

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

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

**TUESDAY
JANUARY 13, 2026
7:00 P.M.**

NOTE: THE VILLAGE BOARD WILL BE MEETING IN PERSON AT VILLAGE HALL, WITH A REMOTE ATTENDANCE OPTION, PER THE HYBRID MEETING PROCEDURES FURTHER DESCRIBED IN SECTION 19-32 D. OF THE VILLAGE CODE. THIS MEETING IS OPEN TO ALL CITIZENS IN PERSON AT VILLAGE HALL, OR THROUGH THE ZOOM PARTICIPANT INFORMATION SHOWN BELOW, SUBJECT TO THE FOLLOWING: NO ASSURANCE IS PROVIDED TO THOSE GOVERNING BODY MEMBERS AND CITIZENS INTENDING TO ATTEND REMOTELY THAT THE TECHNOLOGY WILL PERFORM SUFFICIENTLY TO ALLOW FOR THEIR PARTICIPATION AND THE MEETING WILL PROCEED REGARDLESS. PUBLIC OFFICIALS AND CITIZENS WISHING TO ENSURE THEY CAN PARTICIPATE ARE ENCOURAGED TO ATTEND IN PERSON. CITIZENS ARE ENCOURAGED TO SUBMIT ANY COMMENTS IN WRITING IN ADVANCE OF THE MEETING TO THE INTERIM VILLAGE MANAGER AT manager@villageoffoxpoint.com. HOWEVER THERE IS NO LARGER RIGHT TO COMMENT REMOTELY OR IN WRITING THAN IN PERSON.

Zoom Participant Information

<https://us02web.zoom.us/j/87335256142>

Meeting ID: 873 3525 6142

Dial: (312) 626-6799

AGENDA

1. Roll Call

2. Persons desiring to be heard

At this time, individuals can address the Village Board on one or more topics for up to three-minutes with time extensions at the Village President's discretion. Citizen comment when agenda items are called will be heard at the discretion of the chair, subject to the overall three-minute limit. In connection with non-agenda items, no action will be taken except for possible referrals to individuals or committees. NOTE: No comments will be heard during this agenda item concerning a pending application for a zoning code amendment, as the appropriate time for such comments will be at the duly noticed public hearing, so that all interested persons can hear the comments and due process is preserved.

3. Committee Reports

a. Plan Commission

- 1. Past Basket – Conditional Use**
- 2. Verizon Cell Tower Modification**

4. Public Hearing

a. Public Hearing on a Conditional Use Permit Application for Past Basket

The Village Board will hold a Public Hearing on the Conditional Use Permit application for change of ownership of an existing retail business, Past Basket, located at 383 W Brown Deer Road, as required per Village Code Sections 745-18.

b. Public Hearing on a Resolution to Identify a Single Polling Location

The Village Board will hold a Public Hearing on a resolution to combine two existing polling locations into one; to be located at Fox Point Lutheran Church

5. 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 December 9, 2025 Village Board meeting.
- b. Accept the proposal of Wachtel Tree Services in an amount not to exceed \$8,000 for the administration of the 2026 Emerald Ash Borer initiative and authorize the Village President and Clerk/Treasurer to sign the contract per the Director of Public Works memorandum dated January 5, 2026. Pages 15-17
- c. Accept the proposal of Ruekert Mielke in an amount not to exceed \$47,702 for the performance of continuing work within the GIS database for activities performed throughout 2026 and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works memorandum dated January 6, 2026. Pages 18-26
- d. Accept the proposal of Marek Landscaping in the amount of \$26,656.25 for control of invasive species, native planting, and monitoring Indian Creek and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works memorandum dated January 5, 2026. Pages 27-29
- e. Accept the proposal of Marek Landscaping in the amount of \$6,732 for control of invasive species, native planting, and monitoring Indian Creek Woods Stewardship and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works memorandum dated January 5, 2026. Pages 30-32
- f. Accept the proposal of Kapur & Associates in an amount not to exceed \$33,790 for the televising of approximately 20,000 linear feet of sanitary sewers and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works' memorandum dated January 5, 2026. Pages 33-35
- g. Accept the proposal of Kapur & Associates in an amount not to exceed \$29,960 to design the rehabilitation of sanitary sewers in Basin Nos. 3,5, and 6 and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works' memorandum dated January 5, 2026. Pages 36-40
- h. Accept the quotes from multiple vendors as shown in the Board packet, in an amount not to exceed the amount of each quote, with the total cost of \$18,418 for the spring tree order purchase and authorize the Village Manager to execute the necessary purchase orders per the Village Forester's memorandum dated January 2, 2026. Pages 41-43
- i. Approve the Green Infrastructure Ten-Year Maintenance Covenant between the Village of Fox Point and the Milwaukee Metropolitan Sewerage District (MMSD) for the Bioswales constructed along North Beach Drive and authorize the Village President and Village Clerk/Treasurer to sign

the maintenance covenant pursuant to the Director of Public Works' memorandum dated January 5, 2026. Pages 44-52

- j. Adopt Resolution to designate International Migratory Bird Day to be on May 2, 2026 in the Village of Fox Point. Page 53
- k. Approve payment of the bills in the amount of \$642,728.71 for the period December 1, 2025 through December 31, 2025 per the report submitted by the Village Manager. Pages 54-68
- l. Authorize the Interim Village Manager to approve and pay Invoice 4190 from 10-33 Vehicle Services in the amount of \$8977.98. Page 69
- m. Approve the minutes of the December 9, 2025 Special Village Board Budget meeting. Pages 70-71

6. Unfinished Business

a. Consideration of a resolution to identify a single polling location

The Village Board will discuss and may consider a resolution to combine two existing polling locations into one; to be located at Fox Point Lutheran Church. Pages 72-74

7. New Business

a. Accept the Base Bid and Alternate Bid No. 5 of Michels Construction for the Beach Drive Jetty Improvement Project in the amount of \$720,562.47.

The Village Board will consider and may act on a recommendation from the Director of Public Works to award the Base Bid for the Beach Drive Jetties Repair Project and Alternate Bid No. 5 to Michels Construction in the amount of \$720,562.47 and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works memorandum dated January 5, 2026. Pages 75-82

b. Accept the proposal of Kapur & Associates in the amount of \$61,020 for the construction management and inspection services associated with the Beach Drive Jetty Improvement Project

The Village Board will consider and may act on a recommendation from the Director of Public Works to accept the proposal of Kapur & Associates in the amount of \$61,020 for construction management and inspection services associated with the Beach Drive Jetties Repair Project and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works memorandum dated January 5, 2026. Pages 83-85

c. Accept the bid of WSO Grading & Excavating for the Flood Improvement Project in the amount of \$184,730

The Village Board will consider and may act on a recommendation from the Director of Public Works to award the Flood Improvement Project to WSO Grading & Excavating in the amount of \$184,730 and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works memorandum dated January 5, 2026. Pages 86-90

d. Accept the proposal of Kapur & Associates in the amount of \$27,600 for the construction management and inspection services associated with the Flood Improvement Project

The Village Board will consider and may act on a recommendation from the Director of Public Works to accept the proposal of Kapur & Associates in the amount of \$27,600 for construction management and inspection services associated with the Flood Improvement Project and authorize the Village President and Village Clerk/Treasurer to sign the contract per the Director of Public Works memorandum dated January 5, 2026 Pages 91-94

e. Consideration of a Conditional Use Permit Application for Past Basket

The Village Board will consider the Conditional Use Permit application for change of ownership of an existing retail business, Past Basket, located at 383 W Brown Deer Road, as required per Village Code Sections 745-18. Page 95-98

f. Consideration and Possible Action Concerning Not-substantial Modification to Wireless Telecommunications Mobile Service Facilities at 7200 N. Santa Monica Blvd.

The Village Board will consider and may act on the application received from Ramaker & Associates, Inc., pursuant to Section 745-23(D)(2) of the Village Code, to modify the existing cell tower facility located at 7200 N. Santa Monica Blvd. in the Village of Fox Point, by increasing the height of the tower by 20 feet and collocating telecommunications facilities on the tower. Pages 99-180

8. Future Agenda Items

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

9. 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 Symchych
- b. Trustee Ollman
- c. Trustee Aelion
- d. Trustee Stoltz
- e. Trustee Freedman
- f. Trustee Miller
- g. Trustee Barry
- h. Interim Village Manager

10. Adjournment

NEXT REGULAR VILLAGE BOARD MEETING:

February 10, 2026 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. Also, upon reasonable notice, best efforts will be used to ensure that members of the public lacking access to the virtual meeting platform are provided alternative reasonable methods to attend. 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."

Published and posted: January 9, 2026

A meeting and public hearing of the Fox Point Village Board was held by a combination of in-person and virtual attendance via telephonic and video conferencing on Tuesday, December 9, 2025 in Schwemer Hall, 7200 N. Santa Monica Boulevard. Village Trustee Ollman called the meeting to order at 7:00 p.m. and asked the Village Clerk Treasurer to take roll call. Roll Call of the Village Board present included:

Village President Christine Symchych
Trustee Liz Aelion
Trustee Barry
Trustee Freedman – not seated for roll call, present at 7:03 pm
Trustee Miller
Trustee Greg Ollman – not seated for roll call, present at 7:03 pm
Trustee Jennie Stoltz

Also, present were Village Attorney Eric Larson, Interim Village Manager Mitch Reynolds, Public Works Director Scott Brandmeier, Assistant Village Manager Kevin Ausman, and Deputy Clerk Teri Repins

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).

PERSONS DESIRING TO BE HEARD

Luke Wagner, Wisconsin Professional Police Association, 802 Edgewater Dr, West Bend; Expressed need for fair wages and better parental leave.

Andrew Hanover, 101 E Bradley Rd, Fox Point; Voiced support for Police Department and fair compensation and leave package. Also expressed support to allow zoning for Acronym tap room.

Hearing no other comments, President Symchych closed public comment.

COMMITTEE REPORTS

a. Plan Commission

1. Acquisitions LLC – Conditional Use
2. WCL Construction – Conditional Use
3. Destin's Childcare and Learning Academy LLC – F Institutional District
4. John Degroote, Brewery/Taproom Concept – Port Washington Overlay

b. Centennial Committee

PUBLIC HEARING

a. Public Hearing on a Resolution to Identify a Single Polling Location

The Village Board will hold a Public Hearing on a resolution to combine the two existing polling locations into one; to be located at Longacre Pavilion.

Motion by President Symchych, seconded by Trustee Freedman, and carried by roll call vote (7-0), to open the public hearing at 7:17 p.m., a resolution to combine the two existing polling locations into one; to be located at Longacre Pavilion.

Public Comment

Sandy Grady, 8425 N Indian Creek Pkwy, Fox Point. Expressed concerns in combining all wards to Longacre due to parking, room size and privacy for voters.

Mark Grady, 8425 N Indian Creek Pkwy, Fox Point. Voiced concern for combining all wards to one location at Longacre, appreciates Central Count and favors a unified polling place, but concern for size of Longacre for large elections. Offered idea of looking at other locations with large spaces like churches and synagogues.

Jesse Carlton, 7442 N Mohawk Rd, Fox Point. Concerned for all wards to be at Longacre due to tight space. Appreciative for Central Count. Thanked the Village Board for listening.

Mary Beth Mills, 1811 E Dean Rd, Fox Point (via zoom). Voiced Concerns of combining all wards at Longacre and hopes other options can be identified. Mentioned constraints on parking at Longacre.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to close the public hearing at 7:27 p.m., regarding a resolution to combine the two existing polling locations into one; to be located at Longacre Pavilion.

b. Public Hearing on the Conditional Use Permit Application for Acquisitions LLC

The Village Board will hold a Public Hearing on the conditional use permit application for Acquisitions LLC, to allow a retail consignment shop at the Riverpoint Shopping Center, 8643 N Port Washington Rd., as required per Village Code Section 745-18.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to open the public hearing at 7:28 p.m., regarding a conditional use permit application for Acquisitions LLC, to allow a retail consignment shop at the Riverpoint Shopping Center, 8643 N Port Washington Rd., as required per Village Code Section 745-18.

Public Comment

There were no public comments.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to close the public hearing at 7:28 p.m., regarding a conditional use permit application for Acquisitions LLC, to allow a retail consignment shop at the Riverpoint Shopping Center, 8643 N Port Washington Rd., as required per Village Code Section 745-18.

c. Public Hearing on the Conditional Use Permit Application for WCL Construction

The Village Board will hold a Public Hearing on the conditional use permit application for WCL Construction, to allow a trade office and indoor storage sub-tenant space on the property occupied by Billy Goat Roofing, 8035 N Port Washington Rd., as required per Village Code Section 745-18.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to open the public hearing at 7:29 p.m., regarding a conditional use permit application for WCL Construction, to allow a trade office and indoor storage sub-tenant space on the property occupied by Billy Goat Roofing, 8035 N Port Washington Rd., as required per Village Code Section 745-18.

Public Comment

There were no public comments.

Motion by President Symchych, seconded by Trustee Ollman, and carried by roll call vote (7-0), to close the public hearing at 7:29 p.m., regarding a conditional use permit application for WCL Construction, to allow a trade office and indoor storage sub-tenant space on the property occupied by Billy Goat Roofing, 8035 N Port Washington Rd., as required per Village Code Section 745-18.

d. Public Hearing on the F Institutional District Use Application for Destin's Childcare and Learning Academy LLC

The Village Board will hold a Public Hearing on the F Institutional District use application for Destin's Childcare and Learning Academy LLC, to allow a daycare center on the property owned by Congregation Sinai, 8223 N Port Washington Rd., as required per Village Code Section 745-20.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to open the public hearing at 7:30 p.m., regarding a conditional use permit application for Destin's Childcare and Learning Academy LLC, to allow a daycare center on the property owned by Congregation Sinai, 8223 N Port Washington Rd., as required per Village Code Section 745-20.

Public Comment

There were no public comments.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to close the public hearing at 7:30 p.m., regarding a conditional use permit application for Destin's Childcare and Learning Academy LLC, to allow a daycare center on the property owned by Congregation Sinai, 8223 N Port Washington Rd., as required per Village Code Section 745-20.

e. Public Hearing on an Ordinance to rezone property located at 8000 N Port Washington Rd to add the Port Washington Overlay (PWO) Zoning District Designation

The Village Board will hold a Public Hearing regarding a proposed ordinance to rezone the property located at 8000 N Port Washington Rd to add a Port Washington Overlay District designation per the application by John Degroote, to establish a brewery/taproom as required per Village Code Section 745-22.5.

Motion by President Symchych, seconded by Trustee Miller, and carried by roll call vote (7-0), to open the public hearing at 7:29 p.m., regarding a proposed ordinance to rezone the property located at 8000 N Port Washington Rd to add a Port Washington Overlay District designation per the application by John Degroote, to establish a brewery/taproom as required per Village Code Section 745-22.5.

Public Comment

Presentation by John DeGroote

Alex Paskowski, 7308 N Crossway, Fox Point. Expressed support for beer garden, creates sense of community, raise property values

Melanie Gray, 417 W Willow Terr, Fox Point. Questioned success of beer garden when several have failed in local communities

Charlie Hoffman, 8176 N Seneca Rd, Fox Point. Said he grew up in Fox Point and recently returned and purchased a home. feels beer garden will be great for community, create connections and improve property values.

Cheane Sartler, 8320 N Whitney Rd, Fox Point. Full support for beer garden and says all of her neighbors feel the same.

Linda Cross, 409 W Willow Terr, Fox Point. Excited for place to walk to and gather but concerned about parking and loud music

Nora Meissner, 7674 N Seneca, Fox Point. Voiced concerns for brewing smells, loud music, and for children and safety on Bradley Road.

Aaron Bubb, 6440 N Santa Monica Blvd, Fox Point. Supports beer garden and the family friendly idea

J Andrew Carrillo, 8055 N Mohawk Rd, Fox Point. Wonderful idea, but consider noise, drunk drivers

Brooks Burton, 8020 N Mohawk Rd, Fox Point. Concerned about drunk driving, noise, parking

Cody McDonald, 6924 Yates Rd, Fox Point. Strong support for beer garden. Has left other villages due to lack of options of things to do

Danielle Santori, 7641 N Regent Rd, Fox Point. Expressed significant concern for safety walking streets due to traffic complications and people under the influence of alcohol, noise and traffic. Asked the Village Board to consider the view point of the residents who live near the project.

