following ways.

All retail was eliminated from Dunwood Crossing. The removal of retail greatly reduced the traffic generation, lighting, noise and amount of surface parking. The density of the apartment homes was reduced slightly by the elimination of the townhomes along Dunwood Road. The redevelopment contemplated 120 luxury apartment homes in two, 3-story structures positioned at the south of the site in order to reduce the views of the 3-story buildings from the neighbors along Dunwood Road. This concept plan also included a 2-story senior living facility at the corner of Dunwood Road and Port Washington Road.

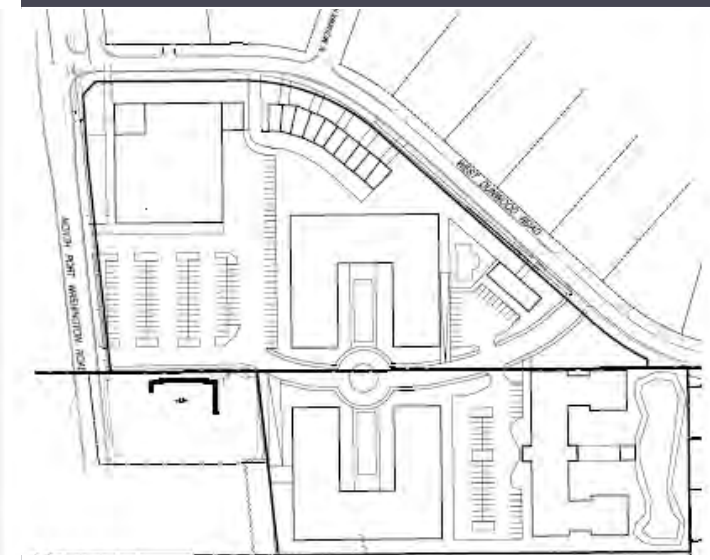
We strategically positioned our resident clubhouse within the community park to offer a single-story, smaller scale structure facing the neighbors along Dunwood. In order to accommodate the community groups, we also included a large great room of approximately 800 square feet to be made available to the residents of the apartment homes and also community groups. By making the clubhouse available free of charge to these community groups, we hope to make our development a part of Village life.



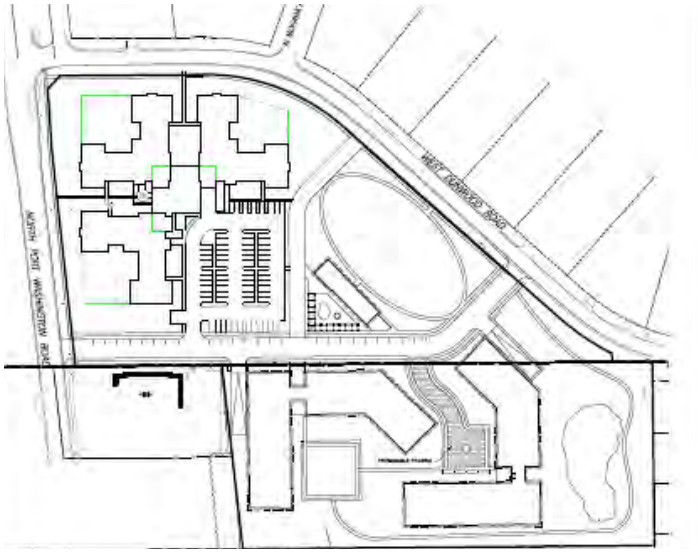


CONCEPT PLAN #2 [CONT.]

The original concept plan contemplated 65% impervious area with only 35% green space. By shifting the apartment homes to the rear of the site and providing plentiful underground parking for the apartment residents, we were able to address neighbor concerns by minimizing the impact of surface parking and nearly doubling the amount of green space on site. With over 60% of the site being green space, we were able to create a community park area that offers fully connected walking trails, park benches and even dog-cleanup stations. While open and available to the public, Mandel will pay for all installation and ongoing maintenance.



DUNWOOD CROSSING - GROCERY SITE PLAN
- TOTAL SITE AREA: 503,523 SF (11.56 ac)
- BUILDING AREA: 156,673 SF (3.60 ac) - 31%
- PAVEMENT AREA: 172,304 SF (3.95 ac) - 34%
- GREEN SPACE: 174,546 SF (4.01 ac) - 35%

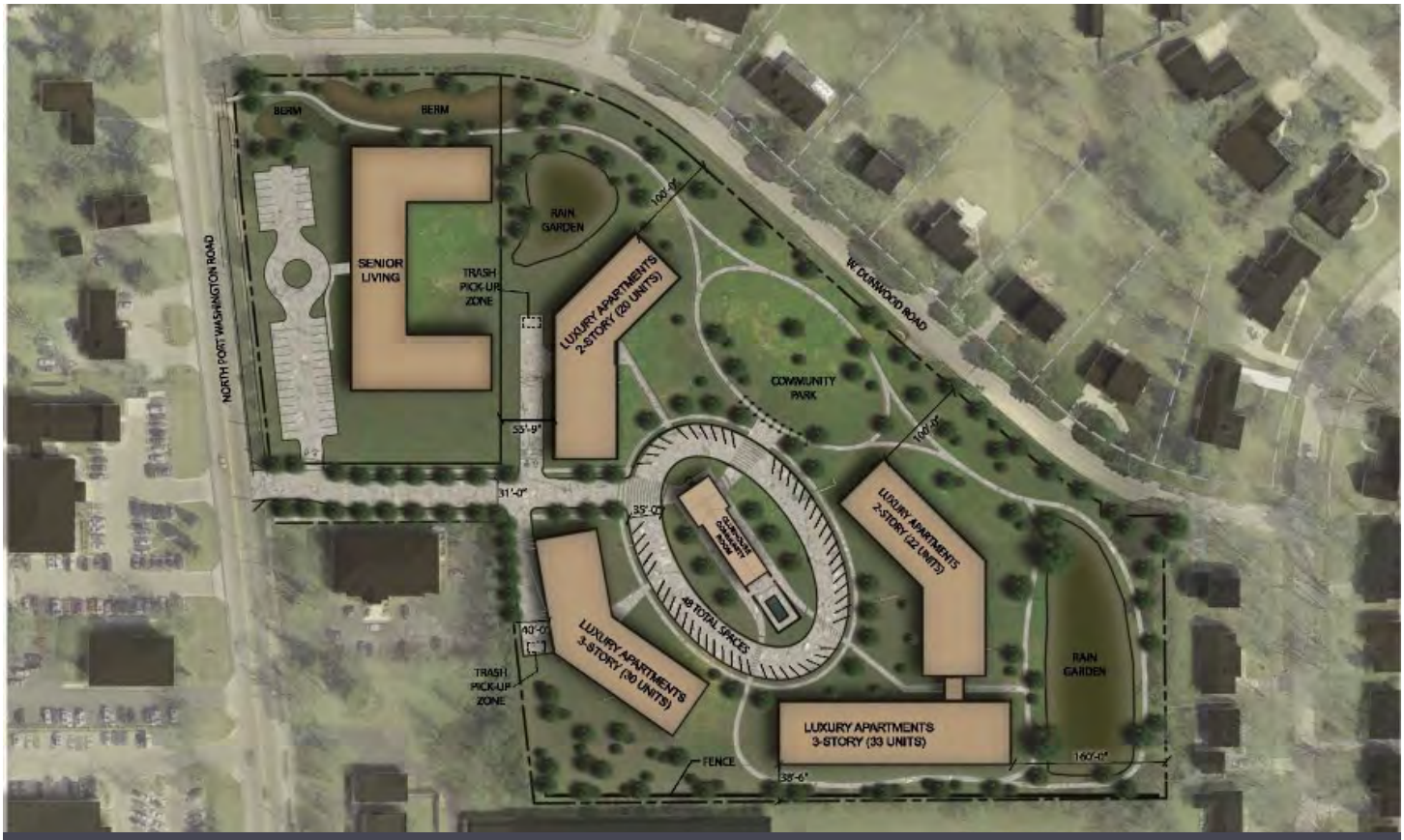


DUNWOOD CROSSING - CURRENT SITE PLAN
- TOTAL SITE AREA: 503,523 SF (11.56 ac)
- BUILDING AREA: 109,250 SF (2.51 ac) - 22%
- PAVEMENT AREA: 88,607 SF (2.03 ac) - 18%
- GREEN SPACE: 305,666 SF (7.02 ac) - 60%

CONCEPT PLAN #2 [CONT.]

At our second neighborhood meeting in November, residents provided additional comments with regard to traffic and access onto Dunwood road, building height and density, and the placement of the senior living facility on the site plan. They also shared remarks regarding the building architecture. Specifically, they shared that the roof lines appeared monotonous. Moreover, residents wanted to see opaque landscaping and berming along the northern border of the senior living in order to screen the senior living facility.

We supplemented this second neighborhood meeting, with small group and one-one meetings with neighbors who lived nearby or who specifically reached out for additional information. Through these small group meetings, we also learned that some stormwater backup historically occurred in the immediate neighborhood.



CURRENT CONCEPT PLAN

After the second neighborhood meeting and subsequent one-on-one meetings, we refined our redevelopment concept plan as contemplated in our proposal today.

The senior living facility was condensed from 120 beds to 80 beds and the building was shifted further south to allow for an opaque landscaped buffer to the north of the facility. The apartment homes were further reduced in terms of density and scale as well. The redevelopment includes 105 units in 4 buildings. The two, 3-story buildings were strategically placed at the rear of the site, while the two, 2-story buildings with pitched roofs were located closer to Dunwood to offer a more residential connection to the neighborhood.

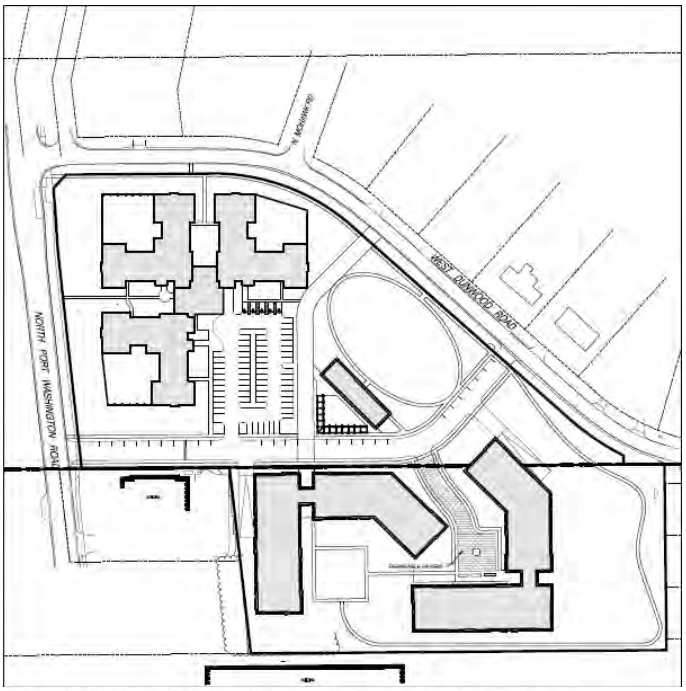
The current site plan also creates a generous, linear landscape buffer and parkway along Dunwood Road. In fact, the current plan maintains a 75 foot buffer at the senior facility and a 100 foot buffer on the apartment parcel. These setbacks significantly exceed the zoning code requirement of 30 feet (i.e. 60 feet from the center line of Dunwood Road.

The clubhouse and community room remain an integral part of the development. The clubhouse is now centered within the collection of apartment homes, but still offers a visual and spatial connection to the community through architectural details such as pergolas, defined crosswalks and masonry façade.

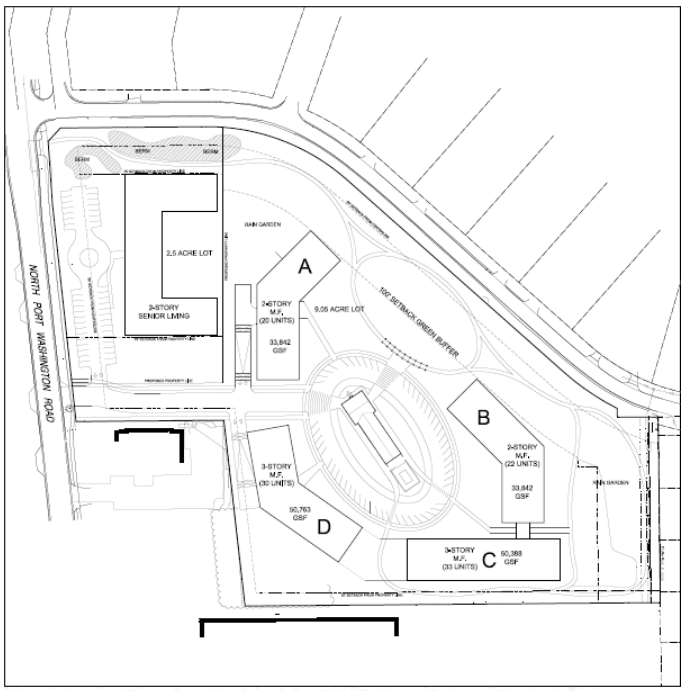
CURRENT CONCEPT PLAN [CONT.]

The current concept plan removes all access onto Dunwood Road and replaces the connection with an oval drive that mimics the oval community park. The elimination of the access to Dunwood Road essentially eliminates the potential traffic impact on the surrounding neighborhood. We compared the traffic generation of our proposed use of 105 apartments and an 80-bed senior care facility to that of the currently permitted uses on the site. By way of example, an 80,000 square foot school, which is a permitted use, would generate 1,200 trips per day. By contrast, Dunwood Crossing will only generate 880 trips per day. Furthermore. currently three access points exist onto Dunwood Road today. By eliminating all of access points and directing all traffic onto Port Washington Road, the traffic impact will be minimal.

Our current site plan minimizes the impact of surface parking in an effort to maximize green space. Surface parking stalls for the senior living are strategically located along Port Washington Road and to the south of the building such that it will not be visible from the surrounding neighborhood. The lot will be bordered by opaque landscaping to further mitigate the impact of parking. Minimal surface parking around the interior oval drive will serve the clubhouse and community room. The apartment buildings are served by plentiful underground parking, at roughly 2 stalls per unit.



DUNWOOD CROSSING - PREVIOUS SITE PLAN
- TOTAL SITE AREA: 503,523 SF (11.56 ac)
- BUILDING AREA: 109,250 SF (2.51 ac) - 22%
- PAVEMENT AREA: 88,607 SF (2.03 ac) - 18%
- GREEN SPACE: 305,666 SF (7.02 ac) - 60%



DUNWOOD CROSSING - CURRENT SITE PLAN
- TOTAL SITE AREA: 503,523 SF (11.56 ac)
- BUILDING AREA: 98,504 SF (2.26 ac) - 20%
- PAVEMENT AREA: 61,174 SF (1.40 ac) - 12%
- GREEN SPACE: 343,848 SF (7.89 ac) - 68%

CURRENT CONCEPT PLAN [CONT.]

We think the current plan makes good on our promise to the neighbors to create as much green space as possible. The total project area of the development is 11.56 acres with nearly 8 acres of green space. That is, more than 68% of the site is open space, representing nearly the same amount as existing conditions. With new public walking trails and ecologically sensitive and native plant life, Dunwood Crossing greatly improves the accessibility and quality of the natural environment.

In discussions with neighbors, we learned that flooding and stormwater issues historically occurred in the neighborhood. The Village staff shared a 1996 study identified several infrastructure improvements Village-wide that could be implemented in order to manage stormwater and flooding. One of the identified improvements was to design a stormwater management system on the Dunwood School site that could accommodate additional stormwater. Accordingly, we designed our site to manage not only the stormwater from our site, but the additional roughly 2 acre-feet of stormwater identified in the Village-wide plan through the use of bio-retention ponds and rain gardens. With the site improved, our stormwater system will help alleviate flooding in the immediate area.

DEVELOPMENT DETAILS

Development and on-going maintenance at Dunwood Crossing will be subject to multiple layers of control. First, Mandel will record against the entire property a restrictive covenant agreement (the "Restrictive Covenant"). The Restrictive Covenant will provide cross-access easements between the senior living parcel and the multifamily parcel. The Restrictive Covenant will give Mandel Group control over the architecture, site planning and landscaping on the senior living parcel. Such control is critical as the success of the luxury apartments requires that the design of the senior living parcel be subjected to the same exacting, best-in-class standards followed by Mandel Group. It should be noted that the Village will retain final approval rights over development of the senior living parcel pursuant to the terms of the Institutional zoning classification. Moreover, the Restrictive Covenant will impose on-going maintenance standards on the apartment parcel and the senior living parcel to ensure that the entire site is kept in good condition and repair. Generally, Mandel Group will be responsible for maintaining the general common areas of the entire property, including the perimeter landscaping, and the owner of the senior living parcel will pay its share of such maintenance costs.

Mandel Group also proposes to encumber the entire site with a mutually agreeable development agreement with the Village of Fox Point (the "Development Agreement"). Amongst other provisions, the Development Agreement will: (a) limit the maximum development density permitted on the property, (b) impose no-build areas along Dunwood Road to ensure that the deep landscape buffer and community park cannot be developed in the future without the Village's consent, (c) limit the maximum height of buildings on the property, and (d) impose on the entire property an on-going maintenance obligation to ensure the property remains in good condition and repair. It is important to note that the Development Agreement will be recorded against the land such that it remains binding on Mandel Group and all subsequent owners of the property. Importantly, the Development Agreement will be enforceable by the Village.

Dunwood Crossing will have minimal impact on municipal services including storm sewer, sanitary sewer, and water service. All infrastructure improvements will be private; driveway, roads parking lot and green space installation and ongoing maintenance are paid for by Mandel. Furthermore, trash service is a private contract service and facilities are strategically located in basements with pickup at the bottom of the ramps.

105 units are permitted on this site, and based on industry standards for population estimates we anticipate roughly 150-200 people will reside within the multifamily buildings.

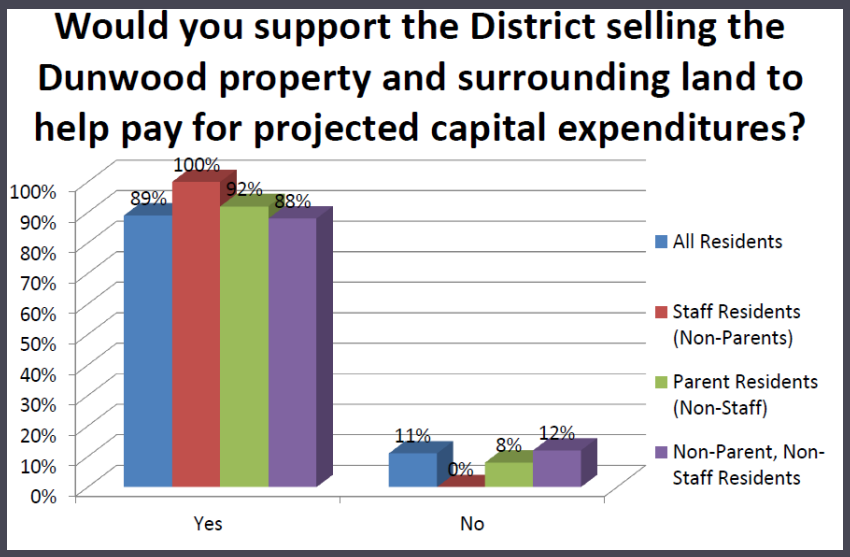
FINANCIAL INFORMATION

Economic Benefits

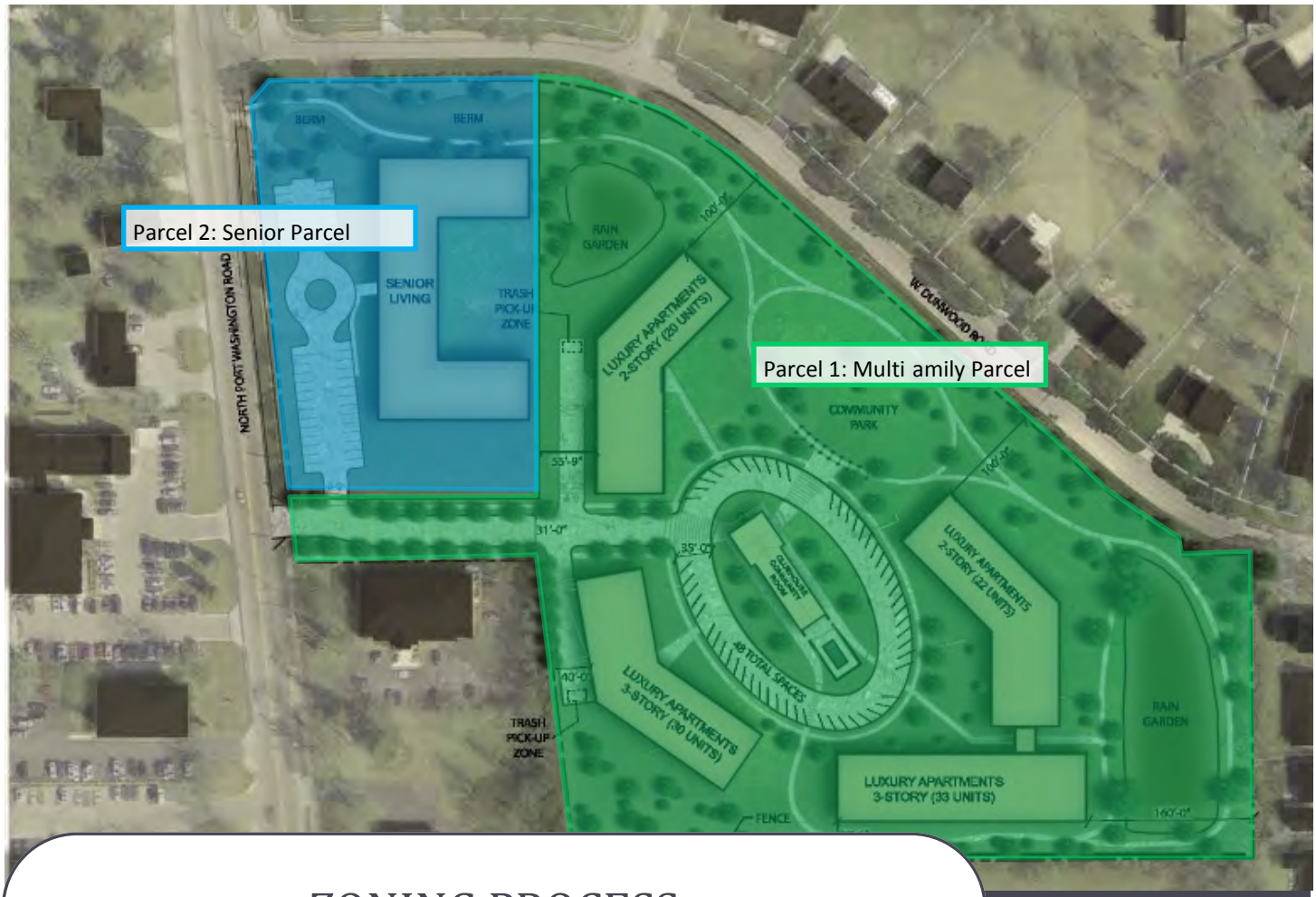
A community survey conducted by the Fox Point-Bayside School District was completed in October/ November of 2014. 89% of the respondents voted in favor of selling the Dunwood property and surrounding land to help pay for projected capital expenditures. The existing facility costs the school district approximately $150,000 annually in routine maintenance and repair. Those expenses are likely to increase as the building continues to age. Redevelopment of the Dunwood School will eliminate such expenses from the district budget thereby freeing up funds for educational programming. Moreover, monetizing the value of the land will allow the school district to complete important capital improvements to the Stormonth School. Financially healthy schools are an important part of a robust and healthy single-family market. In fact, the National Bureau of Economic Research revealed that there is a definite correlation between school expenditures and home values. The report found that for every dollar spent on public schools in a community, home values increased $20[1].

The total development is anticipated to create nearly $650,000 in annual property tax receipts when fully assessed and will greatly diversify the tax base of Fox Point. Of that $650,000, approximately $170,000 will go to the Village of Fox Point annually, a 2.5% increase in annual Village tax receipts.

Total estimated improvement costs of the apartments are anticipated to be approximately $25,500,000. The estimated cost for the clubhouse and associated amenities is $1,000,000. The estimated cost for landscaping is $300,000. Total cost for senior living facility is between $17,000,000 and $19,000,000.



[1] Lisa Barrow and Cecilia Elena Rouse. *Using Market Valuation to Assess Public School Spending. (NBER Working Paper No. 9054, 2002)*



ZONING PROCESS

The vacant Dunwood School property is currently zoned F-Institutional District. A few of the permitted uses within the current zoning include schools, buildings for municipal purposes, storage yards, buildings for church services, and buildings for community recreations.

Parcel 1: Multifamily Parcel (Green)

The Mandel Group is proposing to rezone part of the vacant property in order to develop 105 luxury apartments and a clubhouse. The parcel will be referred to as the multifamily parcel and will be rezoned as a Planned Development Overlay (PDO) under section 745-21 of the Zoning Code. Per the Zoning Code, "The regulations of this district are intended to allow for greater flexibility, variety of use, and design freedom than would be permitted by the standard application of basic district regulations, in the case of tracts of land of suitable size and appropriate location, where the unified and planned development of such tract and the increased flexibility, variety of use and design freedom would achieve optimum utilization of the site and produce a more aesthetically satisfying and economically desirable development than would result from the application of basic district controls."

Parcel 2: Senior Parcel (Blue)

The balance of the site at the corner of Port Washington Road and Dunwood Road will remain F-Institutional District, which allows for the development of the senior living facility. The senior care is permitted under Section 745-2(A)(3) of the Zoning Code "Convalescent or nursing homes or similar institutions for the accommodation of the aged or infirm". The proposed development will be licensed as a Community Based Residential Facility through the state of Wisconsin.

CONTACT INFORMATION

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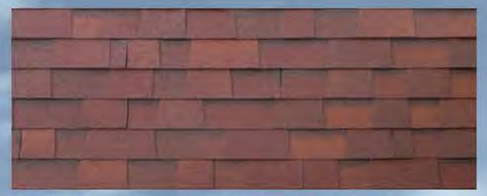
Milwaukee, WI 53202
imartin@mandelgroup.com
414.347.3600

BERM
BERM
RAIN GARDEN
SENIOR LIVING
TRASH PICK-UP ZONE
LUXURY APARTMENTS 2-STORY (20 UNITS)
NORTH PORT WASHINGTON ROAD
W. DUNWOOD ROAD
100'-0"
55'-9"
31'-0"
COMMUNITY PARK
100'-0"
35'-0"
CLUBHOUSE COMMUNITY ROOM
48 TOTAL SPACES
LUXURY APARTMENTS 2-STORY (22 UNITS)
40'-0"
LUXURY APARTMENTS 3-STORY (30 UNITS)
TRASH PICK-UP ZONE
RAIN GARDEN
LUXURY APARTMENTS 3-STORY (33 UNITS)
FENCE
38'-6"
160'-0"
HGA.
SCALE: 1"=100'
N
PROJECT: DUNWOOD CROSSING
MANDEL GROUP
February 21, 2017



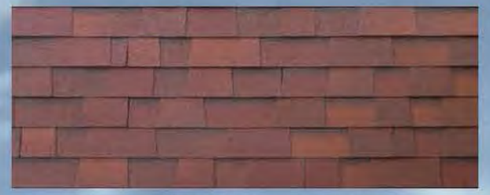
Certainteed Landmark Cottage Red Shingles

Iron Grey Clapboard by Hardie

Halquist Stone Fond du Lac Ledge

Dunwood Crossing

Two-story End Elevation



Certainteed Landmark Cottage Red Shingles

Iron Grey Clapboard by Hardie

Halquist Stone Fond du Lac Ledge

Dunwood Crossing

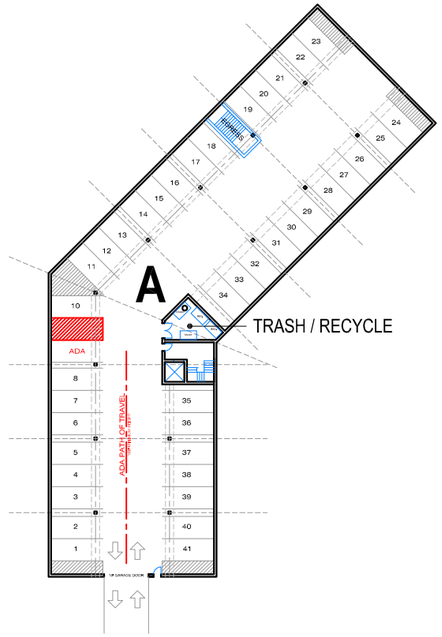
Three-story End Elevation

Dunwood Crossing

East Elevation

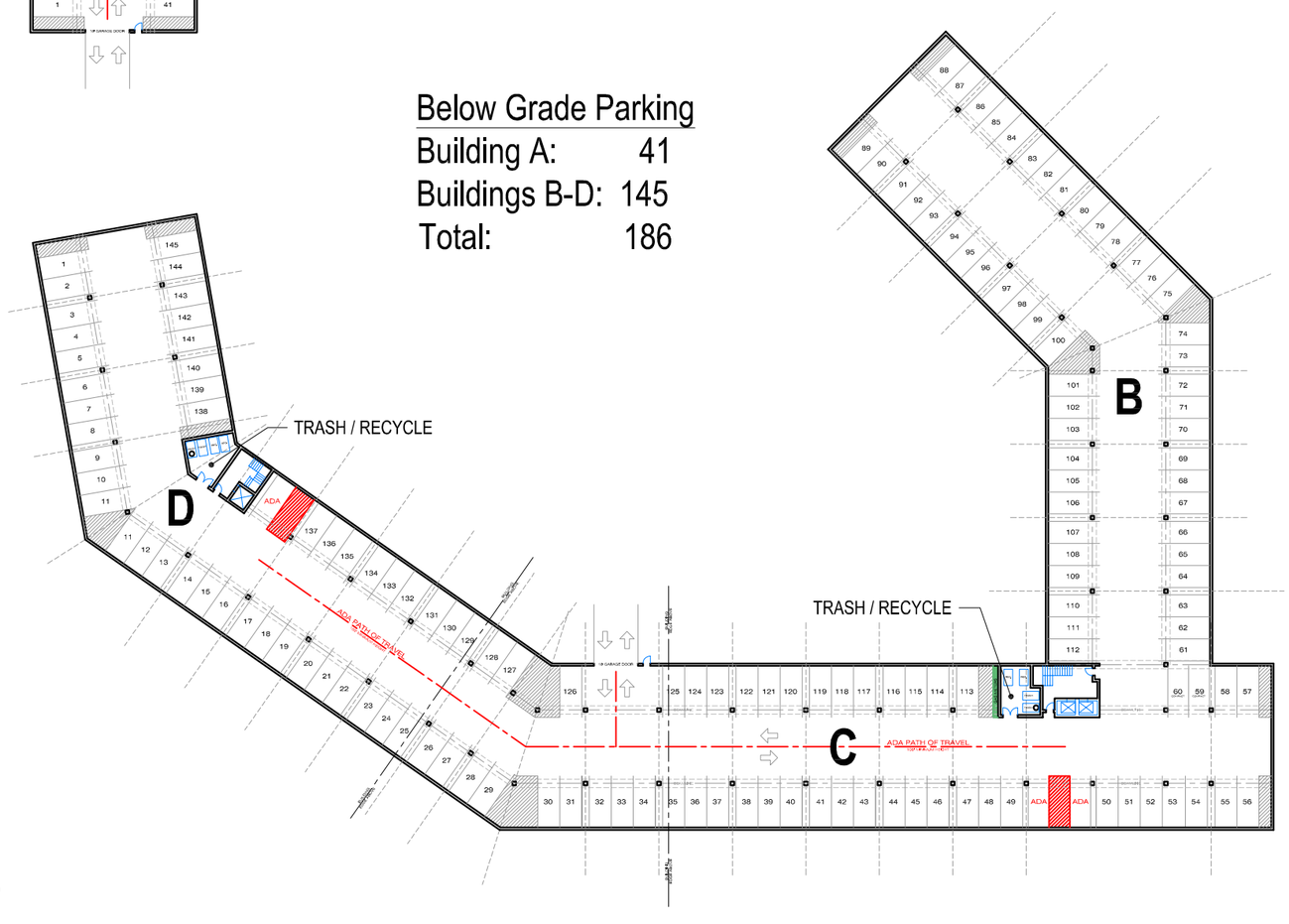
Dunwood Crossing

Clubhouse Elevation



Below Grade Parking

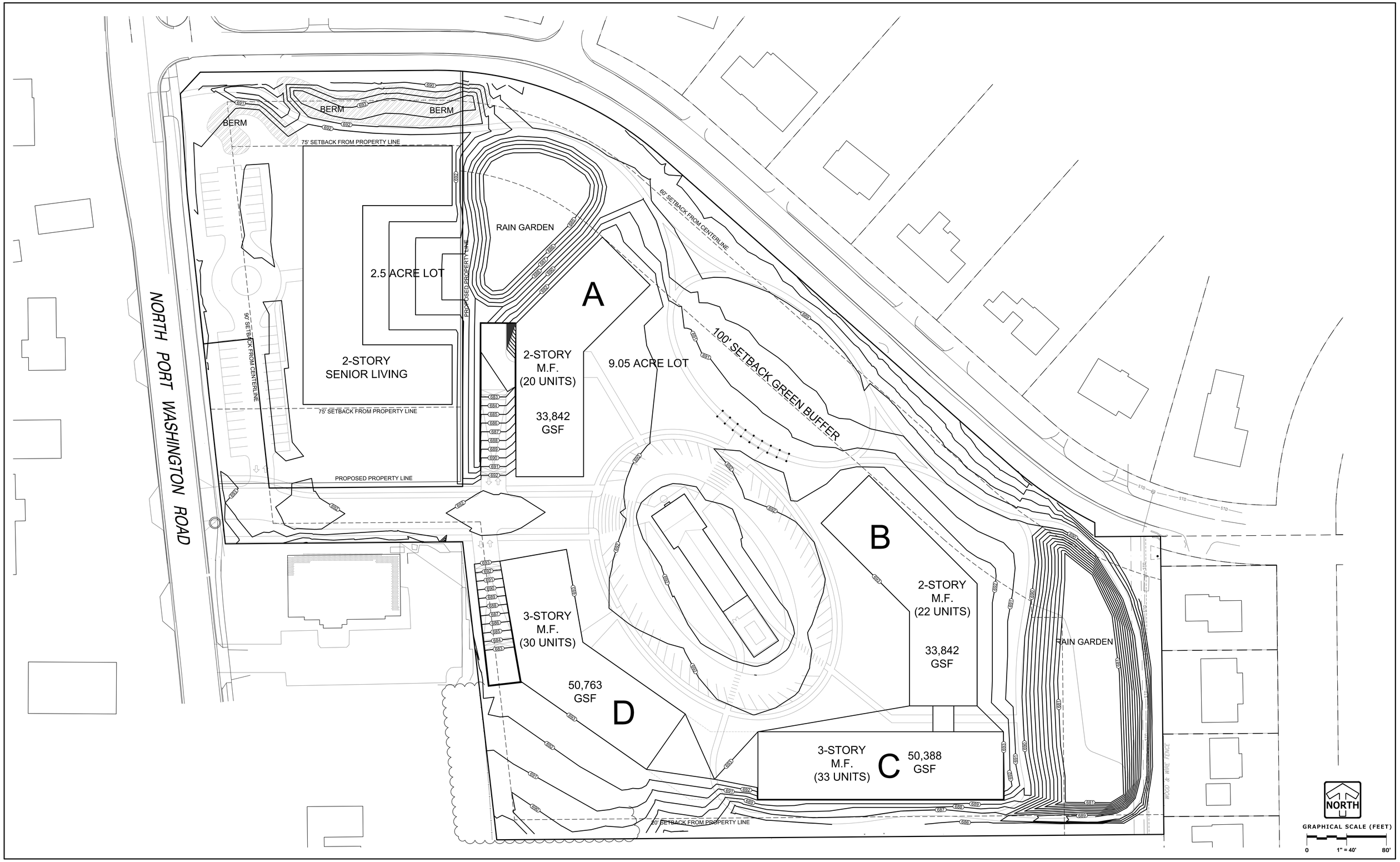
Building A:	41
Buildings B-D:	145
Total:	186



Dunwood Crossing

February 21, 2017

MANDEL GROUP



MANDEL DUNWOOD - CONCEPT GRADING

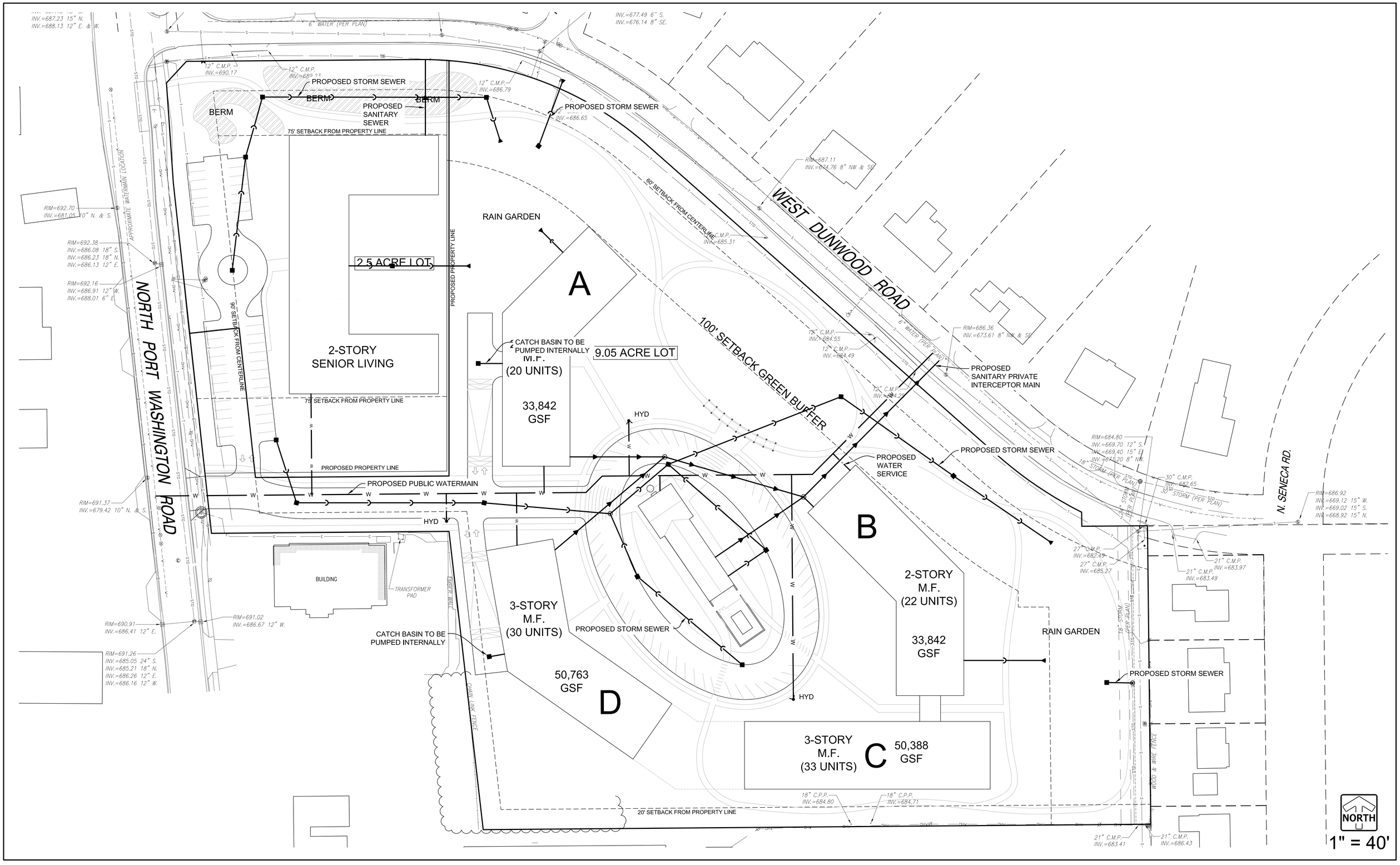
2/21/2017

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 821.00



MANDEL DUNWOOD - CONCEPT UTILITY PLAN

2/21/2017

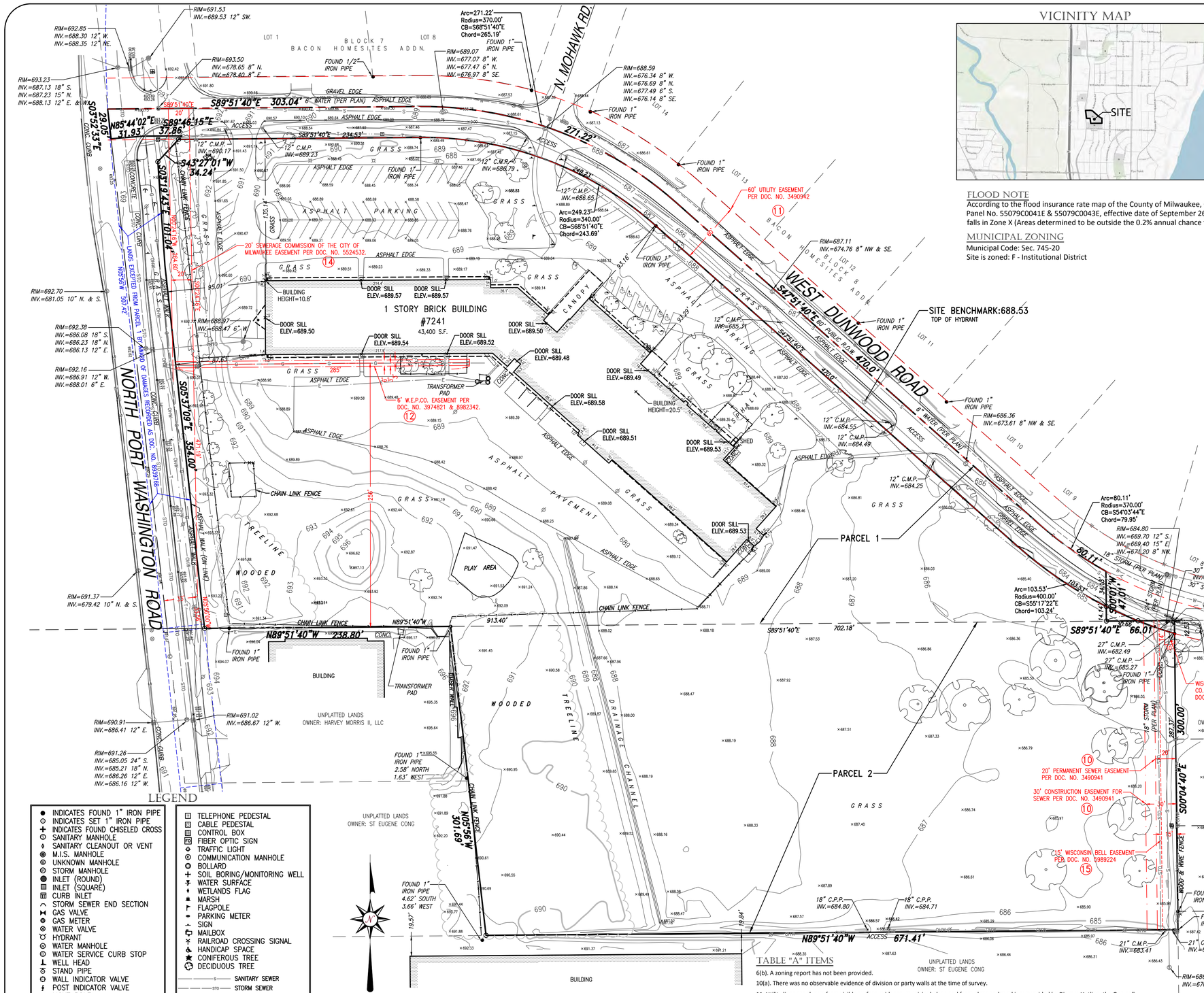
PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 821.00

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0041E & 55079C0043E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

Municipal Code: Sec. 745-20
Site is zoned: F - Institutional District

CLIENT

Mandel Group Properties LLC

SITE ADDRESS

North Port Washington Road, Village of Fox Point, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF MILWAUKEE AND STATE OF WISCONSIN, TO-WIT:

PARCEL 1: THAT PART OF THE NE ¼ OF SECTION 17, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF FOX POINT; MILWAUKEE, COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE EAST LINE OF SAID ¼ SECTION N. 0° 01' E. 663.93 FT. FROM THE SOUTHEAST CORNER OF SAID ¼ SECTION, RUNNING THENCE N. 89° 51' 40" W. ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NE ¼, 876.12 FT. TO THE PLACE OF BEGINNING OF THE LAND ABOUT TO BE DESCRIBED; CONTINUING THENCE N. 89° 51' 40" W. ALONG SAID NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NE ¼, 913.40 FT. TO A POINT IN THE CENTER LINE OF THE N. PORT WASHINGTON ROAD; THENCE N. 5° 56' W. ALONG THE CENTER LINE OF THE N. PORT WASHINGTON ROAD, 507.42 FT. TO A POINT; THENCE S. 89° 51' 40" E. 303.04 FT. TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVED LINE HAVING A RADIUS OF 370.0 FT. WITH ITS CENTER TO THE SOUTHWEST AND A CHORD 265.19 FT. IN LENGTH WHICH BEARS S. 68° 51' 40" E. A DISTANCE OF 271.22 FT. TO A POINT OF TANGENCY; THENCE S. 47° 51' 40" E. 470.0 FT. TO A POINTOF CURVE; THENCE SOUTH EASTERLY ALONG A CURVED LINE HAVING A RADIUS OF 370.0 FT. WITH ITS CENTER TO THE NORTHEAST AND A CHORD 79.95 FT. IN LENGTH WHICH BEARS S. 54° 03' 44" E. A DISTANCE OF 80.09 FT. TO A POINT; THENCE S. 0° 01' W. 47.01 FT. TO THE PLACE OF BEGINNING;

EXCEPTING FROM THE FOREGOING THOSE LANDS CONVEYED BY AWARD OF DAMAGES RECORDED JANUARY 19, 2005 AS DOCUMENT NO. 8939768.

PARCEL 2: THAT PART OF THE SOUTH ONE-HALF (½) OF THE SOUTH ONE-HALF (½) OF THE NORTH EAST ONE-QUARTER (¼) OF SECTION NUMBERED SEVENTEEN (17), IN TOWNSHIP NUMBERED EIGHT (8) NORTH, RANGE NUMBERED TWENTY-TWO (22) EAST, IN THE VILLAGE OF FOX POINT, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT A POINT IN THE EAST LINE OF SAID ¼ SECTION NORTH 0° 01' EAST 663.93 FEET FROM THE SOUTHEAST CORNER OF SAID NORTH EAST ¼, THENCE NORTH 89° 51' 40" WEST ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SOUTH ½ OF SAID NORTH EAST ¼ 812.34 FEET TO THE POINT OF BEGINNING OF THE LAND ABOUT TO BE DESCRIBED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF CALUMET DOWNS; THENCE SOUTH 0° 04' 40" EAST 300.0 FEET TO A POINT; THENCE NORTH 89° 51' 40" WEST 671.41 FEET TO A POINT; THENCE NORTH 5° 56' WEST 301.69 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTH ½ OF THE SOUTH ½ OF SAID NORTH EAST ¼; THENCE SOUTH 89° 51' 40" EAST 702.18 FEET TO THE PLACE OF BEGINNING.

BASIS OF BEARINGS

Bearings are referenced to the East line of the NE 1 /4 of Section 17 which is assumed to bear N00°01'E.

Vertical datum is based on National Geodetic Vertical Datum of 1929.

LAND AREA

The Net Land Area of the subject property is 503,498 square feet or 11.5587 acres.
The Gross Land Area of the subject property is 537,242 square feet or 12.3334 acres (to centerline of West Dunwood Road).

PARKING SPACES

There are 102 regular parking spaces and 7 handicap space marked on this site.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-784831-MKE, effective date of March 15, 2016 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3 & 5 visible evidence shown, if any.

4, 6, 7 & 8 not survey related.

9. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company, dated November 8, 1955 and recorded November 23, 1955 in Volume 3512 of Deeds, Page 546, as Document No. 3448717. Affects Parcel 1, document illegible.

10. Sewer Easement granted to the Village of Fox Point dated May 11, 1955 and recorded May 11, 1955 in Volume 3573 of Deeds, Page 20, as Document No. 3490941. Affects site by location, shown.

11. Sewer Easement granted to the Village of Fox Point dated May 11, 1955 and recorded May 11, 1955 in Volume 3573 of Deeds, Page 20, as Document No. 3490942. Affects site by location, shown.

12. Easement granted to Wisconsin Electric Power Company dated August 21, 1962 and recorded September 14, 1962 in Reel 18, Images 467 to 469, as Document No. 3974821. Affects site by location, shown.

    Conveyance of Rights in Land to Milwaukee County Department of Public Works dated March 4, 2005 and recorded March 29, 2005 as Document No. 8982342. Affects site by location, shown.

13. Right-of-Way Grant to Wisconsin Telephone Company dated July 23, 1973 and recorded July 26, 1973 on Reel 735, Images 1907-1909, as Document No. 4780479. Affects site by location, shown.

14. Easement granted to the Metropolitan Sewerage District of Milwaukee County, recorded February 8, 1982 in Reel 1427, Images 1392 to 1395, as Document No. 5524532. Affects site by location, shown.

15. Right-of-Way Grant to Wisconsin Bell, Inc. dated November 17, 1986 and recorded November 20, 1986 on Reel 1995, Images 441 to 442, as Document No. 5989224. Affects site by location, shown.

TO: Mandel Group Properties LLC
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on May 13, 2016.

Date of Map: May 20, 2016.

DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

Drawing No. 2285-grb

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- FENCE

TABLE "A" ITEMS

6(b). A zoning report has not been provided.

10(a). There was no observable evidence of division or party walls at the time of survey.

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20161717984, 20161718112, 20161717826. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

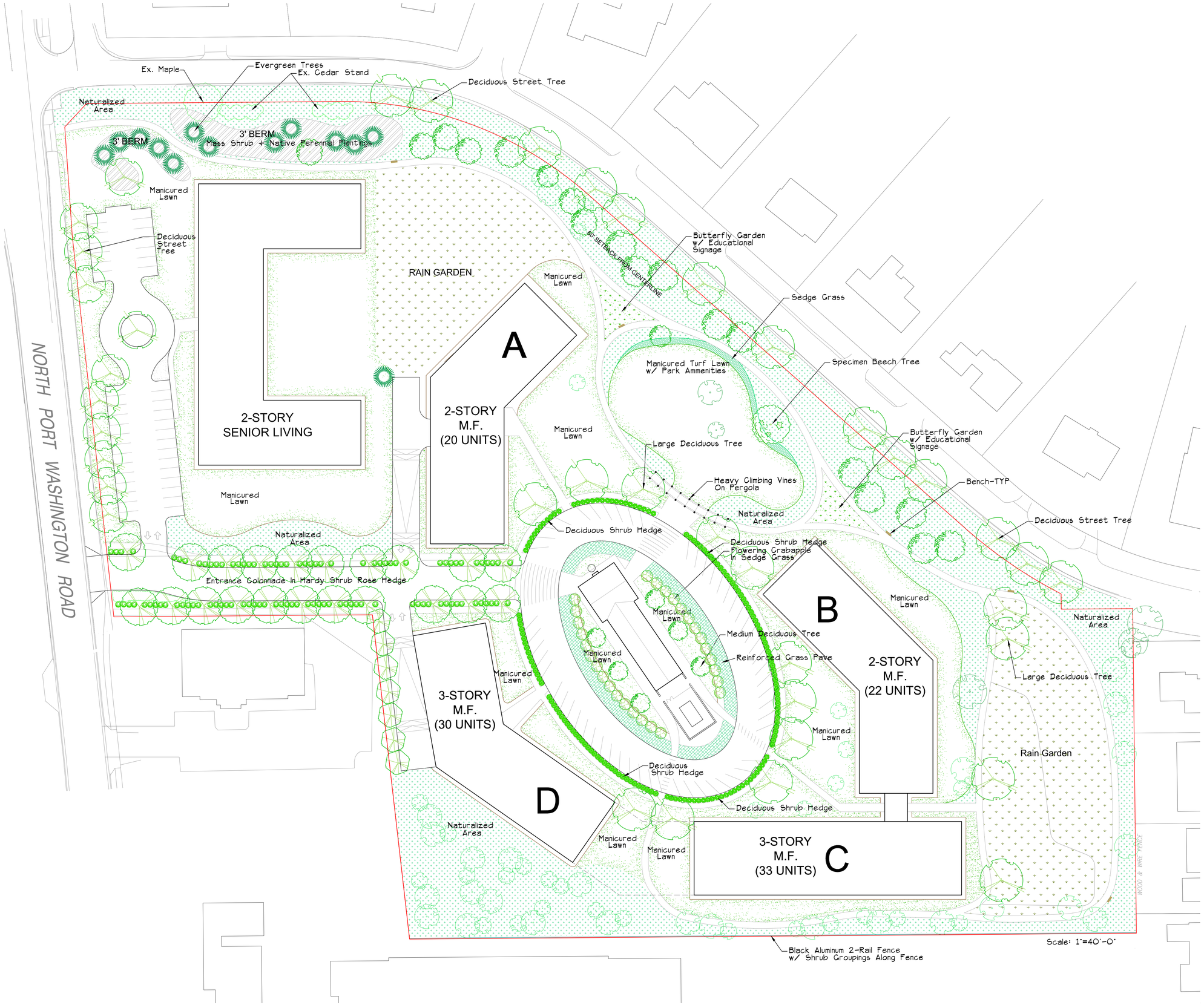
16. There is no visible evidence of earth moving, building construction or building additions within recent months.

17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.

18. There is no evidence on site of delineated wetlands areas.

19. There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com


Ex. Maple
Evergreen Trees
Ex. Cedar Stand
Deciduous Street Tree
Naturalized Area
3' BERM
Mass Shrub + Native Perennial Planting
3' BERM
Manicured Lawn
Deciduous Street Tree
RAIN GARDEN
Manicured Lawn
60' SETBACK FROM CENTERLINE
Butterfly Garden w/ Educational Signage
Sedge Grass
A
Manicured Turf Lawn w/ Park Ammenities
Specimen Beech Tree
2-STORY SENIOR LIVING
2-STORY M.F. (20 UNITS)
Manicured Lawn
Large Deciduous Tree
Butterfly Garden w/ Educational Signage
Heavy Climbing Vines On Pergola
Bench-TYP
Manicured Lawn
Naturalized Area
Deciduous Shrub Hedge
Deciduous Street Tree
Deciduous Shrub Hedge
Flowering Crabapple In Sedge Grass
Naturalized Area
Entrance Colonnade In Hardy Shrub Rose Hedge
B
Manicured Lawn
Manicured Lawn
Medium Deciduous Tree
Naturalized Area
Manicured Lawn
Reinforced Grass Pave
2-STORY M.F. (22 UNITS)
Large Deciduous Tree
Manicured Lawn
3-STORY M.F. (30 UNITS)
Manicured Lawn
Rain Garden
Deciduous Shrub Hedge
D
Deciduous Shrub Hedge
Naturalized Area
Manicured Lawn
Manicured Lawn
3-STORY M.F. (33 UNITS)
C
WOOD & WIRE FENCE
NORTH PORT WASHINGTON ROAD
Black Aluminum 2-Rail Fence w/ Shrub Groupings Along Fence
Scale: 1"=40'-0"

Entrance Colonnade Trees -
'Accolade' Elm with 'Belle Poitevine' Shrub Roses

Large Deciduous Trees Surrounding Oval Drive -
'Exclamation' London Planetree

Flowering Crabapple in Interior of Oval Drive -
'Royal Raindrops' Crabapple Tree

Ornamental Grass Transition Between Manicured Turf
in Public Park - Carex Pennsylvanica

'No-Mow' Fescue

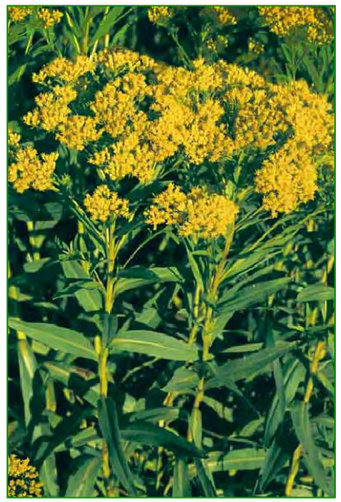
Little Bluestem

Liriope

Natural Area - 'No-Mow' Fescue/Liriope/Little Bluestem

Rain Garden Plantings

Black Chokeberry

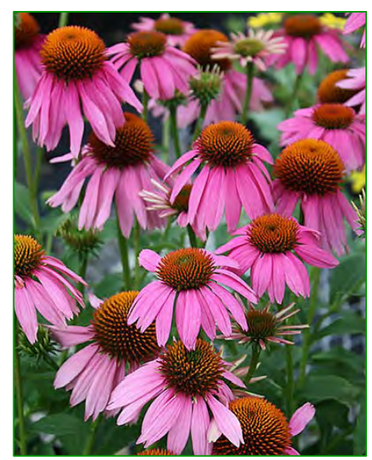

Goldenrod

Joe Pye Weed

Dwarf Arctic Willow

New England Aster

New Jersey Tea


Purple Coneflower

Red Milkweed

View To Southwest From 300 West Dunwood Road

View To South From 7800 North Port Washington Court

MEMO

TO: **IAN MARTIN**
MANDEL GROUP

FROM: **AARON KOCH**
PINNACLE ENGINEERING GROUP

RE: **DUNWOOD CROSSING STORMWATER**

DATE: **2-20-2017**

Ian,
I have prepared concept calculations for the Dunwood Crossing Redevelop summarized as follows. The existing site contains a school and pavement. The site drains to the east via sheet flow and ditches. There are surface culverts on the site and downstream of the site. There is also a storm sewer on the east property line which also drains to the east. All runoff is ultimately tributary to a ravine several block to the east which ultimately discharges to Lake Michigan. There is also a small amount offsite runoff which drains onto the site from adjacent properties to the southwest.

The Village had previously commissioned a study to address flooding problems in the area. This report recommended that a regional pond be constructed on this property and the property to the south in order to alleviate flooding on Dunwood Road. The total volume of that regional pond is 2.969 ac-ft, 2.33 ac-ft of which is located on the school property. The maximum elevation of the ponding is 685.5. It is the intent of the Village to implement this plan to the maximum extent it is practicable with the proposed development.

The current plan includes rain gardens/bioretention areas on the north and southeast portions of the site. Consideration is given to preserving existing trees and not maximizing the space for stormwater. Since there is significant impervious area on site in the current conditions and there is some off site water coming onto the site, it is appropriate to use the MMSD volumetric method. This intent is to generally convey the senior living and park component to the north rain garden and convey the Mandel apartments to the southeast rain garden. A review of the calculations indicates the north rain garden area alone will be able to achieve the necessary detention to meet volumetric method. That means that the southeast rain garden could be used mainly for achieving regional goals. The current pond configuration would be able to able to generate the required 2.33 ac-ft of storage below the 685.5 maximum elevation. If additional storage is desired by the Village in order to achieve the entire pond volume goals, this could be accomplished but would require the remove of additional trees.

Water quality is also required for this re-development. Since the site is entirely a redevelopment, 40% TSS removal is required for only the pavement area per DNR NR 151 regulations. Soils on the site are expected to be clayey which will reduce the effectiveness of the rain gardens to provide sediment removal, but the larger size requirements for regional detention should make up that reduced effectiveness. Further balancing of the drainage areas along with final sizing of the facilities will be needed to determine options for the east stormwater facility type.

In summary, the required Village, MMSD and DNR goals for the redevelopment of the site will be met. The Village regional plan for additional volume can also be implemented on this site. The final quantity, configuration, and other details should be discussed with the Village before refining and completing the plan.

STATE OF WISCONSIN VILLAGE OF FOX POINT MILWAUKEE COUNTY

RESOLUTION No. 2017-1

VILLAGE PLAN COMMISSION RESOLUTION CONCERNING PLANNED UNIT DEVELOPMENT STANDARDS OF SECTION 745-21(E), FOX POINT VILLAGE CODE

WHEREAS, the Village Plan Commission has received a referral from the Village Board pursuant to Section 745-21(C)(3) of the Village of Fox Point Village Code of a petition from Mandel Group, Inc. ("Petitioner") for rezoning and redevelopment of land known as a portion of the Dunwood School property, more particularly described as Lot 1 in attached Exhibit A (the "Subject Property"); and

WHEREAS, pursuant to Section 745-21(C)(3) of the Village of Fox Point Village Code, the Village Plan Commission is required to study and investigate the proposed development plans and make its recommendation to the Village Board of the Village of Fox Point as to the appropriateness and desirability of the proposed development plans, and any changes or additional conditions applicable to such plans which it may feel necessary or appropriate; and

WHEREAS, the Village Plan Commission has studied and investigated the matter and has given consideration and has satisfied itself as to the basis for approval standards of Sections 745-21(E) of the Village of Fox Point Village Code.

NOW, THEREFORE, the Village Plan Commission of the Village of Fox Point, Milwaukee County, Wisconsin does hereby recommend to the Village Board of the Village of Fox Point that it **APPROVE** the rezoning application, subject to the conditions noted below, upon the following findings:

(1) That the proposed development is consistent with the spirit and intent of this chapter, is in conformity with the general character of the Village and would not be contrary to the general welfare and economic prosperity of the Village or of the immediate neighborhood, but rather that the benefit from improved design of the resultant development justifies the variation from the normal requirements of this chapter through the approval of a planned development.

(2) That the proponents of the proposed development have demonstrated that they intend to start construction within a reasonable period following the approval of the project, that the project appears economically sound, that the proponents of the proposed development have the financial capacity to carry out the project as proposed

and intend to commence and complete construction within a reasonable time from the date of approval.

(3) That the size, quality and architectural design of all buildings within the project will be compatible with the general character of the Village and specifically to the surrounding neighborhood. To arrive at such determination, the recommendation of the Building Board was obtained prior to the Plan Commission's report to the Village Board. Approval of individual building plans by the Building Board is not supplanted by this section.

(4) That the specific project plans have been prepared with competent professional advice and guidance.

(5) That setbacks shall be maintained along any boundary street of the project area as required by the basic zoning district.

(6) That no building shall be permitted closer to a side or rear boundary line of the project area than required by the applicable side or rear yard requirements of the adjoining zoning district abutting along a side or rear property line of the project.

(7) That no building shall exceed the height limitation of the basic zoning district.

(8) In the case of proposed residential developments:

(a) That such development will create an attractive residential environment of sustained desirability and economic stability, compatible with the character of the Village and where the economic impact of the development in terms of income levels, property values, and service demands is substantially as beneficial to the community as that which could be anticipated under the basic zoning.

(b) That the population composition of the development will not substantially alter adversely the impact upon school or other municipal service requirements as anticipated under the basic zoning.

(c) That the project will not create traffic beyond the capacity of the street system to serve it, and shall provide adequate off-street parking based upon the need generated by the development.

(d) That the total average residential density of the planned development based upon the specific design characteristics of the development proposed will be compatible with the previously stated criteria. Specifically, the allowable density for a given development shall be computed by dividing the gross area of the proposed development exclusive of existing public right-of-way by the appropriate density factor as follows:

[1] Single-family dwelling: 10,000 square feet per dwelling.

[2] Single family attached or multiple-family dwellings as follows:

[a] One-bedroom: 4,000 square feet per dwelling unit.

[b] Two-bedroom: 4,500 square feet per dwelling unit.

[c] Three-bedroom: 5,000 square feet per dwelling unit.

The Plan Commission finds that this standard is met in light of the density bonus shown below.

(e) Where the proposed development area includes more than one dwelling type, the density computation shall be made on the basis of the proportionate ratio involved. An increase in the computed allowable maximum density not to exceed 20% may be permitted as an incentive reward where in the opinion of the Plan Commission the character and quality of the development and of the amenities provided justify the additional density allowance.

The Plan Commission finds that this standard is met and grants required density bonus.

(f) That the plan would result in the preservation of open land in a manner which would enhance the total environmental setting and desirability of the development and compensate for any reduction in individual lot area requirements which are allowed.

(g) That adequate guarantee is provided for permanent preservation of the residual common open land area resulting from the application of these regulations by private reservation, as an enhancement to the development.

(h) The common open area to be reserved shall be protected against building development by conveying to the municipality as part of the conditions for project approval an open space easement over such common open areas restricting them against any future building or use except as is consistent with that of providing natural or landscaped open space for the esthetic and recreational satisfaction of the surrounding residences. Buildings or uses for noncommercial recreational or cultural purposes compatible with the open space objective may be permitted only where specifically authorized as part of the development plan or subsequently with the express approval of the Village Board following approval of building, site, and operational plans by the Plan Commission and the Building Board.

(i) The care and maintenance of such common open space reservations shall be insured either by establishment of appropriate management organization for the project or by agreement with the municipality for establishment of a special

service district for the project area on the basis of which the municipality shall provide the necessary maintenance service and levy the cost thereof as a special assessment on the tax bills of properties within the project area. In any case, the Village shall have the right to carry out and levy an assessment for the cost of any maintenance which it feels necessary if it is not otherwise taken care of to the satisfaction of the Village. The manner of assuring maintenance and assessing such cost to the individual properties shall be determined prior to the approval of the final project plans and shall be included in the title to each property.

(j) Ownership and tax liability of private common open space reservations shall be established in a manner acceptable to the municipality and made a part of the conditions of the plan approval.

This recommendation of approval is subject to the Developer satisfying the 15 conditions noted by the Village Attorney at the meeting (such conditions being attached hereto as Exhibit A) and incorporating the restriction shown by the Developer in the Developer's power point slide entitled, "Controls on Senior Living," (such restrictions attached hereto as Exhibit B).

Adopted by the Village Plan Commission of the Village of Fox Point, Milwaukee County, this 5th day of June, 2017.

VILLAGE OF FOX POINT

Douglas H. Frazer, Village President

ATTEST:

Kelly Meyer, Village Clerk/Treasurer

Published and posted this 9th day of June, 2017.

EXHIBIT A

Village Plan Commission Resolution Concerning Planned Unit Development
Conditions Recommended by Village Attorney

1. Presentation Compliance. The Subject Property must be developed in substantial conformity with the plans presented with the rezoning petition, and in substantial conformity with the presentation at the Plan Commission meeting of June 5, 2017 and at the public hearing of _____, _____ 20___ including the comments made by the Village Board during the public hearings and in their meetings following the public hearings.

2. Land Division Conditions. Subject to the Subject Property being divided by Certified Survey Map in the manner described at the Plan Commission meeting of June 5, 2017 and at the public hearing of _____, _____ 20___, and further subject to satisfying any and all conditions that are imposed by the Village in approving the Certified Survey Map (if it is approved), and satisfying all conditions that may be imposed by all other approving and objecting authorities (if any) in approving the Certified Survey Map (if it is approved), and further subject to recording the Certified Survey Map, as approved by the Village (if it is approved) in the office of the Milwaukee County Register of Deeds.

3. Financial Guarantee and Agreement. Subject to the Petitioner submitting to the Village Clerk and receiving approval as to form from the Village Attorney and as to amount from the Village Engineer, a letter of credit or cash financial guarantee and subject to the Petitioner submitting to and receiving from the Village Attorney and the Village Engineer, approval of a Developer's Agreement for the improvements (including all public, private and site development improvements), and the Developer's Agreement being recorded against the Subject Property in the office of the Milwaukee County Register of Deeds, prior to commencing construction of any improvement, whether public or private, or site development or recording of the Certified Survey Map, whichever is earlier. Any change or modifications to such approvals or the Development itself shall be accompanied by an amendment to the Development Agreement in recordable form, which amendment shall leave in full force and effect all prior development contract terms not specifically amended. Such contracts shall be binding upon the Petitioner's successors and assigns and shall run with the land.

4. Required Plans. Subject to the Petitioner submitting to and receiving written approval from the Village staff all of the following plans:

   A. Tree Preservation Plan
   B. Traffic Plan
   C. Landscaping plan
   D. Pedestrian Plan
   E. Water Plan
   F. Surface and Stormwater Management Plan
   G. Sewer Plan
   H. Erosion Control Plan
   I. Lighting Plan
   J. Signage Plan

K. Building Plan
L. Site Plan
M. Plan of Operation
N. Detailed Construction and Engineering Plan
O. Common Open Space Plan, including deed restrictions that shall be recorded in a form approved by the Village Attorney to ensure proper maintenance.
P. Private Road Plan, including a deed restriction in a form approved by the Village Attorney that gives notice to all future owners that the Petitioner has chosen to construct private roads, that the Village shall have no responsibility for the roads, and giving the Village the right but not the obligation to perform necessary maintenance and special charge the benefited properties for the cost incurred in the event the Subject Property Owner fails to do so.
Q. Berm Plan (This shall include both Lot 1 and Lot 2.)

5. Plan Amendments. Compliance with the approved plans is required for all times that the Development remains on the Subject Property. Any subsequent change or addition to an approved plan shall first be submitted for approval to the Plan Commission, and if in the Commission's opinion such change or addition is not substantial, it may recommend approval to the Village Board. If such change or addition is construed to be substantial, a public hearing shall be held prior to affirmative action by the Village Board on such recommendation.

6. Subject to Acceptance. Subject to the Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.

7. Three Years to Satisfy Conditions. Subject to the Petitioner satisfying all of the aforementioned conditions within three years of the Village Board adopting this conditional rezoning ordinance, unless extended by the Village Board.

8. Petitioner purchase. If the Subject Property will be sold for purposes of accomplishing this Development project, then prior to this Conditional Rezoning Ordinance being effective the Petitioner shall acquire the Subject Property from the Owner. If the Subject Property will not be sold to the Petitioner for purposes of this Development, then the Owner must join in all necessary approvals including as a party to the Developer's Agreement, prior to commencing construction of any improvement whether public or private or site development or approval of the Certified Survey Map, whichever is earlier.

9. Termination. Failure to comply with the conditions and regulations as herein established and as specifically made applicable to a specific project development shall be cause for termination of the approval for said project. At least 15 days' notice shall be given to the developer to appear before the Plan Commission and answer any such charge of noncompliance. If the Plan Commission finds the charges substantiated, they shall then submit to the Village Board recommendations as to specific steps to be taken to terminate the development as rapidly as possible if the situation is not satisfactorily adjusted within a specific period. Such a termination should be in a manner which will achieve the maximum degree of the intended development objectives consistent with environmental compatibility with the neighborhood and with the general welfare of the community.

10. Laws. The Petitioner shall comply with all Federal, State, County and local rules, codes, ordinances and regulations in the construction, operation and maintenance of the Subject Property.

11. Building and Fire Inspection. The Petitioner is required to keep the Subject Property in compliance with all Federal, State and local laws, statutes, codes, ordinances, policies and guidelines as determined by the Building Inspector of the Village of Fox Point and Fire Inspectors of the North Shore Fire Department.

12. Aesthetics. The Petitioner is required to properly maintain the Subject Property at all times and in full compliance with the Village of Fox Point Village Code.

13. Lot 2 Development Restrictions. The Petitioner shall prepare a deed restriction in a form approved by the Village Attorney to restrict development on Lot 2 in a manner that is consistent with the presentation made by the Petitioner. In particular, the deed restriction shall include the following:

    a. A berm shall be constructed and maintained between structures on Lot 2 and Dunwood Road.

    b. Access to Lot 2 shall not be from Dunwood Road.

    c. Lot 2 shall be constructed as a for-profit facility, or if it is at any time determined to be tax-exempt for any reason, the property owner shall agree to pay and shall pay an annual amount to the Village in lieu of taxes that is equivalent to the amount that would have been paid in taxes if the property had been fully taxable. This condition is required in order to memorialize and enforce statements made by the Petitioner while seeking rezoning and division of land for this project.

    d. The setback on Lot 2 shall be as described by the Developer at the Plan Commission meeting of June 5, 2017.

14. Professional Fees. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this rezoning petition, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional rezoning ordinance due to a violation of these conditions.

15. Payment of Charges. Any unpaid bills owed to the Village by the owner of Subject Property or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional rezoning ordinance, that is subject to all remedies available to the Village, including possible cause for termination of the conditional rezoning ordinance.

Controls on Senior Living

PRIVATE	PUBLIC
Restrictive Covenant	Developer Agreement
Recorded against senior living property	Impose no-build areas along Dunwood Road, including generous setbacks
Gives MGI control over architecture, ite planning and landscaping of senior iving	Impose an on-going maintenance standards and obligations
mposes ongoing maintenance tandards and obligations	Recorded against the entire development
	Must comply will all bulk area regulations in Village ordinance
	Enforceable by the Village

EXHIBIT
B

Building a Better World
for All of Us®

May 24, 2017

RE: Preliminary Review of the Conceptual Plan Submittal for the Mandel Project
Dunwood Crossing
SEH No. 141560 14.00

Mr. Scott Brandmeier
Director of Public Works
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Mr. Brandmeier:

Per your request, we have completed a preliminary review of the Concept Submittal for the Dunwood Crossing project. Specifically we have reviewed the following documents:

1. Preliminary stormwater memo from Pinnacle Engineering Group dated February 20, 2017 with followup calculations and correspondence.
2. Ongoing sanitary sewer flow calculations from Pinnacle Engineering Group and MMSD.
3. The Concept Utility Plan and Concept Grading Plan from Pinnacle Engineering Group dated March 9, 2017.
4. Traffic memo from Ayres Associates dated March 20, 2017.

Following are our comments based on our review:

Stormwater Management

SEH has reviewed the concept stormwater calculations for the Dunwood Crossing Proejct in the Village of Fox Point prepared by the Pinnacle Engineering Group and dated February 20, 2017, updated March 21, 2017. We also reviewed the response to your questions outlined in the email from Aaron Koch dated March 21, 2017.

The proposed concept is consistent with the preliminary engineering analysis prepared by Earth Tech in 2001 to construct a regional pond to reduce the runoff from the site. The current plan proposes two rain gardens/biofiltration areas to reduce 2- and 100 –year events by 20% and to remove 40% TSS for redeveloped paved area. Based on the information submitted, it appears that the proposed concept meets MMSD Chapter 13 volumetric method of calculations. However more details are needed to confirm drainage patterns, site and off site drainage areas, time of concentration, and impervious areas. SLAMM modeling needs to be provided to confirm the 40% TSS reduction.

According to the §285-28 of the Village code, consideration needs to be given to the infiltration practices to control the runoff.

Overall we believe the project has reserved adequate space to handle the requirements for stormwater management. Detailed calculations will need to be submitted with the final engineering design.

Sanitary Sewer Capacity

There has been ongoing discussions and meetings with the developer, Village and MMSD regarding proper calculations of flows generated by the project, allotted flow contributions, and system capacity.

The methodology of calculating the flows from the development have been worked out and accepted. Due to the timing of construction of the project, flow allocation is acceptable to MMSD as long as the Village is willing to trade allocated flows from basin 3 to basin 4.

System capacities are under review. The existing Fox Point sanitary sewer infrastructure appears to have capacity to direct the project sanitary flow into the existing Dunwood sewer. But this needs further review to make sure there will not be negative impacts downstream. As an alternative, the project could route flows directly into North Port Washington Road M.I.S.

The exact routing of the sanitary sewer for this project will be worked out in the final design. The sanitary sewer flows will be handled with one of these alternatives.

Concept Utility and Grading Plans

We have reviewed the concept utility and grading plan dated March 9, 2017. Overall the concept plans are acceptable. We have the following comments:

1. The water main is proposed to extend through the site from North Port Washington Road to West Dunwood Road connecting to the existing water main at both locations. The water main extension is labeled public water main. We agree that the water main be dedicated and owned by the Village. This will allow for the Village to provide maintenance of the water main to insure the valves are exercised and hydrants flushed. Easements for the water main will need to be written and granted to the Village.
2. The sanitary sewer is proposed to be a private interceptor main, exact connection point to be determined depending on capacity of existing system.
3. Location of Building C sewer and water laterals should be shown.
4. The catch basins at the underground parking access point need to be pumped to the storm sewer.
5. All onsite stormwater flow will need to be directed to the stormwater management basins. Specifically noted is the area behind buildings C and D.

Traffic Analysis

We have reviewed the Ayres Associates, March 20, 2017, memo regarding Dunwood Crossing Traffic Impact.

Because the school has been closed for 25 years, we disagree with the traffic comparison to the former Dunwood Elementary School. To proceed with the final engineering design, we recommend the following additional items should be analyzed:

1. Collect peak hour turning movement counts at North Port Washington Road and West Dunwood Road.
2. Trip generation and distribution for the development. This should include distribution at all proposed driveways.

3. 2017 existing conditions analysis for North Port Washington Road and West Dunwood Road.
4. 2017 existing conditions plus development traffic analysis for North Port Washington and West Dunwood Road and all proposed development driveways.
5. 2037 existing conditions analysis for North Port Washington Road and West Dunwood Road (forecast should be based on historical count data).
6. 2037 existing conditions plus development traffic analysis for North Port Washington Road and West Dunwood Road and all proposed development driveways (forecast should be based on historical count data).
7. 5 year safety analysis for North Port Washinton Road and West Dunwood Road.
8. Site distance checks for proposed driveways. Roadway appears flat and low speed, but there are some horizontal curves that should be considered when selecting driveway locations.
9. Recommendations for the driveway configurations as well as the configuration of North Port Washington Road and West Dunwood Road based on the above analysis.
10. Document summarizing the above analysis and recommendations.

Overall, the Conceptual submittal addresses many of the engineering concerns that a development of this size may present. Additional detail will be required for future final engineering submittal, but on a conceptual level we believe the engineering is on the right track.

Please feel free to contact me with any questions or comments.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

Michael Court, PE
Senior Professional Engineer

jw

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STATE OF WISCONSIN VILLAGE OF FOX POINT COUNTY OF MILWAUKEE

BUILDING BOARD

MOTION PURSUANT TO SECTION 745-21(e)(3) OF THE VILLAGE OF FOX POINT VILLAGE CODE

WHEREAS, the Village of Fox Point Building Board received an application from Mandel Group, Inc. in conjunction with their petition to rezone property within the Village to plan development overlay district; and

WHEREAS, pursuant to the foregoing Section of the Village Code, the Village Building Board is obligated to provide a recommendation to the Village Plan Commission concerning the size, quality, and architectural design of all buildings within the project, with regard to compatibility to the general character of the Village and specifically to the surrounding neighborhood; and

WHEREAS, this matter came before the Village of Fox Point Building Board on March 31, 2017 and all interested persons were given an opportunity to be heard.

NOW, THEREFORE, upon motion duly made seconded and adopted, in consideration of all information received in the matter and the Building Board members' knowledge of the architecture of the Village and the surrounding neighborhood, the Village of Fox Point Village Building Board hereby recommends to the Village of Fox Point Plan Commission that the Village Plan Commission find that the size, quality and architectural design of all buildings within the project **will be** compatible with the general character of the Village and specifically the surrounding neighborhood, provided the project complies with representations made to the Building Board at the meeting and by the Developer's letter dated March 21, 2017.

Dated this 5th day of APRIL, 2017.

Village of Fox Point Building Board Chairman

Village of Fox Point Building Board Secretary

C:\MyFiles\Fox Point\Dunwood Redevelopment\Motion Building Board recommendation 3.14.17.docx

Ian B. Martin
Vice President | Development
Mandel Group, Inc.
301 E. Erie St.
Milwaukee, WI 53202

March 21, 2017

Fox Point Building Board
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Fox Point Building Board:

Mandel Group, Inc. ("Mandel") is pleased to submit this application for Building Board review in conjunction with our petition for the redevelopment of the Dunwood School located at 217 West Dunwood Road, Fox Point, Wisconsin, into 105 luxury apartments.

Per the Fox Point Village Code, "The Plan Commission in making its recommendations and the Village Board in making its determination shall give consideration and satisfy themselves to the following...That the size, quality and architectural design of all buildings within the project will be compatible with the general character of the Village and specifically to the surrounding neighborhood. To arrive at such determination, the recommendation of the Building Board shall be obtained prior to the Plan Commission's report to the Village Board" [745-21E(3)].

Currently, the neighborhood surrounding Dunwood School is comprised of institutional, commercial and single-family residential uses. Dunwood School is an obsolete, shuttered school building characterized by deferred maintenance. Attached hereto as Exhibit A is a photographic survey of the school. Due to the site's history, there is minimal landscaping present. Most of the mature trees, according to the Village arborist, are degraded ash trees that have been infected by the ash borer. The past several years the school has been used for private and non-profit commercial enterprises. Another institutional use, St. Eugene's School and Church, borders the site to the south. Commercial uses exist to the west including the Wisconsin Athletic Club and other professional office uses. A professional office building is adjacent to the southern/western boundary. Port Washington Road is the primary commercial corridor in the Village of Fox Point and is flanked by the Village's existing apartment communities (including Porticos and Foxcroft) and the Village's most intense retail development (Riverpoint Shopping Center).

Our final submitted redevelopment plan is the result of a considerable effort and a deliberate process to ensure our development scale and design are compatible with the surrounding community. We were assisted in the development of our plan and building design by Jim Shields of HGA. The development invokes a residential feel with attractive building massing and

architectural design while drawing on colors and materials found on single-family homes in the area.