Mark Jaffe, 7955 N Regent Rd, Fox Point. Strong support for beer garden. Identified as a someone who has recently moved to Fox Point and says the beer garden will lead more families to want to live in Fox Point.

Jesse Carlton, 7442 N Mohawk Rd, Fox Point. Supports the beer garden concept as a community gathering place and says it will be good for the village

John Harkey, 1107 E Lilac Ln, Fox Point. Full support for a gathering place. Decision will positively impact the community and create more vibrancy.

Andrew Trotter, 7551 N Mohawk Rd, Fox Point. Expressed full support but asked Village Board to consider concerns voiced earlier.

Nora DeGroot, 6439 N Santa Monica Blvd, Fox Point. Identified as John DeGroote's wife and said she was there to speak as a character witness. Talked about John DeGroote's love for community and building relationships.

Beth Gregg, 7414 N Boyd Way, Fox Point. Supports the beer garden. A good investment for the corner of Bradley and Port Washington and believes it will make it more appealing.

Mark Grady, 8425 N Indian Creek Pkwy, Fox Point. Said he speaks for older generation and supports proposal. Concern of increased traffic. Believes Mr. DeGroote can resolve parking if an issue, noise can be adjusted. Feels the purpose of the zoning proposal is to do what is best for the village.

Terry Worth, 8048 N Santa Monica Blvd, Fox Point. Has lived in the Village for 36 years and fully supports beer garden. It will bring community together.

Amy Barth, 7875 N Boyd Way, Fox Point. Consider noise and maybe limit to 2-3 night per week otherwise warns of angry neighbors. Expressed overall support.

Motion by President Symchych, seconded by Trustee Freedman, and carried by roll call vote (7-0), to close the public hearing at 8:17 p.m., regarding a proposed ordinance to rezone the property located at 8000 N Port Washington Rd to add a Port Washington Overlay District designation per the application by John Degroote, to establish a brewery/taproom as required per Village Code Section 745-22.5

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262 **CONSENT AGENDA**
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- 264 **a.** Approved the minutes of the November 11, 2025 Village Board meeting.
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266 **b.** Approved the minutes of the November 18, 2025 Special Village Board meeting
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268 **c.** Approved payment of the bills in the amount of \$418,291.05 for the period of November 1, 2025
269 through November 30, 2025 per the report submitted by the Village Manager.
270
271 **d.** Appoint Election Inspectors for the two-year term of January 1, 2026 through December 31,
272 2027, per the Deputy Clerk's memorandum updated December 1, 2025.
273
274 **e.** Accept the proposal of Wachtel Tree Science in an amount not to exceed \$55,000 for the
275 2026 Forestry Services and authorize the Village President and Village Clerk/Treasurer to
276 sign the contract per the Director of Public Works' memorandum dated December 3, 2025.
277

278 *Motion by President Symchych, seconded by Trustee Miller, and carried by roll*
279 *call vote (7-0), to approve the consent agenda, items a-e.*
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281
282 **UNFINISHED BUSINESS**
283

284 **a. Village Manager Recruitment Update and Discussion**
285

286 Board members will discuss and may take action on the recruitment process for Village
287 Manager and provide input on various parameters related to qualifications, experience, and
288 compensation.
289

290 *Unanimous Consent for IPA post notice for position opening and begin actively*
291 *recruiting for Village Manager.*
292

293
294 **NEW BUSINESS**
295

296 **a. Consideration of an ordinance to amend Chapter 63 of the Village of Fox Point Municipal**
297 **Code**
298

299 The Village Board will consider and may act on amendments to Chapter 63 of the Fox Point
300 Municipal Code.
301

302 *Motion by Symchych, seconded by Barry and carried by roll call vote (7-0), to*
303 *adopt the ordinance to amend Chapter 63 of the Village of Fox Point Municipal*
304 *Code.*
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b. Consideration of a Resolution to Identify a Single Polling Location

The Village Board will discuss and may consider a resolution to combine the two existing polling locations into one; to be located at Longacre Pavilion.

Motion by President Symchych, seconded by Trustee Freedman and carried by roll call vote (7-0), to postpone action on the resolution until the next Regular Village Board meeting on 1/13/2026.

c. Consideration of Conditional Use Permit Application for Acquisitions LLC

The Village Board will consider and may take action on the conditional use permit application for Acquisitions LLC, to allow a retail consignment shop at the Riverpoint Shopping Center, 8643 N Port Washington Rd., as required per Village Code Section 745-18.

Motion by Symchych seconded by Miller and carried by roll call vote (7-0), to the conditional use permit application for Acquisitions LLC, to allow a retail consignment shop at the Riverpoint Shopping Center, 8643 N Port Washington Rd.

d. Consideration of Conditional Use Permit Application for WCL Construction

The Village Board will consider and may take action on the conditional use permit application for WCL Construction, to allow a trade office and indoor storage sub-tenant space on the property occupied by Billy Goat Roofing, 8035 N Port Washington Rd., as required per Village Code Section 745-18.

Motion by Symchych, seconded by Miller, and carried by roll call vote (7-0), to approve the conditional use permit application for WCL Construction, to allow a trade office and indoor storage sub-tenant space on the property occupied by Billy Goat Roofing, 8035 N Port Washington Rd

e. Consideration of F Institutional District Use Application for Destin's Childcare and Learning Academy LLC

The Village Board will consider and may take action on the F Institutional District use application for Destin's Childcare and Learning Academy LLC, to allow a daycare center on the property owned by Congregation Sinai, 8223 N Port Washington Rd., as required per Village Code Section 745-20.

Motion by Symchych, seconded by Miller and carried by roll call vote (7-0), to approve the F Institutional District use application for Destin's Childcare and Learning Academy LLC, to allow a daycare center on the property owned by Congregation Sinai, 8223 N Port Washington Rd. Incorporate Plan Commission's findings and include hours of operation from 6 AM to 6 PM.

f. Consideration of an Ordinance to rezone property located at 8000 N Port Washington Rd to add the Port Washington Overlay (PWO) District Designation

The Village Board will consider and may take action to adopt an ordinance to rezone the property located at 8000 N Port Washington Rd to add a Port Washington Overlay District designation, per the application of John Degroote, to establish a brewery/taproom per Village Code Section 745-22.5.

Motion by Freedman, seconded by Miller and carried by roll call vote (7-0), to adopt an ordinance to rezone the property located at 8000 N Port Washington Rd to add a Port Washington Overlay District designation with the additional restriction that outdoor music will be prohibited after 10 PM.

FUTURE AGENDA ITEMS – None

President Symchych requested unanimous consent to go into Closed Session after Announcements. No objections uttered.

CLOSED SESSION [IF NECESSARY]

Motion made by President Symchych, seconded by Trustee Ollman, to convene into closed session at 9:36 p.m., pursuant to Wisconsin Statute Section 19.85(1)(g), to confer with legal counsel for the government who is rendering oral or written advice concerning strategy to be adopted by the governing body with respect to litigation in which the body is involved; more specifically regarding the Milwaukee County Circuit Court case entitled “The Town Club v. Village of Fox Point”. Along with the Village Board, the Interim Village Manager, Deputy Clerk, Village Attorney and the Assistant Village Manager will join the closed session.

President Symchych announced her recusal and departed.

Trustee Fonstad	Aye
Trustee Ollman	Aye
Trustee Aelion	Aye
Trustee Stoltz	Aye
Trustee Freedman	Aye
Trustee Miller	Aye
President Symchych	Aye

RECONVENE INTO OPEN SESSION

Motion made by Trustee Stoltz, seconded by Trustee Aelion and carried by roll call vote (6-0) to reconvene into open session at 9:48 p.m.

Motion made by Trustee Stoltz, seconded by Trustee Freedman and carried by roll call vote (6-0) to grant the Conditional Use Order for Pickleball Courts at the Town club as presented at the meeting of November 11, 2025, except the dates shown in paragraph 4 shown on page 14 shall be May 1 through September 30, and subject to the Town Club accepting the conditional use order in writing and signing a full and final settlement agreement and release of all claims.

ANNOUNCEMENTS

President Symchych announced praise for the Centennial Committee and the work they are doing for the Centennial celebrations. Issues with sales tax collections related to Department of Revenue and the City and County of Milwaukee sales taxes continue. That issue is a focus of the Intergovernmental Cooperation Council. Meeting of North Shore Fire Department board with no new, notable developments.

Trustee Ollman announced - None

Trustee Aelion announced - None

Trustee Stoltz announced - None

Trustee Freedman announced - None

Trustee Miller announced - None

Trustee Barry announce- None

Interim Manager Reynolds announced temperatures are cold enough to begin flooding ice rink for skating season. If everything goes as planned, rink will open on 12/17...Recognition for the Department of Public Works staff who spent the weekend after Thanksgiving collecting leaves and then quickly pivoting to plowing snow and then were called in the very next weekend for another snow event...The leaf clean-up process will continue with excavating equipment to remove leaves from snow. The Beach Drive project is close to completion with final work coming in the spring...Welcome to new police officer Justin Bryant who has just returned from the Police Academy and begins street training with officers immediately.

ADJOURNMENT

Motion made by Trustee Ollman, seconded by Trustee Miller, and carried by roll call vote (6-0) to adjourn the Village Board meeting at 9:50 p.m.

Respectfully submitted,

Mitch Reynolds
Interim Village Manager

Published and posted January 14, 2026



AGREEMENT BETWEEN THE VILLAGE OF FOX POINT
AND WACHTEL TREE SCIENCE & SERVICE
FOR PROFESSIONAL ARBICULTURAL CONSULTING SERVICES
EMERALD ASH BORER INITIATIVE - 2026

This contract entered on the last date of execution shown below, between the Village of Fox Point (the "Village") a municipal corporation duly existing in the State of Wisconsin, and Wachtel Tree Science and Service, Inc. ("Wachtel"), a Wisconsin corporation.

In consideration of the mutual promises and covenants described herein, and for other good and valuable consideration, which is duly acknowledged, the Village and Wachtel agree that Wachtel shall provide the following services to the Village of Fox Point for the 2026 calendar year, subject to the following terms and conditions:

I. For Administration of 2026 Village Budgeted Funds for EAB Activities

Wachtel will perform the following administrative duties for contracting ash tree removal, stump removal and site restoration; tree replacement plantings; and ash tree treatments within the Village's 2026 capital projects budget for such activities.

1. Utilizing the Village's GIS street, park/ public property tree inventories, locate and field verify ash that meet the criteria as determined by the Village to be candidates for removal or treatment during the 2026 season.
2. Prepare informational letters (if determined to be necessary) explaining the process of the removal, replacement and treatment programs. The Village would send the letter, approved by Village staff, to residents that are impacted by this program.
3. Prepare bid documents for: tree removal, stump removal, tree treatment, and new tree planting. Village staff will incorporate these specifications into complete bid documents. The Village will advertise and mail documents to prospective bidders from a bidders list provided by the consultant. Consultant to assist Village staff with selection of qualified contractors to perform the work.
4. Select diverse species of trees that will be used in the replanting effort.
5. Mark trees that are identified for treatment or removal and locate sites where new trees will be planted.
6. Assist Village staff as requested with inspection of work by contractors.

Our work will be on a time and materials basis at a cost not to exceed \$8,000.00, with an estimate of approximately 53 hours. Our hourly rate is \$150 for the Project Manager and \$120 for a Staff Certified Arborist. We anticipate being able to begin work soon after receiving approval from the Village to proceed. The timetable as has been discussed includes having the ash treatments completed by July 15th for trunk injected products, the tree removal contract if

required to be awarded by November 2026 and replanting stock secured by December 2026 for the appropriate spring 2027 planting time.

II. Miscellaneous Provisions

1. Term. The term of this agreement shall be for the calendar year 2026. Either party can terminate this agreement at any time upon thirty (30) days written notice.
2. Payment Terms. The above work shall be at an hourly rate of \$150.00 for Project Manager and \$120.00 for a Staff Certified Arborist with a total cost of \$8,000. The parties recognize and agree that charges to the Village shall not exceed \$8,000 for the term of this agreement without a written change order approved by the Village Board.
3. Nature of Relationship. It is the mutual intent of the parties that this agreement shall create an independent contractor agreement as such is defined under all applicable laws of the State of Wisconsin and shall specifically not be construed as an employer/employee relationship. Wachtel shall retain full right and authority to control the methodology in the implementation of their contractual obligations and shall exercise independent discretion in all matters of their professional expertise. Wachtel shall report to the Village Director of Public Works or his/her designee, periodically as reasonably necessary to apprise the Village of the progress of the projects, and as to any matters of concern.
4. Public Records Responsibilities. Village and Wachtel recognize that applying applicable Wisconsin public records laws to particular records requests can be difficult, in light of copyright and other confidentiality protections. To ensure that applicable laws are followed, both with regard to private rights, and with regard to public records laws, Village and Wachtel agree as follows. When Village receives public records requests for matters that Village believes might be proprietary or confidential information, Village will notify Wachtel of the request. Within three (3) days of such notification (subject to extension of time upon mutual written agreement), Wachtel shall either provide Village with the record that is requested, for release to the requestor; or Wachtel shall advise Village that Wachtel objects to the release of the requested information, and the basis for the objection. If for any reason Village concludes that Village is obligated to provide a record to a requestor that is in Wachtel's possession, Wachtel shall provide such records to Village immediately upon Village's request. Wachtel shall not charge for work performed under this paragraph, except for the "actual, necessary and direct" charge of responding to the records request, as that is defined and interpreted in Wisconsin law.

In addition to, and not to the exclusion or prejudice of, any provisions of this agreement or documents incorporated herein by reference, Wachtel shall indemnify and save harmless and agrees to accept tender of defense and to defend and pay any and all legal, accounting, consulting, engineering and other expenses relating to the defense of any claim asserted or imposed upon the Village, its officers, agents, employees and independent contractors growing out of (i) Village's denial of a records request, based upon objections made by Wachtel, or (ii) Wachtel's failure to provide records to Village

upon Village's request; or (iii) Village's charges made to a records requestor, based upon reimbursement of costs Wachtel charged to Village in responding to a records request; or (iv) Village's lack of timely response to a records request, following Wachtel's failure to timely respond to Village as required herein; or (v) Village's provision of records to a requestor that were provided to Village by Wachtel in response to a records request. Wachtel's claims of proprietary rights, or any other copyright or confidentiality claims, shall be waived such that Village may provide all requested documents, programs, data, and other records to the requestor, upon failure by Wachtel to defend, indemnify or hold harmless the Village as required herein, and/or upon judgment of a court having jurisdiction in the matter requiring release of such records.

Dated this ____ day of _____, 20__.

VILLAGE OF FOX POINT

Christine Symchych, Village President

ATTEST:

Village Clerk

Dated this ____ day of _____, 20__.

Wachtel Tree Science & Service, Inc.

By: 
John T. Gall, Special Projects
Coordinator



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

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works 

Through: Mitch Reynolds, Interim Village Manager

Date: January 6, 2026

Re: Recommendation for Acceptance of Bid for 2026 GIS Database Enhancements and Maintenance

As part of the Village's continuing Geographic Information System (GIS) database development, Village staff has requested that Ruekert & Mielke, Inc., the Village's GIS consultant, perform continuing work to the tools within the database based on activities performed throughout the year. Items proposed to be performed include the following:

1. Maintenance and mapping. This includes incorporating new aerial images from Milwaukee County, updating maps based on changes made by Milwaukee County and updated cadastral layers, and performing maintenance of the database based on information submitted by Village staff to Ruekert Mielke.
2. As-built mapping. This includes work to incorporate the as-built drawings for Beach Drive, Bradley Road and Lake Drive upon completion of the work.
3. Utility mapping. This work includes linking as-built documentation from projects completed in 2024 and 2025 into our GIS database which includes modification of the location attributes based on the as-built documentation.
4. Map utility easements that are secured for projects.
5. CCTV video links. Each year a contractor is hired to televise our sanitary sewers. We are beginning to update the GIS database by adding the most current video events to the individual sewer segments.
6. Incorporate telecommunications as-builts into the GIS database, including the permits and locations of the facilities so staff can easily access the locations as opposed to referencing paper maps.