The following summarizes how our development is compatible to the surrounding neighborhood:

Quality

Site Plan:

- By reducing the size of the development, we were able to establish a 100-foot landscaped setback buffer from the property line along Dunwood Road. This provides a setback as measured from the property line that is more than three times the zoning code-required setback off Dunwood Road.
- The reduction in development scale also allowed us to create a publicly accessible linear parkway with walking paths in the private yard setback condition noted above, and incorporate a small neighborhood park that extends even further into the private property providing a recreation area for the immediate neighborhood.
- The building improvements are oriented such that the short elevations of the buildings address the Dunwood Road frontage. We have specifically avoided constructing any long elevations along Dunwood Road, regardless of the enhanced setback condition noted above, so that the view into the property is more open and less distinguished by constructed improvements.

Green Space:

- Our development supports an aggressive investment in site development features, such as landscape treatments and stormwater management improvements, resulting in a more aesthetically pleasing visual result.
- Our development contemplates a large investment in landscaping, which translates into more plant and tree stock, larger caliper and ball sizes of stock, and an overall "finished look" to the site from day one. The contemplated landscaping offers native materials to ensure durability and compatibility with wildlife. Our landscaping supplements the gracious buffer with strategic berming and evergreen plantings.

Materials:

- High quality and large quantity of masonry finishes, positioned to provide maximum visual impact. Masonry color selected to complement predominant masonry colors in the immediate area. "Cottage Red" asphalt roofing shingle is borrowed from most common roofing color in the neighborhood.
- Use of other high-durability exterior materials that require lesser maintenance and therefore retain their original appearance longer than alternatives.
- High percentage of window systems on the exterior envelope, and large-scale windows to both enhance the exterior design as well as provide plentiful natural light.
- For-sale luxury residential housing finishes including custom-made cabinetry, premium model stainless steel appliances, quartz/granite countertops, hard surface flooring, customized bathroom and closet systems, high-end window treatments, tall

ceiling heights, and generously sized floor plans appeal to affluent renter demographic.

Underground Parking:

- All of the long-term parking needs of the residents are enclosed within underground parking facilities. As compared to other apartment communities in Fox Point, surface parking stalls are not used by residents for long-term parking and instead are provided solely for the use of guests.
- Underground parking allows us to free up more green space for public amenities and enhance stormwater management performance through the preservation of more pervious area on the site.

Community Room, Clubhouse & Resident Amenities:

- Our development offers a separate resident clubhouse structure that features a fitness facility, clubroom/lounge area and outdoor pool/sundeck area with an adjoining outdoor kitchen, a much-demanded amenity in the luxury housing market. The clubhouse and corresponding amenities enhance the overall quality of the development.
- The clubhouse also contains a a community room facility for use by Fox Point civic and non-profit groups. The community room contributes to the integrated neighborhood experience.
- The clubhouse will allow Mandel to provide full time leasing and maintenance staff. Such staff is critical to the long-term maintenance and appearance of a luxury apartment community.

Architectural Design

Building Massing:

- The building forms feature highly articulated rooflines and massing that breaks down the scale without compromising the architectural integrity of the constructed improvements. Dormered gables, plane changes, and "embedded cottage" design elements create an exterior impression that is more characteristic of larger manor homes. The "embedded cottage" concept distinguishes sections of the façade to create the feel of connected cottage homes rather than a single larger building

Building Form:

- Reduce the building massing into four smaller scale buildings, rather than house all the units in fewer larger structures. Breaking down the building massing creates a more residential character and results in an enhanced view into the property from adjoining properties and right of ways.
- The buildings located closest to Dunwood were reduced to two-stories with pitched roofs to contribute to the residential character of the redevelopment.
- The 3-story buildings were strategically located next to adjacent institutional and commercial offices and away from single-family homes to the north.

Size

Reduced Development Intensity:

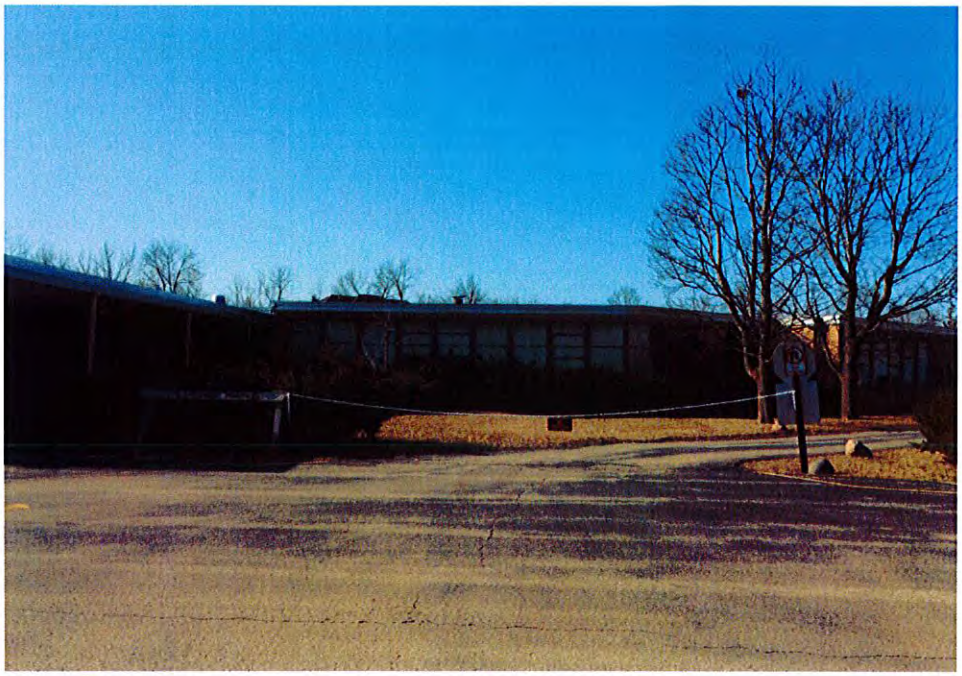
- Original concept plan included a 30,000-square foot grocery store, 130 apartment units and a 120-unit senior living facility. To alleviate the development's intensity, we reduced the program to 105 luxury apartment units and an 80-resident senior living facility. All commercial uses were eliminated from the site.

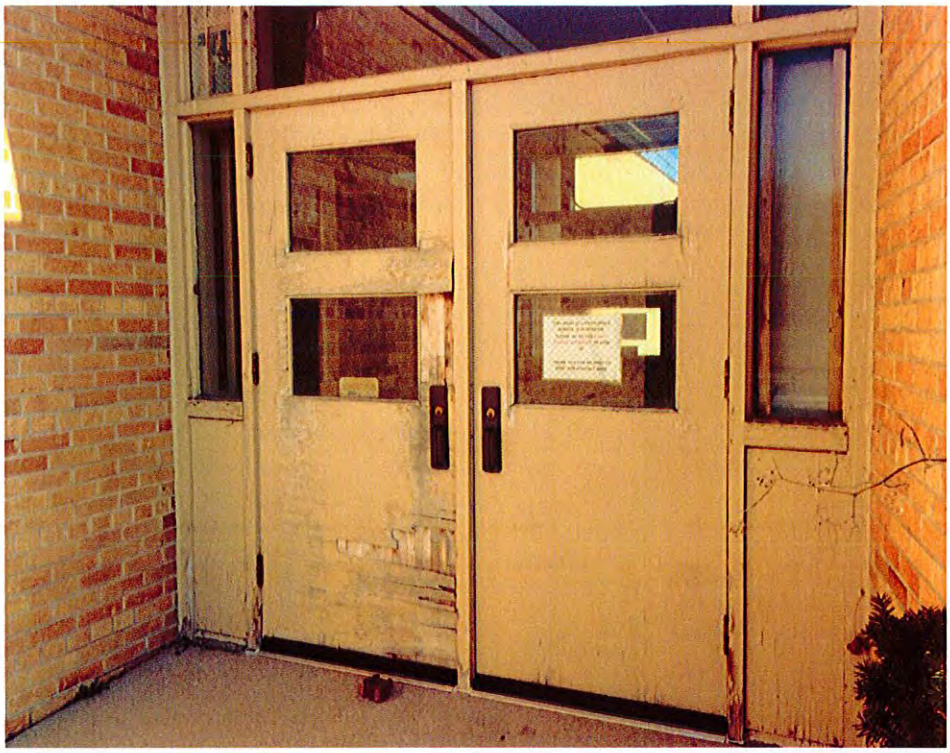
We welcome the opportunity to answer any questions you have regarding our density bonus request and/or Dunwood Crossing. Our petition submittal to the Village Board includes additional detail regarding our development. I would like to thank you in advance for your consideration.

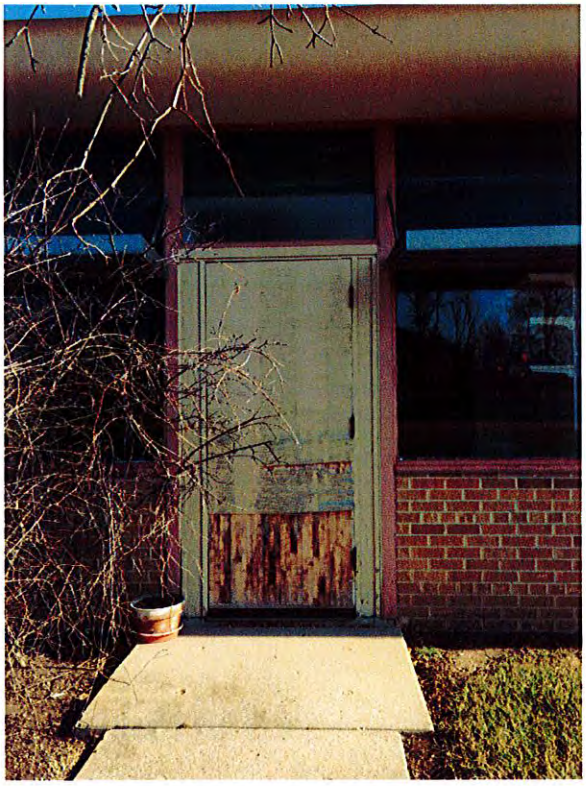
Sincerely,

Ian B. Martin
Vice President | Development

EXHIBIT A







FOX POINT • BAYSIDE
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Dr. Robert Kobylski, Superintendent
7300 N. Lombardy Road
Milwaukee, WI 53217
Phone: 414-247-4164
Fax: 414-351-7164
rkobylski@foxbay.org

April 6, 2017

Michael A. West, Chair
Plan Commission
Village of Fox Point
7200 N. Santa Monica Boulevard
Fox Point, Wisconsin 53217

Re: Support for Mandel Group's Application to the Village Plan Commission for Approvals with Respect to 217 W. Dunwood Road on the Project Commonly Known as "Dunwood Crossing"

Mr. West and Plan Commission Members:

On behalf of the Board of Education of the Fox Point-Bayside School District, I write to express the District's support for Mandel Group's mixed-use residential master planned development commonly known as Dunwood Crossing, which is proposed for the current Dunwood School site at 217 W. Dunwood Road in the Village of Fox Point.

As you know, the Dunwood School site as it currently exists includes a building of 46,608 square feet situated upon a parcel of approximately 11.556 acres. The District acquired this parcel in the 1950s, and the school building itself was constructed between 1955 and 1959. The building has not been used by the District as a school since 1992, however, and the Board has no plans to return this facility to service. Indeed, as required by Wis. Stat. Chapter 120 as a predicate to the property's sale, the Board has formally determined that Dunwood School is no longer needed by the District for school purposes. Under these circumstances, the Board feels that it cannot responsibly continue to carry the operating costs of the shuttered building. In addition, there is considerable deferred maintenance on the building. This deferred maintenance includes both structural elements and major mechanical systems. Current estimates to address these deferred maintenance needs exceed the sum of $1,000,000.

Relief from the costs of owning the Dunwood School will, of course, benefit the District's operating budget. In addition, proceeds of the District's selling the Dunwood School realty to Mandel Group would be deposited into the District's balance under Fund 40 and would be available to help address, among other matters, existing capital needs at other District facilities, including (most acutely) at Stormonth School.

I should also observe that the District has monitored Mandel Group's neighborhood outreach efforts in connection with the Dunwood Crossing redevelopment. We note that Mandel Group has made significant modifications to its original concept plan in what we believe to be a good faith effort to incorporate neighborhood feedback. These modifications, as reflected in Mandel Group's March 10, 2017, petition to the Village Board, significantly reduce the development intensity and increase green space.

Again, please register the District's support for the Dunwood Crossing proposal, and for Mandel Group's applications in support of that project.

Please contact me with any questions.

Sincerely,

Robert Kobylski, Ed.D.
Superintendent

cc: Mr. Michael Weidner
Mr. Max Dickman
Ms. Lisa Drouin
Mr. Dann Jacobson
Ms. Debbie Roesner
Jeff Dellutri, Ed.D.

STATE OF WISCONSIN VILLAGE OF FOX POINT MILWAUKEE COUNTY

ORDINANCE NO.

AN ORDINANCE TO ADD A PLANNED DEVELOPMENT OVERLAY DISTRICT ZONING DESIGNATION TO OVERLAY THE EXISTING INSTITUTIONAL DISTRICT DESIGNATION OF PROPERTY LOCATED AT 217 WEST DUNWOOD ROAD (a/k/a A PORTION OF THE DUNWOOD SCHOOL PROPERTY)

WHEREAS, a petition has been filed by Mandel Group, Inc. ("Petitioner"), to rezone certain property located at 217 West Dunwood Road in the Village of Fox Point, which is known as a portion of the Dunwood School property, as further described as Lot 1 in Exhibit A attached hereto and incorporated herein by reference ("Subject Property"); and

WHEREAS, the Subject Property is owned by the Fox Point Bayside School District (the "Owner") which has noted its support of the application by letter of Superintendent Robert Kobylski dated April 6, 2017; and

WHEREAS, the Petitioner seeks to develop the Subject Lands for multi-family residential uses as described in their application and subsequent submitted statements at public hearings (the "Development"); and

WHEREAS, the Petitioner has supplied all required data pursuant to Section 745-21 of the Village of Fox Point Village Code and the matter was properly referred to the Village Plan Commission for study and investigation; and

WHEREAS, the Village Plan Commission duly considered the application and in making its recommendation to the Village Board gave consideration to, and satisfied itself concerning all of the issues identified in Section 745-21(E) of the Village of Fox Point Village Code by the Plan Commission Resolution attached hereto and incorporated herein as Exhibit B; and

WHEREAS, upon receipt of the Plan Commission's recommendation, the Village Board conducted a public hearing in the matter on , 20_____, as required by Section 745-21(C)(4) Village Code, upon due notice as required by Section 745-35 of the Fox Point Village Code and Sections 61.35 and 62.23(7)(d)(2) of the Wisconsin Statutes; and

WHEREAS, the Owner has approved Petitioner's application and therefore this is not a "down zoning" ordinance per Section 66.10015(3) Wis. Stats.; and

WHEREAS, the Village Board has carefully considered the Plan Commission's recommendations as shown in the attached Exhibit B and has satisfied itself as to each and every matter noted therein, and adopts the Plan Commission's recommendation and all findings shown therein; and

WHEREAS, this approval of the planned development is based on and includes as conditions thereto the building, site, and operational plans for the development as approved, as well as all other commitments offered or required as regard to project value,

character, or other factors pertinent to an assurance that the proposed development will be carried out basically as presented in the official submitted plan presented, as provided by the conditions shown herein; and

WHEREAS, the Village Board of the Village of Fox Point having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety and welfare of the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the surrounding properties as to noise, dust, smoke and odor, and others, hereby determine that the rezoning will not violate the spirit or intent of the Zoning Code for the Village of Fox Point will not be contrary to the public health, safety or general welfare of the Village of Fox Point will not be hazardous, harmful, noxious, offensive and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood, and will be consistent with the Village of Fox Point Comprehensive Plan, as long as the operation is conducted pursuant to the following conditions and in strict compliance with the same,

NOW, THEREFORE, the Village Board of the Village of Fox Point, Milwaukee County, Wisconsin, DO ORDAIN as follows:

SECTION 1: The Subject Property is hereby conditionally rezoned to add a PDQ - Planned Development Overlay District designation onto the existing F-Institutional District Designation, and the Zoning Map of the Village of Fox Point is hereby conditionally amended to add the PDO Planned Development Overly District onto the Subject Property to overly the existing F-Institutional District designation, if the conditions stated in Section 2 of this Ordinance are met.

SECTION 2: The above rezoning and zoning map amendment is conditioned upon the following conditions, which must be met or this ordinance is null and void:

1. Presentation Compliance. The Subject Property must be developed in substantial conformity with the plans presented with the rezoning petition, in substantial conformity with the controls on senior living as presented by the Petitioner at the Plan Commission meeting on June 5, 2017 (more particularly described in Petitioner's power point slide entitled, "Controls on Senior Living" attached hereto and incorporated herein as Exhibit C) and in substantial conformity with the presentation at the public hearing of ,_____ 20__ including the comments made by the Village Board during the public hearings and in their meetings following the public hearings.

2. Land Division Conditions. Subject to the Subject Property being divided by Certified Survey Map in the manner described at the public hearing of

_____, 20_, and further subject to satisfying any and all conditions that are imposed by the Village in approving the Certified Survey Map (if it is approved), and satisfying all conditions that may be imposed by all other approving and objecting authorities (if any) in approving the Certified Survey Map (if it is approved), and further subject to recording the Certified Survey Map, as approved by the Village (if it is approved) in the office of the Milwaukee County Register of Deeds.

3. Financial Guarantee and Agreement. Subject to the Petitioner submitting to the Village Clerk and receiving approval as to form from the Village Attorney and as to amount from the Village Engineer, a letter of credit or cash financial guarantee and subject to the Petitioner submitting to and receiving from the Village Attorney and the Village Engineer, approval of a Developer's Agreement for the improvements (including all public, private and site development improvements), and the Developer's Agreement being recorded against the Subject Property in the office of the Milwaukee County Register of Deeds, prior to commencing construction of any improvement, whether public or private, or site development or recording of the Certified Survey Map, whichever is earlier. Any change or modifications to such approvals or the Development itself shall be accompanied by an amendment to the Development Agreement in recordable form, which amendment shall leave in full force and effect all prior development contract terms not specifically amended. Such contracts shall be binding upon the Petitioner's successors and assigns and shall run with the land.

4. Required Plans. Subject to the Petitioner submitting to and receiving written approval from the Village staff all of the following plans:

   A. Tree Preservation Plan
   B. Traffic Plan
   C. Landscaping plan (This shall include both Lot 1 and Lot 2)
   D. Pedestrian Plan
   E. Water Plan
   F. Surface and Stormwater Management Plan
   G. Sewer Plan
   H. Erosion Control Plan
   I. Lighting Plan
   J. Signage Plan
   K. Building Plan
   L. Site Plan
   M. Plan of Operation
   N. Detailed Construction and Engineering Plan
   0. Common Open Space Plan, including deed restrictions that shall be recorded in a form approved by the Village Attorney to ensure proper maintenance.
   P. Private Road Plan, including a deed restriction in a form approved by the Village Attorney that gives notice to all future owners that the Petitioner has chosen to construct private roads, that the Village shall have no

responsibility for the roads, and giving the Village the right but not the obligation to perform necessary maintenance and special charge the benefited properties for the cost incurred in the event the Subject Property Owner fails to do so.

a. Berm Plan (This shall include both Lot 1 and Lot 2)

5. Plan Amendments. Compliance with the approved plans is required for all times that the Development remains on the Subject Property. Any subsequent change or addition to an approved plan shall first be submitted for approval to the Plan Commission, and if in the Commission's opinion such change or addition is not substantial, it may recommend approval to the Village Board. If such change or addition is construed to be substantial, a public hearing shall be held prior to affirmative action by the Village Board on such recommendation.

6. Subject to Acceptance. Subject to the Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process; and subject to the Owner acknowledgin9 in writing that it has received this conditional approval and approves the Petitioner's actions in this regard.

7. Three Years to Satisfy Conditions. Subject to the Petitioner satisfying all of the aforementioned conditions within three years of the Village Board adopting this conditional rezoning ordinance, unless extended by the Village Board.

8. Petitioner purchase. If the Subject Property will be sold for purposes of accomplishing this Development project, then prior to this Conditional Rezoning Ordinance being effective the Petitioner shall acquire the Subject Property from the Owner. If the Subject Property will not be sold to the Petitioner for purposes of this Development, then the Owner must join in all necessary approvals including as a party to the Developer's Agreement, prior to commencing construction of any improvement whether public or private or site development or approval of the Certified Survey Map, whichever is earlier.

9. Termination. Failure to comply with the conditions and regulations as herein established and as specifically made applicable to a specific project development shall be cause for termination of the approval for said project. At least 15 days' notice shall be given to the developer to appear before the Plan Commission and answer any such charge of noncompliance. If the Plan Commission finds the charges substantiated, they shall then submit to the Village Board recommendations as to specific steps to be taken to terminate the development as rapidly as possible if the situation is not satisfactorily adjusted within a specific period. Such a termination should be in a manner which will achieve the maximum degree of the intended development

objectives consistent with environmental compatibility with the neighborhood and with the general welfare of the community.

10. Laws. The Petitioner shall comply with all Federal, State, County and local rules, codes, ordinances and regulations in the construction, operation and maintenance of the Subject Property.

11. Building and Fire Inspection. The Petitioner is required to keep the Subject Property in compliance with all Federal, State and local laws, statutes, codes, ordinances, policies and guidelines as determined by the Building Inspector of the Village of Fox Point and Fire Inspectors of the North Shore Fire Department.

12. Aesthetics. The Petitioner is required to properly maintain the Subject Property at all times and in full compliance with the Village of Fox Point Village Code.

13. Lot 2 Development Restrictions. The Petitioner shall prepare a deed restriction in a form approved by the Village Attorney to restrict development on Lot 2 in a manner that is consistent with the presentation made by the Petitioner. In particular, the deed restriction shall include the following:

    a. A berm shall be constructed and maintained between structures on Lot 2 and Dunwood Road, to the extent required by the approved plans.

    b. Access to Lot 2 shall not be from Dunwood Road.

    c. Lot 2 shall be constructed as a for-profit facility, or if it is at any time determined to be tax-exempt for any reason, the property owner shall agree to pay and shall pay an annual amount to the Village in lieu of taxes that is equivalent to the amount that would have been paid in taxes if the property had been fully taxable. This condition is required in order to memorialize and enforce statements made by the Petitioner while seeking rezoning and division of land for this project.

    d. The setback on Lot 2 shall be as described by the Developer at the Plan Commission meeting of June 5, 2017.

14. Professional Fees. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this rezoning petition, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional rezoning ordinance due to a violation of these conditions.

15. Payment of Charges. Any unpaid bills owed to the Village by the owner of Subject Property or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional rezoning ordinance, that is subject to all remedies available to the Village, including possible cause for termination of the conditional rezoning ordinance.

SECTION 3. The Village Engineer is hereby authorized and directed to note this rezoning on the Official Zoning Map of the Village of Fox Point upon successful development of the Subject Property and satisfaction of all conditions in Section 2 of this ordinance.

SECTION 4. The Subject Property owner is hereby put on notice that the Village of Fox Point may rezone the lands or portions thereof subject to this conditional rezoning ordinance to remove the PDQ Planned Development Overlay District if the conditions of this ordinance are not fully complied with.

SECTION 5. SEVERABILITY.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section of portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 6. EFFECTIVE DATE.

This ordinance shall be in full force and effect from and after its passage and publication and subject to the conditions stated in Section 2, and this ordinance is null and void and original district zoning shall be in effect with no further notice if said conditions are not complied with on the terms and conditions stated herein.

Passed and adopted this_____day of_____, 2017.

VILLAGE OF FOX POINT

_____
Douglas H. Frazier, Village President

ATTEST:

_____
Kelly Meyer, Village Clerk/Treasurer

Published and posted this_____day of_____, 20_.

APPROVAL OF PETITIONER

Dated this_____day of_____, 20_.

_____
Mandel Group, Inc.

APPROVAL OF OWNER

Dated this_____day of_____, 20_.

_____
Fox Point Bayside School District

This instrument drafted by
ARENZ, MOLTEA, MACY & RIFFLE, S.C.
720 N. East Avenue
Waukesha, WI 53186

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EXHIBIT

A

CERTIFIED SURVEY MAP NO. _____

A division of that of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 17, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, State of Wisconsin.

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) in which the South line of the NE 1/4, Sec. 17 bears N89°34'54"E.

Owner/Subdivider :
Mandel Group Properties, LLC
301 East Erie Street
Milwaukee, WI 53202

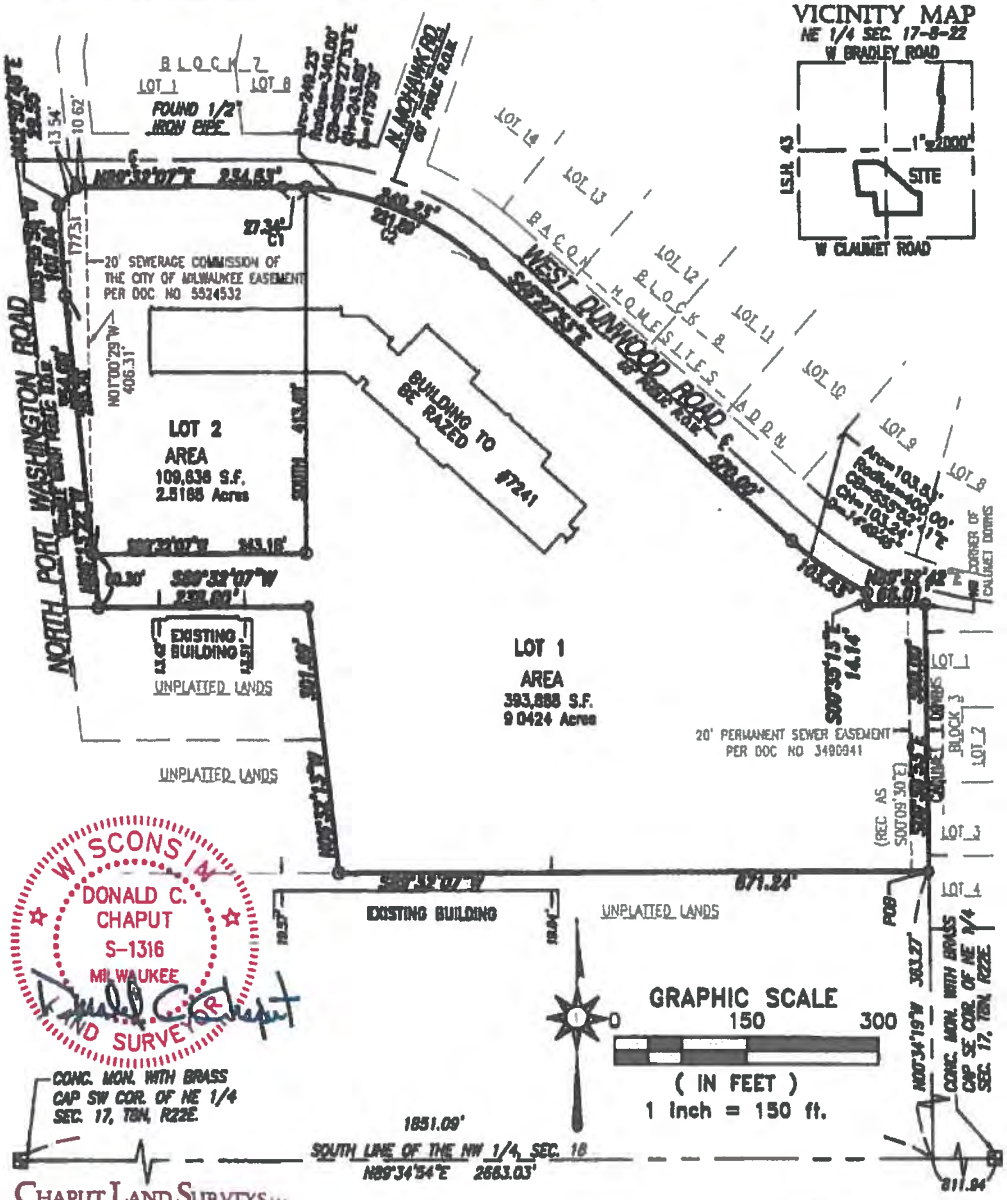
CURVE INFO LOT 1 AND LOT 2

	ARC	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA
C1	27. 34	340. 00'	S88° 09' 39" E	27. 33'	4° 36' 27"
C2	221. 89'	340. 00'	S67° 09' 40" E	217. 97'	37° 23' 31"

LEGEND

- ● Found 1" Iron Pipe
- O Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

VICINITY MAP
NE 1/4 SEC. 17-8-22



WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
LAND SURVEYOR

CHAPUT LAND SURVEYS LLC
234 W FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: February 21, 2017
Sheet 1 of 4 Sheets
Survey No. 2285/far

STATE OF WISCONSIN VILLAGE OF FOX POINT MILWAUKEE COUNTY

RESOLUTION No. _____

VILLAGE PLAN COMMISSION RESOLUTION CONCERNING PLANNED UNIT DEVELOPMENT STANDARDS OF SECTION 745-21(E), FOX POINT VILLAGE CODE

WHEREAS, the Village Plan Commission has received a referral from the Village Board pursuant to Section 745-21(C)(3) of the Village of Fox Point Village Code of a petition from Mandel Group, Inc. ("Petitioner") for rezoning and redevelopment of land known as a portion of the Dunwood School property, more particularly described as Lot 1 in attached Exhibit A (the "Subject Property"); and

WHEREAS, pursuant to Section 745-21(C)(3) of the Village of Fox Point Village Code, the Village Plan Commission is required to study and investigate the proposed development plans and make its recommendation to the Village Board of the Village of Fox Point as to the appropriateness and desirability of the proposed development plans, and any changes or additional conditions applicable to such plans which it may feel necessary or appropriate; and

WHEREAS, the Village Plan Commission has studied and investigated the matter and has given consideration and has satisfied itself as to the basis for approval standards of Sections 745-21(E) of the Village of Fox Point Village Code.

NOW, THEREFORE, the Village Plan Commission of the Village of Fox Point, Milwaukee County, Wisconsin does hereby recommend to the Village Board of the Village of Fox Point that it **APPROVE** the rezoning application, subject to the conditions noted below, upon the following findings:

(1) That the proposed development is consistent with the spirit and intent of this chapter, is in conformity with the general character of the Village and would not be contrary to the general welfare and economic prosperity of the Village or of the immediate neighborhood, but rather that the benefit from improved design of the resultant development justifies the variation from the normal requirements of this chapter through the approval of a planned development.

(2) That the proponents of the proposed development have demonstrated that they intend to start construction within a reasonable period following the approval of the project, that the project appears economically sound, that the proponents of the proposed development have the financial capacity to carry out the project as proposed and intend to commence and complete construction within a reasonable time from the date of approval.

EXHIBIT
B

(3) That the size, quality and architectural design of all buildings within the project will be compatible with the general character of the Village and specifically to the surrounding neighborhood. To arrive at such determination, the recommendation of the Building Board was obtained prior to the Plan Commission's report to the Village Board. Approval of individual building plans by the Building Board is not supplanted by this section.

(4) That the specific project plans have been prepared with competent professional advice and guidance.

(5) That setbacks shall be maintained along any boundary street of the project area as required by the basic zoning district.

(6) That no building shall be permitted closer to a side or rear boundary line of the project area than required by the applicable side or rear yard requirements of the adjoining zoning district abutting along a side or rear property line of the project.

(7) That no building shall exceed the height limitation of the basic zoning district.

(8) In the case of proposed residential developments:

(a) That such development will create an attractive residential environment of sustained desirability and economic stability, compatible with the character of the Village and where the economic impact of the development in terms of income levels, property values, and service demands is substantially as beneficial to the community as that which could be anticipated under the basic zoning.

(b) That the population composition of the development will not substantially alter adversely the impact upon school or other municipal service requirements as anticipated under the basic zoning.

(c) That the project will not create traffic beyond the capacity of the street system to serve it, and shall provide adequate off-street parking based upon the need generated by the development.

(d) That the total average residential density of the planned development based upon the specific design characteristics of the development proposed will be compatible with the previously stated criteria. Specifically, the allowable density for a given development shall be computed by dividing the gross area of the proposed development exclusive of existing public right-of-way by the appropriate density factor as follows:

[1] Single-family dwelling: 10,000 square feet per dwelling.

[2] Single family attached or multiple-family dwellings as follows:

[a] One-bedroom: 4,000 square feet per dwelling unit.

[b] Two-bedroom: 4,500 square feet per dwelling unit.

[c] Three-bedroom: 5,000 square feet per dwelling unit.

The Plan Commission finds that this standard is met in light of the density bonus shown below.

(e) Where the proposed development area includes more than one dwelling type, the density computation shall be made on the basis of the proportionate ratio involved. An increase in the computed allowable maximum density not to exceed 20% may be permitted as an incentive reward where in the opinion of the Plan Commission the character and quality of the development and of the amenities provided justify the additional density allowance.

The Plan Commission finds that this standard is met and grants required density bonus.

(f) That the plan would result in the preservation of open land in a manner which would enhance the total environmental setting and desirability of the development and compensate for any reduction in individual lot area requirements which are allowed.

(g) That adequate guarantee is provided for permanent preservation of the residual common open land area resulting from the application of these regulations by private reservation, as an enhancement to the development.

(h) The common open area to be reserved shall be protected against building development by conveying to the municipality as part of the conditions for project approval an open space easement over such common open areas restricting them against any future building or use except as is consistent with that of providing natural or landscaped open space for the esthetic and recreational satisfaction of the surrounding residences. Buildings or uses for noncommercial recreational or cultural purposes compatible with the open space objective may be permitted only where specifically authorized as part of the development plan or subsequently with the express approval of the Village Board following approval of building, site, and operational plans by the Plan Commission and the Building Board.

(i) The care and maintenance of such common open space reservations shall be insured either by establishment of appropriate management organization for the project or by agreement with the municipality for establishment of a special service district for the project area on the basis of

which the municipality shall provide the necessary maintenance service and levy the cost thereof as a special assessment on the tax bills of properties within the project area. In any case, the Village shall have the right to carry out and levy an assessment for the cost of any maintenance which it feels necessary if it is not otherwise taken care of to the satisfaction of the Village. The manner of assuring maintenance and assessing such cost to the individual properties shall be determined prior to the approval of the final project plans and shall be included in the title to each property.

(j) Ownership and tax liability of private common open space reservations shall be established in a manner acceptable to the municipality and made a part of the conditions of the plan approval.

This recommendation of approval is subject to the Developer satisfying the 15 conditions noted by the Village Attorney at the meeting (such conditions being attached hereto as Exhibit A) and incorporating the restriction shown by the Developer in the Developer's power point slide entitled, "Controls on Senior Living," (such restrictions attached hereto as Exhibit B).

Adopted by the Village Plan Commission of the Village of Fox Point, Milwaukee County, this _____ day of _____, 20___.

VILLAGE OF FOX POINT

_____

Douglas H. Frazier, Village President

ATTEST:

_____

Kelly Meyer, Village Clerk/Treasurer

Published and posted this _____ day of _____, 20___.

EXHIBIT A

Village Plan Commission Resolution Concerning Planned Unit Development
Conditions Recommended by Village Attorney

1. Presentation Compliance. The Subject Property must be developed in substantial conformity with the plans presented with the rezoning petition, and in substantial conformity with the presentation at the Plan Commission meeting of June 5, 2017 and at the public hearing of _____, _____ 20___ including the comments made by the Village Board during the public hearings and in their meetings following the public hearings.

2. Land Division Conditions. Subject to the Subject Property being divided by Certified Survey Map in the manner described at the Plan Commission meeting of June 5, 2017 and at the public hearing of _____, _____ 20___, and further subject to satisfying any and all conditions that are imposed by the Village in approving the Certified Survey Map (if it is approved), and satisfying all conditions that may be imposed by all other approving and objecting authorities (if any) in approving the Certified Survey Map (if it is approved), and further subject to recording the Certified Survey Map, as approved by the Village (if it is approved) in the office of the Milwaukee County Register of Deeds.

3. Financial Guarantee and Agreement. Subject to the Petitioner submitting to the Village Clerk and receiving approval as to form from the Village Attorney and as to amount from the Village Engineer, a letter of credit or cash financial guarantee and subject to the Petitioner submitting to and receiving from the Village Attorney and the Village Engineer, approval of a Developer's Agreement for the improvements (including all public, private and site development improvements), and the Developer's Agreement being recorded against the Subject Property in the office of the Milwaukee County Register of Deeds, prior to commencing construction of any improvement, whether public or private, or site development or recording of the Certified Survey Map, whichever is earlier. Any change or modifications to such approvals or the Development itself shall be accompanied by an amendment to the Development Agreement in recordable form, which amendment shall leave in full force and effect all prior development contract terms not specifically amended. Such contracts shall be binding upon the Petitioner's successors and assigns and shall run with the land.

4. Required Plans. Subject to the Petitioner submitting to and receiving written approval from the Village staff all of the following plans:

   A. Tree Preservation Plan
   B. Traffic Plan
   C. Landscaping plan
   D. Pedestrian Plan
   E. Water Plan
   F. Surface and Stormwater Management Plan
   G. Sewer Plan
   H. Erosion Control Plan
   I. Lighting Plan
   J. Signage Plan

K. Building Plan
L. Site Plan
M. Plan of Operation
N. Detailed Construction and Engineering Plan
O. Common Open Space Plan, including deed restrictions that shall be recorded in a form approved by the Village Attorney to ensure proper maintenance.
P. Private Road Plan, including a deed restriction in a form approved by the Village Attorney that gives notice to all future owners that the Petitioner has chosen to construct private roads, that the Village shall have no responsibility for the roads, and giving the Village the right but not the obligation to perform necessary maintenance and special charge the benefited properties for the cost incurred in the event the Subject Property Owner fails to do so.
Q. Berm Plan (This shall include both Lot 1 and Lot 2.)

5. Plan Amendments. Compliance with the approved plans is required for all times that the Development remains on the Subject Property. Any subsequent change or addition to an approved plan shall first be submitted for approval to the Plan Commission, and if in the Commission's opinion such change or addition is not substantial, it may recommend approval to the Village Board. If such change or addition is construed to be substantial, a public hearing shall be held prior to affirmative action by the Village Board on such recommendation.

6. Subject to Acceptance. Subject to the Petitioner acknowledging in writing that they have received a copy of this conditional approval, that they understand and accept the same, and that upon failure to satisfy these conditions this approval is void, and the same is deemed to not have been approved, and the Petitioner will therefore need to re-commence the application process.

7. Three Years to Satisfy Conditions. Subject to the Petitioner satisfying all of the aforementioned conditions within three years of the Village Board adopting this conditional rezoning ordinance, unless extended by the Village Board.

8. Petitioner purchase. If the Subject Property will be sold for purposes of accomplishing this Development project, then prior to this Conditional Rezoning Ordinance being effective the Petitioner shall acquire the Subject Property from the Owner. If the Subject Property will not be sold to the Petitioner for purposes of this Development, then the Owner must join in all necessary approvals including as a party to the Developer's Agreement, prior to commencing construction of any improvement whether public or private or site development or approval of the Certified Survey Map, whichever is earlier.

9. Termination. Failure to comply with the conditions and regulations as herein established and as specifically made applicable to a specific project development shall be cause for termination of the approval for said project. At least 15 days' notice shall be given to the developer to appear before the Plan Commission and answer any such charge of noncompliance. If the Plan Commission finds the charges substantiated, they shall then submit to the Village Board recommendations as to specific steps to be taken to terminate the development as rapidly as possible if the situation is not satisfactorily adjusted within a specific period. Such a termination should be in a manner which will achieve the maximum degree of the intended development objectives consistent with environmental compatibility with the neighborhood and with the general welfare of the community.

10. Laws. The Petitioner shall comply with all Federal, State, County and local rules, codes, ordinances and regulations in the construction, operation and maintenance of the Subject Property.

11. Building and Fire Inspection. The Petitioner is required to keep the Subject Property in compliance with all Federal, State and local laws, statutes, codes, ordinances, policies and guidelines as determined by the Building Inspector of the Village of Fox Point and Fire Inspectors of the North Shore Fire Department.

12. Aesthetics. The Petitioner is required to properly maintain the Subject Property at all times and in full compliance with the Village of Fox Point Village Code.

13. Lot 2 Development Restrictions. The Petitioner shall prepare a deed restriction in a form approved by the Village Attorney to restrict development on Lot 2 in a manner that is consistent with the presentation made by the Petitioner. In particular, the deed restriction shall include the following:

    a. A berm shall be constructed and maintained between structures on Lot 2 and Dunwood Road.

    b. Access to Lot 2 shall not be from Dunwood Road.

    c. Lot 2 shall be constructed as a for-profit facility, or if it is at any time determined to be tax-exempt for any reason, the property owner shall agree to pay and shall pay an annual amount to the Village in lieu of taxes that is equivalent to the amount that would have been paid in taxes if the property had been fully taxable. This condition is required in order to memorialize and enforce statements made by the Petitioner while seeking rezoning and division of land for this project.

    d. The setback on Lot 2 shall be as described by the Developer at the Plan Commission meeting of June 5, 2017.