7. Maintenance and hosting of the website by Ruekert Mielke.
8. Perform upgrades to the system (desktop and mobile applications).
9. Additional services that may be requested throughout the course of the year.
10. Perform a software update related to ESRI phasing out services and requiring a subscription based service for local municipalities by virtue of the fact that local municipalities are required to have their own accounts.

Staff has reviewed the proposal and find the costs to be reasonable. Of the total cost of \$47,702, \$9,702 is related to the annual hosting and maintenance of the Village GIS database and another \$20,000 is related to the upgrade/transition to a different software version. The remaining approximate \$18,000 is divided into the other tasks and is drafted such that they are charged on a time and materials basis and the costs will reflect the actual hours spent on developing the tools. These costs are essential to ensure the GIS database is kept up-to-date.

Therefore, it is the staff's recommendation that the Village Board accepts the proposal from Ruekert & Mielke, Inc. in an amount not to exceed \$47,702 and authorizes the Village President and Village Clerk to sign the contract on behalf of the Village. Funding for this project is budgeted in the General Fund, Sanitary Sewer Fund, Water Fund and Stormwater Utility and there is adequate budget to cover the cost of this work.

January 7, 2026

Mr. Scott P. Brandmeier, P.E.
Director of Public Works/Village Engineer
Village of Fox Point
7200 North Santa Monica Boulevard
Fox Point, WI 53217

Re: 2026 GIS Annual Services Agreement

Dear Scott,

In preparation for your upcoming budgeting effort, we present to you our recommended GIS services and associated fees for 2026. Recommended budgets for each category are shown below, with descriptions on the following pages. Additionally, please review the added paragraph regarding an important future GIS Software Update.

Category	Annual Fee
GIS Core Services	\$9,702
Category	Recommended Budget
Additional Services	
Recommended Maintenance	\$12,000
As-Built Mapping, ESRI Maps and Applications	\$6,000
Total 2026 Budget	\$27,702
Category	Upgrade Fee
GIS Software Update	
GIS Software Upgrade to AssetAlly 2.0 Transition Cost	\$20,000
Total GIS Software Update + 2026 Budget	\$47,702

GIS Core Services

Core Services provided by Ruekert & Mielke, Inc. (R/M) under GIS Core Services are summarized below:

1. Hardware & Software – R/M will ensure its platform, networking, and hardware resources meet or exceed industry standards for performance and security. Routine software updates may be completed.
2. Facilities - Provide a physically safe, secure, and climate-controlled Amazon data center where data and equipment are resistant to natural disaster or malicious attack.
3. Data Storage – Provide expandable, secure, data storage for any municipal data such as CCTV data, inspection photos, documents, as-builts, and more.
4. Backups – Maintain a rigorous backup plan to minimize the risk of data loss due to user error or hardware failure.

5. Troubleshooting – R/M will make reasonable efforts to resolve errors or technical issues. Client understands R/M cannot guarantee a complete or immediate resolution due to circumstances outside of R/M's control such as software bugs, unforeseen use cases, etc.
6. IT Services – Provide human resources for the management, optimization, and research for all the above services.
7. Access to GIS Customer Success Managers.

Additional Services

We also recommend budgeting additional funds to cover assistance with items outside of GIS Core and Tool Suites. R/M will invoice for these "as-requested" services at our normal hourly rates for the hours expended to complete the task unless stated otherwise. The actual number of additional services you budget for is at your discretion and should reflect your intent to use more or less of R/M's maintenance services. If work is requested by Fox Point, R/M will invoice for those efforts accordingly.

Please note that GIS improvements specific to your organization's site may result in additional charges throughout the year that may include but are not limited to:

- Improving functionality (features, layers, query functions, etc.)
- Modification or maintenance related to map services not owned or maintained by R/M (County Map Services)

Additional services could include, but are not limited to:

- | | |
|--|--|
| • GIS data maintenance and updates | • Training |
| • GIS user/account registration | • WISLR data Updates |
| • Correspondence and coordination with GIS Customer Success Manager on maintenance tasks, progress updates, continuous project support, software updates and technological upgrades. | • Importing CCTV repair data |
| • As-built or Document scanning and/or linking. | • Utility system exhibits |
| • Survey and mapping services | • ArcGIS Online Experience Builders, Public or Private |
| | • Inspection assistance (Outfalls, Ponds, etc.) |
| | • Water model updates (GIS) |
| | • LCRR solutions |

Important GIS Software Update – AssetAlly 2.0

Esri is discontinuing support for some of the programs that your current Geocortex software uses to run. They require everyone to move to their new licensing model and latest technology by the end of 2026. We expect our applications to continue working after support has ended, but only for a limited time. After Esri's technology shift, the old software applications won't receive support or updates.

To prepare for this transition, we have provided a general estimate based on the anticipated update effort and the current number of active GIS user accounts. Additional data review will determine more accurate estimates specific to Fox Point and their software needs. We will be working with you and your staff to move your technology forward.

The upgrade to AssetAlly 2.0 includes:

1. Transform data to the AssetAlly 2 data schema
2. Publish to the Village's AGO
3. Adapt and publish custom layers
4. Create web maps for viewing layers
5. Implement the AssetAlly VertiGIS application
6. Create associated dashboards
7. Training sessions dedicated to AssetAlly 2.0

If Fox Point chooses not to upgrade to AssetAlly 2.0, the transition will include adopting custom applications within ArcGIS Online.

The above-described professional services will be provided to you in accordance with the attached three page **RM Standard Terms & Conditions** dated January 1, 2024, which are made part of this agreement by reference. Please indicate your acceptance of this agreement by having the appropriate authorized official(s) affix their signature(s) where indicated and returning one fully executed copy to our office.

We appreciate the opportunity to serve you and welcome your feedback and ideas on how we can provide even greater products and services. If you have any questions regarding our services and fees, please contact our office.

Respectfully,

RUEKERT & MIELKE, INC.



Timothy J. Anderson
GIS Team Leader

tanderson@ruekert-mielke.com

TJA:cal

cc: Jerad Wegner, P.E., Ruekert & Mielke, Inc.
45-10008

2026 GIS ANNUAL SERVICES AGREEMENT
Between the Village Fox Point
and
Ruekert & Mielke, Inc.
Dated: January 7, 2026

CLIENT NAME:

Village of Fox Point

ENGINEER:

Ruekert & Mielke, Inc.

Signature:_____

Signature:_____

Jason P. Lietha, P.E.

Title:_____

Title:_____

COO

Date:_____

Date:_____

January 7, 2026

Designated Representative:

Designated Representative:

Name:_____

Name:_____

Timothy J. Anderson

Title:_____

Title:_____

GIS Team Leader

Phone Number:_____

Phone Number:_____

(262) 953-3013

Ruekert & Mielke, Inc. Standard Terms and Conditions (Consulting Services)

Effective January 1, 2024

A. Standards of Performance

The standard of care for all Consultant services performed or furnished Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with Consultant's services.

B. Designated Representatives

With the execution of this Agreement, Consultant and Client shall designate specific individuals to act as Consultant's and Client's representatives with respect to the services to be performed or furnished by Consultant and duties and responsibilities of Client under this Agreement. Such individuals shall have authority to transmit instructions, receive information, and render decisions relative to the Assignment on behalf of the respective party whom the individual represents.

C. Payments to Consultant

Invoices will be prepared in accordance with Consultant's standard invoicing practices and will be submitted to Client by Consultant monthly, unless otherwise agreed. Invoices are due and payable within 30 days of receipt. If Client fails to make any payment due Consultant for services and expenses within 30 days after receipt of Consultant's invoice therefore, the amounts due Consultant will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day. In addition, Consultant may, after giving seven days written notice to Client, suspend services under this Agreement until Consultant has been paid in full all amounts due for services, expenses, and other related charges. Consultant's standard hourly rates are subject to annual adjustment.

D. Ownership and Reuse of Documents

All documents and services prepared or furnished by Consultant pursuant to this Agreement are instruments of service, and Consultant shall retain an ownership and property interest therein (including the copyright and the right of reuse) whether or not the Project is completed. Consultant grants Client a limited license to use the deliverable documents on the Project, extensions of the Project, and for related uses of the Client, subject to receipt by Consultant of full payment due and owing for all services relating to preparation of the documents. Such limited license shall not create any rights in third parties. Reuse of any documents pertaining to this Agreement by Client shall be at Client's sole risk; and Client agrees to indemnify, defend, and hold Consultant harmless from all claims, damages, and expenses including reasonable attorney's fees arising out of such reuse of documents by Client or by others acting through Client.

E. Permits and Approvals

It is the responsibility of the Client to obtain all necessary permits and approvals for the Project. Consultant will assist the Client in obtaining permits and approvals as mutually agreed to in writing.

F. Opinions of Probable Cost

Consultant's opinions of probable construction cost (if any) are to be made on the basis of Consultant's experience, qualifications, and general familiarity with the construction industry. However, because Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from opinions of probable construction cost prepared by Consultant. If Client requires greater assurance as to probable construction costs, then Client agrees to obtain an independent cost estimate.

G. Client and Third Party Provided Information

Consultant shall have the right to rely on the accuracy of any information provided by Client and third parties. Consultant will not review this information for accuracy.

H. Access

Client shall arrange for safe access to and make all provisions for Consultant and Consultant's subconsultants to enter upon public and private property as required for Consultant to perform services under this Agreement.

I. Construction Observation

Consultant will observe the work as agreed to for general compliance with the construction documents. Consultant shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Consultant have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with laws and regulations applicable to that contractor's furnishing and performing of its work. Consultant shall not be responsible for the acts or omissions of any contractor. Consultant has no stop work authority. Consultant shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents, other than those made by Consultant.

J. Environmental

The parties acknowledge that Consultant's services do not include any services related to unknown or undisclosed Constituents of Concern. Consultant assumes no liability for the detection or removal of any hazardous substances found at or adjacent to the Project site.

K. Termination of Contract

1. Either party may at any time terminate this Agreement with 7 days written notice for cause in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.
2. Client may terminate this Agreement for convenience with 30 days written notice, or the Project may be suspended by Client with 30 days written notice.
3. Consultant may terminate this Agreement for cause with 7 days written notice (a) if Consultant is requested to furnish or perform services contrary to Consultant's responsibilities as a licensed professional, (b) if Consultant's services are delayed or suspended for more than 90 days for reasons beyond Consultant's control, (c) if payment due Consultant remains unpaid for 90 days, or (d) as the result of the presence of undisclosed Constituents of Concern. Consultant will have no liability to Client on account of any termination by Consultant for cause.
4. In the event of any termination, Client shall pay to Consultant all amounts owing to Consultant under this Agreement, for all work performed up to the effective date of notice.

L. Insurance

Consultant will maintain insurance at a minimum in the amounts following. Insurance certificates will be provided if requested by Client.

- General Liability \$1,000,000 Each Occurrence / \$2,000,000 General Aggregate
- Auto Liability \$1,000,000 Combined Single Limit
- Workers Compensation Statutory
- Employers Liability \$1,000,000 Each Accident / \$1,000,000 Each Employee / \$1,000,000 Policy Limit
- Umbrella \$1,000,000 Occurrence / Aggregate
- Professional Liability \$1,000,000 Per Claim / Aggregate

M. Indemnification and Allocation of Risk

1. To the fullest extent permitted by law, Consultant shall indemnify and hold harmless Client, Client's officers, directors, partners, and employees from damages and judgments (including reasonable fees), but only to the extent caused by any negligent act or omission of Consultant or Consultant's officers, directors, partners, employees, and subconsultants in the performance of Consultant's services under this Agreement.
2. To the fullest extent permitted by law, Client shall indemnify and hold harmless Consultant, Consultant's officers, directors, partners, employees, and subconsultants from damages and judgments (including reasonable fees), but only to the extent caused by any negligent act or omission of Client or Client's officers, directors, partners, employees, and consultants with respect to this Agreement.
3. To the fullest extent permitted by law, a party's total liability to the other party and anyone claiming by, through, or under the other party for any cost, loss, or damages caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, will not exceed the percentage share that the party's negligence bears to the total negligence of Client, Consultant, and all other negligent entities and individuals.
4. The indemnification provision of paragraph M.1. is subject to and limited by the provisions agreed to by Client and Consultant in paragraph N. "Limit of Liability," of this Agreement.

N. Limit of Liability

To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant and Consultant's officers, directors, partners, employees, agents, and subconsultants, or any of them to Client and anyone claiming by, through, or under Client, for any and all injuries, losses, damages and expenses, whatsoever arising out of, resulting from, or in any way related to this Agreement from any cause or causes including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty, express or implied, of Consultant or Consultant's officers, directors, partners, employees, agents, and subconsultants, or any of them, shall not exceed the total amount of \$1,000,000, or the Consultant's total fee for services rendered on this project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action, including without limitation active and passive negligence, however alleged or arising, unless otherwise prohibited by law. In no event shall the Consultant's liability exceed the amount of available insurance proceeds.

O. Consequential Damages

To the fullest extent permitted by law, Client and Consultant waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, consultants and subconsultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement, any Task Order, or a Specific Project, from any cause or causes. Such excluded damages include but are not limited to loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; and cost of capital.

P. Third Party Beneficiaries

All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Client and Consultant and not for the benefit of any other party. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or the Consultant. Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other entity shall have any claim against Consultant because of this Agreement or the performance or nonperformance of services hereunder. Client agrees to include a provision in all contracts with contractors and other entities involved in this Project to carry out the intent of this paragraph.

Q. Severability and Waiver of Provisions

Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and Consultant, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

R. Hold Harmless

Consultant's commitments as set forth in this Agreement are based on the expectation that all of the services described in this Agreement will be provided. In the event Client later elects to reduce the Consultant's scope of services, Client hereby agrees to release, hold harmless, defend and indemnify Consultant from any and all claims, damages, losses, or costs associated with or arising out of such reduction in services.

S. Consultant's Services

Consultant's Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Client, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

T. Changed Conditions

If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the Consultant are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks or other material terms of this Agreement, the Consultant may call for renegotiation of appropriate portions of this Agreement. The Consultant shall notify the Client of the changed conditions necessitating renegotiation, and the Consultant and the Client shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the right to terminate this Agreement in accordance with the Termination provision hereof.

U. Delays

Consultant shall not be liable for any loss or damage arising directly or indirectly from any delays for causes beyond the Consultant's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; pandemics, failure of any government agency to act in timely manner; failure of performance by the Client or the Client's contractors or consultants; or discovery of any hazardous substances or differing site conditions. If the delays resulting from any such causes increase the cost or time required by the Consultant to perform its services in an orderly and efficient manner, the Consultant shall be entitled to a reasonable adjustment in schedule and compensation.

V. Entire Agreement

This Agreement is the entire Agreement between the Client and the Consultant. It supersedes all prior communications, understandings and agreements, whether oral or written. Amendments to this Agreement must be in writing and signed by both the Client and the Consultant.

W. Assignment

Neither party to this Agreement shall transfer, sublet, or assign any rights or duties under or interest in this Agreement, including but not limited to monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants normally contemplated by the Consultant as a generally accepted business practice shall not be considered an assignment for purposes of this Agreement.

X. Dispute Resolution

Client and Consultant agree to negotiate all disputes between them in good faith for a period of 60 days from the date of notice, prior to invoking mediation. Subsequent to negotiation, Client and Consultant agree to submit any and all unsettled claims, counterclaims, disputes, and other matters in questions between them arising out or relating to this Agreement or the breach thereof ("disputes") to mediation as a condition precedent to litigation. Client and Consultant agree to participate in the mediation process in good faith and on a confidential basis.

Y. Governing Law

This Agreement will be governed by the laws of the state in which the project is located.

Z. Definitions

1. **Contractor** - Any person or entity (not including the Consultant, its employees, agents, representatives, subcontractors, and subconsultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Client's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.

2. **Constituent of Concern** – any substances, including without limitation asbestos, asbestos-containing materials, toxic or hazardous substances, PFASs, PCBs, combustible gases and materials, petroleum or radioactive materials (as each of these is defined in applicable state, provincial or federal statutes), pollutants, viruses, bacteria or pathogens of any kind, or any other substances under any conditions and in such quantities as would pose a substantial danger to persons or property exposed to such substances at or near the Project site.

END OF DOCUMENT

Page 3 of 3 pages

(Ruekert & Mielke, Inc. Standard Terms and Conditions)



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

To: Village of Fox Point Village Board

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

Through: Mitch Reynolds, Interim Village Manager *MR*

Date: January 5, 2026

Re: Indian Creek Land Stewardship

In 2006 and 2007, the Milwaukee Metropolitan Sewerage District reconstructed the drainage way along Indian Creek to accommodate a 1% probability storm (often referred to as a 100-year storm). The agreement with the Village of Fox Point required MMSD to maintain the creek bed (in essence, the flow line) for a period of 5 years and, thereafter, maintenance of Indian Creek would become the Village of Fox Point's responsibility.

Initially, Marek Landscaping was retained to manage the cattails in the creek which had overgrown the desired native vegetation. In order to properly manage the cattail growth and establish the desired native species, Marek Landscaping began a management program in 2015 along the creek bed which included cattail control and vegetation maintenance. These activities have continued each year and have been very successful at significantly reducing the cattail population while at the same time reducing other invasive species and ensuring the survivability of the native species. Staff is recommending that the Village continue with the active management program.

Marek has submitted a proposal that includes cattail and invasive species control over the entire creek bed, control of tree seedlings, purple loosestrife and reed canary grass control, and preparation of progress and year end reports. Based on the review of the proposal, it is staff's recommendation that the Village Board accept the proposal of Marek Landscaping for the 2026 Indian Creek vegetative maintenance in an amount not to exceed \$26,656.25 and authorize the Village President and Village Clerk to sign the agreement on behalf of the Village. The Village has budgeted \$50,000 in the storm water utility to fund these activities.



Marek Landscaping, LLC

Indian Creek 2026 Stewardship

Client Name: Village of Fox Point

Project Name: Indian Creek 2026 Stewardship

Jobsite Address: 43°09'46.3"N 87°53'06.4"W Fox Point, WI 53217

Billing Address: 7200 North Santa Monica Blvd Fox Point,
WI 53217

Estimate ID: EST5879390

Date: Nov 24, 2025

Project Summary:

We are excited for the opportunity to continue offering expert stewardship and maintenance services at Indian Creek in 2026. Our ecologists are uniquely positioned to care for natural areas and their specific needs. Our team specializes in thoughtful care of native plant communities and will work to ensure the health of Indian Creek year-round. Our ecologists are skilled in integrative pest management and will use the most appropriate and effective methods to manage invasive and undesirable species based on each species' phenology, the time of year, and the site's varying conditions. Previous years of stewardship activities have been successful: with a significant reduction of invasive species present and increasing density and diversity of native species. Several problem areas and species still persist, and focused attention will be paid to these in 2026.

Primary targets for herbaceous treatments will include Purple Loosestrife, Reed Canary Grass, and Cattails. Secondary targets include Creeping Buttercup, Creeping Jenny, Curly Dock, Thistle, and Teasel. Primary targets for woody species treatments will include Ash, Box Elder, Buckthorn, Burning Bush, Elm, Silver Maple and Willow saplings. The area will also be monitored for emergent threats of new or spreading invasive species not considered as primary targets.

Mixed Invasives

\$7,654.00

Invasive and undesirable vegetation will be controlled by a combined approach including targeted foliar herbicide application, pulling, cutting, and collection of viable weed seed.

Includes a minimum of three visits by staff ecologists throughout the 2026 growing season to:

- Reduce populations of invasive species, focusing on outlier and flowering individuals.
- Collect and spread seed from existing native species to encourage the spread of the native plant community across the wetland.

Purple Loosestrife

\$5,540.00

Purple Loosestrife will be controlled primarily by herbicide application, using backpack sprayers and wick applicators with aquatic-approved herbicide, or through cutting and dabbing with aquatic-approved herbicides and bagging the mature tops for disposal.

A minimum of three visits will be completed throughout the growing season.

Reed Canary Grass Control

\$693.00

Reed Canary Grass will be controlled by herbicide application with aquatic-approved herbicides. One visit in early spring will be conducted when Reed Canary Grass is in its early growth stages. Remaining Reed canary grass will be an additional target on return visits as necessary.

Cattail Control and Maintenance

\$3,553.00

125 W. Melvina St, Ste 1

Milwaukee, WI 53212

Indian Creek 2026 Stewardship [EST5879390]

p. 414-272-0242

f. 414-272-0243

www.mareklandscaping.com

email: info@mareklandscaping.com

Page 1 of 2

We will be using a boom mower to more heavily manage the cattail to prevent further expansion into the wetland areas. Cattails will be treated using aquatic-approved herbicides applied via backpack sprayers and/or wick applicators. Cattails may be cut prior to herbicide application to reduce the amount of herbicide required.

Two visits will be completed in August and September.

Control of Tree Seedlings	\$5,720.00
----------------------------------	-------------------

Ash, Boxelder, Buckthorn, Willow, and other undesirable tree seedlings within the creek bed and floodplain will be controlled by cutting and/or mowing seedlings. Stumps will be treated with herbicide labeled for aquatic use, or basal bark treating seedlings with an herbicide labeled for aquatic use.

Four visits will be completed in Fall.

Vegetation Monitoring and Inventory Survey	\$2,296.25
---	-------------------

One timed-meander vegetation survey will be completed in Fall 2026 to inventory and quantify native and invasive wetland species. The survey results will be reported and discussed in the end of year report. We recommend alternating survey season each year, with a Spring survey suggested for 2027.

Progress Monitoring and End of Year Report	\$1,200.00
---	-------------------

Includes all inspections to monitor site progress and a year-end report to record the year's efforts and make recommendations for future work.

	Subtotal	\$26,656.25
	Taxes	\$0.00
	Estimate Total	\$26,656.25

Payment Terms: Progress invoices will be sent monthly. If the purchaser fails to make payment within 30 days, any guarantee shall be null and void and purchaser shall pay interest on the balance due and owing at the rate of one and one-half percent (1.5%) per month, at an annual rate of eighteen percent (18%). The purchaser agrees to pay any expenses incurred by Marek Landscaping, LLC in collecting amounts due, including court costs, attorney's fees and any other costs of collection. Our workers are fully covered by Worker's Compensation Insurance. Prices are only valid when the estimate is accepted in full. A fee equal to 10% of the proposed amount will be applied for cancellations without two weeks' written prior notice. All invoices will be mailed electronically, unless otherwise requested. Any changes after the proposal is signed will be subject to a \$125 change order fee. This estimate is valid for 30 days from date created.

A list of herbicides used on your property by Marek Landscaping and their product labels are available upon request. Please email dennis@mareklandscaping.com if you would like this information.

Thank you for your business. This proposal becomes the working contract once signed.

Estimate authorized by: 
Company Representative

Estimate approved by: _____
Customer Representative

Signature Date: 12/4/2026

Signature Date: _____



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

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works

Through: Mitch Reynolds, Interim Village Manager

Date: January 5, 2025

Re: Indian Creek Woods

In approximately 2018, Fox Point coordinated the removal of Ash from the Indian Creek Woods and, in 2019, received a grant to replant the woods with native species. From 2019 through 2025, the Village contracted with Marek Landscaping to provide additional invasive species control in the Indian Creek Woods after the removal of the ash, elm and other tree species in the woods. This process has worked to reduce the number of invasive species while ensuring that native vegetation and the trees planted become well established.

Staff annually recommends continuing with invasive species control in the former wooded area and has received a proposal from Marek Landscaping to perform vegetation maintenance and control of woody invasive species. Staff recommends approval of the proposal.

Based on staff's review of the proposal, it is staff's recommendation that the Village Board accept the proposal of Marek Landscaping for the 2026 Indian Creek Woods vegetative maintenance in an amount not to exceed \$6,732.00 and authorize the Interim Village Manager to sign the agreement on behalf of the Village. Funding will be allocated from the EAB account.



Marek Landscaping, LLC

Indian Creek Woods Stewardship 2026

Client Name: Village of Fox Point
Project Name: Indian Creek Woods 2026 Stewardship
Jobsite Address: 7200 North Santa Monica Blvd Fox Point, WI 53217
Billing Address: 7200 North Santa Monica Blvd Fox Point, WI 53217
Estimate ID: EST5879381
Date: Nov 24, 2025

Project Summary

We are excited for the opportunity to continue offering expert stewardship and maintenance services at Indian Creek Woods in 2026. Our ecologists are uniquely positioned to care for natural areas and their specific needs. Our team specializes in thoughtful care of native plant communities and will work to ensure the health of Indian Creek Woods year-round. Our ecologists are skilled in integrative pest management and will use the most appropriate and effective methods to manage invasive and undesirable species based on each species' phenology, the time of year, and the site's varying conditions. Previous years of stewardship activities have been successful: with a significant reduction of invasive species present and increasing density and diversity of native species. Several problem areas and species still persist, and focused attention will be paid to these in 2026.

Primary targets for herbaceous treatments will include Bishop's Goutweed, Burdock, Creeping Bellflower, Dame's Rocket, Garlic Mustard, and Thistle. Primary targets for woody species treatments will include Ash, Boxelder, Buckthorn, Burning Bush, Elm, Mulberry, and Silver Maple saplings. The area will also be monitored for emerging threats of invasive species not considered primary targets. Three of the six proposed visits will focus on herbaceous vegetation, with the remaining six focusing on the woody invasive species.

Vegetation Maintenance \$2,310.00

Invasive and undesirable vegetation will be controlled by a combined approach including targeted foliar herbicide application, pulling, cutting, and collection of viable weed seed.

Includes a minimum of three visits by staff ecologists throughout the 2026 growing season to:

- Control invasive and undesirable herbaceous plants.
- Seed bare and/or disturbed areas with a custom woodland native seed mix and cover crop to prevent erosion, prevent re-infestation of invasive and undesirable plants, and encourage the establishment of the intended native plant community

Objective for this season will include:

- Reduce populations of aggressive goldenrod species, including Canada Goldenrod
- Reduce Bishops Goutweed, focus on targeting prior to flowering.
- Reduce Creeping Bellflower, focus on targeting prior to flowering.
- Reduce Dames Rocket and Garlic Mustard population, focusing on second year and flowering individuals.
- Continued invasive species management to reduce populations, focusing on satellite and flowering populations.

Woody Invasive Species Control \$4,422.00

Includes three visits by Marek ecologists in Fall and/or Winter 2026.

Objectives will include:

- Treating saplings and re-sprouts of undesirable and previously removed invasive woody species, including Boxelder and Buckthorn.

- Reduce populations of Ash, Burning Bush, Elm, Mulberry, and Silver Maple
- Maintain young native trees along trail, ensuring healthy growth and pruning as needed.

	Subtotal	\$6,732.00
	Taxes	\$0.00
	Estimate Total	\$6,732.00

Payment Terms: Progress invoices will be sent monthly. If the purchaser fails to make payment within 30 days, any guarantee shall be null and void and purchaser shall pay interest on the balance due and owing at the rate of one and one-half percent (1.5%) per month, at an annual rate of eighteen percent (18%). The purchaser agrees to pay any expenses incurred by Marek Landscaping, LLC in collecting amounts due, including court costs, attorney's fees and any other costs of collection. Our workers are fully covered by Worker's Compensation Insurance. Prices are only valid when the estimate is accepted in full. A fee equal to 10% of the proposed amount will be applied for cancellations without two weeks' written prior notice. All invoices will be mailed electronically, unless otherwise requested. Any changes after the proposal is signed will be subject to a \$125 change order fee. This estimate is valid for 30 days from date created.

A list of herbicides used on your property by Marek Landscaping and their product labels are available upon request. Please email dennis@mareklandscaping.com if you would like this information.

Thank you for your business. This proposal becomes the working contract once signed.

Estimate authorized by: *Jan Mueller*
Company Representative

Estimate approved by: _____
Customer Representative

Signature Date: 12/4/2026

Signature Date: _____



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE HALL
7200 N SANTA MONICA BLVD
FOX POINT 53217-3505
414.351-8900
FAX 414.351-8903

To: Village of Fox Point Village Board
From: Scott Brandmeier, Director of Public Works 
Through: Mitch Reynolds, Interim Village Manager 
Date: January 5, 2026
Re: 2026 Sanitary Sewer Televising (CCTV)

As part of the Village's maintenance and inspection of its sanitary sewers, the Village will televise 79 segments of sanitary sewers to determine the condition of the mains and make recommendations on any necessary rehabilitation activities. The proposed televising for 2026 focuses predominantly in the middle to southern portion of the Village in Basins 5 and 6 as shown on the attached figures and includes approximately 20,000 linear feet of televising. These areas were targeted, in part, due to the fact that these are aging mains with little history of rehabilitation. The results of the televising will help staff determine whether any repairs are necessary along these segments of pipe.

Kapur is estimating that the cost to televise the mains will be \$1.10 per foot for an approximate subtotal of \$22,000. The remaining approximate \$12,000 comprises Kapur's staff to review the videos and provide an inspection report and recommendations for future rehabilitation efforts.

Kapur & Associates has submitted a proposal in an amount not to exceed \$33,790 to coordinate the 2026 sanitary sewer televising. Staff has reviewed their proposal and find that the costs are reasonable. Therefore, it is staff's recommendation that the proposal be accepted in an amount not to exceed \$33,790 and that the Village President and Village Clerk be authorized to sign the proposal on behalf of the Village. Funding is available in the Sanitary Sewer Fund.

CONTRACT BETWEEN
VILLAGE OF FOX POINT
AND
KAPUR & ASSOCIATES, INC.
FOR
2026 SANITARY SEWER CLOSED CIRCUIT TELEVISION INSPECTION
VILLAGE OF FOX POINT

We are pleased that the Village has selected Kapur & Associates, Inc. to perform the professional engineering services for the referenced project.

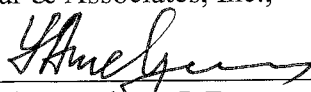
The scope of work includes time for collection of data and closed-circuit televising (CCTV) work within the Villages limits as follows:

- Review sanitary sewer GIS and preparation of proposed CCTV location maps (determine the size and length for each proposed televising sanitary sewer segment)
- Televising of approximately 20,000 L.F. of 8", 10", 12" and 15" sanitary sewer
- Field coordination between TV contractor, residents and Village, field assistance
- Review video's and determine sanitary sewer pipe physical condition. Determine if there any of lateral connection requires immediate attention.
- As part of the sewer main televising, determine if there any deteriorated manhole condition that requires future detailed inspection.
- CCTV inspection report, recommendation for sanitary sewer rehab and cost estimate. Prepare list of defected manholes and lateral connection.

Total fees for this service are a time and materials not to exceed amount of \$33,790.00.
This proposal includes all reimbursable cost and expenses. Our fees are detailed in the attached Fee Schedule.

Receipt of a signed copy of this document will constitute an executed agreement.

For Kapur & Associates, Inc.,

By: 
Yuriy Amelyan, P.E.,
Associate/Project Manager

Date: 12-02-2025

For the Village of Fox Point,

By: _____
Christine Symchych
Village President

Date: _____

By: _____
Sara Bruckman
Village Clerk/Treasurer

Date: _____



COST NOT TO EXCEED
FOX POINT 2026 SANITARY SEWER CLOSED CIRCUIT TELEVISION INSPECTION

TASK	Project Manager	Project Engineer	Cad Technician	Total Task Hours	Total Task Cost
	\$190.00	\$195.00	\$110.00		
Review Village's sanitary sewer system, determine previously performed CCTV and CIPP work, determine proposed/targeted area for 2026 CCTV and prepare location map	2	4	4	10	\$1,600.00
Televising of sanitary sewer main, coordination between TV contractor, residents and Village, field assistance	Approximately 20,000 Feet @ \$1.10				\$22,000.00
Review video's and determine sanitary sewer pipe physical condition. Determine if there any of lateral connection requires immediate attention. As part of the sewer main televising, determine if there any deteriorated manhole condition that requires future detailed inspection	8	24		32	\$6,200.00
CCTV inspection report, recommendation for sanitary sewer rehab and cost estimate. Prepare list of defected manholes and lateral connection.	8	10	2	20	\$3,690.00
Reimbursable expenses					\$300.00
TOTAL	18	38	6	62	\$33,790.00



VILLAGE OF FOX POINT
2026 SANITARY SEWER CLOSED CIRCUIT TELEVISION INSPECTION



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

To: Village of Fox Point Village Board
From: Scott Brandmeier, Director of Public Works
Through: Mitch Reynolds, Interim Village Manager
Date: January 5, 2026
Re: 2026 Sanitary Sewer Rehabilitation

The Village is proposing to rehabilitate approximately 5,450 linear feet of sanitary sewers in Basin Nos. 3, 5 and 6 located in the northeastern and southern portions of the Village. The rehabilitation locations were identified based on prior televising events that had been performed and all rehab activities are proposed to be performed via cured in place pipe (CIPP).