14. Professional Fees. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this rezoning petition, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional rezoning ordinance due to a violation of these conditions.

15. Payment of Charges. Any unpaid bills owed to the Village by the owner of Subject Property or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional rezoning ordinance, that is subject to all remedies available to the Village, including possible cause for termination of the conditional rezoning ordinance.

Controls on Senior Living

	PUBLIC
Restrictive Covenant	**Developer Agreement**
Recorded against senior living property	Impose no-build areas along Dunwood Road, including generous setbacks
Gives MGI control over architecture, site planning and landscaping of senior living	Impose an on-going maintenance standards and obligations
Imposes ongoing maintenance standards and obligations	Recorded against the entire development
	Must comply will all bulk area regulations in Village ordinance
	Enforceable by the Village

EXHIBIT
B

Controls on Senior Living

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Restrictive Covenant	Developer Agreement
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	Enforceable by the Village

EXHIBIT
C

VILLAGE OF FOX POINT
VILLAGE BOARD MEETING AND PUBLIC HEARING MINUTES
TUESDAY, MAY 9, 2017

A meeting of the Fox Point Village Board was held on Tuesday, May 9, 2017 in Schwemer Hall, 7200 N. Santa Monica Boulevard. President Frazer called the meeting to order at 7:00 p.m. and asked the Village Clerk to take roll call. Roll Call of the Village Board present included:

Village President Douglas H. Frazer
Trustee Eric Fonstad
Trustee Marty Tirado
Trustee Liz Sumner
Trustee Bill Kravit
Trustee Greg Ollman
Absent-Trustee Christine Symchych

President Frazer noted there is a quorum present.

Also present are Village Attorney Eric Larson, Village Manager Scott Botcher, Assistant Village Manager Michael Pedersen, Finance Manager Mary Carthell, Deputy Clerk Jilline Dobratz, Administrative Intern Mohammad Easa and Village Clerk Kelly Meyer.

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meetings laws and posted on the official bulletin board at 7200 N Santa Monica Boulevard, as well as the village website at www.villageoffoxpoint.com, as per 2015 Wisconsin Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).

Ceremonial Oath of Office: President and Trustee

President Frazer gave a brief synopsis of the Wisconsin State Statutes 61.23(2) in regard to municipal officer terms commencement and the oath of office process.

The Village Clerk administered ceremonial oaths of office to Trustee Greg Ollman and to President Douglas H. Frazer.

Persons Desiring to be heard

President Frazer, Village Attorney Eric Larson and Village Manager Scott Botcher gave a brief background of the prior process and the new process of the comment period.

Patricia Mousseau, 180 W Dunwood Road

Ms. Mousseau spoke in regard to the proposed Dunwood Petition for Planned Development located at 217 West Dunwood Road (A.K.A. Dunwood School Property). She commented on concerns, indicating this proposal should enhance the community and suggest Fox Point purchase the property for luxury, single family homes.

Gary Hollander, 6807 W Lake Drive

Dr. Hollander congratulated the newly formed Board of Trustees.

Dr. Hollander commented on the committee and board structure and potential improvements. Dr. Hollander had several suggestions; included in the suggestions is to publish the names, descriptions, and purpose of all of the committees on the village website, including the composition that is required by ordinance and for each board, requirements for a quorum. Other suggestions

included, the current appointees and terms of service and the process used for application for the president's approval and all minutes and drafts of minutes to be made available on the website. A list of conflicts of interest for all the committee members should also be listed.

Ron Sager, 7546 North Navajo Road

Mr. Sager offered congratulations to the new trustees and thanked everyone for their services. He asked consideration be given to a potential survey to have Fox Point be a sanctuary village that is welcoming of all people, noting access is difficult and should be more amiable.

Mary Lacharite, 8049 North Santa Monica Boulevard

Mrs. Lacharite inquired on the Comprehensive Plan for Village of Fox Point. She asked the Village Board and President for an update on what is happening.

Jim Lacharite, 8049 North Santa Monica Boulevard

Mr. Lacharite commented on the topic of transparency. He noted the changes on the agenda with regard to comments was a surprise. His concern is the change seem to inhibit transparency. Mr. Lacharite would like this topic to be revisited.

Jan Singer, 8426 N Regent Road

Ms. Singer congratulated the new members of the Village Board. She noted the art on the Village Board room walls by artist, Linda Schwam Merkel and is celebrating 15 years of the Farmer's Market. She commented anyone else interested in displaying art could contact Mike Pedersen or her.

Ms. Singer's concerns are with the meeting public comment in supporting a lack of transparency and a lack of involvement.

Elizabeth Aelion, 210 W Bergen Court

Ms. Aelion offered concerns, disagreeing with the change in the public comment period, concerns the Mandel Group is proposing this as one project, when they have no intention of developing the senior care facility, and concerns on the Debt Issuance, including the lack of information attached to the agenda and the village fees to reissue debt.

Deborah Whittle, 7721 North Santa Monica Boulevard

Mrs. Whittle noted her agreement on many of the prior public comments. She disagrees with the sanctuary city. Mrs. Whittle noted her concerns in the Village board listening to the citizens.

Judy Shirley, 8235 North Mohawk Road

Ms. Shirley volunteered and would like to be considered to be on one of the committees or commissions, specifically Plan Commission, Police Commission or Fire Commission when a vacancy occurs. She is unclear what the procedure it currently. She commented on her current service on Tree Commission.

She noted she would like a user-friendly website to review the Village Board packet and had concerns with the change to the citizens comment time.

Lois Malawsky, 7409 North Crossway Road

Ms. Malawsky is concerned about the public comment and change in the procedure of the Village Board meetings. She congratulated the new trustees and president as well.

Beth Gregg 7414 North Boyd Way

DRAFT

Ms. Gregg noted she is violently opposed to the change in public comment, not giving citizens enough opportunity to comment and asked the Board to reconsider the questions/comments during agenda items.

She noted the Village website has been very easy for her to use; she loves living in Fox Point.

Bob Cory, 7740 North Santa Monica Boulevard

Mr. Cory commented the Village Board profile has changed and his concern was transparency in Board activities, communication with the residents and representation of the people.

Sandra Rowlandson, 7641 North Santa Monica Boulevard

Ms. Rowlandson thanked the Village Board for giving their time and noted her appreciation. She stated concerns with changing the public comment and asked to reconsider the comment/feedback period.

With no other public comments, President Frazer closed public comment period.

Public Hearing for Proposed Petition for Planned Development Overlay District Rezoning, 217 West Dunwood Road (A.K.A. Dunwood School Property)

On motion by Trustee Fonstad, seconded by Trustee Kravit, and carried unanimously, the Village Board reschedule the matter described in Agenda Item 4a and adjourn the Public Hearing for Proposed Petition for Planned Development Overlay District Rezoning to the regular meeting on June 13, 2017, to be placed on the regular meeting agenda immediately following "Persons Desiring to be Heard."

Consent Agenda

a. Approve the Minutes of the April 6, 2017 Village Board Meeting.

b. Approve the Minutes of the April 11, 2017 Village Board Meeting and Public Hearing.

c. Accept the LiveScan Fingerprint System proposal from Safran for the equipment in the amount of $9,700.00, per Chief Freedy' s memorandum dated April 21, 2017, and authorize the Village Manager to sign the purchase order.

d. Adopt Ordinance to repeal and re-create Chapter 128 of the Village of Fox Point village code concerning abandoned property, as per Police Chief Freedy's memorandum dated April 7, 2017.

e. Accept the bid of Crawford Tree and Landscape Services, Inc. in an amount not to exceed $20,000 for the removal of diseased elm trees and authorize the Village President and Village Clerk to sign the contract per the Village Forester's memorandum dated May 4, 2017.

g. Accept the proposal from Kapur & Associates in an amount not to exceed $13,515 for inspection services related to the installation of the water main between Merrie Lane and Beach Drive and between Mohawk Road and Iroquois Road and authorize the Village President and Village Clerk to sign the contract per the Director of Public Works' memorandum dated May 4, 2017.

DRAFT

h. Refer the reconfiguration of the Village Hall front entry doors to a joint June Plan Commission/Building Board meeting and schedule a public hearing in this regard for the June 11, 2017 regular Village Board meeting immediately following "Persons desiring to be heard".

i. Approve the request of the United Performing Arts Fund to use Village streets on June 4, 2017 for their 2017 Ride for the Arts per the Assistant Village Manager's memorandum dated May 1, 2017.

j. Adopt Resolution No. 2017-03, expressing Village of Fox Point's support and solidarity with the Jewish Community Center.

k. Approve Payment of the Bills in the amount of $203,341.93 for the period April 1, 2017 through April 30, 2017 per the report submitted by the Village Manager.

Trustee Tirado requested item 5f be removed from the consent agenda.

On motion of Trustee Fonstad, seconded by Trustee Tirado, and carried unanimously, the Village Board approved the consent agenda, as amended.

<u>The Bid of Jet Underground in the amount of $93,201.08 for the installation of new water main between Merrie Lane and Beach Drive and between Mohawk Road and Iroquois Road(5f)</u>

On motion of Trustee Fonstad, seconded by Trustee Sumner, the Village Board accepts the bid of Jet Underground as set forth in agenda item 5f, as noticed on the agenda. Motion passed, 5-1 (Trustee Tirado, opposed).

<u>Former President Michael A. West Resolution of Commendation and Appreciation</u>

On motion of President Frazer, seconded by Trustee Fonstad, and carried unanimously, the Village Board adopts the Resolution No. 2017-04, Commendation and Appreciation to Former President Michael A. West.

<u>Former Trustee Terry McGauran Resolution of Commendation and Appreciation</u>

On motion of Trustee Fonstad, seconded by Trustee Tirado, and carried unanimously, the Village Board adopted the Resolution No. 2017-05, Commendation and Appreciation to Former Trustee Terry McGauran.

<u>2017 Financing Presentation by Robert W. Baird and Consideration of Initial Borrowing Resolution</u>

Robert W. Baird & Company Public Finance Managing Director and Financial Advisor for the Village Bradley Viegut made a brief presentation on the issuance of the promissory notes and refunding bonds; Mr. Viegut was on hand to answer all questions

On motion of Trustee Fonstad, seconded by Trustee Tirado to adopt the Initial Resolution No. 2017-06, Authorizing the Borrowing of not to exceed $1,250,000 and

DRAFT

providing for the Issuance and Sale of General Obligation Promissory Notes as set forth in page 54-58 of the agenda packet. Motion carried unanimously by roll call vote.

CMG Bayshore Pediatrics Site Plan Approval

A brief explanation was given by President Frazer and Village Attorney Eric Larson in regards to it being a permissive use.

On motion of Trustee Sumner, seconded by Trustee Fonstad Village Board refers the site plan and review of this proposal submitted by applicant Groth Design Group for CMG Bayshore Pediatrics to the Plan Commission.

On motion of Trustee Kravit, seconded by Trustee Tirado, and carried unanimously, the Village Board suspended the rules to permit Mr. Steve Petitt of Groth Design Group to comment.

Mr. Steve Petitt stated the project is under a tight timeline. He gave a brief background of the project.

Village Attorney Eric Larson read the Village Code Section 745-18(F)(1)(a), in regard to considerations for the site plan.

President Frazer stated without objection, the rules are suspended to permit Building Owner Mr. Doug Weas to comment. No objections were made.

Property Owner Mr. Doug Weas of 4730 North Lake Drive gave a brief background on the approach they took and noted the suggestion this may expedite the process.

Trustee Sumner asked President Frazer for permission to withdraw the motion. Without objection, motion was withdrawn.

On Motion of Trustee Fonstad, seconded by Trustee Tirado, and carried unanimously Village Board approves CMG Bayshore Pediatrics Site Plan as submitted to the Village Board in the materials packet.

Trustee Fonstad moved to modify the motion to include the approval being subject to the landscape plan being reviewed by the Village Forrester and any other village staff official responsible for landscape plan review. Motion seconded by Trustee Kravit.

Village Attorney Eric Larson clarified that approval allows the plan to be modified to comply with the recommendations of the Forrester.

Motion passed, 5-1 (Trustee Ollman, opposed)

Village Board Member Community Outreach (Meet and Greet and Representatives at Pool Opener and/or Farmers Marker

A lengthy discussion took place; there was no action.

DRAFT

Future Agenda Items

Trustee Fonstad moved that discussion and possible action with regard to policies and procedures for receiving public comment on agenda items at Village Board meetings be placed on the agenda for the regular June meeting of the Village Board of Fox Point. Seconded by Trustee Tirado. Motion carried.

Trustee Tirado moved that the Village Board consider the issuance of an RFP for an entity to conduct an update on the Village's Comprehensive Plan. Seconded by Trustee Ollman. Motion passed, 4-2 (Trustee Fonstad and President Frazer-Opposed).

Announcements

Trustee Sumner reported she has received communications from several residents regarding the changes to the time and opportunity to address the Village Board during meetings.

Trustee Tirado reported the Fox Point Municipal Advisory Pool Committee had a good, well-attended meeting last month with good participation. It was led by the UWM students and their study. The UWM students are concluding that study as of tomorrow and if anyone is interested in going to the next Pool Committee Meeting, it will be held on Thursday, May 18, 2017 beginning at 7:30 a.m. at Village Hall in the Schwemer Village Board room

Trustee Ollman announced, as similar to Trustee Sumner's comments, he heard from residents about the length of time permitted to talk during public comment and the change. He reported he did talk to Scott Brandmeier, President Frazer and Trustee Fonstad and tried to explain people are feeling like they are not being given enough time to make comments. He commented that it was explained well tonight, although many people were unavailable to attend tonight.

Adjourn

On motion of Fonstad, seconded by Trustee Kravit and carried unanimously, the Village Board adjourned the Village Board meeting at 9:18 p.m.

Respectfully submitted,

Kelly A. Meyer
Village Clerk/Treasurer

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 Board

FROM: Kelly A. Meyer, WCMC, Village Clerk/Treasurer KAM

THROUGH: Scott Botcher, Village Manager SAB

DATE: May 26, 2017

RE: Liquor License Renewals – Beer/Fermented Beverage and Intoxicating Liquor "Class A" and "Class B"

Background and Overview
Attached is a list of the 2017-2018 liquor license renewal applications for "Class A", fermented malt beverage and intoxicating liquor licenses and "Class B", fermented malt beverage and intoxicating liquor licenses as published in the North Shore Now on Thursday, May 25, 2017.

The following entity is appointing a new agent: The Fresh Market, Inc. d/b/a, The Fresh Market – Brian Vernon Hocking for the license period of July 1, 2017 through June 30, 2018. Approval of a new agent is only necessary by the governing body.

The liquor license for Walgreens was originally approved in February of 2010. This approval included several conditions, including the condition that the entity with the "Class A" fermented malt and intoxicating liquor license was limited to beer and wine only as licensed at the location of 8615 North Port Washington Road. These conditions were to be included in any liquor license granted to Walgreens and is recommended to be approved with this prior conditions.

Background investigations have been done by the Police Department and all individuals have been recommended for approval by the Police Chief.

Section 125.86 of the Village Code states that no initial or renewal alcohol beverage license shall be granted to any person or premises for which taxes, assessments, utility bills or other claims of the Village are delinquent and unpaid. As of May 26, 2017 all outstanding financial obligations to the Village of Fox Point have been satisfied by the establishments applying for "Class A" or "Class B" liquor license renewals for the period commencing on July 1, 2017 and expiring on June 30, 2018.

Recommendation
Staff recommends the Village Board take the following actions:

1. Grant Approval of appointment of Brian Vernon Hocking as N*ew Agent* of The Fresh Market, Inc., d/b/a, The Fresh Market.

2. Grant Approval of appointment of Steven Andrew Plumb as N*ew Agent* of The Town Club, d/b/a, The Town Club.

3. Grant approval for the issuance of the renewal of a "Class A" fermented malt beverage and intoxicating liquor license to Walgreen Co., d/b/a, Walgreens #03125, located at 8615 North Port Washington Road – Agent Tammy Marie Kachelmeier, subject to the conditions of the original approval dated February 9, 2010.

4. Grant the approval for the issuance of the renewal "Class A", fermented malt beverage and intoxicating liquor licenses to the following establishments:

    a. The Fresh, Market, Inc., d/b/a, The Fresh Market, located at 8705 North Port Washington Road - *New Agent Brian Vernon Hocking*.
    b. Wisconsin CVS Pharmacy, LLC., CVS Pharmacy #8770, 8661 North Port Washington Road – Agent Richard Wayne Terhardt.

5. Grant the approval for the issuance of the renewal "Class B" fermented malt beverage and intoxicating liquor licenses to the following establishments:

    a. Cardinal Stritch University, Inc., d/b/a, Cardinal Stritch University, located at 6801 North Yates Road - Agent Heather Kiefer,
    b. Fazzari Hospitality Group, LLC, d/b/a, Calderone Club, located at 8001 North Port Washington Road - Agent Camelo Fazzari,
    c. Ginza II Fox Point, Inc., d/b/a, Ginza Sushi, located at 333 West Brown Deer Road, Suite O - Agent Fang Ping Xiao
    d. Jose's of Fox Point, Inc., Jose's Blue Sombrero, located at 8617 North Port Washington Road – Agent George N Flees
    e. The Noodle Shop Company-Wisconsin, Inc., d/b/a, Noodles & Company, 8781 North Port Washington Road - Agent Kristen Ramirez
    f. The Town Club, d/b/a, The Town Club, 7950 North Santa Monica Boulevard – *New Agent Steven Andrew Plumb*.

VILLAGE OF FOX POINT
OFFICIAL NOTICE
2017 ALCOHOL BEVERAGE LICENSES

Notice is hereby given that the following businesses have submitted renewal applications to the Village Board of the Village of Fox Point for licenses to sell intoxicating liquors and malt beverages in the Village of Fox Point, granting of which is now pending.

Class "A" fermented malt beverage and "Class A" intoxicating liquor (off-premise consumption only):

The Fresh Market, Inc., 628 Green Valley Road, Suite 500, Greensboro, NC 27408, Brian Vernon Hocking, Agent, premises to be licensed: 8705 N Port Washington Road, Fox Point, WI 53217 d/b/a The Fresh Market.

Walgreen Co, PO Box 901, Deerfield, IL 60015, Tammy Kachelmeier, Agent, premises to be licensed: 8615 N Port Washington Road, Fox Point, WI 53217 d/b/a Walgreens #03125.

Wisconsin CVS Pharmacy, LLC, One CVS Drive, M/C 1160, Woonsocket, RI 02895, Richard Terhardt, Agent, premises to be licensed: 8661 N Port Washington Road, Milwaukee, WI 53217 d/b/a CVS Pharmacy #8770.

Class "B" fermented malt beverage and "Class B" intoxicating liquor (on or off-premises consumption):

Cardinal Stritch University, Inc, 6801 N Yates Road, Milwaukee, WI 53217-3945, Heather M Kiefer, Agent, premises to be licensed: 6801 N Yates Road, d/b/a Cardinal Stritch University.

Fazzari Hospitality Group, LLC, 8001 N Port Washington Road, Fox Point, WI 53217, Carmelo Fazzari, Agent, premises to be licensed: 8001 N Port Washington Road, d/b/a Calderone Club.

Ginza II Fox Point Inc, 333 W Brown Deer Road, Suite O, Fox Point, WI 53217, Fang Ping Xiao, Agent, premises to be licensed: 333 W Brown Deer Road, Suite O, d/b/a Ginza Sushi.

Jose's of Fox Point, Inc., 7613 W State Street, Wauwatosa, WI 53213, George N Flees, Agent, premises to be licensed: 8617 N Port Washington Road, Milwaukee, WI 53217, d/b/a Jose's Blue Sombrero.

The Noodle Shop Company - Wisconsin, Inc, 520 Zang Street, Suite D, Broomfield, CO 80021, Kristen Ramirez, Agent, premises to be licensed: 8781 N Port Washington Road, d/b/a Noodles & Company #204.

The Town Club, 7950 N Santa Monica Blvd, Fox Point, WI 53217, Joseph Madden, Agent, premises to be licensed: 7950 N Santa Monica Blvd, Fox Point, WI 53217 d/b/a The Town Club.

Kelly A. Meyer, WCMC
Village Clerk/Treasurer

Published: May 25, 2017

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: Kelly A. Meyer, WCMC, Village Clerk/Treasurer

THROUGH: Scott Botcher, Village Manager

DATE: May 26, 2017

RE: 2017-2018 Cigarette/Tobacco Product License Renewals

Background and Overview
Below is the 2017-2018 Cigarette/Tobacco Product license renewal application for the period commencing on July 1, 2017 and expiring on June 30, 2018 for the following entity:

"CLASS A" Fermented Malt (Beer) and Intoxicating Liquor Establishments

Tammy Marie Kachelmeier – agent (Corporation)
Walgreen Co., d/b/a, Walgreens #03125
8615 North Port Washington Road
Fox Point, WI 53217
OTC (Over-the-Counter)

Recommendation
Staff recommends the Village Board take the following actions:

Grant approval of the issuance for Tobacco Product License to Walgreen Co., d/b/a, Walgreens #03125, located at 8615 North Port Washington Road – agent Tammy Marie Kachelmeier, as presented.

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: Bill Wojtanowski Assistant Director of Public Works

Through: Scott Brandmeier Director of Public Works & Scott Botcher Village Manager

Date: June 1, 2017

Re: Vehicle Hoist Replacement (Public Works) Account # 40-91400-818

Please approve the proposal of Auto Service Aids LLC in the amount of $13,794.88 for replacement of the existing vehicle lift in the public works repair shop with a new, model # EV1220, Challenger, 12,000 lbs., in-ground hoist.

Auto Service Aids LLC is the lower of two (2) proposals that we received for this project. The other proposal was submitted by Standard Industrial & Auto Equipment, Inc. of Hanover Park, IL.in the amount of $17,458.00.

We budgeted $14,000 in account # 40-91400-818 for this project.

Thank you for your consideration,

Bill Wojtanowski

Bill Wojtanowski

Auto Service Aids LLC
34619 Mariner Circle
Oconomowoc, WI 53066
Phone (262)391-4721

Proposal

Date	Estimate #
5/16/2017	1

Name / Address
Village of Fox Point 7200 N Santa Monica Blvd Fox Point WI 53217

Project

Lift removal and Install

Description	Qt	Rate	Total
We propose the following:			
Removal of (1) Rotary inground lift and installation of (1) New EV1220 Challenger - Heavy-Duty, 12,0000 lb. electric/hydraulic inground lift w/chrome pistons, 2-stage arms, drive-through operation. Lift & freight		9,594.88	9,594.88T
To include cutting floor, removal of existing lift, excavating for new lift. Installation of new lift, backfill and cement over. * an area to place removed soil will be needed. Installation		4,200.00	4,200.00T
Please note: Electric not included.			
Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Auto Service Aids, LLC. An alteration may consist of but not be limited to: sand, water, building foundations, water/sewer lines or electrical lines or anything else that may occur while digging/drilling below floor surface.			

Thank you for the opportunity to submit this proposal

Subtotal	$13,794.88
Sales Tax (0.0%)	$0.00
Total	$13,794.88

Signature _____

Standard Industrial & Auto Equip., Inc.
6211 Church Road
Hanover Park, IL 60133

Phone #	(630) 289-9500	Fax #	(630) 289-9507

Quote

Date	Quote #
5/18/17	23583

Bill To	Ship To
Village of Fox Point 7200 N. Santa Monica Blvd. Fox Piont, WI 53217 414-247-6632 Bill Wojtanowski	Village of Fox Point 7200 N. Santa Monica Blvd. Fox Piont, WI 53217

Other proposal

Reference or P.O. No.	Shipping Notes	Terms	Sales Rep
		Prepaid	HB

Qty	Item	Description	Unit Price	Total
1	R-SL212i	Rotary Two Plunger, Side by Side, Fully Contained, Electric-Hydraulic Operation. Rigid Equalized. 8 1-2in Plunger Diameter. Drive Thru. Includes Air Actuated, Multi- Position Locks, 208-230 Volt, Single Phase Power Unit. Comes with Truck Adapters and (4) F	9,679.00	9,679.00T
1	Freight	Freight Charge	579.00	579.00
1	Labor-Lift Installer	Remove In-ground Rotary Lift & Re-Install New 12k In-ground Lift (includes overnights & food).	7,200.00	7,200.00
	Disclaimer - Underground	This quote is based on standard sub-soil conditions. Non-standard conditions, such as sandy soil, running sand, water, excessive concrete thickness (over 6") or hardness, frost, underground utility lines, vehicle exhaust systems, contaminated spoil, etc. will result in time & material expenses being charged. Damage caused by encounters with any of the above conditions (including broken electrical lines) are the responsibility of the owner. SIAE will not be responsible for lost time or business in any situation.	0.00	0.00
	Disclaimer - Spoil Removal	SIAE will remove all spoil in regards to the specific excavation of job scope. Any or all fines that might be associated with the EPA, if soil is tested, will be the responsibility of customer. All proper documentation will be forwarded to the customer in reference of any spoil testing.	0.00	0.00
	Disclaimer - Electric/Shims	Electric & air feed and final hook-up by others at owner's expense. Shimming over 1/4" will be an extra charge. If adhesive/epoxy anchors are needed due to unforeseen floor conditions, there will be an extra charge of $35.00 per anchor used.	0.00	0.00
		See Terms		

Subtotal	$17,458.00
Sales Tax (0.0%)	$0.00
Total	$17,458.00

We trust that you will find our quote satisfactory and look forward to working with you. Please contact us should you have any questions at all.

Accepted By: _____ Print Name: _____

Title: _____ Date: _____

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:	June 5, 2017
Re:	Public Hearing – 2018 Community Development Block Grant (CDBG) Program Project List – Public Input

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Each year, the Village of Fox Point provides a project list to Milwaukee County for the use of the Community Development Block Grant (CDBG) funds that the Village is eligible to receive in the coming fiscal year. In general terms, CDBG funds are used to eliminate "spot" blight and to improve accessibility to existing publicly-owned facilities. Locally, the Village of Fox Point has received reimbursement for lease expenses of the LX Club. The amount of the 2018 grant has not yet been determined and meetings are not expected to occur until August or September, but if recent years are any indication, it is expected that the Village of Fox Point would receive approximately $5,000.

As part of the development of a project list, a public hearing must be held to obtain public comment on possible projects. I recommend that the Village Board schedule a public hearing for this purpose on Tuesday, July 11, 2017 immediately following the "Persons desiring to be heard" section of the agenda. A recommendation regarding allocation of the CDBG funds for 2018 will be provided at the Board meeting. This list will then be submitted to the County per their requirements.

STATE OF WISCONSIN VILLAGE OF FOX POINT MILWAUKEE COUNTY

RESOLUTION NO. 2017-xx

RESOLUTION APPROVING OF AND AUTHORIZING SUBMITTAL OF THE CMAR REPORT FOR THE ACTIVITIES OF 2016

WHEREAS, the Village of Fox Point is regulated by a WPDES (Wisconsin Pollution Discharge Elimination System) permit for its wastewater collection system; and

WHEREAS, the WPDES permit and NR 208 of the Wisconsin Administrative Code requires the Village to submit a CMAR (Compliance Maintenance Annual Report) by June 30th annually for the previous year's activities; and

WHEREAS, the CMAR Report for the Activities of 2016 has been submitted to and reviewed by the Village Board;

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Fox Point that the CMAR Report for the Activities of 2016 is hereby approved and the Director of Public Works is directed to submit the report to the Wisconsin Department of Natural Resources with all required certifications.

Dated this 13th day of June, 2017.

VILLAGE OF FOX POINT

_____
Douglas Frazer
Village President

_____
Kelly Meyer, WCMC
Village Clerk

Compliance Maintenance Annual Report

Fox Point Village

Last Updated: 6/7/2017 Reporting For: 2016

Financial Management

1. Provider of Financial Information

Name: Scott Brandmeier

Telephone: 414-351-8900 (XXX) XXX-XXXX

E-Mail Address (optional): sbrandmeier@villageoffoxpoint.com

2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

- ● Yes (0 points)
- ○ No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?

Year: 2016

- ● 0-2 years ago (0 points)
- ○ 3 or more years ago (20 points)
- ○ N/A (private facility)

2.3 Did you have a special account (e.g., CWFP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

- ● Yes (0 points)
- ○ No (40 points)

0

REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year: 2016

- ○ 1-2 years ago (0 points)
- ○ 3 or more years ago (20 points)
- ● N/A

If N/A, please explain:

The Village of Fox Point does not have a dedicated Equipment Replacement Fund nor equipment specifically reserved for sanitary sewer operations other than that for its lift stations. The equipment owned by the Village of Fox Point is used for a variety of tasks and operations including sanitary sewer maintenance, road repair, storm water management, and other public works related functions. All of the equipment is evaluated on an annual basis to determine whether a particular piece of equipment needs to be repaired or replaced. Upon such determination, funds are allocated/programmed in the subsequent year's budget to accommodate the repair or replacement.

3.2 Equipment Replacement Fund Activity

Compliance Maintenance Annual Report

Fox Point Village

Last Updated: 6/7/2017 Reporting For: 2016

3.2.1 Ending Balance Reported on Last Year's CMAR		$	0.00
3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)	+	$	0.00
3.2.3 Adjusted January 1st Beginning Balance		$	0.00
3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)	+	$	0.00
3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*)	-	$	0.00
3.2.6 Ending Balance as of December 31st for CMAR Reporting Year		$	0.00

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

0

3.3 What amount should be in your Replacement Fund? $ 150,000.00

Please note: If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

- ○ Yes
- ● No

If No, please explain.

The amount identified in Section 3.3 is the total estimated annual capital costs for vehicles, equipment, sanitary sewer rehabilitation activities and other capital costs spread over the next 5 years. As noted in Section 3.1, only that amount which is specifically required for a particular budget year is programmed. In 2016, approximately $310,000 was allocated for various capital projects and in 2017 approximately $600,000 is allocated.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

- ● Yes - If Yes, please provide major project information, if not already listed below.
- ○ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Televising sanitary sewer mains. $10,000 to $15,000 is planned to be expended annually for the next 5 year budget cycle.	15000	2017
2	The Village has implemented a Geographic Information System (GIS) database to assist the Department of Public Works in tracking the Village of Fox Point's sanitary sewer system infrastructure, rehabilitation efforts being undertaken, and associated activities. Activities that have been converted to digital copies are now being incorporated into a web-based system such that Village staff can input inspection reports, rehab information, and the such while in the field.	1000	2017

3	In conjunction with the Milwaukee Metropolitan Sewerage District (MMSD), the Village has adopted a Private Property Infiltration and Inflow (PP I/I) policy to fund rehabilitation activities on private property in an effort to reduce clear water from entering the sanitary sewer system. Funding for the program from MMSD may change, but the cost is reflective of the dollars that were originally proposed. It is estimated that $220,000 may be spent in 2017. 2017 program year activities include rehabilitation activities associated with laterals needing to be repaired or replaced. Residents will be required to contribute 50% of the cost of rehabilitation activities in order to maximize the benefit being received from MMSD.	220000	2017
4	Sanitary sewer rehabilitation activities, including CIPP and spot repairs and relays in selected areas of the Village.	325000	2017
5	Lateral rehabilitation in other areas of the Village.	165000	2018
6	Perform mainline and manhole rehabilitation activities including CIPP and spot repairs and relays in selected areas of the Village. Costs are reflective of average expenditures on such activities over the past five years.	250000	2018
7	Perform mainline and manhole rehabilitation activities including CIPP and spot repairs and relays in selected areas of the Village. Costs are reflective of average expenditures on such activities over the past five years.	250000	2019
8	Perform mainline and manhole rehabilitation activities including CIPP and spot repairs and relays in selected areas of the Village. Costs are reflective of average expenditures on such activities over the past five years.	250000	2020
9	Perform lateral rehabilitation in areas of the Village.	160000	2019
10	Perform lateral rehabilitation in areas of the Village.	160000	2020

5. Financial Management General Comments

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations: 2

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	1,423	4
February	1,229	3
March	1,331	9
April	1,055	3
May	919	4
June	754	3
July		
August		
September	584	7
October	736	3
November	963	4
December	1,338	3
Total	10,332	43
Average	1,033	4

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☐ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☐ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☐ SCADA System
- ☐ Self-Priming Pumps
- ☒ Submersible Pumps
- ☐ Variable Speed Drives
- ☒ Other:

There is a PLC used to identify information related to usage and well levels at each lift station.

6.2.2 Comments:

6.3 Has an Energy Study been performed for your pump/lift stations?

- ○ No
- ● Yes

Year: 2008

By Whom: Focus on Energy

Describe and Comment:

Upgraded controls and pumps based on the results of the energy study in 2012.

6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

Will replace the backup generator and transfer station in Lift Station No. 1 in 2018.

Total Points Generated	
Score (100 - Total Points Generated)	
Section Grade	

Compliance Maintenance Annual Report

Fox Point Village

Last Updated: 6/7/2017 Reporting For: 2016

Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

- ● Yes
- ○ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

- ● Yes
- ○ No (30 points)
- ○ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

The goals in our CMOM plan include the following: 1) comply with the WPDES permit concerning sanitary sewer overflows, 2) minimize the occurrence of problematic overflows, 3) maintain assets cost-effectively through a rehabilitation and replacement program based on condition assessment, 4) provide quality customer care, 5) improve or maintain system reliability, 6) reduce the potential threat to human health from sewer overflows, 7) provide adequate capacity to convey peak flows, 8) manage infiltration and inflow, 9) protect sanitary sewer system worker health and safety, and 10) operate a continuous CMOM program.

Did you accomplish them?

- ● Yes
- ○ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)]

Does this chapter of your CMOM include:

- ☒ Organizational structure and positions (eg. organizational chart and position descriptions)
- ☒ Internal and external lines of communication responsibilities
- ☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Village Code

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY)

Does your sewer use ordinance or other legally binding document address the following:

- ☒ Private property inflow and infiltration
- ☒ New sewer and building sewer design, construction, installation, testing and inspection
- ☐ Rehabilitated sewer and lift station installation, testing and inspection
- ☐ Sewage flows satellite system and large private users are monitored and controlled, as necessary
- ☒ Fat, oil and grease control
- ☒ Enforcement procedures for sewer use non-compliance

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Compliance Maintenance Annual Report

Fox Point Village

Last Updated: 6/7/2017 Reporting For: 2016

Does your operation and maintenance program and equipment include the following:

- ☒ Equipment and replacement part inventories
- ☒ Up-to-date sewer system map
- ☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
- ☒ A description of routine operation and maintenance activities (see question 2 below)
- ☐ Capacity assessment program
- ☒ Basement back assessment and correction
- ☒ Regular O&M training

☒ Design and Performance Provisions [NR 210.23 (4) (e)]

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
- ☐ Construction, Inspection, and Testing
- ☐ Others:

0

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)]

Does your emergency response capability include:

- ☒ Responsible personnel communication procedures
- ☒ Response order, timing and clean-up
- ☒ Public notification protocols
- ☐ Training
- ☒ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)]

☒ Special Studies Last Year (check only those that apply):

- ☒ Infiltration/Inflow (I/I) Analysis
- ☐ Sewer System Evaluation Survey (SSES)
- ☐ Sewer Evaluation and Capacity Managment Plan (SECAP)
- ☐ Lift Station Evaluation Report
- ☐ Others:

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	48.1	% of system/year
Root removal	11.1	% of system/year
Flow monitoring	0	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	10.1	% of system/year
Manhole inspections	47.7	% of system/year
Lift station O&M	12	# per L.S./year
Manhole rehabilitation	4.7	% of manholes rehabbed
Mainline rehabilitation	1.3	% of sewer lines rehabbed

Compliance Maintenance Annual Report

Fox Point Village

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Private sewer inspections	0.4	% of system/year
Private sewer I/I removal	0.4	% of private services
River or water crossings	0.0	% of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

The Village has been very proactive in identifying and attempting to remove I/I from the system and has had an active lateral rehabilitation program since 2014. Additionally, the Village will continue to identify areas of the public sewer main and manholes that are in need of repair and address those areas accordingly.

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

31	Total actual amount of precipitation last year in inches
31	Annual average precipitation (for your location)
39	Miles of sanitary sewer
2	Number of lift stations
0	Number of lift station failures
0	Number of sewer pipe failures
6	Number of basement backup occurrences
6	Number of complaints
0.463	Average daily flow in MGD (if available)
	Peak monthly flow in MGD (if available)
	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.00	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.03	Sanitary sewer overflows (number/sewer mile/yr)
0.15	Basement backups (number/sewer mile)
0.15	Complaints (number/sewer mile)
0.0	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
0.0	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OFERFLOWS REPORTED **

	Date	Location	Cause	Estimated Volume (MG)
0	06/15/2016 3:00:00 AM - 06/15/2016 4:30:00 AM	Lift Station No 2 at 7912 North Beach Drive	Rain	0.0022 - 0.0022

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

Compliance Maintenance Annual Report

Fox Point Village

Last Updated: 6/7/2017 Reporting For: 2016

What actions were taken, or are underway, to reduce or eliminate SSO or TFO occurences in the future?

The Village began a lateral rehabilitation program in 2014 and this continues into 2017. 32 laterals were rehabilitated in 2015 and two downspouts were disconnected from the sanitary sewer main (illicit connections). The Village targeted an additional 14 homes for rehab in 2016 and added approximately 3 homes to the list. The I/I investigation was also completed in Basin No. 3. Mainline and manhole rehab occurred in 2016 with additional rehab occurring in 2017, thereby reducing instances of SSO's in the Village.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

- ● Yes
- ○ No

If Yes, please describe:

I/I is an issue in the Village, but was not a significant concern in 2016. The Village is addressing this issue through rehab of the sanitary sewers, manholes and laterals in select locations. However, no documentation is available to indicate the percentage of I/I reduction compared to the estimated total flows within the system. Empirically, it appears that the rehab work has reduced the incidence of clear water entering the system.

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

- ● Yes
- ○ No

If Yes, please describe:

I/I was a direct result of the SSO that occurred in June 2016.

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

Lateral rehabilitation continued in select areas of the Village - particularly Basin Nos. 2, 3 and 8 - and similar rehab activities will be performed in 2017 through 2020 (at a minimum).

5.4 What is being done to address infiltration/inflow in your collection system?

Refer to the above sections. Rehab activities include removal of defects from the mainline to reduce clear water intrusion.

Total Points Generated	-
Score (100 - Total Points Generated)	-
Section Grade	-

Compliance Maintenance Annual Report

Fox Point Village

Last Updated: 6/7/2017

Reporting For: 2016

Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial				
Collection	-			
TOTALS			0	0
GRADE POINT AVERAGE (GPA) =				

Notes:

A = Voluntary Range (Response Optional)

B = Voluntary Range (Response Optional)

C = Recommendation Range (Response Required)

D = Action Range (Response Required)

F = Action Range (Response Required)

Compliance Maintenance Annual Report

Fox Point Village

Last Updated: 6/7/2017

Reporting For: 2016

Resolution or Owner's Statement

Name of Governing Body or Owner:

Date of Resolution or Action Taken:

Resolution Number:

Date of Submittal:

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Financial Management: Grade =

Collection Systems: Grade = -

(Regardless of grade, response required for Collection Systems if SSOs were reported)

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. =

This is to certify that the attached is true and correct list of bills due for a period from May 1- 31, 2017, in the total amount of $439,276.45. 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 June 13, 2017.