Kapur has submitted a proposal to the Village to perform the professional engineering services for this project in an amount not to exceed \$29,960. I have reviewed the proposal and find it to be reasonable and appropriate.

Therefore, it is staff's recommendation that the Village approve the proposal from Kapur & Associates in an amount not to exceed \$29,960 for the professional engineering services associated with this project. It is staff's further recommendation that the Village President and Village Clerk be authorized to sign the contract on behalf of the Village. Funding is proposed to be allocated from the Sanitary Sewer Fund.

November 26, 2025

Mr. Scott Brandmeier, PE
Director of Public Works
Village of Fox Point
7200 North Santa Monica Boulevard
Fox Point, WI 53217

RE: 2026 Sanitary and Storm Sewer Rehabilitation Project

Dear Scott,

Kapur is pleased to submit this proposed contract to provide professional engineering services for the referenced project.

SCOPE OF SERVICES

The Village of Fox Point is intending to rehabilitate approximately 5,450 L.F. of sanitary and storm sewer in Basins 3, 5 and 6 with installation of CIPP lining. These areas will comprise the base bid for the work once the contract documents are compiled and include the following:

- 8-inch sanitary sewer CIPP lining (20 segments)
- 10-inch sanitary sewer CIPP lining (2 segments)
- 8-inch storm sewer CIPP lining (1 segment)

The scope of work for aforementioned segments includes time for collection of data and design activities as follows:

- Meetings with the Village Staff
- Review sanitary CCTV inspection videos (approximately 5,450 L.F.), verify the physical condition of the pipe and finalize the rehabilitation spreadsheets
- Prepare preliminary and final designs for the rehabilitation work.
- Prepare Bidding/Contract document and engineering cost estimate.
- Assist with publishing and bid opening. Finalize the bid tab upon review of the bids received and provide an award recommendation to the low bidder and the Village.
- Prepare copies of CCTV video for the prospective bidders.
- Work with prospective bidders and clarify proposed rehabilitation program.

SCHEDULE

Sanitary sewer rehabilitation project will be performed in spring/summer 2026. Published in February 2026 and bid opening in March 2026.

FEES AND BILLINGS

The professional fees for the work as described above and in the attached breakdown are estimated to be not to exceed fee: \$29,960.00.

ACCEPTANCE

If this proposal is acceptable, please sign and date this original copy on Standard General Contract Terms and return it to our office.

Thank you for the opportunity to submit this proposed contract. We look forward to working with you on this project. Should you have any questions, or require further information, please call us at (414) 751-7200.

STANDARD GENERAL CONTRACT TERMS FOR PROFESSIONAL ENGINEER/SURVEY SERVICES

Article 1 Scope of Services

ENGINEER shall provide CLIENT with services in connection with the Project as described in Scope of Services. ENGINEER shall use the standard of care typically exercised in conducting professional practices outlined in the Scope of Services. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with the ENGINEER's service.

Unless otherwise specifically included in the proposal, ENGINEER's scope of services does not include geotechnical or environmental audits for the identification of hazardous wastes, wetlands, floodplains or any other structural or environmental qualities of the land, air or water.

Article 2 Schedule of Services

ENGINEER shall start and complete work as set forth in the Scope of Services. ENGINEER shall conduct the work in an expeditious manner subject to limitations such as weather, information acquisition, communications and other factors outside of ENGINEER's control. Both parties recognize that the schedule of services is subject to factors that may be unknown at the time of this Agreement.

Article 3 CLIENT's Responsibility

CLIENT shall do the following in a timely manner so as not to delay the service of ENGINEER:

3.1 Provide all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints.

3.2 Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project; all of which the ENGINEER may use and rely upon in performing the services under this Agreement. Verification of the accuracy and completeness of any information provided by the CLIENT is beyond the scope of this agreement.

Article 4 Payment Terms

CLIENT agrees to pay all fees within 45 days of the date of the invoice. Balances due over 45 days will be assessed an interest rate of 1.5 % per month. CLIENT agrees to pay for any costs of collection including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances.

CLIENT understands and agrees to pay for all services rendered regardless of CLIENT's ability or inability to proceed with the project for any reason, gain governmental approvals or permits or secure financing for the project.

Article 5 Term and Termination

ENGINEER's obligation to render services under this Agreement will extend for a period that may reasonably be required for the services to be provided, including extra work and required extensions. If CLIENT fails to give prompt authorization to proceed with any phase of services after completion of the immediately preceding phase, or if ENGINEER's services are delayed or suspended by CLIENT for more than three months for reasons beyond ENGINEER's control, ENGINEER may, after giving seven days' written notice to CLIENT, suspend or terminate services under this Agreement.

If payment is not received within 45 days of the date of invoice, ENGINEER reserves the right, after giving seven days' written notice to CLIENT, to suspend services to the CLIENT or to terminate this Agreement. ENGINEER shall not be liable to CLIENT or any third parties for any damages caused by the suspension or termination of work for non-payment. CLIENT may terminate this Agreement for any reason or without cause upon 30 days' written notice to ENGINEER. If any work covered by this Agreement is suspended, terminated or abandoned for any reason other than ENGINEER'S breach of the Agreement, the CLIENT shall compensate the ENGINEER for

services rendered to the date of written notification of such suspension, termination or abandonment.

Article 6 Indemnity

CLIENT and ENGINEER each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's negligent or intentional acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of CLIENT and ENGINEER, they shall be borne by each party in proportion to its negligence. Nothing contained within this Agreement is intended to be a waiver or estoppel of the contracting municipality CLIENT or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes §§ 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the municipality CLIENT or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

Article 7 Ownership and Copyright of Documents

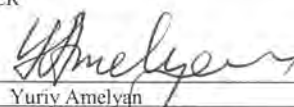
All documents prepared or furnished by ENGINEER pursuant to this Agreement are instruments of ENGINEER's professional service, and ENGINEER shall retain an ownership and property interest therein, including all copyrights. ENGINEER grants CLIENT a license to use instruments of ENGINEER's professional service for the purpose of purchasing or identifying property or constructing the project. Reuse or modification of any such documents by CLIENT, without ENGINEER's written permission, shall be at CLIENT's sole risk, and CLIENT agrees to indemnify and hold ENGINEER harmless from all claims, damages and expenses, including attorneys' fees, arising out of such use by CLIENT or by others acting through the CLIENT.

Article 8 Electronic Media

Copies of documents that may be relied upon by the CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by ENGINEER. Files in electronic formats, or other types of information furnished by ENGINEER to CLIENT such as text, data or graphics, are only for the convenience of CLIENT. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic formats, ENGINEER makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software applications packages, operating systems or computer hardware differing from those in use by ENGINEER at the beginning of this project.

ENGINEER

Kapur

By: 
Print: Yuriv Amelyan
Title: Associate/Project Manager
Date: 12-02-2025

The above and foregoing proposal is hereby accepted and ENGINEER is authorized to proceed with the work.
CLIENT

Village of Fox Point

By: _____ By: _____
Print: _____ Print: _____
Title: _____ Title: _____
Date: _____ Date: _____

DESIGN COST NOT TO EXCEED
2026 SANITARY AND STORM SEWER REHABILITATION/CIPP LINING
IN BASINS 3,5 & 8

VILLAGE OF FOX POINT, WISCONSIN

TASK		Project Manager	Project Engineer	Cad Technician	Total Task Hours	Total Task Cost
		\$195.00	\$145.00	\$120.00		
1	Meetings with the Village Staff	3	3		6	\$1,020.00
2	Review Sanitary Sewer CCTV Inspection Videos and Storm Sewer Field Evaluation, Verification of the Pipe Physical Condition and Finalize Recommendation Spreadsheet	8	16		24	\$3,880.00
3	Preliminary and Final Design	16	32	10	58	\$8,960.00
4	Prepare Bidding Document, Engineering Cost Estimate	16	24	8	48	\$7,560.00
5	Publishing, Bid Opening, Finalizing the Bid Tab Upon Review of the Bids Received, Award Recommendation to the Low Bidder, Proceed with Construction Contract Documents	8	16		24	\$3,880.00
6	Prepare Copies of CCTV Video for the Prospective Bidders	4	8		12	\$1,940.00
7	Work with Prospective Bidders and Clarification of Proposed Rehabilitation Program	8	8		16	\$2,720.00
TOTAL FOR BASE BID:		63	107	18	188	\$29,960.00



VILLAGE OF FOX POINT
2026 SANITARY AND STORM SEWER REHABILITATION/CIPP LINING



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

To: Village Board

From: John T. Gall, Village Forester *JTG*

Through: Mitch Reynolds, Interim Village Manager *MR*

CC: Scott Brandmeier, Village Engineer/DPW Director *SB*

DATE: January 2, 2026

RE: Acceptance of Quotes for Trees for Spring 2026 Planting Program

Background

Each year Village crews remove insect or disease infested, dead, dying/hazardous and storm damaged trees in the rights-of-way or other public property throughout the Village. In order to assist in maintaining the tree canopy in the Village, a diverse species mix of replacement trees are being planted where appropriate replanting sites exist.

Fiscal Note

Quotes were received from 4 qualified nurseries and were opened on January 2, 2026 as shown on the attached summary of quotes. Based on selecting the low and best unit pricing for each tree species, Johnson's Nursery, Inc., Menomonee Falls, Wisconsin, Leaves Inspired Tree Nursery, Chilton, Wisconsin, McKay Nursery Company, Waterloo, Wisconsin, and Wayside Nurseries, Mequon, Wisconsin are the low bidders for a total award of \$18,418.00.

The Funds for the award amount of \$18,418.00 will come from Account 40-91600-824, Tree Planting

Staff Recommendation

Staff recommends that the Village Board accept the quotes of Johnson's Nursery, Leaves Inspired Tree Nursery, McKay Nursery Company, and Wayside Nurseries, in the respective amounts of \$1,836.00, \$5,772.00, \$4,900.00, and \$5,910.00 and authorize the Interim Village Manager to execute purchase orders on behalf of the Village.

VILLAGE OF FOX POINT SPRING 2026 TREE PLANTING AWARD LIST (January 2, 2026)

QUANTITY	SPECIES	SIZE	JOHNSON'S	SUBSTITUTION	LEAVES INSPIRED	SUBSTITUTION	MCKAY	SUBSTITUTION	TILLMANN	SUBSTITUTION	WAYSIDE	SUBSTITUTION	AWARD TOTAL
9	Autumn Fantasy Maple	2 - 2.5"	\$250.00		\$167.00		\$175.00		\$171.00	Matador	\$180.00		\$1,503.00
0	Three-flowered Maple	2 - 2.5"	N/A		N/A		N/A		N/A		N/A		\$0.00
2	State Street Miyabei Maple	2 - 2.5"	\$250.00		\$167.00		\$170.00		\$171.00		\$150.00		\$300.00
6	Fall Fiesta Sugar Maple	2 - 2.5"	\$250.00		N/A		\$190.00		\$180.50		\$150.00		\$900.00
1	Regal Petticoat Sycamore Maple	2 - 2.5"	\$275.00		N/A		N/A		N/A		N/A		\$275.00
2	Early Glow Buckeye	2 - 2.5"	\$325.00		N/A		N/A		N/A		\$170.00		\$340.00
1	Ft. McNair Horsechestnut	2 - 2.5"	\$325.00	Mystic Ruby	\$180.00		N/A		\$180.50		\$190.00		\$180.00
1	Yellow Buckeye	2 - 2.5"	N/A		\$275.00	1.75"	N/A		N/A		N/A		\$275.00
1	Autumn Brilliance Serviceberry	2 - 2.5"	\$220.00	20 Gal	N/A		\$210.00		\$185.25		\$175.00		\$175.00
2	Bitternut Hickory	2 - 2.5"	\$268.00		N/A		N/A		N/A		N/A		\$536.00
4	Wisconsin Red Musclewood	2 - 2.5"	\$300.00		N/A		\$180.00		N/A		N/A		\$720.00
1	Northern Catalpa	2 - 2.5"	\$225.00		\$150.00	3"	\$170.00		\$180.50		\$140.00		\$140.00
5	Chicagoland Hackberry	2 - 2.5"	\$250.00	Common	\$150.00	Common	\$140.00	Common	\$175.75	common	\$150.00	Common	\$700.00
2	Katsuratree	2 - 2.5"	\$205.00	25 Gal	N/A		\$160.00		N/A		N/A		\$320.00
2	Eastern Redbud	2 - 2.5"	\$390.00		N/A		\$180.00		N/A		\$210.00		\$360.00
1	American Yellowwood	2 - 2.5"	N/A		N/A	2.5"	N/A		N/A		\$190.00		\$190.00
5	Golden Glory Dogwood (tree form)	2 - 2.5"	\$220.00	1.75" B&B	\$120.00	1.25"	N/A		N/A		\$150.00		\$750.00
2	Princeton Sentry Ginkgo	2 - 2.5"	\$515.00		N/A		N/A		\$228.00		\$290.00		\$580.00
1	Skyline Honeylocust	2 - 2.5"	\$250.00		\$167.00		\$170.00		\$166.25		\$140.00		\$140.00
1	Espresso Kentucky Coffeetree	2 - 2.2"	\$325.00		N/A		\$195.00		\$190.00		\$180.00		\$180.00
2	Seven Son Flower	6 ft.	\$160.00		\$115.00		N/A		N/A		\$150.00		\$230.00
2	Canert Juniper	8 ft.	\$290.00	ill Dundee/Mt Batte	N/A		N/A		N/A		\$175.00	6 Ft	\$350.00
5	Moraine Sweetgum	2 - 2.5"	\$220.00	25 Gal	N/A		\$185.00	Worplesdon	N/A		N/A		\$925.00
6	Tuliptree	2 - 2.5"	\$300.00		\$184.00		\$190.00		N/A		\$240.00		\$1,104.00
0	Cucumbertree Magnolia	2 - 2.5"	N/A		N/A		N/A		N/A		N/A		\$0.00
3	Adirondak Crabapple	2 - 2.5"	\$225.00		N/A		\$150.00		\$147.25		\$110.00		\$330.00
3	Royal Raindrops Crabapple	2 - 2.5"	\$180.00		\$145.00		\$150.00		\$147.25		\$110.00		\$330.00

VILLAGE OF FOX POINT SPRING 2026 TREE PLANTING AWARD LIST (January 2, 2026)

QUANTITY	SPECIES	SIZE	JOHNSON'S	SUBSTITUTION	LEAVES INSPIRED	SUBSTITUTION	MCKAY	SUBSTITUTION	TILLMANN	SUBSTITUTION	WAYSIDE	SUBSTITUTION	AWARD TOTAL
1	Emerald Spire Crabapple	2 - 2.5"	\$205.00		N/A	1.75"	N/A		N/A		\$120.00		\$120.00
6	Ironwood	2 - 2.5"	\$235.00	1.75" B&B	N/A		\$180.00		N/A		\$190.00		\$1,080.00
4	Exclamation London Planetree	2 - 2.5"	\$225.00		\$155.00	2.5"	N/A		\$161.50		\$185.00		\$620.00
3	Pink Flair Sargent Cherry	2 - 2.5"	\$250.00		N/A		N/A		N/A		N/A		\$750.00
1	Bur Oak	2 - 2.5"	\$325.00		\$190.00		\$180.00		\$175.75		N/A		\$180.00
1	Chinkapin Oak	2 - 2.5"	\$390.00		N/A		\$195.00		N/A		\$310.00		\$195.00
5	Schuettei Oak	2 - 2.5"	\$300.00		\$210.00	2"	N/A		N/A		N/A		\$1,050.00
1	Giant Arborvitae	6 ft.	\$215.00		N/A		N/A		N/A		\$190.00	Green Giant	\$190.00
1	Ivory Silk Tree Lilac	2 - 2.5"	\$250.00		\$160.00		\$150.00		\$180.50		\$185.00		\$150.00
2	Sweet Street Linden	2 - 2.5"	\$300.00		\$160.00	1.75"	N/A		N/A		N/A		\$320.00
2	Accolade Elm	2 - 2.5"	N/A		N/A		N/A		\$161.50		\$140.00		\$280.00
2	Triumph Elm	2 - 2.5"	\$205.00		\$150.00	2.5"	\$160.00		\$161.50		\$140.00		\$280.00

99

TOTAL TREES

TOTAL TREE AWARD (less deli

\$17,048.00

DELIVERY CHARGE

\$275.00

40 Trees

\$490.00

less than 40 trees

\$10/tree

minimum \$150

\$250.00

15 to 40 trees(mir

\$335.00

for all trees bid

\$200.00

less than 21 trees

TOTALS INCLUDE DELIVERY CHARGE

\$1,836.00 TOTAL JOHNSON'S NURSERY

\$5,772.00 TOTAL LEAVES INSPIRED TREE NURSERY

\$4,900.00 TOTAL MCKAY NURSERY COMPANY

\$0.00 TILLMAN WHOLESALE GROWERS

\$5,910.00 TOTAL WAYSIDE NURSERIES

\$18,418.00 Grand Total



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

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works

Through: Mitch Reynolds, Interim Village Manager

Date: January 5, 2026

Re: Recommendation for Approval of the Green Infrastructure Agreements with MMSD

Village DPW staff successfully worked with our consultant (MSA) to obtain approximately \$42,000 in grant funding from the Milwaukee Metropolitan Sewerage District (MMSD) for the implementation of green infrastructure as part of the 2023-2024 Beach Drive revetment project. Staff has been working with MSA and our contractor, Michels, to close out the project and, upon doing so, was able to submit the final green infrastructure report to MMSD.

In order to receive the grant funds, the Village is required to enter into an agreement with MMSD (either a Limited Term Conservation Easement or a Ten-Year Maintenance Covenant) to ensure that the projects are properly managed and maintained. The ten-year maintenance covenants have been reviewed by staff and the Village Attorney and modifications have been made per the Village Attorney's comments. The total funding to be received after approving the agreements is approximately \$42,000 and offsets a portion of the project costs incurred on the project. Therefore, it is my recommendation that the Village Board approve the Ten-Year Maintenance Covenant for the project and authorize the Village President and Village Clerk/Treasurer to sign the agreement on behalf of the Village.

Green Infrastructure Maintenance Covenant for Beach Drive Coastal Resiliency - Contract G98005P127

This Maintenance Covenant (Covenant) is granted by the Village of Fox Point (Funding Recipient), located at 7200 North Santa Monica Boulevard, Fox Point, Wisconsin 53217 to the Milwaukee Metropolitan Sewerage District (District), located at 260 West Seeboth Street, Milwaukee, Wisconsin 53204.

INTRODUCTION

- 1. The Green Infrastructure.** The Green Infrastructure includes 5,984.32 square feet of bioswales with a stormwater runoff capture capacity of 21,446.25 gallons. The location of the Green Infrastructure is shown in Exhibit A.
- 2. Baseline Documentation.** The condition of the Green Infrastructure is documented in a Baseline Report provided by the Funding Recipient to the District and incorporated into this Covenant by reference. The Baseline Report consists of reports, maps, photographs, and other documentation and provides an inventory of relevant features, characteristics, and conservation values. The Baseline Report provides an accurate representation of the condition of the Green Infrastructure at the time of the conveyance of this Covenant. The Baseline Report is an objective, but not exclusive, reference for monitoring compliance with the terms of this Covenant.
- 3. Conservation Intent.** Funding Recipient and the District share the common purpose of preserving the Green Infrastructure for a period of at least 10 years. Funding Recipient intends to protect the Green Infrastructure. In addition, Funding Recipient intends to convey to the District and the District agrees to accept a right to monitor and enforce these restrictions.

MAINTENANCE COVENANT

In consideration of the facts recited above, Funding Recipient grants and the District accepts a Maintenance Covenant for a period of 10 years for the Green Infrastructure. This Covenant consists of the following terms, rights, and restrictions.

- 1. Purpose.** The purpose of this Covenant is to require Funding Recipient to keep, preserve, and maintain the Green Infrastructure as described above.
- 2. Effective Dates.** This Covenant is effective upon the date of last signature below. This Covenant terminates exactly 10 years from the date of last signature below.
- 3. Operation and Maintenance.** Funding Recipient will maintain the Green Infrastructure so that it remains functional for the entire term of this Covenant. Funding Recipient is solely responsible for the operation, maintenance, and performance of the Green Infrastructure.

4. Additional Reserved Rights of Funding Recipient. Funding Recipient retains all rights associated with the Green Infrastructure including the right to use it and invite others to use it in any manner that is not expressly restricted or prohibited by this Covenant or inconsistent with the purpose of this Covenant. However, Funding Recipient may not exercise these rights in a manner that would adversely affect the Green Infrastructure.

Funding Recipient expressly reserves the right to sell, give, bequeath, mortgage, lease, or otherwise encumber or convey the Green Infrastructure only if:

- 4.1 The encumbrance or conveyance is subject to the terms of this Covenant.
- 4.2 Funding Recipient incorporates the terms of this Covenant by reference in any subsequent deed or other legal instrument by which Funding Recipient transfers any interest in all or part of the Green Infrastructure.
- 4.3 Funding Recipient notifies the District of any conveyance in writing within 15 days after the conveyance and provides the District with the name and address of the recipient of the conveyance and a copy of the legal instrument transferring rights.
- 4.4 Failure of Funding Recipient to perform any act required in Subparagraphs 4.2 or 4.3 does not impair the validity of this Covenant or limit its enforceability in any way.

5. District Rights and Remedies. To accomplish the purpose of this Covenant, Funding Recipient expressly conveys to the District the following rights and remedies:

- 5.1 Preserve Conservation Values. The District has the right to preserve and protect the Green Infrastructure.
- 5.2 Prevent Inconsistent Uses. The District has the right to prevent any activity or use of the Green Infrastructure that is inconsistent with the purpose of this Covenant and to require the restoration of areas or features of the Green Infrastructure that are damaged by any inconsistent activity or use pursuant to the remedies set forth herein.
- 5.3 Inspection. The District has the right to inspect and monitor compliance with the terms of this Covenant, obtain evidence for use in seeking judicial or other enforcement of the Covenant, and otherwise exercise its rights under this Covenant. The District will provide prior notice to Funding Recipient before inspecting the Green Infrastructure, shall comply with any safety rules of Funding Recipient when undertaking such inspections, and shall avoid unreasonable disruption of the activities of the Funding Recipient when undertaking such inspections.

6. Remedies for Violations. The District has the right to enforce the terms of this Covenant and prevent or remedy violations through appropriate legal proceedings.

- 6.1 Notice of Problems. If the District identifies problems with the Green Infrastructure, the District will initially attempt to resolve the problems collaboratively with the

Funding Recipient. The District will notify Funding Recipient of the problems and request the Funding Recipient take remedial action within a reasonable amount of time.

- 6.2 Notice of Violation and Corrective Action. If the District determines that a violation of the terms of this Covenant has occurred or is threatened, then the District will give written notice of the violation or threatened violation and allow at least 30 days for the Funding Recipient to correct the violation. If Funding Recipient fails to respond, then the District may initiate judicial action. The requirement for an initial notice of violation does not apply if, in the discretion of the District, immediate judicial action is necessary to prevent or mitigate significant damage to the Green Infrastructure or if good faith efforts to notify Funding Recipient are unsuccessful.
- 6.3 Remedies. When enforcing this Covenant, the remedies available to the District include temporary or permanent injunctive relief for any violation or threatened violation of the Covenant, the right to require restoration of the Green Infrastructure to its condition at the time of the conveyance of this Covenant, specific performance, declaratory relief, and recovery of damages resulting from a violation of this Covenant or injury to the Green Infrastructure.
- 6.4 Non-Waiver. A delay or prior inability of the District to discover a violation or initiate enforcement proceedings does not waive or forfeit the right to take any action necessary to assure compliance with the terms of this Covenant.
- 6.5 Waiver of Certain Defenses. Funding Recipient waives any defense of laches or estoppel as related to this Covenant.
- 6.6 Acts Beyond the Control of Funding Recipient. The District may not bring any action against Funding Recipient for any injury or change in the Green Infrastructure resulting from causes beyond the control of Funding Recipient including, but not limited to, natural disasters such as fire, flood, storm, natural earth movement and natural deterioration, or prudent actions taken by Funding Recipient under emergency conditions to prevent or mitigate damage from such causes, provided that Funding Recipient notifies the District of any occurrence that has adversely affected or interfered with the purpose of this Covenant.

7. Amendment. Funding Recipient and the District may jointly amend this Covenant in a written instrument executed by both parties. However, no amendment will be allowed if, in the judgment of the District, the proposed amendment:

- 7.1 Seeks to diminish the Green Infrastructure,
- 7.2 Would be inconsistent with the purpose of this Covenant,
- 7.3 Seeks to shorten the duration of this Covenant, or

7.4 Would affect the validity of this Covenant.

- 8. Assignment.** The District may convey, assign, or transfer its interests in this Covenant to a unit of federal, state, or local government or to an organization that is qualified within the meaning of 26 U.S.C. § 170(h)(3) and in the related regulations or any successor provisions then applicable. As a condition of any assignment or transfer, any future holder of this Covenant is required to carry out its purpose for the remainder of its term. The District will notify Funding Recipient of any assignment at least 30 days before the date of such assignment. However, failure to give such notice does not affect the validity of assignment or limit its enforceability in any way.
- 9. Headings.** The headings in this Covenant have been inserted solely for convenience of reference and have no effect on construction or interpretation.
- 10. Controlling Law and Liberal Construction.** The laws of the State of Wisconsin govern the interpretation and performance of this Covenant. Ambiguities in this Covenant will be construed in a manner that best effectuates the purpose of this Covenant and protection of the Green Infrastructure.
- 11. Counterparts.** Funding Recipient and the District may execute this Covenant in two or more counterparts which will, in the aggregate, be signed by both parties. Each counterpart is an original document.
- 12. Entire Agreement.** This Covenant sets forth the entire agreement between Funding Recipient and the District with respect to this Covenant and supersedes all prior discussions, negotiations, understandings, or agreements relating to this Covenant other than Green Solutions Funding Agreement G98005P127-Beach Drive Coastal Resiliency, executed on June 15, 2023.
- 13. Extinguishment.** This Covenant may be terminated or extinguished before the expiration of its term, in whole or in part, only through judicial proceedings in a court of competent jurisdiction. Furthermore, this Covenant may be extinguished only if Funding Recipient and the District agree that a subsequent unexpected change in the condition of or surrounding the Green Infrastructure makes accomplishing the purpose of this Covenant impossible.
- 14. Ownership Responsibilities, Costs, and Liabilities.** Funding Recipient retains all responsibilities and will bear all costs and liabilities related to the ownership of the Green Infrastructure including, but not limited to, the following:
- 14.1 Operation, upkeep, and maintenance. Funding Recipient is responsible for the operation, upkeep, and maintenance of the Green Infrastructure.
- 14.2 Control. In the absence of a judicial decree, nothing in this Covenant establishes any right or ability in the District to:

- a. Exercise physical or managerial control over the day-to-day operations of the Green Infrastructure;
- b. Become involved in the management decisions of Funding Recipient regarding the generation, handling, or disposal of hazardous substances; or
- c. Otherwise become an operator of the Green Infrastructure within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (“CERCLA”), or similar laws imposing legal liability on the owner or operator of the Green Infrastructure.

14.3 Permits. Funding Recipient is solely responsible for obtaining applicable government permits and approvals for any construction or other activity or use permitted by this Covenant. During construction or any other activity, Funding Recipient will comply with all applicable federal, state, and local laws, regulations, and requirements.

14.4 Indemnification. Funding Recipient releases and will hold harmless, indemnify, and defend the District and its commissioners, members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors and assigns of each (collectively “Indemnified Parties”) from and against any and all liabilities, penalties, fines, charges, costs, losses, damages, expenses, causes of action, claims, demands, judgments, or administrative actions including, without limitation, reasonable attorneys’ fees, arising from or in any way connected with:

- a. Injury to or the death of any person or physical damage to the Green Infrastructure resulting from any act, omission, condition, or other matter related to or occurring on or about the Green Infrastructure, regardless of cause, unless due solely to the negligence of any of the Indemnified Parties;
- b. The violation or alleged violation of, or other failure to comply with, any state, federal, or local law or regulation including, without limitation, CERCLA, by any person other than the Indemnified Parties in any way affecting, involving, or related to the Green Infrastructure; or
- c. The presence or release in, on, from, or about the Green Infrastructure, at any time, of any substance now or hereafter defined, listed, or otherwise classified pursuant to any federal, state, or local law, regulation, or requirement as hazardous, toxic, polluting, or otherwise contaminating to the air, water, or soil, or in any way harmful or threatening to human health or the environment, unless caused solely by any of the Indemnified Parties.

Nothing in this Covenant is intended to be a waiver or estoppel of Funding Recipient or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes §§ 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, Funding Recipient or its insurer will not

be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

15. Severability. If any provision or specific application of this Covenant is found to be invalid by a court of competent jurisdiction, then the remaining provisions or specific applications of this Covenant will remain valid and binding.

16. Successors. This Covenant is binding upon and inures to the benefit of Funding Recipient and the District and their respective personal representatives, heirs, successors, and assigns and will continue as a servitude running with the Green Infrastructure for the term of this Covenant.

**MILWAUKEE METROPOLITAN
SEWERAGE DISTRICT**

VILLAGE OF FOX POINT

By: _____
Kevin L. Shafer, P.E.
Executive Director

By: _____
Christine Symchych
President

Date: _____

Date: _____

Approved as to Form

By: _____
Vincent R. Bauer
Attorney for the District

Exhibit A





STATE OF WISCONSIN

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

RESOLUTION NO. 2026-01

RESOLUTION TO ADOPT WORLD MIGRATORY BIRD DAY

Whereas, migratory birds are some of the most beautiful and easily observed wildlife that share our communities, *and*

Whereas, many citizens recognize and welcome migratory songbirds as symbolic harbingers of spring, *and*

Whereas, these migrant species also play an important economic role in our community, controlling insect pests and generating millions in recreational dollars statewide, *and*

Whereas, migratory birds and their habitats are declining throughout the Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes, *and*

Whereas, public awareness and concern are crucial components of migratory bird conservation, *And*

Whereas, citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining healthy bird populations, *and*

Whereas, since 1993 World Migratory Bird Day (formerly International Migratory Bird Day) has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in our communities and throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern U.S., *and*

Whereas, hundreds of thousands of people will observe WMBD, gathering in town squares, community centers, schools, parks, nature centers, and wildlife refuges to learn about birds, take action to conserve them, and simply to have fun, *and*

Whereas, while WMBD will be held this year on the second Saturday in May, its observance is not limited to a single day, and planners are encouraged to schedule activities on the dates best suited to the presence of both migrants and celebrants, *and*

Whereas, WMBD is not only a day to foster appreciation for wild birds and to celebrate and support migratory bird conservation, but also a call to action,

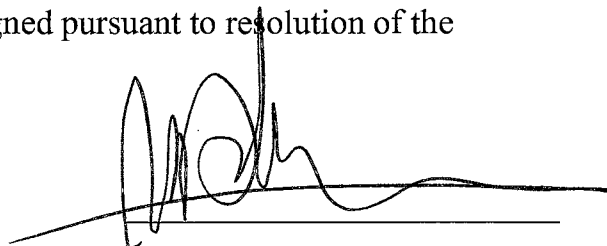
Now Therefore Be It Resolved, that the Fox Point Village President and Village Board hereby do hereby proclaim May 2, 2025 as World Migratory Bird Day in the Village of Fox Point and urge all citizens to celebrate this observance and to support efforts to protect and conserve migratory birds and their habitats in our community and the world at large.

Passed and Adopted by the Village Board, Village of Fox Point, this 13th of January, 2026

Christine Symchych
Village President

Teri Repins
Village Deputy Clerk

This is to certify that the attached is true and correct list of bills due for a period from December 1-31, 2025, in the amount of \$642,728.71. 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.