Douglas H. Frazer
Village President

Kelly A. Meyer
Village Clerk/Treasurer
Village of Fox Point

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
01-11300 UTILITY CASH CLEARING						
316	VEBBER, MICHAEL	8226SANTAMONIC	REFUND	05/04/2017	190.67	05/05/2017
Total 01-11300 UTILITY CASH CLEARING:					190.67	
10-13100 ACCOUNTS RECEIVABLE - SUNDRY						
513	MCKAY NURSERY COMPANY	01-04-1769715	RECEIVABLES	04/24/2017	175.00	05/19/2017
514	TILLMANN WHOLESALE GROW	14634	RECEIVABLE	04/24/2017	465.50	05/19/2017
Total 10-13100 ACCOUNTS RECEIVABLE - SUNDRY:					640.50	
10-21520 GROUP LIFE						
18	SECURIAN FINANCIAL GROUP I	JUNE 2017	LIFE INSURANCE	05/11/2017	854.89	05/12/2017
Total 10-21520 GROUP LIFE:					854.89	
10-21525 UNION DUES						
185	FOX POINT POLICE PROT. ASS	APRIL 2017	APRIL	05/11/2017	540.00	05/12/2017
185	FOX POINT POLICE PROT. ASS	MAY 2017	MAY	05/11/2017	540.00	05/12/2017
Total 10-21525 UNION DUES:					1,080.00	
10-21530 DEFERRED COMPENSATION						
375	NORTH SHORE BANK, FSB	PR0504172	Deferred Comp NICHOLAS Pay	05/03/2017	50.00	05/05/2017
375	NORTH SHORE BANK, FSB	PR0504172	Deferred Comp NORTH SHORE	05/03/2017	430.00	05/05/2017
375	NORTH SHORE BANK, FSB	PR0518172	Deferred Comp NICHOLAS Pay	05/18/2017	50.00	05/19/2017
375	NORTH SHORE BANK, FSB	PR0518172	Deferred Comp NORTH SHORE	05/18/2017	430.00	05/19/2017
1622	WELLS FARGO BANK, N.A.	PR0504171	Deferred Comp WI DEFER - PRE	05/03/2017	7,402.92	05/05/2017
1622	WELLS FARGO BANK, N.A.	PR0504171	Deferred Comp WI DEFER - RO	05/03/2017	1,007.00	05/05/2017
1622	WELLS FARGO BANK, N.A.	PR0518171	Deferred Comp WI DEFER - PRE	05/18/2017	7,402.92	05/19/2017
1622	WELLS FARGO BANK, N.A.	PR0518171	Deferred Comp WI DEFER - RO	05/18/2017	1,007.00	05/19/2017
101991	VANTAGEPOINT TRANSFER AG	PR0504171	Deferred Comp ICMA-PRETAX	05/03/2017	692.30	05/05/2017
101991	VANTAGEPOINT TRANSFER AG	PR0518171	Deferred Comp ICMA-PRETAX	05/18/2017	692.30	05/19/2017
Total 10-21530 DEFERRED COMPENSATION:					19,164.44	
10-44120 LIQUOR/TOBACCO LICENSES						
727	WI DEPT. OF JUSTICE	05162017	9 LIQUOR LICENSE	05/18/2017	63.00	05/19/2017
727	WI DEPT. OF JUSTICE	05192017	LIQUOR	05/18/2017	7.00	05/26/2017
727	WI DEPT. OF JUSTICE	05222017	LIQUOR	05/18/2017	7.00	05/26/2017
727	WI DEPT. OF JUSTICE	I1HOm3Zk	BARTENDERS	05/08/2017	7.00	05/12/2017
Total 10-44120 LIQUOR/TOBACCO LICENSES:					84.00	
10-44500 ESTATE SALES PERMIT						
317	START NEW HOME ORGANIZA	8.001278	ESTATE SALE DEPOSIT REFUN	05/04/2017	.00	05/11/2017
4536	LEGACIES, LTD.	1.052787	ESTATE SALE DEPOSIT REFUN	05/11/2017	500.00	05/12/2017
Total 10-44500 ESTATE SALES PERMIT:					500.00	
10-44530 PEDDLER'S PERMIT						
727	WI DEPT. OF JUSTICE	05/16/2017	2 PEEDLERS	05/18/2017	14.00	05/19/2017
Total 10-44530 PEDDLER'S PERMIT:					14.00	
10-45100 FINES/FORFEITURES						
621	MID MORAINE MUNICIPAL COU	MILLER/BRYCE1/8/	MILLER/BRYCE 01/08/95 GERM	05/04/2017	248.00	05/05/2017
928	WEST ALLIS POLICE DEPARTM	KNIGHT/CHRISTO	KNIGHT,CHRISTOPHER E 7/26/	05/11/2017	258.60	05/12/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
2737	OAK CREEK POLICE DEPT.	MILBRATH JOSHU	MILBRATH/JOSHUA 6/15/89	05/04/2017	468.50	05/05/2017
Total 10-45100 FINES/FORFEITURES:					975.10	
10-46710 PAVILION RENTALS						
318	KLENKE, JAMIE	8.001218	DEPOSIT REFUND	05/04/2017	50.00	05/05/2017
Total 10-46710 PAVILION RENTALS:					50.00	
10-51100-310 SUPPLIES/EXPENSES						
5033	OFFICE DEPOT -US COMMUNIT	927089451001-700	37360205-BOARD	05/11/2017	6.81	05/26/2017
Total 10-51100-310 SUPPLIES/EXPENSES:					6.81	
10-51200-395 COUNTY COURT FEES						
330	MILWAUKEE COUNTY TREASU	APRIL 2017	DRIVER SUR/JAIL ASSESS	05/04/2017	680.99	05/05/2017
552	WISCONSIN, STATE OF - COUR	APRIL 2017	APRIL 2017	05/04/2017	1,900.01	05/05/2017
Total 10-51200-395 COUNTY COURT FEES:					2,581.00	
10-51300-211 LABOR ATTORNEY						
1788	BUELOW VETTER BUIKEMA OL	51 275.00001	APRIL 275.00001	05/11/2017	115.00	05/12/2017
Total 10-51300-211 LABOR ATTORNEY:					115.00	
10-51300-218 VILLAGE ATTORNEY						
4796	ARENZ, MOLTER, MACY, RIFFL	11385	VILLAGE ATTORNEY	05/04/2017	7,800.10	05/05/2017
4796	ARENZ, MOLTER, MACY, RIFFL	11430	VLG	05/24/2017	4,752.40	05/26/2017
Total 10-51300-218 VILLAGE ATTORNEY:					12,552.50	
10-51300-219 VILLAGE PROSECUTOR						
1924	STIPPICH SELIN & CAIN LLC	1233	PROSECUTOR	05/11/2017	928.00	05/12/2017
Total 10-51300-219 VILLAGE PROSECUTOR:					928.00	
10-51420-218 CONTRACT MAINTENANCE						
2395	CIVICPLUS	164761	ANNUAL WEB	05/11/2017	4,243.48	05/12/2017
Total 10-51420-218 CONTRACT MAINTENANCE:					4,243.48	
10-51420-233 EQUIPMENT MAINTENANCE						
477	TAYLOR COMPUTER SERVICE	16242	MAIL ARCHIVE	05/04/2017	274.54	05/05/2017
477	TAYLOR COMPUTER SERVICE	16312	MAY MANAGED SERVICES	05/24/2017	466.75	05/26/2017
477	TAYLOR COMPUTER SERVICE	16343	APRIL EMAIL	05/24/2017	278.43	05/26/2017
774	ELECTION SYSTEMS & SOFTW	1008871	MAINTENANCE FEE	05/10/2017	400.00	05/19/2017
Total 10-51420-233 EQUIPMENT MAINTENANCE:					1,419.72	
10-51420-310 SUPPLIES/EXPENSES						
3274	FORRER BUSINESS INTERIOR	283824	CHAIRS	05/01/2017	120.00	05/05/2017
5033	OFFICE DEPOT -US COMMUNIT	927089451001-700	37360205 VLG HALL	05/11/2017	117.61	05/26/2017
Total 10-51420-310 SUPPLIES/EXPENSES:					237.61	
10-51420-321 PROFESSIONAL DUES/MEETINGS						
2713	WMCA	2017 DOBRANTZ	EDUCATIONAL POINTS	05/26/2017	20.00	05/26/2017
2713	WMCA	2017 MEYER	EDUCATIONAL POINTS	05/24/2017	20.00	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-51420-321 PROFESSIONAL DUES/MEETINGS:					40.00	
10-51420-323 OFFICIAL PUBLICATIONS/NOTICES						
5895	MILW. JOURNAL SENTINAL (AD	700184-4-17	0004729918	05/10/2017	22.45	05/12/2017
Total 10-51420-323 OFFICIAL PUBLICATIONS/NOTICES:					22.45	
10-51440-310 SUPPLIES/EXPENSES						
325	MILWAUKEE COUNTY ELECT C	MCEC000096	BALLOTS	04/27/2017	288.25	05/05/2017
386	OFFICE DEPOT INC.	921350713001	37360205-ELECTIONS	04/18/2017	57.57	05/12/2017
Total 10-51440-310 SUPPLIES/EXPENSES:					345.82	
10-51600-210 CONTRACT SERVICES						
1215	MONITORING SERVICES LLC	1787	5/17-5/18 VILLAGE	05/11/2017	300.00	05/12/2017
2689	SPRUCE UP CLEANING	2548	MONTHLY	05/04/2017	1,538.37	05/05/2017
Total 10-51600-210 CONTRACT SERVICES:					1,838.37	
10-51600-220 GAS-HEAT						
536	WE-ENERGIES	04/20-5/19/17	3298-754-812	05/24/2017	188.63	05/26/2017
5312	AT & T- VILLAGE	APRIL 22, 2017	414 351-8909 758 7	05/04/2017	31.36	05/05/2017
Total 10-51600-220 GAS-HEAT:					219.99	
10-51600-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	04/20-5/19/17	3298-754-812	05/24/2017	873.56	05/26/2017
Total 10-51600-221 ELECTRIC UTILITIES:					873.56	
10-51600-222 TELEPHONE UTILITIES						
1336	EARTHLINK BUSINESS	05/01/2017	7345438	05/11/2017	164.92	05/12/2017
2691	CENTURYLINK-BUSINESS SVC.	1408375669	87619173	05/11/2017	.92	05/12/2017
Total 10-51600-222 TELEPHONE UTILITIES:					165.84	
10-51600-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	129-9982-020	05/16/2017	791.19	05/19/2017
Total 10-51600-223 WATER/SEWER UTILITIES:					791.19	
10-51600-234 VILLAGE HALL MAINTENANCE						
43	AUTO PARTS & SERVICE	729542	CLEANER	05/19/2017	17.97	05/26/2017
357	MUNSON INC.	50582	REPAIR FENCE	05/19/2017	622.00	05/26/2017
360	NASSCO INC.	S2176114.001	CLEANER	05/04/2017	63.50	05/05/2017
502	VILLAGE HARDWARE - VH	159326	VILLAGE SUPPLIES	05/04/2017	8.70	05/05/2017
1246	SECURE FIRE & SAFETY LLC	9566	YEARLY	05/19/2017	1,001.50	05/26/2017
1994	STEINER ELECTRIC, INC.	22323	REPAIR	05/19/2017	328.40	05/26/2017
Total 10-51600-234 VILLAGE HALL MAINTENANCE:					2,042.07	
10-51700-156 UNEMPLOYMENT COMPENSATION						
181	UNEMPLOYMENT INSURANCE	4/1-4/30/17	APRIL	05/11/2017	1,787.00	05/12/2017
Total 10-51700-156 UNEMPLOYMENT COMPENSATION:					1,787.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
10-51700-511 GROUP HEALTH - RETIREES						
354	MORODER, PAUL	13	HEALTH INSURANCE REIMBUR	05/01/2017	267.90	05/05/2017
638	KRIEFALL, DONALD A	13	HEALTH INSURANCE REIMBUR	05/01/2017	396.85	05/05/2017
Total 10-51700-511 GROUP HEALTH - RETIREES:					664.75	
10-52100-210 POLICE MAINTENANCE CONTRACTS						
477	TAYLOR COMPUTER SERVICE	16313	ANIVIRUS	05/18/2017	252.70	05/19/2017
5152	JAMES IMAGING SYSTEMS, IN	746328	POLICE DEPARTMENT	05/08/2017	59.00	05/12/2017
Total 10-52100-210 POLICE MAINTENANCE CONTRACTS:					311.70	
10-52100-220 GAS UTILITIES						
536	WE-ENERGIES	04/19/17-05/18/17	6286-911-140	05/24/2017	351.60	05/26/2017
Total 10-52100-220 GAS UTILITIES:					351.60	
10-52100-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	04/19/17-05/18/17	9299-448-560	05/24/2017	26.86	05/26/2017
536	WE-ENERGIES	04/19/17-05/18/17	0699-070-169	05/24/2017	1,740.03	05/26/2017
Total 10-52100-221 ELECTRIC UTILITIES:					1,766.89	
10-52100-222 TELEPHONE UTILITIES						
477	TAYLOR COMPUTER SERVICE	16342	EMAIL ARCHIVE	05/18/2017	184.82	05/26/2017
1336	EARTHLINK BUSINESS	05/01/2017	7345438	05/11/2017	103.07	05/12/2017
2136	VERIZON WIRELESS	9785143884	786223225-00001	05/08/2017	224.85	05/19/2017
2691	CENTURYLINK-BUSINESS SVC.	1408375669	87619173	05/11/2017	.91	05/12/2017
2973	TIME WARNER CABLE	070433001-0517	070433001-POLICE	05/08/2017	21.64	05/12/2017
5312	AT & T- VILLAGE	APRIL 22, 2017	414 351-8909 758 7	05/04/2017	19.59	05/05/2017
Total 10-52100-222 TELEPHONE UTILITIES:					554.88	
10-52100-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	129-9982-030	05/16/2017	1,256.99	05/19/2017
Total 10-52100-223 WATER/SEWER UTILITIES:					1,256.99	
10-52100-233 EQUIPMENT MAINTENANCE						
451	SCHWAAB, INC.	B016294	STAMPS	05/18/2017	130.00	05/19/2017
1246	SECURE FIRE & SAFETY LLC	9567	ANNUAL	04/28/2017	301.10	05/05/2017
1271	WI DEPT OF FINANCIAL INST.	05162017	NIEUWENHUIS	05/18/2017	20.00	05/19/2017
1271	WI DEPT OF FINANCIAL INST.	05162017	KUBIAK	05/18/2017	20.00	05/19/2017
2265	WORZELLA PHOTOGRAPY	106146	PHOTOS	04/28/2017	10.00	05/05/2017
2727	INTOXIMETERS	564351	DRUG GAS	05/18/2017	140.00	05/26/2017
5288	DELL MARKETING L.P.	05082017	TONER	05/08/2017	146.28	05/12/2017
5839	LEXISNEXIS	1246411-20170430	MONTHLY	05/05/2017	30.50	05/12/2017
Total 10-52100-233 EQUIPMENT MAINTENANCE:					797.88	
10-52100-234 BUILDING MAINTENANCE						
503	VILLAGE HARDWARE - DPS	159805	BUILDING MAINT.	05/01/2017	26.07	05/05/2017
Total 10-52100-234 BUILDING MAINTENANCE:					26.07	
10-52100-322 TRAINING						
1163	FBINNA-WISCONSIN CHAPTER	05012017	DUES FREEDY	05/01/2017	85.00	05/05/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-52100-322 TRAINING:					85.00	
10-52100-330 CLOTHING ALLOWANCE						
282	LARK UNIFORM, INC.	243773	RIES	05/05/2017	169.90	05/12/2017
473	STREICHER'S	1243254	BROUWER	05/05/2017	128.00	05/12/2017
473	STREICHER'S	1259535	BASTRESS	04/28/2017	95.00	05/05/2017
473	STREICHER'S	1259537	WIESMUELLER	04/28/2017	36.50	05/05/2017
473	STREICHER'S	1262281	PAUL	05/18/2017	170.97	05/26/2017
Total 10-52100-330 CLOTHING ALLOWANCE:					600.37	
10-52100-334 JANITORIAL SUPPLIES						
393	PACKERLAND RENT-A-MAT INC	2318354	10586-10586 POLICE DEPT	04/28/2017	67.72	05/05/2017
393	PACKERLAND RENT-A-MAT INC	2323835	10586-10586 POLICE DEPARTM	05/08/2017	69.95	05/19/2017
Total 10-52100-334 JANITORIAL SUPPLIES:					137.67	
10-52100-335 SCHOOL EXPENSES						
511	WAUKESHA COUNT TECH. COL	0640053	INSERVICE	05/08/2017	277.85	05/12/2017
871	MILWAUKEE COUNTY SHERIFF'	05022017	WICHMAN	05/18/2017	200.00	05/19/2017
Total 10-52100-335 SCHOOL EXPENSES:					477.85	
10-52100-351 DARE FUND PURCHASES						
5784	CREATIVE PRODUCT SOURCIN	103816	DARE SUPPLIES	05/08/2017	583.53	05/12/2017
Total 10-52100-351 DARE FUND PURCHASES:					583.53	
10-52100-354 HUNTERS SAFETY MATERIALS						
102164	WI DNR	05082017	HUNTERS SAFETY	05/08/2017	35.00	05/12/2017
Total 10-52100-354 HUNTERS SAFETY MATERIALS:					35.00	
10-52100-391 JAIL FUND						
333	MILWAUKEE COUNTY - HOC	4870	PRISONER HOUSING	05/05/2017	314.40	05/12/2017
Total 10-52100-391 JAIL FUND:					314.40	
10-52100-395 PAYOUT-COURT FEES						
4530	T.V. & R.P. UNIT, DOT	05112017	REG SUSP FEE	05/08/2017	100.00	05/19/2017
Total 10-52100-395 PAYOUT-COURT FEES:					100.00	
10-52400-250 WEIGHTS & MEASURES INSPECTION						
197	WI DEPT. OF AGRICULTURE, T	115-0000004934	CONTRACT	05/04/2017	1,200.00	05/05/2017
Total 10-52400-250 WEIGHTS & MEASURES INSPECTION:					1,200.00	
10-53300-221 STREET LIGHTS - ELECTRIC						
536	WE-ENERGIES	3/28-4/28/17	3449647-735	05/04/2017	218.63	05/05/2017
536	WE-ENERGIES	4/4-5/4/17	7083-911-529	05/11/2017	19.08	05/12/2017
Total 10-53300-221 STREET LIGHTS - ELECTRIC:					237.71	
10-53300-405 STREET MATERIALS						
458	SHERWIN INDUSTRIES, INC.	SCO38031	COLDPATCH	05/11/2017	418.50	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-53300-405 STREET MATERIALS:					418.50	
10-53300-495 MISCELLANEOUS SUPPLIES & TOOLS						
281	LINCOLN CONTRACTORS SUP	L00716	PAINT	05/01/2017	40.68	05/05/2017
5033	OFFICE DEPOT -US COMMUNIT	927652946001	37360205 DPW	05/11/2017	22.71	05/26/2017
Total 10-53300-495 MISCELLANEOUS SUPPLIES & TOOLS:					63.39	
10-53400-221 BUS STOP-ELECTRIC						
536	WE-ENERGIES	4/4-5/4/17	3217-867-834	05/11/2017	16.25	05/12/2017
536	WE-ENERGIES	4/4-5/4/17	9024-478-778	05/11/2017	16.25	05/12/2017
536	WE-ENERGIES	4/4-5/4/17	7018-222-713	05/11/2017	16.25	05/12/2017
536	WE-ENERGIES	4/4-5/4/17	6865-091-092	05/11/2017	16.25	05/12/2017
Total 10-53400-221 BUS STOP-ELECTRIC:					65.00	
10-53630-370 LANDFILL FEES						
1298	WASTE MANAGEMENT OF WI-	0000164-1996-2	MSW	05/16/2017	6,756.25	05/19/2017
Total 10-53630-370 LANDFILL FEES:					6,756.25	
10-53642-400 MATERIALS						
1298	WASTE MANAGEMENT OF WI-	0051151-2286-2	YARD WASTE	05/16/2017	1,666.85	05/19/2017
1298	WASTE MANAGEMENT OF WI-	0051252-2286-8	YARDWASTE	05/24/2017	2,310.81	05/26/2017
Total 10-53642-400 MATERIALS:					3,977.66	
10-53700-300 MISCELLANEOUS EXPENSE						
43	AUTO PARTS & SERVICE	728164	CEMENT	05/04/2017	42.97	05/05/2017
43	AUTO PARTS & SERVICE	728435	UNIVERSAL	05/04/2017	10.98	05/05/2017
43	AUTO PARTS & SERVICE	728435	LUBRICANT	05/04/2017	95.94	05/05/2017
43	AUTO PARTS & SERVICE	729830	MISC	05/19/2017	11.99	05/26/2017
43	AUTO PARTS & SERVICE	730580	FASTENER	05/19/2017	24.80	05/26/2017
776	GRAINGER, INC.	9419587853	GLASS BEADS	05/04/2017	196.80	05/05/2017
2241	ITU ABSORB TECH, INC	6780639	SHOP	05/04/2017	12.53	05/05/2017
2241	ITU ABSORB TECH, INC	6784572	SHOP	05/04/2017	11.12	05/05/2017
2241	ITU ABSORB TECH, INC	6788660	SHOP	05/19/2017	11.12	05/26/2017
2241	ITU ABSORB TECH, INC	6792571	SHOP	05/19/2017	11.12	05/26/2017
2241	ITU ABSORB TECH, INC	6796467	SHOP	05/19/2017	11.12	05/26/2017
3292	OSI ENVIROMENTAL INC.	1036163	SOLVANT	05/19/2017	76.50	05/26/2017
101685	FASTENAL COMPANY	2127144 CM	CREDIT MISC	05/19/2017	52.70-	05/26/2017
101685	FASTENAL COMPANY	2127145	MISC	05/19/2017	132.58	05/26/2017
101685	FASTENAL COMPANY	2127145 CM	CREDIT MISC	05/19/2017	70.35-	05/26/2017
101685	FASTENAL COMPANY	2127298	MISC	05/19/2017	144.65	05/26/2017
Total 10-53700-300 MISCELLANEOUS EXPENSE:					671.17	
10-53700-341 REPAIR PARTS						
43	AUTO PARTS & SERVICE	729002	MISC	05/04/2017	51.71	05/05/2017
43	AUTO PARTS & SERVICE	729149	PARTS	05/19/2017	55.18	05/26/2017
43	AUTO PARTS & SERVICE	729733	PARTS	05/19/2017	22.17	05/26/2017
43	AUTO PARTS & SERVICE	730108	PARTS	05/19/2017	65.63	05/26/2017
43	AUTO PARTS & SERVICE	730460	PARTS	05/19/2017	294.73	05/26/2017
89	FABICK CAT	C209168	PARTS	05/19/2017	33.49	05/26/2017
502	VILLAGE HARDWARE - VH	159458	TAPE	05/04/2017	15.27	05/05/2017
502	VILLAGE HARDWARE - VH	159562	PARTS	05/04/2017	17.96	05/05/2017
517	ZIEBELL TRUCK PAINTING, INC	3888	SANDBLAST/REFINISH	05/19/2017	1,626.00	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
597	BROOKS TRACTOR INC.	M23982	PARTS	05/04/2017	299.17	05/05/2017
1546	BUMPER TO BUMPER	618-262575	PRIMER	05/04/2017	66.32	05/05/2017
2987	TEREX	90835610	TEREX	05/19/2017	964.55	05/26/2017
3234	WALDSCHMIDT'S TOWN & COU	567823-REISSUE	PARTS	05/04/2017	53.37	05/05/2017
3259	HYQUIP, LLC- WAUKESHA	365293	PARTS	05/19/2017	142.46	05/26/2017
5980	MILWAUKEE TRACTOR & EQUI	379839	HOSE	05/04/2017	64.65	05/05/2017
5980	MILWAUKEE TRACTOR & EQUI	379870	MOLDING	05/04/2017	78.38	05/05/2017
5980	MILWAUKEE TRACTOR & EQUI	379968	MISC	05/04/2017	278.31	05/05/2017
101685	FASTENAL COMPANY	2127342	PARTS	05/19/2017	11.51	05/26/2017
102169	TRUCK COUNTRY OF WISCON	X203538968.01	SURGE TANK	05/04/2017	150.34	05/05/2017
102169	TRUCK COUNTRY OF WISCON	X203539225.01	VALVE	05/04/2017	18.60	05/05/2017
102169	TRUCK COUNTRY OF WISCON	X203539245.01	VALVE	05/04/2017	18.60	05/05/2017
Total 10-53700-341 REPAIR PARTS:					4,328.40	
10-53700-343 FUEL						
43	AUTO PARTS & SERVICE	728435	DEF	05/04/2017	52.45	05/05/2017
43	AUTO PARTS & SERVICE	729542	DEF	05/19/2017	31.47	05/26/2017
1337	HERBST OIL, INC	64492	FUEL	05/19/2017	1,163.80	05/26/2017
1337	HERBST OIL, INC	64493	FUEL	05/04/2017	1,773.27	05/05/2017
1337	HERBST OIL, INC	64599	FUEL	05/19/2017	1,043.67	05/26/2017
1337	HERBST OIL, INC	64600	FUEL	05/04/2017	1,644.43	05/05/2017
Total 10-53700-343 FUEL:					5,709.09	
10-53700-346 MISC DPW SHOP TOOLS						
502	VILLAGE HARDWARE - VH	159615	LIGHTERS	05/04/2017	22.91	05/05/2017
1798	TODDS TOOLS, LLC	04251780962	TOOLS	05/04/2017	480.00	05/05/2017
1798	TODDS TOOLS, LLC	05021781386	TOOLS	05/04/2017	34.50	05/05/2017
101685	FASTENAL COMPANY	WIMI2126839	PARTS	05/04/2017	183.50	05/05/2017
Total 10-53700-346 MISC DPW SHOP TOOLS:					720.91	
10-53800-220 GAS UTILITIES						
536	WE-ENERGIES	04/20-5/19/17	3298-754-812	05/24/2017	188.64	05/26/2017
Total 10-53800-220 GAS UTILITIES:					188.64	
10-53800-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	04/20-5/19/17	3298-754-812	05/24/2017	873.56	05/26/2017
Total 10-53800-221 ELECTRIC UTILITIES:					873.56	
10-53800-222 TELEPHONE UTILITIES						
1336	EARTHLINK BUSINESS	05/01/2017	7345438	05/11/2017	144.30	05/12/2017
5312	AT & T- VILLAGE	APRIL 22, 2017	414 351-8909 758 7	05/04/2017	27.44	05/05/2017
Total 10-53800-222 TELEPHONE UTILITIES:					171.74	
10-53800-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	129-9982-020	05/16/2017	791.18	05/19/2017
Total 10-53800-223 WATER/SEWER UTILITIES:					791.18	
10-53800-224 CELL PHONES						
2136	VERIZON WIRELESS	9783107320	787066169-00001	04/01/2017	129.43	05/19/2017
2136	VERIZON WIRELESS	9784922985	787066169-00001	05/01/2017	269.71	05/19/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-53800-224 CELL PHONES:					399.14	
10-53800-300 MISCELLANEOUS EXPENSE						
2241	ITU ABSORB TECH, INC	6780641	DPW	05/04/2017	27.45	05/05/2017
2241	ITU ABSORB TECH, INC	6784574	DPW	05/04/2017	25.96	05/05/2017
2241	ITU ABSORB TECH, INC	6788662	DPW	05/19/2017	25.96	05/26/2017
2241	ITU ABSORB TECH, INC	6792573	DPW	05/19/2017	201.41	05/26/2017
2241	ITU ABSORB TECH, INC	6796469	DPW	05/19/2017	25.96	05/26/2017
5885	FLYRITE CORPORATION	1743	FLAGS	04/28/2017	91.00	05/05/2017
Total 10-53800-300 MISCELLANEOUS EXPENSE:					397.74	
10-53800-333 SAFETY PROGRAM						
5763	AMERICAN INDUSTRIAL MEDIC	19050	MOBILE TESTING	05/10/2017	660.00	05/12/2017
Total 10-53800-333 SAFETY PROGRAM:					660.00	
10-54100-214 HUMANE SOCIETY/MADACC						
619	MADACC	1620	DEBT SERVICE	05/11/2017	136.78	05/12/2017
Total 10-54100-214 HUMANE SOCIETY/MADACC:					136.78	
10-55200-435 PLAYGROUND MATERIALS						
280	LIESENER SOILS INC.	0146646	SOIL	05/04/2017	115.00	05/05/2017
502	VILLAGE HARDWARE - VH	160740/1	ROPE	05/11/2017	20.59	05/26/2017
5885	FLYRITE CORPORATION	1743	FLAGS	04/28/2017	151.00	05/05/2017
Total 10-55200-435 PLAYGROUND MATERIALS:					286.59	
10-55440-220 GAS UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	5214-367-035	05/11/2017	207.82	05/12/2017
Total 10-55440-220 GAS UTILITIES:					207.82	
10-55440-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	5630-222-440	05/11/2017	97.47	05/12/2017
Total 10-55440-221 ELECTRIC UTILITIES:					97.47	
10-55440-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	96-9961-001	05/16/2017	98.06	05/19/2017
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	96-9961-000	05/16/2017	887.11	05/19/2017
Total 10-55440-223 WATER/SEWER UTILITIES:					985.17	
10-56100-125 FORESTRY CONSULTANT						
5933	WACHTEL TREE SCIENCE & SE	26102	CONSULTING	04/28/2017	4,095.00	05/19/2017
Total 10-56100-125 FORESTRY CONSULTANT:					4,095.00	
10-56100-310 SUPPLIES/EXPENSES						
4888	CARLIN SALES	327948-00	SEED/SURGE	05/11/2017	310.35	05/12/2017
Total 10-56100-310 SUPPLIES/EXPENSES:					310.35	
10-56100-465 TREE MAINTENANCE						
4591	VERMEER-WISCONSIN, INC.	20196480	TREE	05/11/2017	247.96	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-56100-465 TREE MAINTENANCE:					247.96	
20-13100 ACCOUNTS RECEIVABLE - SUNDRY						
1268	NORTH SHORE LIBRARY FOUN	FEBRUARY 2017	DONATIONS	05/24/2017	24.31	05/26/2017
1269	FRIENDS OF THE NORTH SHO	FEBRUARY 2017	FRIENDS	05/24/2017	54.96	05/26/2017
Total 20-13100 ACCOUNTS RECEIVABLE - SUNDRY:					79.27	
20-47500 DONATIONS						
1269	FRIENDS OF THE NORTH SHO	JAN 2017	DONATIONS	05/24/2017	59.53	05/26/2017
1269	FRIENDS OF THE NORTH SHO	MARCH 2017	DONATIONS	05/24/2017	155.36	05/26/2017
Total 20-47500 DONATIONS:					214.89	
20-61000-156 UNEMPLOYMENT COMPENSATION						
181	UNEMPLOYMENT INSURANCE	4/1-4/30/17	APRIL	05/11/2017	377.70	05/12/2017
Total 20-61000-156 UNEMPLOYMENT COMPENSATION:					377.70	
20-61000-221 ELECTRIC UTILITIES						
537	WE-ENERGIES LIB	4/5-5/5/17	UTILITY-ELECTRIC	05/24/2017	2,320.50	05/26/2017
Total 20-61000-221 ELECTRIC UTILITIES:					2,320.50	
20-61000-222 TELEPHONE UTILITIES						
2973	TIME WARNER CABLE	5/1-5/31/17	UTILITIES- TELEPHONE 048980	05/24/2017	177.64	05/26/2017
Total 20-61000-222 TELEPHONE UTILITIES:					177.64	
20-61000-223 WATER/SEWER UTILITIES						
5543	PREMIUM WATERS, INC.	01176704-17	UTILITY- WATER	05/10/2017	68.40	05/12/2017
Total 20-61000-223 WATER/SEWER UTILITIES:					68.40	
20-61000-230 MAINTENANCE						
393	PACKERLAND RENT-A-MAT INC	2314364/2318352	MAINTENANCE-NORTHSHORE	05/10/2017	73.57	05/12/2017
570	SIDELLO PROPERTY SERVICE	13997	MAINTENANCE	05/10/2017	396.23	05/12/2017
2468	VILLAGE HARDWARE/LIBRARY	05/19/2017	MAINTENANCE	05/24/2017	35.68	05/26/2017
Total 20-61000-230 MAINTENANCE:					505.48	
20-61000-233 EQUIPMENT MAINTENANCE						
2347	NORTHSHORE BANK	05/24/2017	EQUIPMENT MAINTENANCE	05/24/2017	60.59	05/26/2017
5778	OFFICE COPYING EQUIPMENT	AR24689	COPY MACHINE	05/10/2017	154.54	05/12/2017
5786	GREAT AMERICAN LEASING C	20604629	COPY MACHINE	05/24/2017	360.80	05/26/2017
Total 20-61000-233 EQUIPMENT MAINTENANCE:					575.93	
20-61000-310 SUPPLIES/EXPENSES						
140	DEMCO	6123225	SUPPLIES	05/10/2017	13.59	05/12/2017
2347	NORTHSHORE BANK	05/24/2017	SUPPLIES	05/24/2017	219.68	05/26/2017
Total 20-61000-310 SUPPLIES/EXPENSES:					233.27	
20-61000-311 POSTAGE						
2347	NORTHSHORE BANK	05/24/2017	POSTAGE	05/24/2017	8.65	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 20-61000-311 POSTAGE:					8.65	
20-61000-322 TRAINING						
2347	NORTHSHORE BANK	05/24/2017	TRAINING	05/24/2017	64.61	05/26/2017
Total 20-61000-322 TRAINING:					64.61	
20-61000-323 PUBLICATIONS/NOTICES						
38	PARAGON PRINTING & GRAPHI	31710	PUBLICATIONS	05/10/2017	597.23	05/12/2017
Total 20-61000-323 PUBLICATIONS/NOTICES:					597.23	
20-61000-812 ADULT BOOKS						
55	BAKER & TAYLOR BOOKS VEN	05/10/2017	ADULT BOOKS	05/10/2017	1,032.47	05/12/2017
55	BAKER & TAYLOR BOOKS VEN	05/24/2017	ADULT BOOKS	05/24/2017	896.73	05/26/2017
2347	NORTHSHORE BANK	05/24/2017	NONFICTION	05/24/2017	22.16	05/26/2017
Total 20-61000-812 ADULT BOOKS:					1,951.36	
20-61000-813 JUVENILE BOOKS						
55	BAKER & TAYLOR BOOKS VEN	05/10/2017	JUVENILE BOOKS	05/10/2017	299.18	05/12/2017
55	BAKER & TAYLOR BOOKS VEN	05/10/2017	MEDIA-ADULT	05/10/2017	40.33	05/12/2017
55	BAKER & TAYLOR BOOKS VEN	05/24/2017	JUVENILE BOOKS	05/24/2017	387.18	05/26/2017
Total 20-61000-813 JUVENILE BOOKS:					726.69	
20-61000-815 MEDIA						
55	BAKER & TAYLOR BOOKS VEN	05/24/2017	MEDIA-ADULT	05/24/2017	100.61	05/26/2017
645	BAKER & TAYLOR ENTERTAIN	05/10/2017	MEDIA-ADULT	05/10/2017	119.64	05/12/2017
2401	MIDWEST TAPE	05/10/2017	ADULT MEDIA	05/10/2017	245.41	05/12/2017
2401	MIDWEST TAPE	05/24/2017	ADULT MEDIA	05/24/2017	139.93	05/26/2017
Total 20-61000-815 MEDIA:					605.59	
21-71000-400 MATERIALS						
2260	PORT A JOHN	1269768-in	MONTHLY	04/20/2017	89.00	05/19/2017
3259	HYQUIP, LLC- WAUKESHA	00363367	HOSE	05/03/2017	306.89	05/05/2017
5509	HD SUPPLY WATERWORKS, LT	HO66499	CHMY SEAL BAND	04/28/2017	1,328.32	05/05/2017
Total 21-71000-400 MATERIALS:					1,724.21	
21-72000-220 GAS UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	2417-882-521	05/11/2017	15.82	05/12/2017
Total 21-72000-220 GAS UTILITIES:					15.82	
21-72000-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	1670-928-034	05/11/2017	41.13	05/12/2017
536	WE-ENERGIES	4/4-5/4/17	2417-882-521	05/11/2017	182.20	05/12/2017
Total 21-72000-221 ELECTRIC UTILITIES:					223.33	
21-72000-229 ALARM						
536	WE-ENERGIES	4/4-5/4/17	7023-980-106	05/11/2017	16.53	05/12/2017
Total 21-72000-229 ALARM:					16.53	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
21-73000-226 MMSD CHARGES						
290	MMSD	094-17	FEB-APR	05/16/2017	84,623.56	05/19/2017
Total 21-73000-226 MMSD CHARGES:					84,623.56	
21-73000-310 SUPPLIES/EXPENSES						
415	POSTMASTER	2/1/17-5/1/17	2/1-5/1/17WATERBILLS	05/16/2017	230.32	05/19/2017
2385	WISCONSIN RURAL WATER AS	W1414	PREISLER MEMBERSHIP	05/04/2017	13.34	05/05/2017
5873	LITHO SPECIALISTS	is27685	LASER BILLS	05/16/2017	119.67	05/19/2017
Total 21-73000-310 SUPPLIES/EXPENSES:					363.33	
21-73000-400 MATERIALS						
2136	VERIZON WIRELESS	9783107320	787066169-00001	04/01/2017	30.00	05/19/2017
2136	VERIZON WIRELESS	9784922985	787066169-00001	05/01/2017	30.00	05/19/2017
Total 21-73000-400 MATERIALS:					60.00	
21-91000-801 INFILTRATION/INFLOW REDUCTION						
256	KAPUR & ASSOCIATES, INC.	90442	PRIVATE SECTOR	04/18/2017	1,764.00	05/19/2017
Total 21-91000-801 INFILTRATION/INFLOW REDUCTION:					1,764.00	
21-91000-888 SEWER SYSTEM IMPROVEMENTS						
1247	VISU-SEWER, INC.	4	2016 SANITARY PAY 4	05/09/2017	1,200.00	05/19/2017
Total 21-91000-888 SEWER SYSTEM IMPROVEMENTS:					1,200.00	
22-53650-210 CONTRACT SERVICES						
1299	WASTE MANAGEMENT OF WI-	60556092275-5	MONTHLY	05/04/2017	20,485.80	05/05/2017
Total 22-53650-210 CONTRACT SERVICES:					20,485.80	
22-53650-310 SUPPLIES/EXPENSES						
102093	TULIP CORPORATION	70155	RECYCLE BINS	05/11/2017	1,601.00	05/26/2017
Total 22-53650-310 SUPPLIES/EXPENSES:					1,601.00	
23-55420-220 GAS UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	8294-368-584	05/11/2017	9.90	05/12/2017
Total 23-55420-220 GAS UTILITIES:					9.90	
23-55420-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	8294-368-584	05/11/2017	247.65	05/12/2017
Total 23-55420-221 ELECTRIC UTILITIES:					247.65	
23-55420-222 TELEPHONE UTILITIES						
1345	AT & T U-VERSE	11299163	111299163-POOL	05/16/2017	40.00	05/19/2017
Total 23-55420-222 TELEPHONE UTILITIES:					40.00	
23-55420-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	129-9982-010	05/16/2017	1,559.09	05/19/2017
Total 23-55420-223 WATER/SEWER UTILITIES:					1,559.09	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
23-55420-310 SUPPLIES/EXPENSES						
3241	PPC COMMUNICATIONS	22363	2017 YEARLY	05/10/2017	720.00	05/12/2017
5684	NORTH SHORE ENVIRONMENT	7QRUXP	2017	05/04/2017	251.00	05/05/2017
Total 23-55420-310 SUPPLIES/EXPENSES:					971.00	
23-55420-400 MATERIALS						
173	A. FILLINGER INC.	839888	POOL	05/19/2017	29.96	05/26/2017
338	MISS CUPCAKE BOUTIQUE BA	155	PROMOTION	05/10/2017	1,260.00	05/26/2017
352	Solid Partitions	1203176	MOONLIGHT GRANITE	05/19/2017	100.00	05/26/2017
502	VILLAGE HARDWARE - VH	159842-1	POOL SUPPLIES	05/19/2017	97.32	05/26/2017
502	VILLAGE HARDWARE - VH	159866-1	POOL SUPPLIES	05/19/2017	66.20	05/26/2017
502	VILLAGE HARDWARE - VH	159915-1 CM	POOL SUPPLIES	05/19/2017	38.31-	05/26/2017
502	VILLAGE HARDWARE - VH	160021-1	POOL SUPPLIES	05/19/2017	34.33	05/26/2017
502	VILLAGE HARDWARE - VH	160025-1	POOL SUPPLIES	05/19/2017	4.49	05/26/2017
502	VILLAGE HARDWARE - VH	160030-1	POOL SUPPLIES	05/19/2017	20.16	05/26/2017
502	VILLAGE HARDWARE - VH	160095-1	POOL SUPPLIES	05/19/2017	40.91	05/26/2017
502	VILLAGE HARDWARE - VH	160183-1	POOL SUPPLIES	05/19/2017	8.98	05/26/2017
502	VILLAGE HARDWARE - VH	160424-1	POOL SUPPLIES	05/19/2017	13.93	05/26/2017
502	VILLAGE HARDWARE - VH	160468-1	POOL SUPPIES	05/19/2017	42.01	05/26/2017
519	BEST SPECIALTIES	55085	PAPER DISPENSORS	05/19/2017	712.00	05/26/2017
825	LENNY'S POOL SERVICE	17802	TILE CLEANER	05/19/2017	672.30	05/26/2017
2241	ITU ABSORB TECH, INC	6792573	POOL	05/19/2017	78.82	05/26/2017
2241	ITU ABSORB TECH, INC	6796469	POOL	05/19/2017	78.82	05/26/2017
4777	BATTERIES PLUS -	541-106294-01	POOL	05/19/2017	29.90	05/26/2017
4777	BATTERIES PLUS -	541-268167	POOL	05/19/2017	80.50	05/26/2017
Total 23-55420-400 MATERIALS:					3,332.32	
23-91300-831 INSTALL MOP SINK						
352	Solid Partitions	1203176	MOONLIGHT GRANITE	05/19/2017	900.00	05/26/2017
5021	BUDIAC PLUMBING, INC.	28820	INSTALL	05/19/2017	2,095.00	05/26/2017
Total 23-91300-831 INSTALL MOP SINK:					2,995.00	
23-91300-837 REPLACE RESTROOMS PARTITIONS						
352	Solid Partitions	1203176	MOONLIGHT GRANITE	05/19/2017	5,000.00	05/26/2017
Total 23-91300-837 REPLACE RESTROOMS PARTITIONS:					5,000.00	
24-52400-218 VILLAGE ATTORNEY						
4796	ARENZ, MOLTER, MACY, RIFFL	11430	BUILDING	05/24/2017	377.30	05/26/2017
Total 24-52400-218 VILLAGE ATTORNEY:					377.30	
24-52400-310 SUPPLIES/EXPENSES						
451	SCHWAAB, INC.	B013344	STAMP	05/04/2017	39.75	05/05/2017
Total 24-52400-310 SUPPLIES/EXPENSES:					39.75	
25-53420-400 MATERIALS						
502	VILLAGE HARDWARE - VH	159916/1	ELBOWS	05/04/2017	13.92	05/05/2017
502	VILLAGE HARDWARE - VH	159922/1	FLEX CAST	05/04/2017	6.29	05/05/2017
8930	WESTERN CULVERT & SUPPLY	052571	COUPLERS	04/28/2017	733.44	05/05/2017
8930	WESTERN CULVERT & SUPPLY	052901	CMPA	05/11/2017	610.00	05/30/2017
Total 25-53420-400 MATERIALS:					1,363.65	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
25-53800-233 GIS MAINTENANCE						
39	RUEKERT MIELKE, INC.	118917	GIS DATA	05/12/2017	852.20	05/19/2017
Total 25-53800-233 GIS MAINTENANCE:					852.20	
25-55410-310 SUPPLIES/EXPENSES						
415	POSTMASTER	2/1/17-5/1/17	2/1-5/1/17WATERBILLS	05/16/2017	230.33	05/19/2017
2385	WISCONSIN RURAL WATER AS	W1414	PREISLER MEMBERSHIP	05/04/2017	13.33	05/05/2017
5873	LITHO SPECIALISTS	is27685	LASER BILLS	05/16/2017	119.66	05/19/2017
Total 25-55410-310 SUPPLIES/EXPENSES:					363.32	
25-91500-800 WPDES COMPLIANCE PROGRAM						
39	RUEKERT MIELKE, INC.	118616	STORM WATER	04/12/2017	2,322.75	05/19/2017
39	RUEKERT MIELKE, INC.	118617	OUT OF SCOPE	04/12/2017	548.00	05/19/2017
39	RUEKERT MIELKE, INC.	118915	STORMWATER UPDATE	05/12/2017	2,856.10	05/19/2017
Total 25-91500-800 WPDES COMPLIANCE PROGRAM:					5,726.85	
25-91500-833 STORM SEWER SYSTEM IMPROVE.						
153	STORMWATER SOLUTIONS EN	1000	GOODRICH LANE	05/17/2017	10,902.73	05/19/2017
Total 25-91500-833 STORM SEWER SYSTEM IMPROVE.:					10,902.73	
25-91500-834 STORM SEWER. NAVAJO-SENECA						
39	RUEKERT MIELKE, INC.	118914	GENERAL SERVICES	05/12/2017	208.95	05/19/2017
256	KAPUR & ASSOCIATES, INC.	90438	PROF SERVICES	04/18/2017	1,581.33	05/19/2017
Total 25-91500-834 STORM SEWER. NAVAJO-SENECA:					1,790.28	
40-91100-816 SMALL EQUIPMENT PURCHASES						
4976	GENERAL COMMUNICATIONS	240127	LIGHTBAR	05/08/2017	3,990.00	05/12/2017
Total 40-91100-816 SMALL EQUIPMENT PURCHASES:					3,990.00	
40-91100-820 REVALUATION OF VIL PROPERTIES						
2706	ASSOCIATED APPRAISAL CON	126573	MONTHLY/REVALUATION	05/01/2017	12,389.96	05/05/2017
Total 40-91100-820 REVALUATION OF VIL PROPERTIES:					12,389.96	
40-91200-801 SQUAD CARS						
5305	EWALD AUTOMOTIVE GROUP	2017FordExplorer	2017 FORD EXPLORER	05/24/2017	29,790.00	05/30/2017
Total 40-91200-801 SQUAD CARS:					29,790.00	
40-91200-819 SMALL EQUIPMENT						
4976	GENERAL COMMUNICATIONS	240132	INSTALL	05/08/2017	1,080.00	05/12/2017
Total 40-91200-819 SMALL EQUIPMENT:					1,080.00	
40-91400-801 DUMP TRUCK						
502	VILLAGE HARDWARE - VH	159177	CAPS	05/04/2017	8.86	05/05/2017
904	CKC GRAPHICS & SIGNS	1451	LOGOS	05/04/2017	83.00	05/05/2017
1629	CASPER'S TRUCK EQUIPMENT	0023137-IN	DUMP TRUCK	05/04/2017	55,938.00	05/05/2017
Total 40-91400-801 DUMP TRUCK:					56,029.86	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
40-91500-801 STREET RESURFACING						
39	RUEKERT MIELKE, INC.	118914	GENERAL SERVICES	05/12/2017	208.95	05/19/2017
256	KAPUR & ASSOCIATES, INC.	90438	PROF SERVICES	04/18/2017	1,581.33	05/19/2017
8930	WESTERN CULVERT & SUPPLY	052901	CMPA	05/11/2017	2,107.70	05/30/2017
Total 40-91500-801 STREET RESURFACING:					3,897.98	
40-91600-824 TREE PLANTING						
510	GOODMARK NURSERIES, LLC	13798	TREES	04/24/2017	1,255.00	05/19/2017
512	SOUTH BRANCH	201328	TREES	04/24/2017	405.00	05/19/2017
513	MCKAY NURSERY COMPANY	01-04-1769715	TREES	04/24/2017	1,799.25	05/19/2017
513	MCKAY NURSERY COMPANY	04-24-1771665	FREIGHT	04/24/2017	106.25	05/19/2017
514	TILLMANN WHOLESALE GROW	14634	TREES	04/24/2017	3,379.50	05/19/2017
515	TIMBERLINE TREES LLC	1023	TREES	04/24/2017	1,234.00	05/19/2017
617	JOHNSON'S NURSERY	SBI-6626	TREES	04/24/2017	644.00	05/19/2017
618	WAYSIDE NURSERIES, INC.	113420	TREES	04/24/2017	585.00	05/19/2017
2477	LEAVES INSPIRED TREE NURS	199	TREES	04/24/2017	1,403.00	05/19/2017
Total 40-91600-824 TREE PLANTING:					10,811.00	
40-91600-826 LONGACRE SKYLIGHT REPLACEMENT						
2741	LAUBENSTEIN INC	12462	PLEXIGLASS INSTALL	05/19/2017	8,547.57	05/26/2017
Total 40-91600-826 LONGACRE SKYLIGHT REPLACEMENT:					8,547.57	
40-91600-833 TREE REPLACEMENT						
280	LIESENER SOILS INC.	0146646	SOIL	05/04/2017	1,480.00	05/05/2017
281	LINCOLN CONTRACTORS SUP	L00716	PAINT	05/01/2017	40.68	05/05/2017
327	MENARD'S - MILWAUKEE	29615	PIPE	05/11/2017	17.81	05/26/2017
502	VILLAGE HARDWARE - VH	160353/1	COUPLE	05/11/2017	7.08	05/19/2017
510	GOODMARK NURSERIES, LLC	13798	TREES	04/24/2017	330.00	05/19/2017
512	SOUTH BRANCH	201328	TREES	04/24/2017	200.00	05/19/2017
513	MCKAY NURSERY COMPANY	01-04-1769715	TREES	04/24/2017	775.00	05/19/2017
514	TILLMANN WHOLESALE GROW	14634	TREES	04/24/2017	1,083.00	05/19/2017
515	TIMBERLINE TREES LLC	1023	TREES	04/24/2017	388.00	05/19/2017
516	M & M TREE CARE LLC	43134	TREES	04/24/2017	2,122.80	05/19/2017
617	JOHNSON'S NURSERY	SBI-6626	TREES	04/24/2017	248.00	05/19/2017
618	WAYSIDE NURSERIES, INC.	113420	TREES	04/24/2017	585.00	05/19/2017
2477	LEAVES INSPIRED TREE NURS	199	TREES	04/24/2017	1,231.00	05/19/2017
4591	VERMEER-WISCONSIN, INC.	20195657	STUMP GRINDER RENTAL	05/11/2017	2,540.18	05/12/2017
4591	VERMEER-WISCONSIN, INC.	20196513	STUMP CUTTER	05/11/2017	335.00	05/26/2017
4888	CARLIN SALES	327948-00	SEED/SURGE	05/11/2017	109.90	05/12/2017
5933	WACHTEL TREE SCIENCE & SE	26101	EAB	04/28/2017	5,220.00	05/19/2017
Total 40-91600-833 TREE REPLACEMENT:					16,713.45	
50-81000-601 SOURCE OF WATER SUPPLY						
378	NORTH SHORE WATER COMMI	13	MONTHLY	05/01/2017	17,726.66	05/05/2017
Total 50-81000-601 SOURCE OF WATER SUPPLY:					17,726.66	
50-81000-651 MAINTENANCE OF MAINS						
280	LIESENER SOILS INC.	0146646	SOIL	05/04/2017	740.00	05/05/2017
502	VILLAGE HARDWARE - VH	159607	WATER DEPT	05/02/2017	14.35	05/05/2017
2241	ITU ABSORB TECH, INC	6776665	WATER DEPT	05/02/2017	44.73	05/05/2017
2241	ITU ABSORB TECH, INC	6784573	WATER DEPT	05/02/2017	8.08	05/05/2017
4888	CARLIN SALES	327948-00	SEED/SURGE	05/11/2017	109.90	05/12/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 50-81000-651 MAINTENANCE OF MAINS:					917.06	
50-81000-654 MAINTENANCE OF HYDRANTS						
101685	FASTENAL COMPANY	wimi2127144	MISC	05/09/2017	52.70	05/12/2017
Total 50-81000-654 MAINTENANCE OF HYDRANTS:					52.70	
50-81000-800 CAPITAL OUTLAY						
39	RUEKERT MIELKE, INC.	118914	GENERAL SERVICES	05/12/2017	208.95	05/19/2017
132	DAILY REPORTER, INC.	11320045	2017 WATER MAIN	04/21/2017	207.57	05/19/2017
256	KAPUR & ASSOCIATES, INC.	90434	PROF SERVICES	04/18/2017	2,740.50	05/19/2017
256	KAPUR & ASSOCIATES, INC.	90438	PROF SERVICES	04/18/2017	1,581.34	05/19/2017
2839	CITY WATER LLC	410	MISC	05/04/2017	247.50	05/05/2017
4796	ARENZ, MOLTER, MACY, RIFFL	11430	WATER	05/24/2017	2,792.80	05/26/2017
Total 50-81000-800 CAPITAL OUTLAY:					7,778.66	
50-81000-921 OFFICE SUPPLIES AND EXPENSE						
415	POSTMASTER	2/1/17-5/1/17	2/1-5/1/17WATERBILLS	05/16/2017	230.32	05/19/2017
2136	VERIZON WIRELESS	9783107320	787066169-00001	04/01/2017	30.00	05/19/2017
2136	VERIZON WIRELESS	9784922985	787066169-00001	05/01/2017	30.00	05/19/2017
5873	LITHO SPECIALISTS	is27685	LASER BILLS	05/16/2017	119.67	05/19/2017
Total 50-81000-921 OFFICE SUPPLIES AND EXPENSE:					409.99	
50-81000-923 OUTSIDE SERVICES EMPLOYED						
2839	CITY WATER LLC	410	MONTHLY	05/04/2017	7,800.00	05/05/2017
Total 50-81000-923 OUTSIDE SERVICES EMPLOYED:					7,800.00	
50-81000-930 MISC GENERAL EXPENSE						
2385	WISCONSIN RURAL WATER AS	W1414	PREISLER MEMBERSHIP	05/04/2017	13.33	05/05/2017
Total 50-81000-930 MISC GENERAL EXPENSE:					13.33	
70-12100 TAXES RECEIVABLES						
315	DONALDSON, JAD	9869	OVERPAYMENT TAXES	05/04/2017	2,612.58	05/05/2017
538	HERITAGE TITLE SERVICES IN	10090 5/4/17	7203 N CROSSWAY RD	05/16/2017	3.66	05/19/2017
1955	SISK, PATRICK JR OR GINA	10043	OVERPAYMENT TAXES	04/17/2017	1,840.06	05/05/2017
Total 70-12100 TAXES RECEIVABLES:					4,456.30	
72-27015 LIBRARY LOST BOOKS						
55	BAKER & TAYLOR BOOKS VEN	05/10/2017	LOST LIBRARY BOOK	05/10/2017	120.08	05/12/2017
55	BAKER & TAYLOR BOOKS VEN	05/24/2017	LOST LIBRARY BOOK	05/24/2017	278.42	05/26/2017
2401	MIDWEST TAPE	05/10/2017	LOST BOOKS	05/10/2017	19.99	05/12/2017
Total 72-27015 LIBRARY LOST BOOKS:					418.49	
72-27030 FRIENDS OF THE NSL - DONATION						
38	PARAGON PRINTING & GRAPHI	31840	CHILDRENS SERVICE	05/24/2017	100.00	05/26/2017
55	BAKER & TAYLOR BOOKS VEN	05/24/2017	ADULT SERVICES	05/24/2017	160.30	05/26/2017
217	BEHLER, SANDRA	04/24/2017	CHILDRENS SERVICES	05/24/2017	90.00	05/26/2017
217	BEHLER, SANDRA	05/10/2017	CHILDRENS SERVICES	05/10/2017	90.00	05/12/2017
331	DAVIS, DOUG	05/05/2017	CHILDRENS SERVICES	05/24/2017	300.00	05/26/2017
332	DIDGERIDOO DOWN UNDER	05/05/2017	CHILDRENS SERVICES	05/24/2017	300.00	05/26/2017
334	ELMSLEY WEEDEN, KAY	05/05/2017	CHILDRENS SERVICES	05/24/2017	275.00	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
335	MATHEWS, DAVID	05/15/2017	REF/TECH	05/24/2017	75.00	05/26/2017
336	MILLER & MIKE	05/05/2017	CHILDRENS SERVICES	05/24/2017	375.00	05/26/2017
337	MILWAUKEE COUNTY HISTORI	05/19/2017	REF/TECH	05/24/2017	100.00	05/26/2017
342	NOAH RIEMER PRODUCTIONS	05/05/2017	CHILDRENS SERVICES	05/24/2017	375.00	05/26/2017
2234	ROBIN'S DOG STAR	05/05/2017	CHILDRENS SERVICES	05/10/2017	200.00	05/12/2017
2347	NORTHSHORE BANK	05/24/2017	REF/TECH	05/24/2017	562.82	05/26/2017
2401	MIDWEST TAPE	05/10/2017	REF/TECH	05/10/2017	28.34	05/12/2017
2401	MIDWEST TAPE	05/24/2017	REF/TECH	05/24/2017	28.34	05/26/2017
3227	MAD SCIENCE OF MILWAUKEE,	05/05/2017	CHILDRENS SERVICES	05/10/2017	272.00	05/12/2017
5706	MOVIE LICENSING USA	2339373	REF/TECH	05/24/2017	1,140.00	05/26/2017
	Total 72-27030 FRIENDS OF THE NSL - DONATION:				4,471.80	
	Grand Totals:				439,276.45	