A handwritten signature in black ink, appearing to read 'Mitch Reynolds', is written over a horizontal line.

Mitch Reynolds
Interim 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 January 13, 2026.

Christine Symchych
Village President

Sara A. Bruckman
Village Clerk/Treasurer
Village of Fox Point

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report

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Report dates: 12/1/2025-12/31/2025

Dec 31, 2025 10:20AM

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
10-21520 GROUP LIFE						
18	SECURIAN FINANCIAL GROUP I	JANUARY 2026	LIFE INSURANCE	12/09/2025	415.84	12/12/2025
Total 10-21520 GROUP LIFE:					415.84	
10-21521 SUPPLEMENTAL PLANS						
18	SECURIAN FINANCIAL GROUP I	01/01/2026	ACCIDENTAL	12/09/2025	88.28	12/12/2025
Total 10-21521 SUPPLEMENTAL PLANS:					88.28	
10-21530 DEFERRED COMPENSATION						
375	NORTH SHORE BANK, FSB	PR1204252	Deferred Comp NORTH SHORE	12/03/2025	1,435.00	12/05/2025
375	NORTH SHORE BANK, FSB	PR1218252	Deferred Comp NORTH SHORE	12/17/2025	1,135.00	12/19/2025
814	GREAT-WEST TRUST COMPAN	PR1204251	Deferred Comp WI DEFER - PRE	12/03/2025	2,622.60	12/05/2025
814	GREAT-WEST TRUST COMPAN	PR1204251	Deferred Comp WI DEFER - RO	12/03/2025	1,270.00	12/05/2025
814	GREAT-WEST TRUST COMPAN	PR1218251	Deferred Comp WI DEFER - PRE	12/17/2025	2,622.60	12/19/2025
814	GREAT-WEST TRUST COMPAN	PR1218251	Deferred Comp WI DEFER - RO	12/17/2025	1,270.00	12/19/2025
Total 10-21530 DEFERRED COMPENSATION:					10,355.20	
10-46710 PAVILION RENTALS						
2189	CUB SCOUT PACK #391	1.061842	PAVILLION DEPOSIT	12/11/2025	250.00	12/12/2025
2198	BOY SCOUTS OF AMERICA TR	1.061033	PAVILLION	12/18/2025	250.00	12/19/2025
2304	GARMAN, JULIA	22.00059	PAVILLION	12/18/2025	250.00	12/19/2025
2511	KOERNER, ELISABETH	1.061829	PAVILLION DEPOSIT	12/11/2025	250.00	12/12/2025
2513	THE SHUL CENTER	1.000062186	PAVILLION DEPOSIT	12/18/2025	50.00	12/19/2025
Total 10-46710 PAVILION RENTALS:					1,050.00	
10-51100-396 VILLAGE OPEN HOUSE						
57	JPMORGAN CHASE BANK NA	11/27/2025	MISC	12/04/2025	90.00	12/05/2025
Total 10-51100-396 VILLAGE OPEN HOUSE:					90.00	
10-51200-395 COUNTY COURT FEES						
330	MILWAUKEE COUNTY TREASU	NOVEMBER 2025	DRIVER SUR/JAIL FEE	12/11/2025	350.00	12/12/2025
552	WISCONSIN, STATE OF - COUR	NOVEMBER 2025	NOVEMBER	12/11/2025	1,149.08	12/12/2025
Total 10-51200-395 COUNTY COURT FEES:					1,499.08	
10-51300-211 LABOR ATTORNEY						
1692	VON BRIESEN & ROPER, S. C.	511639	PROFESSIONAL SRVCS	12/01/2025	1,184.50	12/05/2025
1692	VON BRIESEN & ROPER, S. C.	514570	PROFESSIONAL SRVCS	12/30/2025	401.50	12/31/2025
Total 10-51300-211 LABOR ATTORNEY:					1,586.00	
10-51300-218 VILLAGE ATTORNEY						
535	MUNICIPAL LAW & LITIGATION	16161	VLG ATTORNEY	12/08/2025	5,531.50	12/12/2025
Total 10-51300-218 VILLAGE ATTORNEY:					5,531.50	
10-51300-219 VILLAGE PROSECUTOR						
965	PADWAY & PADWAY LTD	12/8/2025	PROSECUTOR	12/15/2025	1,950.00	12/19/2025
Total 10-51300-219 VILLAGE PROSECUTOR:					1,950.00	
10-51410-191 EMPLOYEE RECOGNITION						
57	JPMORGAN CHASE BANK NA	11/27/2025	EMPLOYEE REG.	12/04/2025	50.00	12/05/2025

VILLAGE OF FOX POINT

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Report dates: ~~11/1/2025~~ 12-1-2025 12/31/2025

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
57	JPMORGAN CHASE BANK NA	11/27/2025	EMPLOYEE REG.	12/04/2025	50.00	12/05/2025
Total 10-51410-191 EMPLOYEE RECOGNITION:					100.00	
10-51420-310 SUPPLIES/EXPENSES						
415	POSTMASTER	2025 TAX BILLS	TAX BILL PERMIT 4153	12/04/2025	1,743.17	12/05/2025
Total 10-51420-310 SUPPLIES/EXPENSES:					1,743.17	
10-51420-321 PROFESSIONAL DUES/MEETINGS						
1135	WISCONSIN CITY/COUNTY	102351	JOB POSTING	12/04/2025	50.00	12/05/2025
Total 10-51420-321 PROFESSIONAL DUES/MEETINGS:					50.00	
10-51440-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	11/27/2025	ELECTIONS	12/04/2025	126.54	12/05/2025
Total 10-51440-310 SUPPLIES/EXPENSES:					126.54	
10-51600-210 CONTRACT SERVICES						
57	JPMORGAN CHASE BANK NA	11/27/2025	VILLAGE	12/04/2025	600.00	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	ZOOM	12/04/2025	40.00	12/05/2025
194	BAKER TILLY VIRCHOW KRAUS	BT3412702	PROGRESS BILLING	12/02/2025	1,696.80	12/05/2025
265	GREATAMERICAN FINANCIAL S	40833761	MONTHLY COPIER	12/30/2025	586.31	12/31/2025
477	TAYLOR COMPUTER SERVICES	28790	MANAGED SERVICES	12/15/2025	1,070.75	12/19/2025
789	DO IT NOW CLEANING LLC	988	MONTHLY CLEANING	12/02/2025	1,583.37	12/05/2025
789	DO IT NOW CLEANING LLC	996	MONTHLY CLEANING	12/30/2025	1,583.37	12/31/2025
806	ROBERT W. BAIRD & CO	PF-25019578	ANNUAL FILING FEE	12/11/2025	1,500.00	12/12/2025
2489	INNOVATIVE PUBLIC ADVISORS	25-135	INTERIM SERVICES	12/02/2025	12,480.00	12/05/2025
Total 10-51600-210 CONTRACT SERVICES:					21,140.60	
10-51600-220 GAS-HEAT						
536	WE-ENERGIES	11/24/2025	0702787382-00002	12/02/2025	398.77	12/05/2025
Total 10-51600-220 GAS-HEAT:					398.77	
10-51600-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	11/24/2025	0702787382-00002	12/02/2025	1,381.28	12/05/2025
536	WE-ENERGIES	12/05/2025	0702787382-00009	12/12/2025	20.69	12/19/2025
Total 10-51600-221 ELECTRIC UTILITIES:					1,401.97	
10-51600-222 TELEPHONE UTILITIES						
2691	CENTURYLINK-BUSINESS SVC.	764305987	87619173	12/18/2025	.09	12/19/2025
Total 10-51600-222 TELEPHONE UTILITIES:					.09	
10-51600-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	8/1-11/01/2025	VH WATER AND SEWER	12/01/2025	844.12	12/05/2025
Total 10-51600-223 WATER/SEWER UTILITIES:					844.12	
10-51600-234 VILLAGE HALL MAINTENANCE						
57	JPMORGAN CHASE BANK NA	11/27/2025	AMAZON	12/04/2025	12.02	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	AMAZON	12/04/2025	13.91	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	VILLAGE	12/04/2025	8.95	12/05/2025
892	SPECTRUM	12/7/2025	8348 10 012 0042231 VLG	12/18/2025	16.50	12/19/2025

VILLAGE OF FOX POINT

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Report dates: 12/1/2025-12/31/2025

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Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
1575	FILTRATION CONCEPTS	85337	UNIT VENT FILTERS	12/04/2025	558.56	12/05/2025
1710	UP NORTH SERVICES	04810	PEST CONTROL VLG	12/04/2025	55.00	12/05/2025
Total 10-51600-234 VILLAGE HALL MAINTENANCE:					664.94	
10-51600-310 SUPPLIES/MISC EXPENSES						
57	JPMORGAN CHASE BANK NA	11/27/2025	AMAZON	12/04/2025	18.04	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	AMAZON	12/04/2025	28.98	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	AMAZON	12/04/2025	47.96	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	AMAZON	12/04/2025	43.07	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	AMAZON	12/04/2025	21.74	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	AMAZON	12/04/2025	62.50	12/05/2025
2476	RITEWAY BUSINESS FORMS	25-85251	YEAR END SUPPLIES	12/23/2025	265.96	12/30/2025
Total 10-51600-310 SUPPLIES/MISC EXPENSES:					488.25	
10-51600-396 VILLAGE OPEN HOUSE						
57	JPMORGAN CHASE BANK NA	11/27/2025	AMAZON	12/04/2025	35.14	12/05/2025
2508	JAMES MAE RENTALS, LLC	6813	CENTENNIAL	12/09/2025	650.00	12/12/2025
2509	SILVERSON, EMILY	12/1/2025	REIMBURSEMENT CENTENNIA	12/11/2025	802.65	12/12/2025
2519	WAM BAM ENTERTAINMENT	06/13/2026	CENTENNIAL	12/29/2025	675.00	12/30/2025
2525	PATCH 22 LTD	06/13/2026	DEPOSIT	12/30/2025	200.00	12/31/2025
Total 10-51600-396 VILLAGE OPEN HOUSE:					2,362.79	
10-51700-511 GROUP HEALTH - RETIREES						
433	RESNICK, AMY	71	HEALTH INSURANCE REIMBUR	12/01/2025	327.27	12/05/2025
435	RIES, DANIEL	87	HEALTH	12/01/2025	479.63	12/05/2025
520	WICHMAN, MICHELLE	32	MONTHLY	12/01/2025	397.39	12/05/2025
2194	OBREMSKI, DANIEL	35	SUPPLEMENTAL PAY	11/01/2025	.00	12/05/2025
2194	OBREMSKI, DANIEL	36	SUPPLEMENTAL PAY	12/01/2025	397.39	12/05/2025
Total 10-51700-511 GROUP HEALTH - RETIREES:					1,601.68	
10-52100-210 POLICE MAINTENANCE CONTRACTS						
1412	CONDITIONED AIR DESIGNED I	50629	INSPECT/ FILTER CHANGE	12/01/2025	1,822.00	12/05/2025
1710	UP NORTH SERVICES	4811	POLICE PEST CONTROL	12/04/2025	55.00	12/05/2025
5152	JAMES IMAGING SYSTEMS, IN	1639587	POLICE DEPARTMENT	12/18/2025	136.11	12/19/2025
5839	LEXISNEXIS	1100232721	MONTHLY FEE	12/04/2025	206.00	12/05/2025
Total 10-52100-210 POLICE MAINTENANCE CONTRACTS:					2,219.11	
10-52100-220 GAS UTILITIES						
536	WE-ENERGIES	11/24/2025	0702787382-00008	12/02/2025	496.22	12/05/2025
Total 10-52100-220 GAS UTILITIES:					496.22	
10-52100-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	11/24/2025	0702787382-00006	12/02/2025	1,557.47	12/05/2025
536	WE-ENERGIES	11/24/2025	0702787382-00015	12/02/2025	47.06	12/05/2025
Total 10-52100-221 ELECTRIC UTILITIES:					1,604.53	
10-52100-222 TELEPHONE UTILITIES						
892	SPECTRUM	20251201OTA	8348 10 012 0041845 POLICE	12/11/2025	16.50	12/19/2025
892	SPECTRUM	238770901120125	238770901	12/11/2025	599.00	12/19/2025
2101	IPITOMY COMMUNICATIONS LL	71646	SIP TRUNK 85995	11/20/2025	237.34	12/05/2025
2691	CENTURYLINK-BUSINESS SVC.	764305987	87619173	12/18/2025	.09	12/19/2025

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5312	AT & T- VILLAGE	287329447591X121	287329447591-PD	12/26/2025	418.38	12/30/2025
Total 10-52100-222 TELEPHONE UTILITIES:					1,271.31	
10-52100-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	8/1-11/01/2025	POLICE WATER AND SEWER	12/01/2025	1,530.75	12/05/2025
Total 10-52100-223 WATER/SEWER UTILITIES:					1,530.75	
10-52100-232 VEHICLE MAINTENANCE						
57	JPMORGAN CHASE BANK NA	11/27/2025	POLICE	12/04/2025	475.00	12/05/2025
503	VILLAGE HARDWARE - DPS	254420	WIPER BLADES	12/18/2025	41.38	12/19/2025
904	CKC GRAPHICS & SIGNS	1028	GRAPHICS	12/15/2025	148.00	12/19/2025
102081	GOODYEAR AUTO SERVICE CE	67094	OIL	12/01/2025	76.03	12/05/2025
Total 10-52100-232 VEHICLE MAINTENANCE:					740.41	
10-52100-233 EQUIPMENT MAINTENANCE						
57	JPMORGAN CHASE BANK NA	11/27/2025	POLICE	12/04/2025	6.99	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	POLICE	12/04/2025	62.98	12/05/2025
102081	GOODYEAR AUTO SERVICE CE	67179	TIRES	12/03/2025	1,000.00	12/05/2025
Total 10-52100-233 EQUIPMENT MAINTENANCE:					1,069.97	
10-52100-234 BUILDING MAINTENANCE						
57	JPMORGAN CHASE BANK NA	11/27/2025	POLICE	12/04/2025	21.99	12/05/2025
503	VILLAGE HARDWARE - DPS	253902	MISC	12/01/2025	4.13	12/05/2025
753	ACTIVE FINISHING, LLC	AF2025-01	PAINTING	12/03/2025	1,700.00	12/05/2025
1412	CONDITIONED AIR DESIGNED I	50323	REPAIR	12/11/2025	227.50	12/19/2025
Total 10-52100-234 BUILDING MAINTENANCE:					1,953.62	
10-52100-238 RADIO MAINTENANCE						
5794	WISCOMM LLC- WISCOMM.CO	16647	MICROPHONE	12/26/2025	85.50	12/30/2025
Total 10-52100-238 RADIO MAINTENANCE:					85.50	
10-52100-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	11/27/2025	POLICE	12/04/2025	135.00	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	POLICE	12/04/2025	181.53	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	POLICE	12/04/2025	62.98	12/05/2025
Total 10-52100-310 SUPPLIES/EXPENSES:					379.51	
10-52100-322 TRAINING						
4398	WCPA	14800	FREEDY DUES	12/04/2025	150.00	12/05/2025
Total 10-52100-322 TRAINING:					150.00	
10-52100-330 CLOTHING ALLOWANCE						
473	STREICHER'S	1795615	FREEDY	12/01/2025	21.99	12/05/2025
473	STREICHER'S	1797462	ADAMAITIS	12/04/2025	284.93	12/05/2025
473	STREICHER'S	1797770	DUBNICKA	12/09/2025	23.99	12/12/2025
473	STREICHER'S	1798867	BRYANT	12/16/2025	29.98	12/19/2025
473	STREICHER'S	1798866	PAUL	12/16/2025	42.55	12/19/2025
473	STREICHER'S	1798899	BRYANT	12/16/2025	225.97	12/19/2025
589	SCHWEIZER EMBLEM CO	26696	PATCHES	12/03/2025	531.30	12/05/2025