Date Approved: _____

Village Manager: _____

Village Board: _____

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This is to certify that the attached is true and correct list of bills due for a period from May 1- 31, 2017, in the total amount of $439,276.45. 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 June 13, 2017.

Douglas H. Frazer
Village President

Kelly A. Meyer
Village Clerk/Treasurer
Village of Fox Point

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
01-11300 UTILITY CASH CLEARING						
316	VEBBER, MICHAEL	8226SANTAMONIC	REFUND	05/04/2017	190.67	05/05/2017
Total 01-11300 UTILITY CASH CLEARING:					190.67	
10-13100 ACCOUNTS RECEIVABLE - SUNDRY						
513	MCKAY NURSERY COMPANY	01-04-1769715	RECEIVABLES	04/24/2017	175.00	05/19/2017
514	TILLMANN WHOLESALE GROW	14634	RECEIVABLE	04/24/2017	465.50	05/19/2017
Total 10-13100 ACCOUNTS RECEIVABLE - SUNDRY:					640.50	
10-21520 GROUP LIFE						
18	SECURIAN FINANCIAL GROUP I	JUNE 2017	LIFE INSURANCE	05/11/2017	854.89	05/12/2017
Total 10-21520 GROUP LIFE:					854.89	
10-21525 UNION DUES						
185	FOX POINT POLICE PROT. ASS	APRIL 2017	APRIL	05/11/2017	540.00	05/12/2017
185	FOX POINT POLICE PROT. ASS	MAY 2017	MAY	05/11/2017	540.00	05/12/2017
Total 10-21525 UNION DUES:					1,080.00	
10-21530 DEFERRED COMPENSATION						
375	NORTH SHORE BANK, FSB	PR0504172	Deferred Comp NICHOLAS Pay	05/03/2017	50.00	05/05/2017
375	NORTH SHORE BANK, FSB	PR0504172	Deferred Comp NORTH SHORE	05/03/2017	430.00	05/05/2017
375	NORTH SHORE BANK, FSB	PR0518172	Deferred Comp NICHOLAS Pay	05/18/2017	50.00	05/19/2017
375	NORTH SHORE BANK, FSB	PR0518172	Deferred Comp NORTH SHORE	05/18/2017	430.00	05/19/2017
1622	WELLS FARGO BANK, N.A.	PR0504171	Deferred Comp WI DEFER - PRE	05/03/2017	7,402.92	05/05/2017
1622	WELLS FARGO BANK, N.A.	PR0504171	Deferred Comp WI DEFER - RO	05/03/2017	1,007.00	05/05/2017
1622	WELLS FARGO BANK, N.A.	PR0518171	Deferred Comp WI DEFER - PRE	05/18/2017	7,402.92	05/19/2017
1622	WELLS FARGO BANK, N.A.	PR0518171	Deferred Comp WI DEFER - RO	05/18/2017	1,007.00	05/19/2017
101991	VANTAGEPOINT TRANSFER AG	PR0504171	Deferred Comp ICMA-PRETAX	05/03/2017	692.30	05/05/2017
101991	VANTAGEPOINT TRANSFER AG	PR0518171	Deferred Comp ICMA-PRETAX	05/18/2017	692.30	05/19/2017
Total 10-21530 DEFERRED COMPENSATION:					19,164.44	
10-44120 LIQUOR/TOBACCO LICENSES						
727	WI DEPT. OF JUSTICE	05162017	9 LIQUOR LICENSE	05/18/2017	63.00	05/19/2017
727	WI DEPT. OF JUSTICE	05192017	LIQUOR	05/18/2017	7.00	05/26/2017
727	WI DEPT. OF JUSTICE	05222017	LIQUOR	05/18/2017	7.00	05/26/2017
727	WI DEPT. OF JUSTICE	I1HOm3Zk	BARTENDERS	05/08/2017	7.00	05/12/2017
Total 10-44120 LIQUOR/TOBACCO LICENSES:					84.00	
10-44500 ESTATE SALES PERMIT						
317	START NEW HOME ORGANIZA	8.001278	ESTATE SALE DEPOSIT REFUN	05/04/2017	.00	05/11/2017
4536	LEGACIES, LTD.	1.052787	ESTATE SALE DEPOSIT REFUN	05/11/2017	500.00	05/12/2017
Total 10-44500 ESTATE SALES PERMIT:					500.00	
10-44530 PEDDLER'S PERMIT						
727	WI DEPT. OF JUSTICE	05/16/2017	2 PEEDLERS	05/18/2017	14.00	05/19/2017
Total 10-44530 PEDDLER'S PERMIT:					14.00	
10-45100 FINES/FORFEITURES						
621	MID MORAINE MUNICIPAL COU	MILLER/BRYCE1/8/	MILLER/BRYCE 01/08/95 GERM	05/04/2017	248.00	05/05/2017
928	WEST ALLIS POLICE DEPARTM	KNIGHT/CHRISTO	KNIGHT,CHRISTOPHER E 7/26/	05/11/2017	258.60	05/12/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
2737	OAK CREEK POLICE DEPT.	MILBRATH JOSHU	MILBRATH/JOSHUA 6/15/89	05/04/2017	468.50	05/05/2017
Total 10-45100 FINES/FORFEITURES:					975.10	
10-46710 PAVILION RENTALS						
318	KLENKE, JAMIE	8.001218	DEPOSIT REFUND	05/04/2017	50.00	05/05/2017
Total 10-46710 PAVILION RENTALS:					50.00	
10-51100-310 SUPPLIES/EXPENSES						
5033	OFFICE DEPOT -US COMMUNIT	927089451001-700	37360205-BOARD	05/11/2017	6.81	05/26/2017
Total 10-51100-310 SUPPLIES/EXPENSES:					6.81	
10-51200-395 COUNTY COURT FEES						
330	MILWAUKEE COUNTY TREASU	APRIL 2017	DRIVER SUR/JAIL ASSESS	05/04/2017	680.99	05/05/2017
552	WISCONSIN, STATE OF - COUR	APRIL 2017	APRIL 2017	05/04/2017	1,900.01	05/05/2017
Total 10-51200-395 COUNTY COURT FEES:					2,581.00	
10-51300-211 LABOR ATTORNEY						
1788	BUELOW VETTER BUIKEMA OL	51 275.00001	APRIL 275.00001	05/11/2017	115.00	05/12/2017
Total 10-51300-211 LABOR ATTORNEY:					115.00	
10-51300-218 VILLAGE ATTORNEY						
4796	ARENZ, MOLTER, MACY, RIFFL	11385	VILLAGE ATTORNEY	05/04/2017	7,800.10	05/05/2017
4796	ARENZ, MOLTER, MACY, RIFFL	11430	VLG	05/24/2017	4,752.40	05/26/2017
Total 10-51300-218 VILLAGE ATTORNEY:					12,552.50	
10-51300-219 VILLAGE PROSECUTOR						
1924	STIPPICH SELIN & CAIN LLC	1233	PROSECUTOR	05/11/2017	928.00	05/12/2017
Total 10-51300-219 VILLAGE PROSECUTOR:					928.00	
10-51420-218 CONTRACT MAINTENANCE						
2395	CIVICPLUS	164761	ANNUAL WEB	05/11/2017	4,243.48	05/12/2017
Total 10-51420-218 CONTRACT MAINTENANCE:					4,243.48	
10-51420-233 EQUIPMENT MAINTENANCE						
477	TAYLOR COMPUTER SERVICE	16242	MAIL ARCHIVE	05/04/2017	274.54	05/05/2017
477	TAYLOR COMPUTER SERVICE	16312	MAY MANAGED SERVICES	05/24/2017	466.75	05/26/2017
477	TAYLOR COMPUTER SERVICE	16343	APRIL EMAIL	05/24/2017	278.43	05/26/2017
774	ELECTION SYSTEMS & SOFTW	1008871	MAINTENANCE FEE	05/10/2017	400.00	05/19/2017
Total 10-51420-233 EQUIPMENT MAINTENANCE:					1,419.72	
10-51420-310 SUPPLIES/EXPENSES						
3274	FORRER BUSINESS INTERIOR	283824	CHAIRS	05/01/2017	120.00	05/05/2017
5033	OFFICE DEPOT -US COMMUNIT	927089451001-700	37360205 VLG HALL	05/11/2017	117.61	05/26/2017
Total 10-51420-310 SUPPLIES/EXPENSES:					237.61	
10-51420-321 PROFESSIONAL DUES/MEETINGS						
2713	WMCA	2017 DOBRANTZ	EDUCATIONAL POINTS	05/26/2017	20.00	05/26/2017
2713	WMCA	2017 MEYER	EDUCATIONAL POINTS	05/24/2017	20.00	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-51420-321 PROFESSIONAL DUES/MEETINGS:					40.00	
10-51420-323 OFFICIAL PUBLICATIONS/NOTICES						
5895	MILW. JOURNAL SENTINAL (AD	700184-4-17	0004729918	05/10/2017	22.45	05/12/2017
Total 10-51420-323 OFFICIAL PUBLICATIONS/NOTICES:					22.45	
10-51440-310 SUPPLIES/EXPENSES						
325	MILWAUKEE COUNTY ELECT C	MCEC000096	BALLOTS	04/27/2017	288.25	05/05/2017
386	OFFICE DEPOT INC.	921350713001	37360205-ELECTIONS	04/18/2017	57.57	05/12/2017
Total 10-51440-310 SUPPLIES/EXPENSES:					345.82	
10-51600-210 CONTRACT SERVICES						
1215	MONITORING SERVICES LLC	1787	5/17-5/18 VILLAGE	05/11/2017	300.00	05/12/2017
2689	SPRUCE UP CLEANING	2548	MONTHLY	05/04/2017	1,538.37	05/05/2017
Total 10-51600-210 CONTRACT SERVICES:					1,838.37	
10-51600-220 GAS-HEAT						
536	WE-ENERGIES	04/20-5/19/17	3298-754-812	05/24/2017	188.63	05/26/2017
5312	AT & T- VILLAGE	APRIL 22, 2017	414 351-8909 758 7	05/04/2017	31.36	05/05/2017
Total 10-51600-220 GAS-HEAT:					219.99	
10-51600-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	04/20-5/19/17	3298-754-812	05/24/2017	873.56	05/26/2017
Total 10-51600-221 ELECTRIC UTILITIES:					873.56	
10-51600-222 TELEPHONE UTILITIES						
1336	EARTHLINK BUSINESS	05/01/2017	7345438	05/11/2017	164.92	05/12/2017
2691	CENTURYLINK-BUSINESS SVC.	1408375669	87619173	05/11/2017	.92	05/12/2017
Total 10-51600-222 TELEPHONE UTILITIES:					165.84	
10-51600-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	129-9982-020	05/16/2017	791.19	05/19/2017
Total 10-51600-223 WATER/SEWER UTILITIES:					791.19	
10-51600-234 VILLAGE HALL MAINTENANCE						
43	AUTO PARTS & SERVICE	729542	CLEANER	05/19/2017	17.97	05/26/2017
357	MUNSON INC.	50582	REPAIR FENCE	05/19/2017	622.00	05/26/2017
360	NASSCO INC.	S2176114.001	CLEANER	05/04/2017	63.50	05/05/2017
502	VILLAGE HARDWARE - VH	159326	VILLAGE SUPPLIES	05/04/2017	8.70	05/05/2017
1246	SECURE FIRE & SAFETY LLC	9566	YEARLY	05/19/2017	1,001.50	05/26/2017
1994	STEINER ELECTRIC, INC.	22323	REPAIR	05/19/2017	328.40	05/26/2017
Total 10-51600-234 VILLAGE HALL MAINTENANCE:					2,042.07	
10-51700-156 UNEMPLOYMENT COMPENSATION						
181	UNEMPLOYMENT INSURANCE	4/1-4/30/17	APRIL	05/11/2017	1,787.00	05/12/2017
Total 10-51700-156 UNEMPLOYMENT COMPENSATION:					1,787.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
10-51700-511 GROUP HEALTH - RETIREES						
354	MORODER, PAUL	13	HEALTH INSURANCE REIMBUR	05/01/2017	267.90	05/05/2017
638	KRIEFALL, DONALD A	13	HEALTH INSURANCE REIMBUR	05/01/2017	396.85	05/05/2017
Total 10-51700-511 GROUP HEALTH - RETIREES:					664.75	
10-52100-210 POLICE MAINTENANCE CONTRACTS						
477	TAYLOR COMPUTER SERVICE	16313	ANIVIRUS	05/18/2017	252.70	05/19/2017
5152	JAMES IMAGING SYSTEMS, IN	746328	POLICE DEPARTMENT	05/08/2017	59.00	05/12/2017
Total 10-52100-210 POLICE MAINTENANCE CONTRACTS:					311.70	
10-52100-220 GAS UTILITIES						
536	WE-ENERGIES	04/19/17-05/18/17	6286-911-140	05/24/2017	351.60	05/26/2017
Total 10-52100-220 GAS UTILITIES:					351.60	
10-52100-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	04/19/17-05/18/17	9299-448-560	05/24/2017	26.86	05/26/2017
536	WE-ENERGIES	04/19/17-05/18/17	0699-070-169	05/24/2017	1,740.03	05/26/2017
Total 10-52100-221 ELECTRIC UTILITIES:					1,766.89	
10-52100-222 TELEPHONE UTILITIES						
477	TAYLOR COMPUTER SERVICE	16342	EMAIL ARCHIVE	05/18/2017	184.82	05/26/2017
1336	EARTHLINK BUSINESS	05/01/2017	7345438	05/11/2017	103.07	05/12/2017
2136	VERIZON WIRELESS	9785143884	786223225-00001	05/08/2017	224.85	05/19/2017
2691	CENTURYLINK-BUSINESS SVC.	1408375669	87619173	05/11/2017	.91	05/12/2017
2973	TIME WARNER CABLE	070433001-0517	070433001-POLICE	05/08/2017	21.64	05/12/2017
5312	AT & T- VILLAGE	APRIL 22, 2017	414 351-8909 758 7	05/04/2017	19.59	05/05/2017
Total 10-52100-222 TELEPHONE UTILITIES:					554.88	
10-52100-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	129-9982-030	05/16/2017	1,256.99	05/19/2017
Total 10-52100-223 WATER/SEWER UTILITIES:					1,256.99	
10-52100-233 EQUIPMENT MAINTENANCE						
451	SCHWAAB, INC.	B016294	STAMPS	05/18/2017	130.00	05/19/2017
1246	SECURE FIRE & SAFETY LLC	9567	ANNUAL	04/28/2017	301.10	05/05/2017
1271	WI DEPT OF FINANCIAL INST.	05162017	NIEUWENHUIS	05/18/2017	20.00	05/19/2017
1271	WI DEPT OF FINANCIAL INST.	05162017	KUBIAK	05/18/2017	20.00	05/19/2017
2265	WORZELLA PHOTOGRAPY	106146	PHOTOS	04/28/2017	10.00	05/05/2017
2727	INTOXIMETERS	564351	DRUG GAS	05/18/2017	140.00	05/26/2017
5288	DELL MARKETING L.P.	05082017	TONER	05/08/2017	146.28	05/12/2017
5839	LEXISNEXIS	1246411-20170430	MONTHLY	05/05/2017	30.50	05/12/2017
Total 10-52100-233 EQUIPMENT MAINTENANCE:					797.88	
10-52100-234 BUILDING MAINTENANCE						
503	VILLAGE HARDWARE - DPS	159805	BUILDING MAINT.	05/01/2017	26.07	05/05/2017
Total 10-52100-234 BUILDING MAINTENANCE:					26.07	
10-52100-322 TRAINING						
1163	FBINNA-WISCONSIN CHAPTER	05012017	DUES FREEDY	05/01/2017	85.00	05/05/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-52100-322 TRAINING:					85.00	
10-52100-330 CLOTHING ALLOWANCE						
282	LARK UNIFORM, INC.	243773	RIES	05/05/2017	169.90	05/12/2017
473	STREICHER'S	1243254	BROUWER	05/05/2017	128.00	05/12/2017
473	STREICHER'S	1259535	BASTRESS	04/28/2017	95.00	05/05/2017
473	STREICHER'S	1259537	WIESMUELLER	04/28/2017	36.50	05/05/2017
473	STREICHER'S	1262281	PAUL	05/18/2017	170.97	05/26/2017
Total 10-52100-330 CLOTHING ALLOWANCE:					600.37	
10-52100-334 JANITORIAL SUPPLIES						
393	PACKERLAND RENT-A-MAT INC	2318354	10586-10586 POLICE DEPT	04/28/2017	67.72	05/05/2017
393	PACKERLAND RENT-A-MAT INC	2323835	10586-10586 POLICE DEPARTM	05/08/2017	69.95	05/19/2017
Total 10-52100-334 JANITORIAL SUPPLIES:					137.67	
10-52100-335 SCHOOL EXPENSES						
511	WAUKESHA COUNT TECH. COL	0640053	INSERVICE	05/08/2017	277.85	05/12/2017
871	MILWAUKEE COUNTY SHERIFF'	05022017	WICHMAN	05/18/2017	200.00	05/19/2017
Total 10-52100-335 SCHOOL EXPENSES:					477.85	
10-52100-351 DARE FUND PURCHASES						
5784	CREATIVE PRODUCT SOURCIN	103816	DARE SUPPLIES	05/08/2017	583.53	05/12/2017
Total 10-52100-351 DARE FUND PURCHASES:					583.53	
10-52100-354 HUNTERS SAFETY MATERIALS						
102164	WI DNR	05082017	HUNTERS SAFETY	05/08/2017	35.00	05/12/2017
Total 10-52100-354 HUNTERS SAFETY MATERIALS:					35.00	
10-52100-391 JAIL FUND						
333	MILWAUKEE COUNTY - HOC	4870	PRISONER HOUSING	05/05/2017	314.40	05/12/2017
Total 10-52100-391 JAIL FUND:					314.40	
10-52100-395 PAYOUT-COURT FEES						
4530	T.V. & R.P. UNIT, DOT	05112017	REG SUSP FEE	05/08/2017	100.00	05/19/2017
Total 10-52100-395 PAYOUT-COURT FEES:					100.00	
10-52400-250 WEIGHTS & MEASURES INSPECTION						
197	WI DEPT. OF AGRICULTURE, T	115-0000004934	CONTRACT	05/04/2017	1,200.00	05/05/2017
Total 10-52400-250 WEIGHTS & MEASURES INSPECTION:					1,200.00	
10-53300-221 STREET LIGHTS - ELECTRIC						
536	WE-ENERGIES	3/28-4/28/17	3449647-735	05/04/2017	218.63	05/05/2017
536	WE-ENERGIES	4/4-5/4/17	7083-911-529	05/11/2017	19.08	05/12/2017
Total 10-53300-221 STREET LIGHTS - ELECTRIC:					237.71	
10-53300-405 STREET MATERIALS						
458	SHERWIN INDUSTRIES, INC.	SCO38031	COLDPATCH	05/11/2017	418.50	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-53300-405 STREET MATERIALS:					418.50	
10-53300-495 MISCELLANEOUS SUPPLIES & TOOLS						
281	LINCOLN CONTRACTORS SUP	L00716	PAINT	05/01/2017	40.68	05/05/2017
5033	OFFICE DEPOT -US COMMUNIT	927652946001	37360205 DPW	05/11/2017	22.71	05/26/2017
Total 10-53300-495 MISCELLANEOUS SUPPLIES & TOOLS:					63.39	
10-53400-221 BUS STOP-ELECTRIC						
536	WE-ENERGIES	4/4-5/4/17	3217-867-834	05/11/2017	16.25	05/12/2017
536	WE-ENERGIES	4/4-5/4/17	9024-478-778	05/11/2017	16.25	05/12/2017
536	WE-ENERGIES	4/4-5/4/17	7018-222-713	05/11/2017	16.25	05/12/2017
536	WE-ENERGIES	4/4-5/4/17	6865-091-092	05/11/2017	16.25	05/12/2017
Total 10-53400-221 BUS STOP-ELECTRIC:					65.00	
10-53630-370 LANDFILL FEES						
1298	WASTE MANAGEMENT OF WI-	0000164-1996-2	MSW	05/16/2017	6,756.25	05/19/2017
Total 10-53630-370 LANDFILL FEES:					6,756.25	
10-53642-400 MATERIALS						
1298	WASTE MANAGEMENT OF WI-	0051151-2286-2	YARD WASTE	05/16/2017	1,666.85	05/19/2017
1298	WASTE MANAGEMENT OF WI-	0051252-2286-8	YARDWASTE	05/24/2017	2,310.81	05/26/2017
Total 10-53642-400 MATERIALS:					3,977.66	
10-53700-300 MISCELLANEOUS EXPENSE						
43	AUTO PARTS & SERVICE	728164	CEMENT	05/04/2017	42.97	05/05/2017
43	AUTO PARTS & SERVICE	728435	UNIVERSAL	05/04/2017	10.98	05/05/2017
43	AUTO PARTS & SERVICE	728435	LUBRICANT	05/04/2017	95.94	05/05/2017
43	AUTO PARTS & SERVICE	729830	MISC	05/19/2017	11.99	05/26/2017
43	AUTO PARTS & SERVICE	730580	FASTENER	05/19/2017	24.80	05/26/2017
776	GRAINGER, INC.	9419587853	GLASS BEADS	05/04/2017	196.80	05/05/2017
2241	ITU ABSORB TECH, INC	6780639	SHOP	05/04/2017	12.53	05/05/2017
2241	ITU ABSORB TECH, INC	6784572	SHOP	05/04/2017	11.12	05/05/2017
2241	ITU ABSORB TECH, INC	6788660	SHOP	05/19/2017	11.12	05/26/2017
2241	ITU ABSORB TECH, INC	6792571	SHOP	05/19/2017	11.12	05/26/2017
2241	ITU ABSORB TECH, INC	6796467	SHOP	05/19/2017	11.12	05/26/2017
3292	OSI ENVIROMENTAL INC.	1036163	SOLVANT	05/19/2017	76.50	05/26/2017
101685	FASTENAL COMPANY	2127144 CM	CREDIT MISC	05/19/2017	52.70-	05/26/2017
101685	FASTENAL COMPANY	2127145	MISC	05/19/2017	132.58	05/26/2017
101685	FASTENAL COMPANY	2127145 CM	CREDIT MISC	05/19/2017	70.35-	05/26/2017
101685	FASTENAL COMPANY	2127298	MISC	05/19/2017	144.65	05/26/2017
Total 10-53700-300 MISCELLANEOUS EXPENSE:					671.17	
10-53700-341 REPAIR PARTS						
43	AUTO PARTS & SERVICE	729002	MISC	05/04/2017	51.71	05/05/2017
43	AUTO PARTS & SERVICE	729149	PARTS	05/19/2017	55.18	05/26/2017
43	AUTO PARTS & SERVICE	729733	PARTS	05/19/2017	22.17	05/26/2017
43	AUTO PARTS & SERVICE	730108	PARTS	05/19/2017	65.63	05/26/2017
43	AUTO PARTS & SERVICE	730460	PARTS	05/19/2017	294.73	05/26/2017
89	FABICK CAT	C209168	PARTS	05/19/2017	33.49	05/26/2017
502	VILLAGE HARDWARE - VH	159458	TAPE	05/04/2017	15.27	05/05/2017
502	VILLAGE HARDWARE - VH	159562	PARTS	05/04/2017	17.96	05/05/2017
517	ZIEBELL TRUCK PAINTING, INC	3888	SANDBLAST/REFINISH	05/19/2017	1,626.00	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
597	BROOKS TRACTOR INC.	M23982	PARTS	05/04/2017	299.17	05/05/2017
1546	BUMPER TO BUMPER	618-262575	PRIMER	05/04/2017	66.32	05/05/2017
2987	TEREX	90835610	TEREX	05/19/2017	964.55	05/26/2017
3234	WALDSCHMIDT'S TOWN & COU	567823-REISSUE	PARTS	05/04/2017	53.37	05/05/2017
3259	HYQUIP, LLC- WAUKESHA	365293	PARTS	05/19/2017	142.46	05/26/2017
5980	MILWAUKEE TRACTOR & EQUI	379839	HOSE	05/04/2017	64.65	05/05/2017
5980	MILWAUKEE TRACTOR & EQUI	379870	MOLDING	05/04/2017	78.38	05/05/2017
5980	MILWAUKEE TRACTOR & EQUI	379968	MISC	05/04/2017	278.31	05/05/2017
101685	FASTENAL COMPANY	2127342	PARTS	05/19/2017	11.51	05/26/2017
102169	TRUCK COUNTRY OF WISCON	X203538968.01	SURGE TANK	05/04/2017	150.34	05/05/2017
102169	TRUCK COUNTRY OF WISCON	X203539225.01	VALVE	05/04/2017	18.60	05/05/2017
102169	TRUCK COUNTRY OF WISCON	X203539245.01	VALVE	05/04/2017	18.60	05/05/2017
Total 10-53700-341 REPAIR PARTS:					4,328.40	
10-53700-343 FUEL						
43	AUTO PARTS & SERVICE	728435	DEF	05/04/2017	52.45	05/05/2017
43	AUTO PARTS & SERVICE	729542	DEF	05/19/2017	31.47	05/26/2017
1337	HERBST OIL, INC	64492	FUEL	05/19/2017	1,163.80	05/26/2017
1337	HERBST OIL, INC	64493	FUEL	05/04/2017	1,773.27	05/05/2017
1337	HERBST OIL, INC	64599	FUEL	05/19/2017	1,043.67	05/26/2017
1337	HERBST OIL, INC	64600	FUEL	05/04/2017	1,644.43	05/05/2017
Total 10-53700-343 FUEL:					5,709.09	
10-53700-346 MISC DPW SHOP TOOLS						
502	VILLAGE HARDWARE - VH	159615	LIGHTERS	05/04/2017	22.91	05/05/2017
1798	TODDS TOOLS, LLC	04251780962	TOOLS	05/04/2017	480.00	05/05/2017
1798	TODDS TOOLS, LLC	05021781386	TOOLS	05/04/2017	34.50	05/05/2017
101685	FASTENAL COMPANY	WIMI2126839	PARTS	05/04/2017	183.50	05/05/2017
Total 10-53700-346 MISC DPW SHOP TOOLS:					720.91	
10-53800-220 GAS UTILITIES						
536	WE-ENERGIES	04/20-5/19/17	3298-754-812	05/24/2017	188.64	05/26/2017
Total 10-53800-220 GAS UTILITIES:					188.64	
10-53800-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	04/20-5/19/17	3298-754-812	05/24/2017	873.56	05/26/2017
Total 10-53800-221 ELECTRIC UTILITIES:					873.56	
10-53800-222 TELEPHONE UTILITIES						
1336	EARTHLINK BUSINESS	05/01/2017	7345438	05/11/2017	144.30	05/12/2017
5312	AT & T- VILLAGE	APRIL 22, 2017	414 351-8909 758 7	05/04/2017	27.44	05/05/2017
Total 10-53800-222 TELEPHONE UTILITIES:					171.74	
10-53800-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	129-9982-020	05/16/2017	791.18	05/19/2017
Total 10-53800-223 WATER/SEWER UTILITIES:					791.18	
10-53800-224 CELL PHONES						
2136	VERIZON WIRELESS	9783107320	787066169-00001	04/01/2017	129.43	05/19/2017
2136	VERIZON WIRELESS	9784922985	787066169-00001	05/01/2017	269.71	05/19/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-53800-224 CELL PHONES:					399.14	
10-53800-300 MISCELLANEOUS EXPENSE						
2241	ITU ABSORB TECH, INC	6780641	DPW	05/04/2017	27.45	05/05/2017
2241	ITU ABSORB TECH, INC	6784574	DPW	05/04/2017	25.96	05/05/2017
2241	ITU ABSORB TECH, INC	6788662	DPW	05/19/2017	25.96	05/26/2017
2241	ITU ABSORB TECH, INC	6792573	DPW	05/19/2017	201.41	05/26/2017
2241	ITU ABSORB TECH, INC	6796469	DPW	05/19/2017	25.96	05/26/2017
5885	FLYRITE CORPORATION	1743	FLAGS	04/28/2017	91.00	05/05/2017
Total 10-53800-300 MISCELLANEOUS EXPENSE:					397.74	
10-53800-333 SAFETY PROGRAM						
5763	AMERICAN INDUSTRIAL MEDIC	19050	MOBILE TESTING	05/10/2017	660.00	05/12/2017
Total 10-53800-333 SAFETY PROGRAM:					660.00	
10-54100-214 HUMANE SOCIETY/MADACC						
619	MADACC	1620	DEBT SERVICE	05/11/2017	136.78	05/12/2017
Total 10-54100-214 HUMANE SOCIETY/MADACC:					136.78	
10-55200-435 PLAYGROUND MATERIALS						
280	LIESENER SOILS INC.	0146646	SOIL	05/04/2017	115.00	05/05/2017
502	VILLAGE HARDWARE - VH	160740/1	ROPE	05/11/2017	20.59	05/26/2017
5885	FLYRITE CORPORATION	1743	FLAGS	04/28/2017	151.00	05/05/2017
Total 10-55200-435 PLAYGROUND MATERIALS:					286.59	
10-55440-220 GAS UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	5214-367-035	05/11/2017	207.82	05/12/2017
Total 10-55440-220 GAS UTILITIES:					207.82	
10-55440-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	5630-222-440	05/11/2017	97.47	05/12/2017
Total 10-55440-221 ELECTRIC UTILITIES:					97.47	
10-55440-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	96-9961-001	05/16/2017	98.06	05/19/2017
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	96-9961-000	05/16/2017	887.11	05/19/2017
Total 10-55440-223 WATER/SEWER UTILITIES:					985.17	
10-56100-125 FORESTRY CONSULTANT						
5933	WACHTEL TREE SCIENCE & SE	26102	CONSULTING	04/28/2017	4,095.00	05/19/2017
Total 10-56100-125 FORESTRY CONSULTANT:					4,095.00	
10-56100-310 SUPPLIES/EXPENSES						
4888	CARLIN SALES	327948-00	SEED/SURGE	05/11/2017	310.35	05/12/2017
Total 10-56100-310 SUPPLIES/EXPENSES:					310.35	
10-56100-465 TREE MAINTENANCE						
4591	VERMEER-WISCONSIN, INC.	20196480	TREE	05/11/2017	247.96	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 10-56100-465 TREE MAINTENANCE:					247.96	
20-13100 ACCOUNTS RECEIVABLE - SUNDRY						
1268	NORTH SHORE LIBRARY FOUN	FEBRUARY 2017	DONATIONS	05/24/2017	24.31	05/26/2017
1269	FRIENDS OF THE NORTH SHO	FEBRUARY 2017	FRIENDS	05/24/2017	54.96	05/26/2017
Total 20-13100 ACCOUNTS RECEIVABLE - SUNDRY:					79.27	
20-47500 DONATIONS						
1269	FRIENDS OF THE NORTH SHO	JAN 2017	DONATIONS	05/24/2017	59.53	05/26/2017
1269	FRIENDS OF THE NORTH SHO	MARCH 2017	DONATIONS	05/24/2017	155.36	05/26/2017
Total 20-47500 DONATIONS:					214.89	
20-61000-156 UNEMPLOYMENT COMPENSATION						
181	UNEMPLOYMENT INSURANCE	4/1-4/30/17	APRIL	05/11/2017	377.70	05/12/2017
Total 20-61000-156 UNEMPLOYMENT COMPENSATION:					377.70	
20-61000-221 ELECTRIC UTILITIES						
537	WE-ENERGIES LIB	4/5-5/5/17	UTILITY-ELECTRIC	05/24/2017	2,320.50	05/26/2017
Total 20-61000-221 ELECTRIC UTILITIES:					2,320.50	
20-61000-222 TELEPHONE UTILITIES						
2973	TIME WARNER CABLE	5/1-5/31/17	UTILITIES- TELEPHONE 048980	05/24/2017	177.64	05/26/2017
Total 20-61000-222 TELEPHONE UTILITIES:					177.64	
20-61000-223 WATER/SEWER UTILITIES						
5543	PREMIUM WATERS, INC.	01176704-17	UTILITY- WATER	05/10/2017	68.40	05/12/2017
Total 20-61000-223 WATER/SEWER UTILITIES:					68.40	
20-61000-230 MAINTENANCE						
393	PACKERLAND RENT-A-MAT INC	2314364/2318352	MAINTENANCE-NORTHSHORE	05/10/2017	73.57	05/12/2017
570	SIDELLO PROPERTY SERVICE	13997	MAINTENANCE	05/10/2017	396.23	05/12/2017
2468	VILLAGE HARDWARE/LIBRARY	05/19/2017	MAINTENANCE	05/24/2017	35.68	05/26/2017
Total 20-61000-230 MAINTENANCE:					505.48	
20-61000-233 EQUIPMENT MAINTENANCE						
2347	NORTHSHORE BANK	05/24/2017	EQUIPMENT MAINTENANCE	05/24/2017	60.59	05/26/2017
5778	OFFICE COPYING EQUIPMENT	AR24689	COPY MACHINE	05/10/2017	154.54	05/12/2017
5786	GREAT AMERICAN LEASING C	20604629	COPY MACHINE	05/24/2017	360.80	05/26/2017
Total 20-61000-233 EQUIPMENT MAINTENANCE:					575.93	
20-61000-310 SUPPLIES/EXPENSES						
140	DEMCO	6123225	SUPPLIES	05/10/2017	13.59	05/12/2017
2347	NORTHSHORE BANK	05/24/2017	SUPPLIES	05/24/2017	219.68	05/26/2017
Total 20-61000-310 SUPPLIES/EXPENSES:					233.27	
20-61000-311 POSTAGE						
2347	NORTHSHORE BANK	05/24/2017	POSTAGE	05/24/2017	8.65	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 20-61000-311 POSTAGE:					8.65	
20-61000-322 TRAINING						
2347	NORTHSHORE BANK	05/24/2017	TRAINING	05/24/2017	64.61	05/26/2017
Total 20-61000-322 TRAINING:					64.61	
20-61000-323 PUBLICATIONS/NOTICES						
38	PARAGON PRINTING & GRAPHI	31710	PUBLICATIONS	05/10/2017	597.23	05/12/2017
Total 20-61000-323 PUBLICATIONS/NOTICES:					597.23	
20-61000-812 ADULT BOOKS						
55	BAKER & TAYLOR BOOKS VEN	05/10/2017	ADULT BOOKS	05/10/2017	1,032.47	05/12/2017
55	BAKER & TAYLOR BOOKS VEN	05/24/2017	ADULT BOOKS	05/24/2017	896.73	05/26/2017
2347	NORTHSHORE BANK	05/24/2017	NONFICTION	05/24/2017	22.16	05/26/2017
Total 20-61000-812 ADULT BOOKS:					1,951.36	
20-61000-813 JUVENILE BOOKS						
55	BAKER & TAYLOR BOOKS VEN	05/10/2017	JUVENILE BOOKS	05/10/2017	299.18	05/12/2017
55	BAKER & TAYLOR BOOKS VEN	05/10/2017	MEDIA-ADULT	05/10/2017	40.33	05/12/2017
55	BAKER & TAYLOR BOOKS VEN	05/24/2017	JUVENILE BOOKS	05/24/2017	387.18	05/26/2017
Total 20-61000-813 JUVENILE BOOKS:					726.69	
20-61000-815 MEDIA						
55	BAKER & TAYLOR BOOKS VEN	05/24/2017	MEDIA-ADULT	05/24/2017	100.61	05/26/2017
645	BAKER & TAYLOR ENTERTAIN	05/10/2017	MEDIA-ADULT	05/10/2017	119.64	05/12/2017
2401	MIDWEST TAPE	05/10/2017	ADULT MEDIA	05/10/2017	245.41	05/12/2017
2401	MIDWEST TAPE	05/24/2017	ADULT MEDIA	05/24/2017	139.93	05/26/2017
Total 20-61000-815 MEDIA:					605.59	
21-71000-400 MATERIALS						
2260	PORT A JOHN	1269768-in	MONTHLY	04/20/2017	89.00	05/19/2017
3259	HYQUIP, LLC- WAUKESHA	00363367	HOSE	05/03/2017	306.89	05/05/2017
5509	HD SUPPLY WATERWORKS, LT	HO66499	CHMY SEAL BAND	04/28/2017	1,328.32	05/05/2017
Total 21-71000-400 MATERIALS:					1,724.21	
21-72000-220 GAS UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	2417-882-521	05/11/2017	15.82	05/12/2017
Total 21-72000-220 GAS UTILITIES:					15.82	
21-72000-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	1670-928-034	05/11/2017	41.13	05/12/2017
536	WE-ENERGIES	4/4-5/4/17	2417-882-521	05/11/2017	182.20	05/12/2017
Total 21-72000-221 ELECTRIC UTILITIES:					223.33	
21-72000-229 ALARM						
536	WE-ENERGIES	4/4-5/4/17	7023-980-106	05/11/2017	16.53	05/12/2017
Total 21-72000-229 ALARM:					16.53	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
21-73000-226 MMSD CHARGES						
290	MMSD	094-17	FEB-APR	05/16/2017	84,623.56	05/19/2017
Total 21-73000-226 MMSD CHARGES:					84,623.56	
21-73000-310 SUPPLIES/EXPENSES						
415	POSTMASTER	2/1/17-5/1/17	2/1-5/1/17WATERBILLS	05/16/2017	230.32	05/19/2017
2385	WISCONSIN RURAL WATER AS	W1414	PREISLER MEMBERSHIP	05/04/2017	13.34	05/05/2017
5873	LITHO SPECIALISTS	is27685	LASER BILLS	05/16/2017	119.67	05/19/2017
Total 21-73000-310 SUPPLIES/EXPENSES:					363.33	
21-73000-400 MATERIALS						
2136	VERIZON WIRELESS	9783107320	787066169-00001	04/01/2017	30.00	05/19/2017
2136	VERIZON WIRELESS	9784922985	787066169-00001	05/01/2017	30.00	05/19/2017
Total 21-73000-400 MATERIALS:					60.00	
21-91000-801 INFILTRATION/INFLOW REDUCTION						
256	KAPUR & ASSOCIATES, INC.	90442	PRIVATE SECTOR	04/18/2017	1,764.00	05/19/2017
Total 21-91000-801 INFILTRATION/INFLOW REDUCTION:					1,764.00	
21-91000-888 SEWER SYSTEM IMPROVEMENTS						
1247	VISU-SEWER, INC.	4	2016 SANITARY PAY 4	05/09/2017	1,200.00	05/19/2017
Total 21-91000-888 SEWER SYSTEM IMPROVEMENTS:					1,200.00	
22-53650-210 CONTRACT SERVICES						
1299	WASTE MANAGEMENT OF WI-	60556092275-5	MONTHLY	05/04/2017	20,485.80	05/05/2017
Total 22-53650-210 CONTRACT SERVICES:					20,485.80	
22-53650-310 SUPPLIES/EXPENSES						
102093	TULIP CORPORATION	70155	RECYCLE BINS	05/11/2017	1,601.00	05/26/2017
Total 22-53650-310 SUPPLIES/EXPENSES:					1,601.00	
23-55420-220 GAS UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	8294-368-584	05/11/2017	9.90	05/12/2017
Total 23-55420-220 GAS UTILITIES:					9.90	
23-55420-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	4/4-5/4/17	8294-368-584	05/11/2017	247.65	05/12/2017
Total 23-55420-221 ELECTRIC UTILITIES:					247.65	
23-55420-222 TELEPHONE UTILITIES						
1345	AT & T U-VERSE	11299163	111299163-POOL	05/16/2017	40.00	05/19/2017
Total 23-55420-222 TELEPHONE UTILITIES:					40.00	
23-55420-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	2/1-5/1/17	129-9982-010	05/16/2017	1,559.09	05/19/2017
Total 23-55420-223 WATER/SEWER UTILITIES:					1,559.09	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
23-55420-310 SUPPLIES/EXPENSES						
3241	PPC COMMUNICATIONS	22363	2017 YEARLY	05/10/2017	720.00	05/12/2017
5684	NORTH SHORE ENVIRONMENT	7QRUXP	2017	05/04/2017	251.00	05/05/2017
Total 23-55420-310 SUPPLIES/EXPENSES:					971.00	
23-55420-400 MATERIALS						
173	A. FILLINGER INC.	839888	POOL	05/19/2017	29.96	05/26/2017
338	MISS CUPCAKE BOUTIQUE BA	155	PROMOTION	05/10/2017	1,260.00	05/26/2017
352	Solid Partitions	1203176	MOONLIGHT GRANITE	05/19/2017	100.00	05/26/2017
502	VILLAGE HARDWARE - VH	159842-1	POOL SUPPLIES	05/19/2017	97.32	05/26/2017
502	VILLAGE HARDWARE - VH	159866-1	POOL SUPPLIES	05/19/2017	66.20	05/26/2017
502	VILLAGE HARDWARE - VH	159915-1 CM	POOL SUPPLIES	05/19/2017	38.31-	05/26/2017
502	VILLAGE HARDWARE - VH	160021-1	POOL SUPPLIES	05/19/2017	34.33	05/26/2017
502	VILLAGE HARDWARE - VH	160025-1	POOL SUPPLIES	05/19/2017	4.49	05/26/2017
502	VILLAGE HARDWARE - VH	160030-1	POOL SUPPLIES	05/19/2017	20.16	05/26/2017
502	VILLAGE HARDWARE - VH	160095-1	POOL SUPPLIES	05/19/2017	40.91	05/26/2017
502	VILLAGE HARDWARE - VH	160183-1	POOL SUPPLIES	05/19/2017	8.98	05/26/2017
502	VILLAGE HARDWARE - VH	160424-1	POOL SUPPLIES	05/19/2017	13.93	05/26/2017
502	VILLAGE HARDWARE - VH	160468-1	POOL SUPPIES	05/19/2017	42.01	05/26/2017
519	BEST SPECIALTIES	55085	PAPER DISPENSORS	05/19/2017	712.00	05/26/2017
825	LENNY'S POOL SERVICE	17802	TILE CLEANER	05/19/2017	672.30	05/26/2017
2241	ITU ABSORB TECH, INC	6792573	POOL	05/19/2017	78.82	05/26/2017
2241	ITU ABSORB TECH, INC	6796469	POOL	05/19/2017	78.82	05/26/2017
4777	BATTERIES PLUS -	541-106294-01	POOL	05/19/2017	29.90	05/26/2017
4777	BATTERIES PLUS -	541-268167	POOL	05/19/2017	80.50	05/26/2017
Total 23-55420-400 MATERIALS:					3,332.32	
23-91300-831 INSTALL MOP SINK						
352	Solid Partitions	1203176	MOONLIGHT GRANITE	05/19/2017	900.00	05/26/2017
5021	BUDIAC PLUMBING, INC.	28820	INSTALL	05/19/2017	2,095.00	05/26/2017
Total 23-91300-831 INSTALL MOP SINK:					2,995.00	
23-91300-837 REPLACE RESTROOMS PARTITIONS						
352	Solid Partitions	1203176	MOONLIGHT GRANITE	05/19/2017	5,000.00	05/26/2017
Total 23-91300-837 REPLACE RESTROOMS PARTITIONS:					5,000.00	
24-52400-218 VILLAGE ATTORNEY						
4796	ARENZ, MOLTER, MACY, RIFFL	11430	BUILDING	05/24/2017	377.30	05/26/2017
Total 24-52400-218 VILLAGE ATTORNEY:					377.30	
24-52400-310 SUPPLIES/EXPENSES						
451	SCHWAAB, INC.	B013344	STAMP	05/04/2017	39.75	05/05/2017
Total 24-52400-310 SUPPLIES/EXPENSES:					39.75	
25-53420-400 MATERIALS						
502	VILLAGE HARDWARE - VH	159916/1	ELBOWS	05/04/2017	13.92	05/05/2017
502	VILLAGE HARDWARE - VH	159922/1	FLEX CAST	05/04/2017	6.29	05/05/2017
8930	WESTERN CULVERT & SUPPLY	052571	COUPLERS	04/28/2017	733.44	05/05/2017
8930	WESTERN CULVERT & SUPPLY	052901	CMPA	05/11/2017	610.00	05/30/2017
Total 25-53420-400 MATERIALS:					1,363.65	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
25-53800-233 GIS MAINTENANCE						
39	RUEKERT MIELKE, INC.	118917	GIS DATA	05/12/2017	852.20	05/19/2017
Total 25-53800-233 GIS MAINTENANCE:					852.20	
25-55410-310 SUPPLIES/EXPENSES						
415	POSTMASTER	2/1/17-5/1/17	2/1-5/1/17WATERBILLS	05/16/2017	230.33	05/19/2017
2385	WISCONSIN RURAL WATER AS	W1414	PREISLER MEMBERSHIP	05/04/2017	13.33	05/05/2017
5873	LITHO SPECIALISTS	is27685	LASER BILLS	05/16/2017	119.66	05/19/2017
Total 25-55410-310 SUPPLIES/EXPENSES:					363.32	
25-91500-800 WPDES COMPLIANCE PROGRAM						
39	RUEKERT MIELKE, INC.	118616	STORM WATER	04/12/2017	2,322.75	05/19/2017
39	RUEKERT MIELKE, INC.	118617	OUT OF SCOPE	04/12/2017	548.00	05/19/2017
39	RUEKERT MIELKE, INC.	118915	STORMWATER UPDATE	05/12/2017	2,856.10	05/19/2017
Total 25-91500-800 WPDES COMPLIANCE PROGRAM:					5,726.85	
25-91500-833 STORM SEWER SYSTEM IMPROVE.						
153	STORMWATER SOLUTIONS EN	1000	GOODRICH LANE	05/17/2017	10,902.73	05/19/2017
Total 25-91500-833 STORM SEWER SYSTEM IMPROVE.:					10,902.73	
25-91500-834 STORM SEWER. NAVAJO-SENECA						
39	RUEKERT MIELKE, INC.	118914	GENERAL SERVICES	05/12/2017	208.95	05/19/2017
256	KAPUR & ASSOCIATES, INC.	90438	PROF SERVICES	04/18/2017	1,581.33	05/19/2017
Total 25-91500-834 STORM SEWER. NAVAJO-SENECA:					1,790.28	
40-91100-816 SMALL EQUIPMENT PURCHASES						
4976	GENERAL COMMUNICATIONS	240127	LIGHTBAR	05/08/2017	3,990.00	05/12/2017
Total 40-91100-816 SMALL EQUIPMENT PURCHASES:					3,990.00	
40-91100-820 REVALUATION OF VIL PROPERTIES						
2706	ASSOCIATED APPRAISAL CON	126573	MONTHLY/REVALUATION	05/01/2017	12,389.96	05/05/2017
Total 40-91100-820 REVALUATION OF VIL PROPERTIES:					12,389.96	
40-91200-801 SQUAD CARS						
5305	EWALD AUTOMOTIVE GROUP	2017FordExplorer	2017 FORD EXPLORER	05/24/2017	29,790.00	05/30/2017
Total 40-91200-801 SQUAD CARS:					29,790.00	
40-91200-819 SMALL EQUIPMENT						
4976	GENERAL COMMUNICATIONS	240132	INSTALL	05/08/2017	1,080.00	05/12/2017
Total 40-91200-819 SMALL EQUIPMENT:					1,080.00	
40-91400-801 DUMP TRUCK						
502	VILLAGE HARDWARE - VH	159177	CAPS	05/04/2017	8.86	05/05/2017
904	CKC GRAPHICS & SIGNS	1451	LOGOS	05/04/2017	83.00	05/05/2017
1629	CASPER'S TRUCK EQUIPMENT	0023137-IN	DUMP TRUCK	05/04/2017	55,938.00	05/05/2017
Total 40-91400-801 DUMP TRUCK:					56,029.86	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
40-91500-801 STREET RESURFACING						
39	RUEKERT MIELKE, INC.	118914	GENERAL SERVICES	05/12/2017	208.95	05/19/2017
256	KAPUR & ASSOCIATES, INC.	90438	PROF SERVICES	04/18/2017	1,581.33	05/19/2017
8930	WESTERN CULVERT & SUPPLY	052901	CMPA	05/11/2017	2,107.70	05/30/2017
Total 40-91500-801 STREET RESURFACING:					3,897.98	
40-91600-824 TREE PLANTING						
510	GOODMARK NURSERIES, LLC	13798	TREES	04/24/2017	1,255.00	05/19/2017
512	SOUTH BRANCH	201328	TREES	04/24/2017	405.00	05/19/2017
513	MCKAY NURSERY COMPANY	01-04-1769715	TREES	04/24/2017	1,799.25	05/19/2017
513	MCKAY NURSERY COMPANY	04-24-1771665	FREIGHT	04/24/2017	106.25	05/19/2017
514	TILLMANN WHOLESALE GROW	14634	TREES	04/24/2017	3,379.50	05/19/2017
515	TIMBERLINE TREES LLC	1023	TREES	04/24/2017	1,234.00	05/19/2017
617	JOHNSON'S NURSERY	SBI-6626	TREES	04/24/2017	644.00	05/19/2017
618	WAYSIDE NURSERIES, INC.	113420	TREES	04/24/2017	585.00	05/19/2017
2477	LEAVES INSPIRED TREE NURS	199	TREES	04/24/2017	1,403.00	05/19/2017
Total 40-91600-824 TREE PLANTING:					10,811.00	
40-91600-826 LONGACRE SKYLIGHT REPLACEMENT						
2741	LAUBENSTEIN INC	12462	PLEXIGLASS INSTALL	05/19/2017	8,547.57	05/26/2017
Total 40-91600-826 LONGACRE SKYLIGHT REPLACEMENT:					8,547.57	
40-91600-833 TREE REPLACEMENT						
280	LIESENER SOILS INC.	0146646	SOIL	05/04/2017	1,480.00	05/05/2017
281	LINCOLN CONTRACTORS SUP	L00716	PAINT	05/01/2017	40.68	05/05/2017
327	MENARD'S - MILWAUKEE	29615	PIPE	05/11/2017	17.81	05/26/2017
502	VILLAGE HARDWARE - VH	160353/1	COUPLE	05/11/2017	7.08	05/19/2017
510	GOODMARK NURSERIES, LLC	13798	TREES	04/24/2017	330.00	05/19/2017
512	SOUTH BRANCH	201328	TREES	04/24/2017	200.00	05/19/2017
513	MCKAY NURSERY COMPANY	01-04-1769715	TREES	04/24/2017	775.00	05/19/2017
514	TILLMANN WHOLESALE GROW	14634	TREES	04/24/2017	1,083.00	05/19/2017
515	TIMBERLINE TREES LLC	1023	TREES	04/24/2017	388.00	05/19/2017
516	M & M TREE CARE LLC	43134	TREES	04/24/2017	2,122.80	05/19/2017
617	JOHNSON'S NURSERY	SBI-6626	TREES	04/24/2017	248.00	05/19/2017
618	WAYSIDE NURSERIES, INC.	113420	TREES	04/24/2017	585.00	05/19/2017
2477	LEAVES INSPIRED TREE NURS	199	TREES	04/24/2017	1,231.00	05/19/2017
4591	VERMEER-WISCONSIN, INC.	20195657	STUMP GRINDER RENTAL	05/11/2017	2,540.18	05/12/2017
4591	VERMEER-WISCONSIN, INC.	20196513	STUMP CUTTER	05/11/2017	335.00	05/26/2017
4888	CARLIN SALES	327948-00	SEED/SURGE	05/11/2017	109.90	05/12/2017
5933	WACHTEL TREE SCIENCE & SE	26101	EAB	04/28/2017	5,220.00	05/19/2017
Total 40-91600-833 TREE REPLACEMENT:					16,713.45	
50-81000-601 SOURCE OF WATER SUPPLY						
378	NORTH SHORE WATER COMMI	13	MONTHLY	05/01/2017	17,726.66	05/05/2017
Total 50-81000-601 SOURCE OF WATER SUPPLY:					17,726.66	
50-81000-651 MAINTENANCE OF MAINS						
280	LIESENER SOILS INC.	0146646	SOIL	05/04/2017	740.00	05/05/2017
502	VILLAGE HARDWARE - VH	159607	WATER DEPT	05/02/2017	14.35	05/05/2017
2241	ITU ABSORB TECH, INC	6776665	WATER DEPT	05/02/2017	44.73	05/05/2017
2241	ITU ABSORB TECH, INC	6784573	WATER DEPT	05/02/2017	8.08	05/05/2017
4888	CARLIN SALES	327948-00	SEED/SURGE	05/11/2017	109.90	05/12/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
Total 50-81000-651 MAINTENANCE OF MAINS:					917.06	
50-81000-654 MAINTENANCE OF HYDRANTS						
101685	FASTENAL COMPANY	wimi2127144	MISC	05/09/2017	52.70	05/12/2017
Total 50-81000-654 MAINTENANCE OF HYDRANTS:					52.70	
50-81000-800 CAPITAL OUTLAY						
39	RUEKERT MIELKE, INC.	118914	GENERAL SERVICES	05/12/2017	208.95	05/19/2017
132	DAILY REPORTER, INC.	11320045	2017 WATER MAIN	04/21/2017	207.57	05/19/2017
256	KAPUR & ASSOCIATES, INC.	90434	PROF SERVICES	04/18/2017	2,740.50	05/19/2017
256	KAPUR & ASSOCIATES, INC.	90438	PROF SERVICES	04/18/2017	1,581.34	05/19/2017
2839	CITY WATER LLC	410	MISC	05/04/2017	247.50	05/05/2017
4796	ARENZ, MOLTER, MACY, RIFFL	11430	WATER	05/24/2017	2,792.80	05/26/2017
Total 50-81000-800 CAPITAL OUTLAY:					7,778.66	
50-81000-921 OFFICE SUPPLIES AND EXPENSE						
415	POSTMASTER	2/1/17-5/1/17	2/1-5/1/17WATERBILLS	05/16/2017	230.32	05/19/2017
2136	VERIZON WIRELESS	9783107320	787066169-00001	04/01/2017	30.00	05/19/2017
2136	VERIZON WIRELESS	9784922985	787066169-00001	05/01/2017	30.00	05/19/2017
5873	LITHO SPECIALISTS	is27685	LASER BILLS	05/16/2017	119.67	05/19/2017
Total 50-81000-921 OFFICE SUPPLIES AND EXPENSE:					409.99	
50-81000-923 OUTSIDE SERVICES EMPLOYED						
2839	CITY WATER LLC	410	MONTHLY	05/04/2017	7,800.00	05/05/2017
Total 50-81000-923 OUTSIDE SERVICES EMPLOYED:					7,800.00	
50-81000-930 MISC GENERAL EXPENSE						
2385	WISCONSIN RURAL WATER AS	W1414	PREISLER MEMBERSHIP	05/04/2017	13.33	05/05/2017
Total 50-81000-930 MISC GENERAL EXPENSE:					13.33	
70-12100 TAXES RECEIVABLES						
315	DONALDSON, JAD	9869	OVERPAYMENT TAXES	05/04/2017	2,612.58	05/05/2017
538	HERITAGE TITLE SERVICES IN	10090 5/4/17	7203 N CROSSWAY RD	05/16/2017	3.66	05/19/2017
1955	SISK, PATRICK JR OR GINA	10043	OVERPAYMENT TAXES	04/17/2017	1,840.06	05/05/2017
Total 70-12100 TAXES RECEIVABLES:					4,456.30	
72-27015 LIBRARY LOST BOOKS						
55	BAKER & TAYLOR BOOKS VEN	05/10/2017	LOST LIBRARY BOOK	05/10/2017	120.08	05/12/2017
55	BAKER & TAYLOR BOOKS VEN	05/24/2017	LOST LIBRARY BOOK	05/24/2017	278.42	05/26/2017
2401	MIDWEST TAPE	05/10/2017	LOST BOOKS	05/10/2017	19.99	05/12/2017
Total 72-27015 LIBRARY LOST BOOKS:					418.49	
72-27030 FRIENDS OF THE NSL - DONATION						
38	PARAGON PRINTING & GRAPHI	31840	CHILDRENS SERVICE	05/24/2017	100.00	05/26/2017
55	BAKER & TAYLOR BOOKS VEN	05/24/2017	ADULT SERVICES	05/24/2017	160.30	05/26/2017
217	BEHLER, SANDRA	04/24/2017	CHILDRENS SERVICES	05/24/2017	90.00	05/26/2017
217	BEHLER, SANDRA	05/10/2017	CHILDRENS SERVICES	05/10/2017	90.00	05/12/2017
331	DAVIS, DOUG	05/05/2017	CHILDRENS SERVICES	05/24/2017	300.00	05/26/2017
332	DIDGERIDOO DOWN UNDER	05/05/2017	CHILDRENS SERVICES	05/24/2017	300.00	05/26/2017
334	ELMSLEY WEEDEN, KAY	05/05/2017	CHILDRENS SERVICES	05/24/2017	275.00	05/26/2017

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
335	MATHEWS, DAVID	05/15/2017	REF/TECH	05/24/2017	75.00	05/26/2017
336	MILLER & MIKE	05/05/2017	CHILDRENS SERVICES	05/24/2017	375.00	05/26/2017
337	MILWAUKEE COUNTY HISTORI	05/19/2017	REF/TECH	05/24/2017	100.00	05/26/2017
342	NOAH RIEMER PRODUCTIONS	05/05/2017	CHILDRENS SERVICES	05/24/2017	375.00	05/26/2017
2234	ROBIN'S DOG STAR	05/05/2017	CHILDRENS SERVICES	05/10/2017	200.00	05/12/2017
2347	NORTHSHORE BANK	05/24/2017	REF/TECH	05/24/2017	562.82	05/26/2017
2401	MIDWEST TAPE	05/10/2017	REF/TECH	05/10/2017	28.34	05/12/2017
2401	MIDWEST TAPE	05/24/2017	REF/TECH	05/24/2017	28.34	05/26/2017
3227	MAD SCIENCE OF MILWAUKEE,	05/05/2017	CHILDRENS SERVICES	05/10/2017	272.00	05/12/2017
5706	MOVIE LICENSING USA	2339373	REF/TECH	05/24/2017	1,140.00	05/26/2017
	Total 72-27030 FRIENDS OF THE NSL - DONATION:				4,471.80	
	Grand Totals:				439,276.45	

Date Approved: _____

Village Manager: _____

Village Board: _____

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VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGEHALL
7200 N. SANTA MONICA BLVD.
FOX POINT WI 53217-3505
414-351-8900
FAX414-351-8909

To: Village Board

From: Mohammad Easa, Administrative Intern ME

Through: Scott Botcher, Village Manager and Michael Pedersen, Assistant Village Manager SAB

Date: June 1, 2017

Re: Village Hall Board Room Improvements

Background

In August 2016, the Village Board discussed possible improvements to the Village Board room. Chair replacements, upgraded audio/visual equipment and wall/drywall improvements were reviewed in conjunction with their costs. These board room improvements were once again discussed by the Village Board in April 2017 and are being reviewed again in June 2017.

Overview

CHAIRS

Staff identified a total of 30 chairs would need to be replaced. Expenses for replacement ranged from $2,850 ($95.00 per standard quality chair) to $3,911 ($130.00 per mid-quality chair) to $6,750 ($225.00 per chair that are of higher quality).

AUDIO/VISUAL

Staff received four proposals to upgrade the audio/visual equipment in the board room.

Audio Visual of Milwaukee, Inc.'s proposal included two 60" flat panel displays and necessary hardware, materials and labor required for the A/V system to connect to any laptop at a cost of $9,503. An additional projector and screen for expanded viewing capabilities would be an additional expense of $3,335, at a total cost of $12,838.

Lewis Sound and Video Professionals' proposal included two 90" Flat Panel displays and a Digital Media Presentation system that can be controlled through a 9" touchscreen. This proposal includes a projector and screen for additional viewing capabilities. The estimate for this would be $59,397.02.

Studio Gear's proposal includes three options, one of which is an interactive throw projector costing $5,175.00. The second option includes a motorized projector screen costing $4,440.00 and a third option that includes a projector with a manual screen costing $3,989.00.

Metro Sound & Video's proposal includes options to upgrade both the video and audio systems with motorized projector screens, DVD/Blu-Ray Player, control panel and speakers with a total cost of $10,310.00.

WALL REPAIR
Proposals for wall repairs came from Wall-tech, Constructive Solution's Inc. and Brew City Contractors.

The first proposal was provided by Wall-tech. This proposal includes four different options for wall repair, resulting in different looks, but at different prices. The four options are as follows:

***Option 1:* $5,960**

Glue down and paint over existing wallcovering. Paint chair rail.

***Option 2:* $8,795**

Glue down and paint over existing wallcovering above the chair rail. Install new wallcovering below chair rail. Paint chair rail.

***Option 3:* $12,245**

Install new wallcovering above and below chair rail. Paint chair rail.

***Option 4:* $11,485**

Remove existing wallcovering and adhesive.

The second proposal was provided by Constructive Solutions, Inc. The estimate for wall repair and painting is $12,478.00. Ceiling painting and restoration would cost an additional $1,474.

The third proposal was provided by Brew City Contractors, who proposed to float 3/8" drywall over the existing walls, patch the holes in the ceiling and match the existing texture. Estimated cost is $7,229.

Fiscal Note
The Village Board allocated $31,000.00 for Board Room Improvements in the 2017 Capital Improvements Budget.

Recommendation
Staff recommends the purchase of the mid-range, priced chairs totaling $3,911. Staff also recommends the proposal submitted by Audio Visual Milwaukee, Inc. for an updated audio/visual system and equipment totaling $12,838. For wall/drywall repairs, staff recommends the proposal submitted by Constructive Solutions Inc. totaling $12,478 and, if desired, an additional cost of $1,474 for ceiling painting and restoration. The total for these purchases/proposals (with ceiling painting and restoration if desired) would be to $30,701 which is less than our allocated amount of $31,000.

CHAIRS

Option 1

Officechairs.com
Padded Armless Stack Chair
$95 each
$2,850 (includes shipping and installation)

Option 2

Officechairs.com

Global Sonic Model Arm/Armless Chair

$130.39 each (includes shipping and installation)

Option 3

Forrer Business Solutions, Inc.
SOI Inflex Chair
$225 each
$7,118 total (includes shipping and installation)

Mike Pedersen
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

April 6, 2017

Boardroom AV System Upgrades

SCOPE OF WORK:

Audio Visual of Milwaukee will furnish and install a Da-Lite Cosmopolitan Electrol 16:10 aspect ratio 137" diagonal wall-mounted projection screen. A Dukane 4000 lumen WXGA resolution LCD projector will be ceiling mounted with Chief mounting hardware. 2 Sharp 60" commercial LED monitors will be wall mounted with Chief Fusion tilt mounts. A wallplate input with both HDMI and VGA connections will be installed and the signal will be distributed to the displays via HDBaseT. The audio from the new wall input will be integrated into the existing audio system.

Notes: Fox Point will be responsible for the AC connection to the screen and the AC outlets for the projector and monitors. All Dukane projectors carry a 5 year warranty.

Equipment: $10,481.00

AVM Technical Services: $2,260.00

TOTAL - $12,741.00

System Design by:
Jason Engel
Audio Visual of Milwaukee
Systems Engineer
285 N Janacek Road
Brookfield, WI 53045

262-432-1077 phone
262-432-1078 fax
414-366-9298 cell

Terms and Conditions of Sale:

50% down payment required with purchase order or contract.
Balance due 10 days after project/order completion.

Prices quoted will be honored for 30 days after date of issuance.
Prices do not include shipping charges or applicable sales taxes.

Installation will be scheduled after acceptance of proposal. Installation dates will be dependent on construction schedules, AVM crew schedule, and equipment delivery lead-times.

Compliance with Law – AVM agrees and warrants that AVM shall comply with all requirements of applicable laws, regulations and standards in the provision of services and performance of work specified under the terms of this Agreement.

Default – Upon the occurrence of any event of default by either party ("the Defaulting Party"), the Other Party shall provide notice in writing to the Defaulting Party of such default. If the Defaulting Party fails to correct the default within thirty (30) days of the written notice, the Other Party may terminate the Agreement and any obligations hereunder without penalty.

Assignment – This Agreement is not assignable by AVM without the prior written consent of the Customer. Any attempt to assign any of the rights, duties or obligations of this Agreement without such consent is void.

General – If any of the provisions of this Agreement shall be held to be invalid, illegal, or unenforceable, such provisions shall be stricken from the Agreement and the remaining provisions shall remain in full force and effect. The laws of the State of Wisconsin shall govern this Agreement.

Warranty:

Onsite service is provided at no additional cost for 90 days from the time of system completion. All equipment provided and installed by AVM will be repaired subject to manufacturer's warranties. This warranty covers all new installed electronic equipment and workmanship. After 90 days, service calls will be billed at AVM's prevailing rates.

Warranty coverage is as follows:

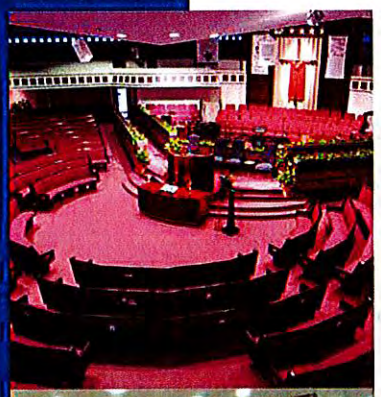
- Onsite service for covered occurrences required during this agreement will be furnished at no cost to the customer during normal business hours. Response to service requests will be become a priority and move to the top of all service calls.

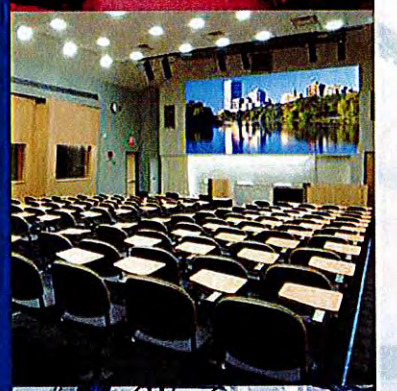
- If possible, similar "Loaner" equipment may be provided at a nominal weekly charge depending on time constraints of a needed repair.
- Parts and labor for repair of equipment and permanent wiring installed by AVM are included in this warranty. Equipment requiring parts that are no longer available may be terminated from this warranty on a pro rata basis.

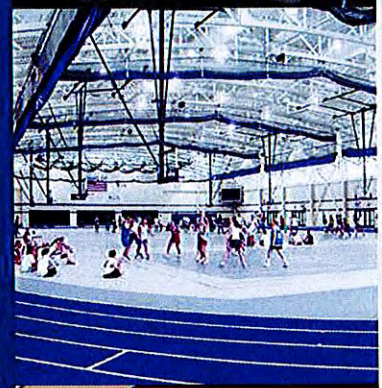
This warranty does not include or cover the following:

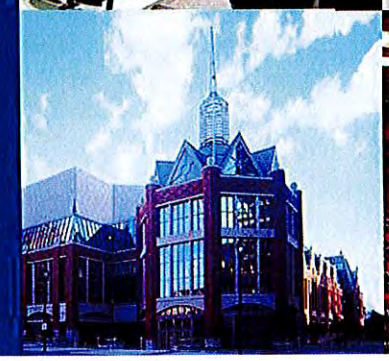
- ✓ Repairs or service required as a result of misuse, abuse, unauthorized modifications, or acts of God.
- ✓ Consumable accessories including lamps, batteries and cables.
- ✓ No existing equipment is included in this warranty.

Lewis
Sound & Video Professionals









Committee Room A-V Upgrade Project Option for

Village of Fox Point

April 5, 2017

Lewis
Sound & Video Professionals

PROJECT NARRATIVE

Lewis Sound & Video Professionals
2325 Parklawn Dr., Suite N
Waukesha, WI 53186
www.lewissound.com

v/ 262.754.2800 f/ 262.754.3754

NAME OF PROJECT: Committee Room A-V Upgrade

PROJECT OWNER: Village of Fox Point

PROJECT ADDRESS: 7200 N. Santa Monica Blvd

CITY: Fox Point COUNTY: Milwaukee STATE: Wisconsin

The following is the Project Narrative of Lewis Sound & Video Professionals, regarding the possible options for the above named project and their respective cost, time and feature limitations or constraints.

Project Scope as presented to Lewis Sound

The Village of Fox Point has a Committee room that is primarily used for meetings by the respective Governing Committees of Fox Point. This room is approximately 27 ft wide by about 55ft long. It has ceiling height of a bout 11ft with two rows of suspended light fixtures and a somewhat large north facing window.

Current system/constraints/issues:

The Current System consists of 12 wire microphones (10 shure Wireless Gooseneck microphones, 1 A-T Handheld mic and 1 A-T Lavalier Mic), a Behringer X32 Mixer/Digital Audio Recorder, an amplifier and two EV wall mounted speakers. The East and west wall are concrete block. The Ceiling though hard-rock is accessible from the adjacent space and has sufficient space above for technician access.

The primary Issues are:

- The wireless Gooseneck microphones drain batteries very quickly requiring batteries to be swapped out mid-meeting.
- All materials presented at meetings are all paper-based as there are no Video Presentation capabilities resulting in high usage of paper.
- Users very much desire a different Microphone solution and Video Presentation capabilities.

Proposed solution:

Lewis Sound, proposes the following modifications to enhance and improve the functionality of the room:

- Installation of an electric 16:9 projection screen in front of the Windows (behind Board Table) with a WUXGA Projector for Audience Material presentation.
- Installation of two 90in Flat Panel displays on either side of the room for Committee member viewing of presented material.
- Digital Media Presentation system for control and switching of the entire A-V system via a Wireless 9in Touchscreen.
- Two Digital Media Input locations for Content presentation by a Staff Member via Laptop/PC etc.
- In-Rack DVD/Blu-ray Player for Pre-recorded presentation content.
- Two Ceiling mounted Steerable digital Microphone arrays will be utilized in place of the Wireless Gooseneck microphones to pick-up Committee members and feed the in-room Sound reinforcement system.
- Utilize 2 of the existing Shure SLX Wireless receivers and respective antenna distribution system to replace VHF Audio-Technica Handheld and Lav pack units.

A Shure Beta 58 Handheld and belt-pack with Lav mic would be purchased to match the existing receivers for this purpose. This option was chosen to take advantage of the investment in a distributed Antenna system for pickup anywhere in the room.

- Provide a smaller fully enclosed equipment rack with formica top that can be used as a "desk" for Staff connectivity via Customer provided Laptop.
- Retain existing EV wall mounted speakers and respective QSC Amplifier.

SUMMARY Village of Fox Point	**Equip. Total**	**Labor Total**	**TOTAL**
Main System	$52,758.43	$4,599.75	$57,358.18
Audio/Video/Data Cable	$162.94	$222.63	$385.57
Miscellaneous	$0.00	$653.27	$653.27
TOTAL - Board Rm Base Upgrade AV	**$52,921.37**	**$5,475.65**	**$59,397.02**
OPTIONAL Upgrade to a Laser Projector.	$8,928.00	$0.00	$8,928.00
TOTAL – All Upgrades	**$61,849.37**	**$5,475.65**	**$67,325.02**

Main System - Board Rm AV

Amt.	**#**	**Mfg.**	**Description**
1.00	ea	DAL	CONTOUR® ELECTROL® - 16:10 WIDE FORMAT 72.5" x 116" - 137"diag Replacement Electric drop down screen
2.00	ea	CHF	Large Flat Panel Swing Arm Wall Display Mount - 25" Extension
2.00	ea	NEC	NEC's 90" Large Screen E905 with extensive feature set, high visual quality, commercial grade display.Full bi-directional external control via both RS232 and LAN Expanded terminal interface including 2 HDMI, DisplayPort, DVI and VGA connections
1.00	ea	CRS	4K DigitalMedia 8G+® Receiver & Room Controller w/Scaler
1.00	ea	CRS	4K HDMI® over HDBaseT® Extender w/IR & RS-232, Black; includes HD-RX3-C-B and HD-TX3-C-B
1.00	ea	CRS	High-Definition Video Scaler, HDMI® In, HDMI Out
1.00	ea	PAN	6500 Lumen WUXGA LCD Projector with Std Lens (F1.7 to 2.3) - White
1.00	ea	CHF	Heavy Duty Universal Projector Mount
1.00	ea	CHF	3-5' Adjustable Extension Column
1.00	ea	CHF	Offset Unistrut Adapter
2.00	ea	CRS	Wall Plate DigitalMedia 8G+® Transmitter 200, Black Textured
1.00	ea	CRS	3-Series® DigitalMedia Presentation System 300
1.00	ea	CRS	90W PoDM Power Pack for DMPS
1.00	ea	CRS	8.7" Wireless Touch Screen [Available July 1, 2015]
1.00	ea	CRS	infiNET EX® & ER Wireless Gateway
2.00	EA	SHU	Microflex®Advance™ Ceiling Array Microphone

1.00	ea	SHU	Eight Channel Digital Automatic Mixer, Block Connectors, DanteTM Digital Audio
1.00	ea	NTGR	NETGEAR ProSAFE GS110TP 8-Port PoE Gigabit Smart Managed Switch with 2 Gigabit SFP Ports 53w - Needed for Dante Network
1.00	ea	MAA	1SP SHF 8"D W/1U FA,BPC
1.00	ea	MAA	14 Space (24 1/2") Portable Rolling Rack With Plexi Front Door And Marbled-Graphite Laminate Top
1.00	ea	MAA	2 SPACE (3 1/2") RACK DRAWER, BLACK BRUSHED FINISH
1.00	ea	SHU	Includes SLX2/SM58 Handheld Transmitter with SM58 Microphone
1.00	ea	SHU	Includes SLX1 and WL185 Microflex® Cardioid Lavalier Microphone
1.00	ea	DEN	Denon DN-500BD 1RU Professional Blu-ray Disc Player
10.00	ea	OFE	Reuse Owner Furnished SLX4 Receiver J3 Freq: 572 to 596MHZ
10.00	ea	OFE	Reuse Owner Furnished Wireless tabletop Microphone w/ 18in Gooseneck
3.00	ea	OFE	Reuse Owner Furnished UHF Antenna/Power Distribution System
2.00	ea	OFE	Reuse Owner Furnished UHF Directional Antenna
1.00	ea	OFE	Reuse Owner Furnished 8OUT,20A POWER CONDITIONER with VOLTMETER
1.00	ea	OFE	Reuse Owner Furnished 40-Input, 25-Bus Digital Rack Mixer with 16 Programmable MIDAS Preamps, USB Audio Interface and iPad/iPhone* Remote Control
1.00	ea	OFE	Reuse Owner Furnished 575 W/channel into 4 ohms and 900 W/channel into 2 ohms with a lightweight PowerLight power supply, the PLX1802 is ideal for the most demanding live sound applications.
2.00	ea	OFE	Reuse Owner Furnished Electro-Voice EVID-6.2 - 2-Way 300-Watt Installation Speaker with Dual 6" Woofers and 1" Titanium Tweeter - White
2.00	ea	OFE	Reuse Owner Furnished VHF Diversity Receiver 1 with HH, 1 w Lav
2	lot	LSI	Misc Hardware & Connectors

OPTIONAL Upgrade to Laser Projector

Amt.	#	Mfg.	Description
1.00	ea	PAN	6500 Lumen Laser Projector with Std Lens - White
-1.00	ea	PAN	6500 Lumen WUXGA LCD Projector with Std Lens (F1.7 to 2.3) - White

TOTAL

1. MATERIALS.

All materials included in the project will be in strict accordance with the material schedules, specifications and/or shop drawings attached to this proposal. The system created with these materials will be in strict accordance with **Section 1, "System Description", Section 3, "System Components and Products"**.

2. LABOR.

The labor included within the scope of this proposal includes, consistent with the terms and conditions further set forth, installation and/or supervision of, all pulling of audio cable necessary for the installation of this specific system; all mounting and aiming of loudspeakers; installation of all electronic equipment in proposed racks; termination of all audio and control devices; system testing, calibration and tuning; cleanup of debris and broom cleaning of floors in all work areas; and training of system operations personnel.

3. WIRING.

All audio, video and/or low-voltage control wiring installed as part of this system will be in strict accordance with all applicable municipal, state and federal electrical code standards and ratings, and will be plainly routed and labeled. An absolutely strict phase convention will be maintained for all wiring from the microphone receptacles to the loudspeakers. A positive voltage applied to pin #2 of any microphone receptacle or the center pin of any RCA connector or the tip of any Phono connector will produce a positive displacement of any loudspeaker or driver in accordance with crossover design.

4. ELECTRICAL POWER

Unless specifically agreed to, in writing, the services of an electrical contractor are NOT included in any pricing submittal or attachment to this proposal.

5. INSURANCE.

Lewis Sound & Video Professionals will maintain comprehensive Worker's Compensation Insurance to approved limits as required by Wisconsin law. Comprehensive general and automotive liability insurance will be maintained in the amount of $500,000.00 unless otherwise agreed in writing. The liability of Lewis Sound & Video Professionals is hereby limited to injury or loss caused by the negligence of Lewis Sound & Video Professionals, its subcontractors and/or agents not exceeding the limit of liability insurance coverage provided to Lewis Sound & Video Professionals

6. WARRANTY.

Upon completion, each individual component in the system will comply with manufacturers' published specifications for maximum allowable noise and distortion. All workmanship is guaranteed against defects not inherent in the quality required of the materials for a period of one year from the date of substantial completion of installation. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The exclusive remedy shall be that Lewis Sound & Video Professionals will replace or repair, at its option, any part of its work which is found to be defective. Lewis Sound & Video Professionals is not responsible for any special, incidental, or consequential damages of any sort. Lewis Sound & Video Professionals is not responsible for damage to its work or improper use of its equipment by others.

7. TERMS OF PAYMENT.

Lewis Sound & Video Professionals will submit invoices for payment every four weeks, **payable upon receipt**, unless otherwise expressly agreed upon in writing signed by both parties. The final balance, including the cost of all unpaid changes, is due thirty (30) days after Lewis Sound & Video Professionals' completion of all work.

All amounts not paid when due shall bear interest at the rate of 2% per month or the maximum legal rate permitted by the State of Wisconsin, whichever is less. All costs of collection, including actual attorneys' fees, shall be paid by the Owner. Lewis Sound & Video Professionals may, at its sole option, suspend work after seven days written notice to the Owner, without liability to or recourse of the Owner, until delinquent amounts are paid.

ACCEPTED:

Village of Fox Point

Representative:

BY:_____

DATE: _____

APPROVED:

LEWIS SOUND & VIDEO PROFESSIONALS

BY:_____

DATE: _____

Studio Gear LLC
511 E. Chicago Street
Milwaukee, WI 53202

Voice: (414) 225-3777
Fax: (414) 225-3773

Job provided on MAY 4 17 For:
Mohammad Easa
Village of Fox Point

7200 Santa Monica Boulevard
Fox Point, WI 53217
Phone: (414) 351-8900 **Ext:**
Cell: **Fax:** (414) 351-8909
Email: measa@villageoffoxpoint.com

Quote By: Lana M. Wiese
Our Job #: SAL - 17943-1
Job Status: Inquiry
Purchase Order:

Invoice To: Village of Fox Point
7200 Santa Monica Boulevard
Fox Point, WI 53217

Ship Via: Studio Gear Deliver
Return Via:

Job Site: Village of Fox Point
Room:
Address: 7200 Santa Monica Boulevard

Terms: Net-30

Salesperson:DH

Quote Date Thu MAY 4 17

Fox Point, WI 53217
Contact: Mohammad Easa (414) 351-8900
measa@villageoffoxpoint.com Cell:() -

Description: Sales Quote Interactive Short Throw Projector

SALES ITEMS

QTY	Description	Unit Price	Extended
1	Epson Brightlink 697iU Short Throw Projector	3250.00	3250.00
1	Epson 100" White Board	655.00	655.00
1	A/V Input Wall Plate	130.00	130.00
1	Miscellaneous Cabling & Connectors	180.00	180.00
1	Labor to Install **	960.00	960.00
1	** Installation provided by subcontracted labor		0.00
1	Shipping -To be determined		0.00
		Sales Items Total:	**$ 5,175.00**

Job Grand Total: $ 5,175.00

Studio Gear LLC
511 E. Chicago Street
Milwaukee, WI 53202

Voice: (414) 225-3777
Fax: (414) 225-3773

Job provided on MAY 4 17 For:
Mohammad Easa
Village of Fox Point

7200 Santa Monica Boulevard
Fox Point, WI 53217
Phone: (414) 351-8900 **Ext:**
Cell: **Fax:** (414) 351-8909
Email: measa@villageoffoxpoint.com

Quote By: Lana M. Wiese
Our Job #: SAL - 17945-1
Job Status: Inquiry
Purchase Order:

Invoice To: Village of Fox Point
7200 Santa Monica Boulevard
Fox Point, WI 53217

Ship Via: Studio Gear Deliver
Return Via:

Job Site:
Room:
Address:

Terms: Net-30

Salesperson:DH

Quote Date Thu MAY 4 17

Contact: () -
Cell:() -

Description: Sales Quote Std Projector W/Motorized Screen

SALES ITEMS

QTY	Description	Unit Price	Extended
1	Panasonic PT-V2570U 4500 Lumen WUXGA Proj	1690.00	1690.00
1	Chief Orojector Surface Mount Hardware	200.00	200.00
1	Draper Solara 57"X92"Motorized Wall Mt Screen	590.00	590.00
1	AV Input Wall Plate	130.00	130.00
1	Miscellaneous Cabling & Connectors	180.00	180.00
1	Labor to Install**	1650.00	1650.00
1	**Installation provided by subcontracted labor		0.00
1	Shipping -To be determined		0.00
		Sales Items Total:	**$ 4,440.00**

Job Grand Total: $ 4,440.00

Studio Gear LLC
511 E. Chicago Street
Milwaukee, WI 53202

Voice: (414) 225-3777
Fax: (414) 225-3773

Job provided on MAY 4 17 For:
Mohammad Easa
Village of Fox Point

7200 Santa Monica Boulevard
Fox Point, WI 53217
Phone: (414) 351-8900 Ext:
Cell: Fax: (414) 351-8909
Email: measa@villageoffoxpoint.com

Quote By: Lana M. Wiese
Our Job #: SAL - 17944-1
Job Status: Inquiry
Purchase Order:

Ship Via:
Return Via:

Invoice To: Village of Fox Point
7200 Santa Monica Boulevard
Fox Point, WI 53217

Job Site: Village of Fox Point
Room:
Address: 7200 Santa Monica Boulevard

Terms: Net-30

Salesperson:DH

Quote Date Thu MAY 4 17

Fox Point, WI 53217
Contact: Mohammad Easa (414) 351-8900
measa@villageoffoxpoint.com Cell:() -

Description: Sales Quote Std Projector/Manual Screen

SALES ITEMS

QTY	Description	Unit Price	Extended
1	Panasonic PT-VZ570U 4500 Lumen WUXGA Proj	1690.00	1690.00
1	Chief Projector Surface Mount Hardware	200.00	200.00
1	Draper Luma2 87"X92"Manual Wall Mount Screen	349.00	349.00
1	AV Input Wall Plate	130.00	130.00
1	Miscellaneous Cabling & Connectors	180.00	180.00
1	Labor to Install **	1440.00	1440.00
1	**Installation provided by subcontracted labor		0.00
1	Shipping-To be determined		0.00
		Sales Items Total:	**$ 3,989.00**

Job Grand Total: $ 3,989.00

Metro Sound & Video

17939 W Lincoln Ave. - New Berlin, WI 53146 - Phone 262.784.6060 - Fax 262.784.7030 - www.metro-sound.com

BOARD ROOM A/V SYSTEM PROPOSAL

May 24, 2017

for

Village of Fox Point

7200 North Santa Monica Boulevard
Fox Point, WI 53217

The enclosed system design and proposal remains the property of Metro Sound & Video. It is proprietary information obtained from our years of experience and expertise in the design, installation, and service of audio and video systems. The information contained herein may not be duplicated or distributed by anyone without written permission from Metro Sound & Video.

Metro Sound & Video

17939 W Lincoln Ave. - New Berlin, WI 53146 - Phone 262.784.6060 - Fax 262.784.7030 - www.metro-sound.com

May 24, 2017

Mohammad Easa
Administrative Intern
Village of Fox Point
7200 N. Santa Monica Blvd.
Fox Point, WI 53217

Dear Mohammad,

Ryan, Brenna, and I enjoyed meeting with you to discuss your A/V system needs for the Board Room at the Village of Fox Point. Based on our discussion, enclosed is the proposal that you requested.

The main objectives of this proposal are to:

- Provide a video projection system to effectively serve both the audience and board members in the Board Room.
- Provide options for a motorized projection screen, DVD/Blu-Ray player, and simplified control panel.
- Provide options to upgrade the speakers and provide a digital signal processor to improve the sound quality in the Board Room.

Thank you, Mohammad, for the opportunity to serve the Village of Fox Point with your A/V system needs!

Please feel free to contact us at your convenience if you have any questions or when we can be of further assistance with this project.

Sincerely,

MW Kujak

Mike Kujak

Board Room Video System

Video Projection

As we discussed, a 110" diagonal (approximately 8' wide) video projection screen is the proper size to serve viewers seated throughout the Board Room. The screen case will be mounted to the wall, just above the windows, and the screen will lower to cover the windows when video is being used.

A manual projection screen is included in the base video system. This pull-down screen features controlled screen return (CSR) to assist the quite controlled return of the screen into the case.

Option #1 is listed, which includes a credit for the manual screen listed in the base system, and upgrading to a motorized projection screen. A switch will be installed on the wall to lower/raise the screen. *NOTE: If this option is selected, an electrician provided by the Village of Fox Point will install AC power to the screen.*

An NEC 5,000-lumen video projector will be installed to the ceiling above the board member desks to project a crisp, clear image onto the projection screen.

We will provide a 55" high definition video display to serve the board members when video is being used during meetings. The display will be installed with an articulating mount on the side wall (near the existing display board) and will be properly positioned for the optimal viewing angle.

Electronics

A media presentation switcher will accommodate the various video sources, including:

1) HDMI laptop input jack at equipment rack;
2) VGA laptop input jack at equipment rack;
3) Apple TV for wireless video streaming;
4) (optional) DVD/Blu-Ray Player; and;
5) open for future video source.

An HDBaseT transmitter with an HDMI loop-through, along with a DTP transmitter, will be provided to send the video feed from the switcher along network cabling to the HDBaseT input on the video projector and a DTP receiver at the 55" video display.

As you requested, we will provide an HDMI and VGA input at the equipment rack for connection of any laptop with a compatible output. This will enable presentation media to be projected onto the main projection screen and the 55" video display for the board members.

We have also included an Apple TV device for wireless video streaming, when desired. Authorized users with an Apple device (or Windows via a conversion app) can wirelessly stream video to the video system.

Option #2 is listed, which includes the installation of a DVD/Blu-Ray player for digital video playback, when desired. This helps facilitate a more seamless transition between presentation media and a DVD/Blu-Ray video.

Control System

The base video system includes utilizing the remote controls for the projector and video display to power on and off. The video source will be selected at the media presentation switcher in the equipment rack.

Option #3 is listed to provide a more simplified user experience. A push-button control panel will be installed at the equipment rack to easily power the projector and video display on and off, select a video source (HDMI laptop input, VGA laptop input, Apple TV, or optional DVD/Blu-Ray), and lower and raise the optional motorized projection screen (if selected). This will prevent

Board Room Audio System Options

Option #4 – Upgrade Speakers

As we discussed, we will upgrade the two existing speakers to provide improved sound coverage to the audience seating area. Each compact 8" speaker will be installed at the existing speaker locations and aimed toward the audience. We will install new speaker wire to these new speakers, which will be concealed by the existing wiremold.

The two existing ElectroVoice EVID speakers and cabling will continue to be reused, but will be re-aimed to serve the board members. The existing cabling will continue to be concealed by the existing wiremold.

Option #5 – Digital Signal Processor (DSP)

We strongly recommend integrating a digital signal processor (DSP) to optimize the audio system in the Board Room. The DSP has the necessary output processing to tune the speakers to the acoustics of the Board Room for natural sound quality and maximum gain before feedback occurs.

We will program the DSP and tune the system for optimum performance.

General Information:

In general, the proposed A/V system upgrades include high quality equipment that we've successfully installed in many board rooms and meeting rooms throughout the years.

Metro Sound & Video provides low voltage A/V electronics integration only. This proposal does not include electrical work of any kind.

This proposal includes all labor, low-voltage wiring, hardware, and connectors necessary to provide a complete, functioning system.

Authorized personnel will be trained as necessary for proper system operation of the audio and video system upgrades.

Normal payment terms are 50% down payment upon acceptance of proposal and the balance upon completion.

We provide a guarantee against defective equipment, workmanship, and required adjustment for a period of one year. This guarantee covers all materials, labor, and travel. This warranty does not cover operator error or repair of damage caused by misuse, abuse, or other acts of God.

Board Room Video System

1	NEC	5,000-lumen Video Projector
1	Peerless	Universal Projector Mount
1	Chief	Ceiling Adaptor Plate with Extension Pipe
1	Da-Lite	110" Manual Projection Screen with CSR
1	Samsung	55" High Definition Video Display
1	Peerless	Articulating Wall Mount
2	APC	Surge Protection Unit
1	Extron	Media Presentation Switcher
1	Extron	HDBT Transmitter with HDMI Loop-through
1	Extron	DTP Transmitter/Receiver Kit
2	Extron	Rack Shelf
1	MSV	HDMI/VGA Cables at Equipment Rack for Laptop Input
1	Apple	Apple TV – 4th Generation (32GB)
1	Furman	Sequential Power Distribution Panel
	Miscellaneous	Cable, Hardware, and Connectors
	MSV	Design and Engineering
	MSV	Technical Service Time for Installation
	MSV	DSP Programming and Tuning
	MSV	Operator Training Sessioin

TOTAL: $10,310

Board Room Video System Options

Option #1 – Motorized Projection Screen

TOTAL: $870

Option #2 – DVD/Blu-Ray Player

TOTAL: $200

Option #3 – Simplified Control Panel

TOTAL: $1,120

Board Room Audio System Options

Option #4 – Upgrade Speakers

TOTAL: $2,530

Option #5 – Digital Signal Processor (DSP)

TOTAL: $1,980

ACCEPTANCE OF PROPOSAL

The above specifications, equipment, and prices are hereby accepted for:

Board Room Video System: _____

Board Room Video System Options:

Option #1 – Motorized Projection Screen _____

Option #2 – DVD/Blu-Ray Player _____

Option #3 – Simplified Control Panel _____

Board Room Audio System Options:

Option #4 – Upgrade Speakers _____

Option #5 – Digital Signal Processor (DSP) _____

You are authorized to do the work as specified.

Payment will be made according to normal terms:
50% down payment due upon acceptance; balance due upon completion.

_____ _____

For Village of Fox Point *Date*

_____ _____

For Metro Sound & Video *Date*

Wall-tech *Building with Teamwork, Accountability & Excellence*

Madison: (608) 257-1595 • Milwaukee: (414) 771-0685 • Cedar Rapids: (319) 826-6537 www.walltechinc.com

May 3, 2017

Re: Village of Fox Point - Board Room

Wall-tech, Inc. is pleased to provide the following painting proposal for the Village of Fox Point Board Room. Pricing is based upon site visit on July 13, 2016.

Scope of Work – Option 1

- Glue down seams in existing wallcovering that are raising.
- Prime and paint wallcovering.
- Paint existing chairrail.
- Prepare and paint existing hollow metal doors and frames.

Scope of Work – Option 2

- Glue down seams in existing wallcovering that are raising.
- Prime and paint wallcovering above chairrail.
- Furnish and install wallcovering below chairrail. Material allowance of $3.00 per square foot is included. Pricing may vary dependent upon pattern and material.
- Paint existing chairrail.
- Prepare and paint existing hollow metal doors and frames.

Scope of Work – Option 3

- Glue down seams in existing wallcovering that are raising.
- Furnish and install wallcovering above and below chairrail. Material allowance of $3.00 per square foot is included. Pricing may vary dependent upon pattern and material.
- Paint existing chairrail.
- Prepare and paint existing hollow metal doors and frames.

Scope of Work – Option 4

- Remove existing vinyl wallcovering including adhesive.
- Fill grooves in wood paneling as necessary.
- Prime and paint existing wood paneling.
- Paint existing chairrail.
- Prepare and paint existing hollow metal doors and frames.

Notes & Clarifications:

- Prices are based on the use of quality lines of commercial grade materials.
- This proposal is valid for sixty (60) days from date hereon, after which it may be subject to changes.
- All work included in this proposal is to be done during normal working hours.
- This proposal does not include off-shift and/or overtime work.
- Refinishing of stained woodwork is not included in this proposal.
- Painting of aluminum window frames is not included in this proposal.
- Painting of the ceiling is not included in this proposal.

Option 1: $5,960.00
Option 2: $8,795.00
Option 3: $12,245.00
Option 4: $11,485.00

(continued)

Scope of Work - Ceiling Alternate

- Patch up to ten (10) holes in the ceiling from old lights and speakers.
- Texture patches to match existing texture as closely as possible.
- Spot prime and paint ceiling with one coat to closely match existing color.
- Cost is in addition to Option 1-4 costs.

Additional Cost: $3,265.00

Iwould like to thank you for the opportunity to provide this proposal. We appreciate your consideration of Wall-tech, Inc. to be a part of the construction team and to contribute to the success of this project.

Sincerely,

Ryan Coutts
Project Manager/Estimator
414-238-6917

CONSTRUCTION PROPOSAL

To: Village Of Fox Point
7200 N. Santa Monica Blvd
Fox Point, Wisconsin 53217
Attn: Mohammad Easa

Date: May 23, 2017
Proposal: 1723100
Project: City Hall board room / New Finishes

Constructive Solutions, Inc. proposes to furnish necessary labor, materials and supervision to perform the following work:

1. General Conditions to include:
   a. Carpet protection.
   b. Deliveries.
   c. Hauling.
   d. Dumpster.
   e. Final clean up.
2. Demo:
   a. Remove and dispose all 4 ½" existing vinyl base.
   b. Remove and dispose of existing chair rail.
   c. Remove and dispose of portions of paneling as needed.
3. Studs / Drywall:
   a. Fur out portions of walls as needed in prep for new drywall to create one smooth transition.
   b. Furnish and install ½" drywall on all existing walls. (Drywall to be applied over the existing paneling)
   c. Furnish and install tear-away bead where walls meet ceiling, around book shelf, along radiators and windows.
   d. Tape, sand and finish ready for paint.
4. Painting:
   a. Caulk all walls to the existing popcorn ceiling.
   b. Paint all new drywall walls.
   c. Paint (2) two doors and frames.
   d. Paint radiators.
5. Flooring:
   a. Furnish and install new 4" standard vinyl cove base throughout entire space.

Our price for all labor and materials is the net sum of Twelve Thousand Four Hundred Seventy-Eight Dollars. ($12,478.00)

Alternate #1 Paint ceiling:

1. Paint entire existing popcorn ceiling with two (2) coats of paint.

Add our price for all labor and materials is the net sum of One Thousand Four Hundred Seventy-Four Dollars. ($1,474.00)

General Notes:

- Drawings, permits and fees are not included in this proposal. If any of these items are needed they would be added on a time and material basis.
- Price does not include Plumbing, Electrical, Data, Flooring or Sprinklers.
- All electrical work to be done by others which includes extending outlets, switches, removal and reinstall of exit lights and speakers for drywall work to be completed.
- Items on walls to be removed by others prior to starting work.
- All work to be performed during normal business hours.
- We do not include anything that is not expressed herein.

Terms of Payment
Progress invoices are to be made as work progresses. Final invoices will be made at the completion of the project. All invoices are due within ten (10) days of invoice date. Interest at a rate of 1.5% per month will be charged on all delinquent payments.

Terms of Contract
A 25% down payment required on all orders. This proposal is subject to written acceptance within thirty (30) days of date. There are no representations, promises, warranties, agreements, or understandings not expressed herein.

Kurt A Deal

ACCEPTANCE SIGNATURE

CONSTRUCTIVE SOLUTIONS, INC.

DATE

Kurt Deal
Office/Project Manager

Brew City Contractors

522 W Bergen Drive
Fox Point, WI 53217
414.213.7223

Fire and Water Restoration
Hazardous Material Remediation
www.brewcitycontractors.com

Client: Michael Pedersen
Property: 7200 N Santa Monica blvd
Fox Point, WI 53217

Operator Info:
Operator: CMORSE

Estimator: Clarence Morse

Business: (414) 213-7223
E-mail: cmorse@brewcitycontractors.com

Company: Brew City Contractors
Business: 522 W Bergen Drive
Fox Point, WI 53217

Type of Estimate: Other
Date Entered: 5/30/2017
Date Assigned: 5/30/2017
Date Est. Completed: 5/30/2017
Date Job Completed:

Price List: WIMW7X_MAY17
Labor Efficiency: Restoration/Service/Remodel
Estimate: FOX_POINT_MEETING_17

Brew City Contractors

522 W Bergen Drive
Fox Point, WI 53217
414.213.7223

Fire and Water Restoration
Hazardous Material Remediation
www.brewcitycontractors.com

FOX_POINT_MEETING_17

Main Level

Meeting Room — Height: 11'

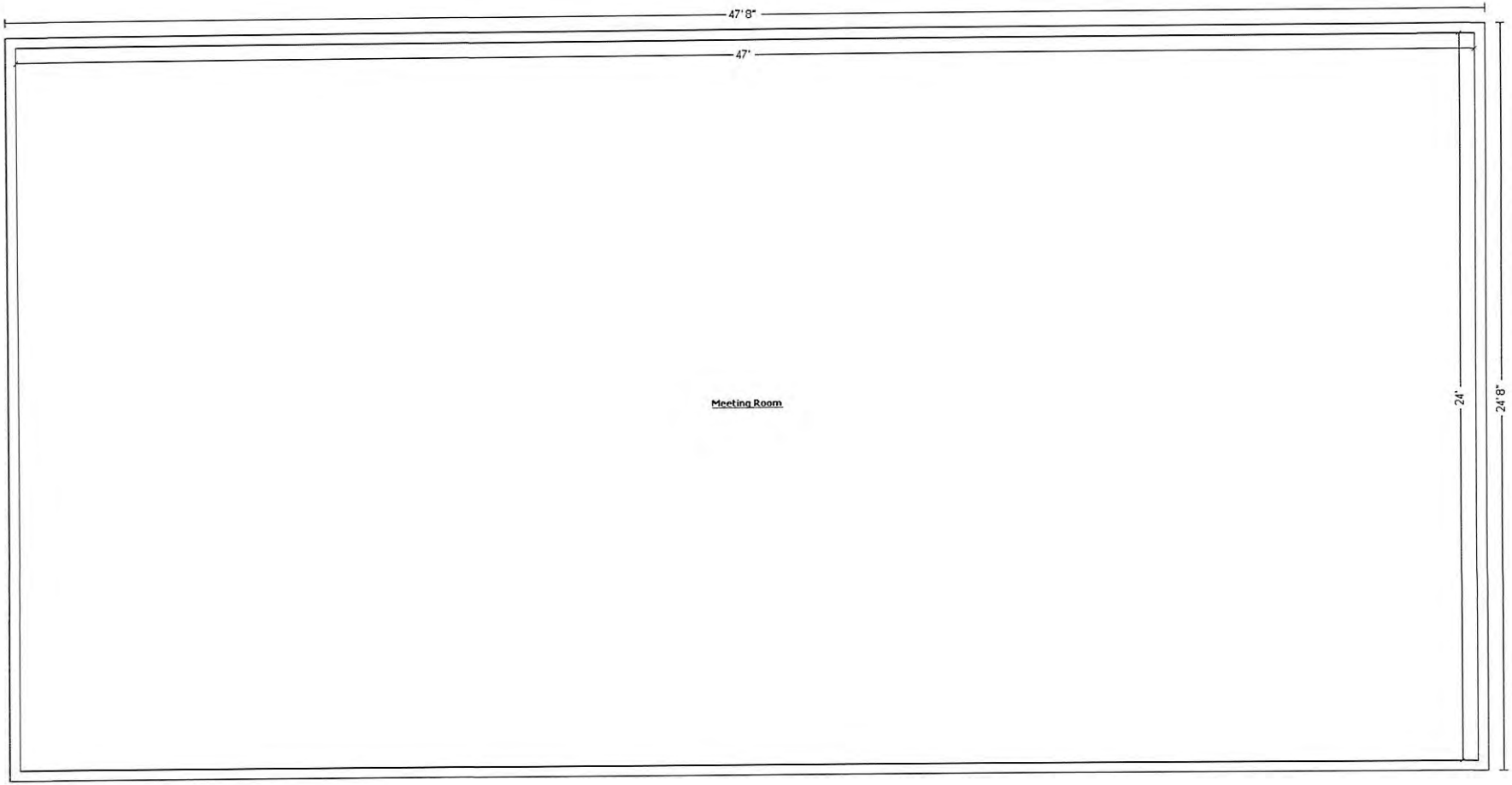
DESCRIP'flON	QNTY
1. Protect carpet and seal room. Cover HVAC System with filters	1.00 EA
2. (Install) 3/8" drywall overlay - hung, taped, floated - ready for primer. Vinyl strip @ acoustical ceiling tile bracket	1,562.00 SF
3. Patch holes in ceiling - match texture	1.00 EA
4. Remove and reset trim. Mitre to fit if needed	1.00 EA
5. Install extensions on outlets/switches	1.00 EA
6. Seal/prime then paint the walls	1,562.00 SF

Grand Total 8,917.21

Clarence Morse

Grand Total Areas:

1,562.00	SF Walls	1,128.00	SF Ceiling	2,690.00	SF Walls and Ceiling
1,128.00	SF Floor	125.33	SY Flooring	142.00	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	142.00	LF Ceil. Perimeter
1,128.00	Floor Area	1,175.78	Total Area	1,562.00	Interior Wall Area
1,736.00	Exterior Wall Area	144.67	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



FOX_POINT_MEETING_17

5/30/2017

Brew City Contractors

522 W Bergen Drive
Fox Point, WI 53217
414.213.7223

Fire and Water Restoration
Hazardous Material Remediation
www.brewcitycontractors.com

Client: Michael Pedersen
Property: 7200 N. Santa Monica blvd
Fox Point, WI 53217

Operator Info:
Operator: CMORSE

Estimator: Clarence Morse

Business: (414) 213-7223
E-mail: cmorse@brewcitycontractors.com

Company: Brew City Contractors
Business: 522 W Bergen Drive
Fox Point, WI 53217

Type of Estimate: Other
Date Entered: 5/30/2017
Date Assigned: 5/30/2017
Date Est. Completed: 5/30/2017
Date Job Completed:

Price List: WIMW7X_MAY17
Labor Efficiency: Restoration/Service/Remodel
Estimate: FOX_POINT_MR_POPCNI 7

Brew City Contractors

522 W Bergen Drive
Fox Point, WI 53217
414.213.7223

Fire and Water Restoration
Hazardous Material Remediation
www.brewcitycontractors.com

FOX_POINT_MR_POP CN17

Main Level

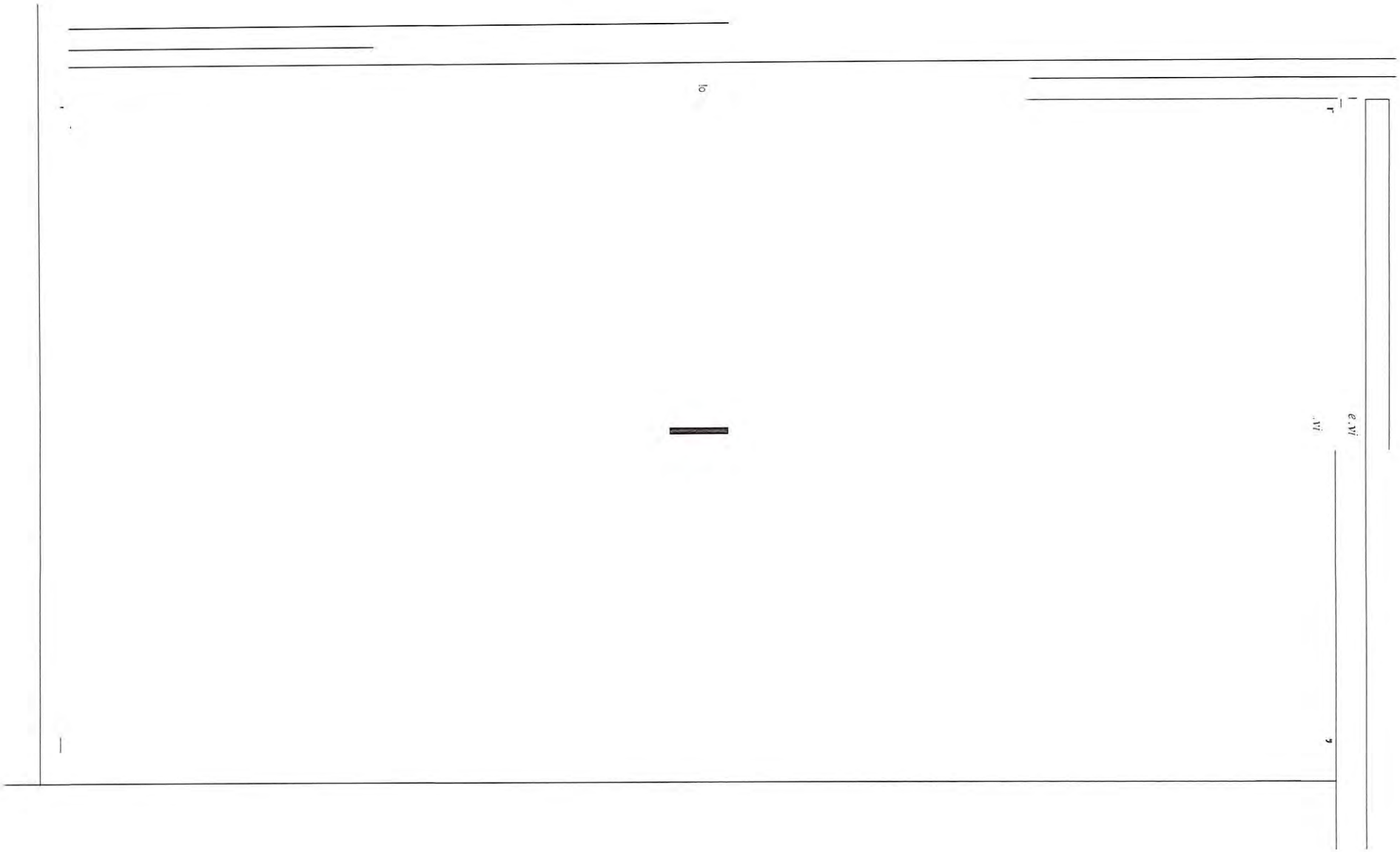
Meeting Room **Height: 11'**

DESCRIP'fION	QNTY
1. Remove Tear off painted acoustic ceiling (popcorn) texture (Non Asbestos)	1,128.00 SF
2. Prime then paint the ceiling	1,128.00 SF

Grand Total 4,295.56

Clarence Morse

Grand Total Areas:

1,562.00	SF Walls	1,128.00	SF Ceiling	2,690.00	SF Walls and Ceiling
1,128.00	SF Floor	125.33	SY Flooring	142.00	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	142.00	LF Ceil. Perimeter
1,128.00	Floor Area	1,175.78	Total Area	1,562.00	Interior Wall Area
1,736.00	Exterior Wall Area	144.67	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

Main Level