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Total 10-52100-330 CLOTHING ALLOWANCE:					1,160.71	
10-52100-334 JANITORIAL SUPPLIES						
57	JPMORGAN CHASE BANK NA	11/27/2025	POLICE	12/04/2025	51.99	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	POLICE	12/04/2025	75.18	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	POLICE	12/04/2025	88.80	12/05/2025
2241	ITU ABSORB TECH, INC	8640241	POLICE	12/03/2025	135.40	12/05/2025
Total 10-52100-334 JANITORIAL SUPPLIES:					351.37	
10-52100-335 SCHOOL EXPENSES						
57	JPMORGAN CHASE BANK NA	11/27/2025	KALAHARI	12/04/2025	109.00-	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	KALAHARI	12/04/2025	109.00-	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	KALAHARI	12/04/2025	109.00-	12/05/2025
Total 10-52100-335 SCHOOL EXPENSES:					327.00-	
10-53100-321 PROFESSIONAL DUES/MEETINGS						
57	JPMORGAN CHASE BANK NA	11/27/2025	ENGINEER	12/04/2025	104.43	12/05/2025
Total 10-53100-321 PROFESSIONAL DUES/MEETINGS:					104.43	
10-53200-400 MATERIALS						
327	MENARDS - MILWAUKEE	16339	MAILBOX POST	12/23/2025	151.86	12/30/2025
502	VILLAGE HARDWARE - VH	254013/1	MISC	12/04/2025	48.22	12/12/2025
Total 10-53200-400 MATERIALS:					200.08	
10-53300-221 STREET LIGHTS - ELECTRIC						
536	WE-ENERGIES	12/05/2025	0702787382-00001	12/12/2025	195.75	12/19/2025
536	WE-ENERGIES	12/10/2025	0702787382-00013	12/15/2025	19.51	12/19/2025
Total 10-53300-221 STREET LIGHTS - ELECTRIC:					215.26	
10-53400-221 BUS STOP-ELECTRIC						
536	WE-ENERGIES	12/10/2025	0702787382-00016	12/15/2025	17.27	12/19/2025
536	WE-ENERGIES	12/10/2025	0702787382-00005	12/15/2025	17.27	12/19/2025
536	WE-ENERGIES	12/19/2025	0702787382-00003	12/30/2025	19.69	12/31/2025
Total 10-53400-221 BUS STOP-ELECTRIC:					54.23	
10-53620-400 MATERIALS						
2966	HUMPHREY SERVICE PARTS, I	01P170952	RAKES	12/03/2025	546.96	12/05/2025
Total 10-53620-400 MATERIALS:					546.96	
10-53630-370 LANDFILL FEES						
1298	WASTE MANAGEMENT OF WI-M	0001168-1996-2	MSW	12/09/2025	6,963.64	12/12/2025
Total 10-53630-370 LANDFILL FEES:					6,963.64	
10-53642-400 MATERIALS						
1298	WASTE MANAGEMENT OF WI-M	0074501-2286-1	YARDWASTE	12/09/2025	558.87	12/12/2025
1298	WASTE MANAGEMENT OF WI-M	0074624-2286-1	YARDWASTE	12/23/2025	108.77	12/30/2025
Total 10-53642-400 MATERIALS:					667.64	

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10-53700-300 MISCELLANEOUS EXPENSE						
57	JPMORGAN CHASE BANK NA	11/27/2025	CONFLUENCE	12/04/2025	78.02	12/05/2025
1074	MATHESON TRI-GAS, INC	0032572532	ARGON	12/23/2025	38.50	12/30/2025
1074	MATHESON TRI-GAS, INC	52599278	ACETYLENE	12/04/2025	57.45	12/05/2025
2241	ITU ABSORB TECH, INC	8640235	SHOP	12/03/2025	11.56	12/05/2025
2241	ITU ABSORB TECH, INC	8647638	SHOP	12/15/2025	11.56	12/19/2025
2241	ITU ABSORB TECH, INC	8654971	SHOP	12/23/2025	11.56	12/30/2025
Total 10-53700-300 MISCELLANEOUS EXPENSE:					208.65	
10-53700-341 REPAIR PARTS						
89	FABICK CAT	PIMK0447016	COUPLING	12/15/2025	582.10	12/19/2025
413	POMPS TIRE SERVICE, INC.	60383698	DISMOUNTS/MOUNTS	12/03/2025	209.72	12/05/2025
413	POMPS TIRE SERVICE, INC.	60383883	DISPOSAL	12/15/2025	52.00	12/19/2025
547	ROLAND MACHINERY	40139534	MISC	12/03/2025	620.07	12/05/2025
547	ROLAND MACHINERY	40139742	FILTER/NO FREIGHT	12/15/2025	90.84	12/19/2025
591	CUMMINS INC.	F6-251111928	PARTS	12/03/2025	3,451.59	12/05/2025
631	FACTORY MOTOR PARTS	160-267244	PARTS	11/18/2025	.00	12/05/2025
631	FACTORY MOTOR PARTS	160-270688	PARTS	12/17/2025	66.17	12/19/2025
631	FACTORY MOTOR PARTS	160-271670	PARTS	12/30/2025	233.83	12/31/2025
631	FACTORY MOTOR PARTS	50-6472137	PARTS	12/18/2025	109.67	12/19/2025
1042	EJ EQUIPMENT INC	P18593	MISC	12/17/2025	596.91	12/19/2025
1178	R.N.O.W., INC	2025-77553	HOSE	12/03/2025	155.76	12/05/2025
1594	KAESTNER AUTO ELECTRIC C	448709	PARTS	12/18/2025	599.00	12/19/2025
2506	PIRTEK MENOMONEE FALLS	296-T0001108	PARTS & SERVICE	12/04/2025	595.30	12/05/2025
4112	ROAD EQUIPMENT PARTS CEN	2500900584	PARTS	12/17/2025	94.00	12/19/2025
4389	BOBCAT PLUS, INC.	IB33621	PARTS	12/04/2025	79.32	12/05/2025
4554	TERMINAL SUPPLY CO.	74844-00	MISC	12/18/2025	313.61	12/19/2025
4554	TERMINAL SUPPLY CO.	74844-01	MISC	12/26/2025	544.47	12/30/2025
4777	BATTERIES PLUS -	P87570694	12VOLT	12/03/2025	351.90	12/05/2025
4836	REINDERS, INC.	606915-00CR	CREDIT	12/03/2025	213.50	12/05/2025
4836	REINDERS, INC.	6084853-00	PARTS	12/03/2025	11.48	12/05/2025
4836	REINDERS, INC.	6084853-01	PARTS	12/03/2025	340.30	12/05/2025
5980	MILWAUKEE TRACTOR & EQUIP	IM18481	PARTS	12/05/2025	100.00	12/12/2025
Total 10-53700-341 REPAIR PARTS:					8,984.54	
10-53700-342 TIRES						
413	POMPS TIRE SERVICE, INC.	60383695	TIRES	12/03/2025	1,403.92	12/05/2025
413	POMPS TIRE SERVICE, INC.	60383697	TIRES	12/03/2025	1,515.20	12/05/2025
Total 10-53700-342 TIRES:					2,919.12	
10-53700-343 FUEL						
57	JPMORGAN CHASE BANK NA	11/27/2025	FUEL	12/04/2025	20.50	12/05/2025
631	FACTORY MOTOR PARTS	160-268931	DEF	12/04/2025	123.60	12/05/2025
631	FACTORY MOTOR PARTS	160-270688	DEF	12/17/2025	61.80	12/19/2025
2179	EDWARD H. WOLF & SONS INC	375131	FUEL	12/01/2025	2,856.87	12/05/2025
2179	EDWARD H. WOLF & SONS INC	375158	FUEL	12/01/2025	1,482.14	12/05/2025
2179	EDWARD H. WOLF & SONS INC	389068	FUEL	12/15/2025	2,375.23	12/19/2025
2179	EDWARD H. WOLF & SONS INC	389089	FUEL	12/15/2025	1,593.88	12/19/2025
2179	EDWARD H. WOLF & SONS INC	403439	FUEL	12/26/2025	740.16	12/30/2025
2179	EDWARD H. WOLF & SONS INC	403448	FUEL	12/26/2025	1,463.69	12/30/2025
Total 10-53700-343 FUEL:					10,717.87	
10-53700-344 OIL						
631	FACTORY MOTOR PARTS	160-270688	OIL	12/17/2025	220.41	12/19/2025

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Total 10-53700-344 OIL:					220.41	
10-53700-346 MISC DPW SHOP TOOLS						
5528	TODD A GAULKE AUTHORIZE D	121625142446	SMALL TOOLS	12/16/2025	1,205.96	12/19/2025
Total 10-53700-346 MISC DPW SHOP TOOLS:					1,205.96	
10-53800-220 GAS UTILITIES						
536	WE-ENERGIES	11/24/2025	0702787382-00002	12/02/2025	398.76	12/05/2025
Total 10-53800-220 GAS UTILITIES:					398.76	
10-53800-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	11/24/2025	0702787382-00002	12/02/2025	1,381.29	12/05/2025
Total 10-53800-221 ELECTRIC UTILITIES:					1,381.29	
10-53800-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	8/1-11/01/2025	VH WATER AND SEWER	12/01/2025	844.12	12/05/2025
Total 10-53800-223 WATER/SEWER UTILITIES:					844.12	
10-53800-224 CELL PHONES						
57	JPMORGAN CHASE BANK NA	11/27/2025	APPLE	12/04/2025	.99	12/05/2025
2136	VERIZON WIRELESS	612000077000	100000186946 GPS	12/02/2025	47.85	12/05/2025
2136	VERIZON WIRELESS	6129943084	787000169-00001	12/10/2025	17.71	12/12/2025
5312	AT & T- VILLAGE	11152025	287334403697 VLG	12/02/2025	146.17	12/05/2025
Total 10-53800-224 CELL PHONES:					212.72	
10-53800-300 MISCELLANEOUS EXPENSE						
57	JPMORGAN CHASE BANK NA	11/27/2025	DPW	12/04/2025	13.50	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	DPW	12/04/2025	34.50	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	DPW	12/04/2025	13.50	12/05/2025
2005	BADGER CDL, LLC	1635	CDL TRAINING	12/09/2025	768.75	12/12/2025
2005	BADGER CDL, LLC	1636	CDL TRAINING	12/09/2025	768.75	12/12/2025
2040	AURORA MEDICAL GROUP, INC	1256392	SCREENING	12/23/2025	53.00	12/30/2025
2040	AURORA MEDICAL GROUP, INC	964813	SCREENING	11/25/2025	363.00	12/05/2025
2241	ITU ABSORB TECH, INC	8640237	TOWELS/MATS	12/03/2025	269.74	12/05/2025
2241	ITU ABSORB TECH, INC	8647640	TOWELS/MATS	12/15/2025	208.17	12/19/2025
2241	ITU ABSORB TECH, INC	8654973	DPW	12/23/2025	5.59	12/30/2025
Total 10-53800-300 MISCELLANEOUS EXPENSE:					2,498.50	
10-53800-333 SAFETY PROGRAM						
5691	CINTAS CORPORATION	5304086203	FIRST AID CABINET	12/03/2025	450.23	12/05/2025
Total 10-53800-333 SAFETY PROGRAM:					450.23	
10-53900-310 SUPPLIES/EXPENSES						
57	JPMORGAN CHASE BANK NA	11/27/2025	INDEED	12/04/2025	452.19	12/05/2025
Total 10-53900-310 SUPPLIES/EXPENSES:					452.19	
10-53900-324 DRUG TESTING						
57	JPMORGAN CHASE BANK NA	11/27/2025	MISC	12/04/2025	12.50	12/05/2025
5247	CONCENTRA MEDICAL CENTE	18692000	DRUG TEST	11/11/2025	.00	12/05/2025

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5247	CONCENTRA MEDICAL CENTE	18755408	ADMIN FEE	12/12/2025	500.00	12/19/2025
Total 10-53900-324 DRUG TESTING:					512.50	
10-54100-215 CONTRACT - HEALTH						
619	MADACC	SEPTEMBER 2025	DOG/CAT LICENSE	12/03/2025	.30	12/05/2025
Total 10-54100-215 CONTRACT - HEALTH:					.30	
10-55400-430 LX CLUB MATERIALS						
890	FOX POINT BAYSIDE LX CLUB	11.20.2025	LX CLUB FEES	12/11/2025	780.00	12/19/2025
890	FOX POINT BAYSIDE LX CLUB	12.10.2025	LX CLUB FEES	12/11/2025	375.00	12/19/2025
890	FOX POINT BAYSIDE LX CLUB	12.17.2025	LX CLUB FEES	12/23/2025	480.00	12/30/2025
890	FOX POINT BAYSIDE LX CLUB	4Q rental	LX CLUB FEES	12/30/2025	400.00	12/31/2025
Total 10-55400-430 LX CLUB MATERIALS:					2,035.00	
10-55440-220 GAS UTILITIES						
536	WE-ENERGIES	12/10/2025	0702787382-00011	12/15/2025	515.61	12/19/2025
Total 10-55440-220 GAS UTILITIES:					515.61	
10-55440-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	12/10/2025	0702787382-00010	12/15/2025	130.34	12/19/2025
Total 10-55440-221 ELECTRIC UTILITIES:					130.34	
10-55440-450 SKATE RINK MATERIALS						
57	JPMORGAN CHASE BANK NA	11/27/2025	RINK	12/04/2025	62.49	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	RINK	12/04/2025	12.01	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	RINK	12/04/2025	13.91	12/05/2025
186	FOX POINT, VILLAGE OF - W/U	8/1-11/01/2025	LONGACRE PAVILION	12/01/2025	1,106.02	12/05/2025
186	FOX POINT, VILLAGE OF - W/U	8/1-11/01/2025	L, ICE RINK	12/01/2025	117.93	12/05/2025
Total 10-55440-450 SKATE RINK MATERIALS:					1,312.36	
10-56100-125 FORESTRY CONSULTANT						
5933	WACHTEL TREE SCIENCE & SE	163144	FORESTRY REQUESTS	12/01/2025	3,430.00	12/05/2025
5933	WACHTEL TREE SCIENCE & SE	163380	FORESTRY REQUESTS	12/30/2025	4,190.00	12/31/2025
Total 10-56100-125 FORESTRY CONSULTANT:					7,620.00	
10-56100-465 TREE MAINTENANCE						
327	MENARDS - MILWAUKEE	11462	MISC	12/05/2025	30.96	12/12/2025
Total 10-56100-465 TREE MAINTENANCE:					30.96	
10-59000-500 CONTINGENCY FUND						
256	KAPUR & ASSOCIATES, INC.	137122	FLOODING ASSITANCE	12/11/2025	1,630.00	12/12/2025
256	KAPUR & ASSOCIATES, INC.	137123	FLOODING ASSITANCE	12/11/2025	10,340.00	12/12/2025
Total 10-59000-500 CONTINGENCY FUND:					11,970.00	
21-71000-400 MATERIALS						
141	DIGGERS HOTLINE	251057801	TICKETS	10/31/2025	53.83	12/05/2025
141	DIGGERS HOTLINE	251157801	HOTLINE TICKETS	11/30/2025	136.00	12/12/2025

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Total 21-71000-400 MATERIALS:					189.83	
21-72000-220 GAS UTILITIES						
536	WE-ENERGIES	12/10/2025	0702787382-00004	12/15/2025	12.26	12/19/2025
Total 21-72000-220 GAS UTILITIES:					12.26	
21-72000-221 ELECTRIC UTILITIES						
536	WE-ENERGIES	12/10/2025	0702787382-00004	12/15/2025	220.86	12/19/2025
536	WE-ENERGIES	12/10/2025	0702787382-00007	12/15/2025	24.34	12/19/2025
Total 21-72000-221 ELECTRIC UTILITIES:					245.20	
21-73000-400 MATERIALS						
50	BADGER METER, INC.	80219715	HOSTING SERV UNIT	11/26/2025	222.94	12/05/2025
50	BADGER METER, INC.	80223001	HOSTING SERV UNIT	12/24/2025	222.90	12/30/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	APPLE	12/04/2025	.49	12/05/2025
2136	VERIZON WIRELESS	612000077000	100000186946 GPS	12/02/2025	47.85	12/05/2025
5312	AT & T- VILLAGE	11152025	287334403697 VLG	12/02/2025	83.34	12/05/2025
Total 21-73000-400 MATERIALS:					577.52	
21-75000-210 CONTRACT SERVICES						
2005	BADGER CDL, LLC	1635	CDL TRAINING	12/09/2025	768.75	12/12/2025
2005	BADGER CDL, LLC	1636	CDL TRAINING	12/09/2025	768.75	12/12/2025
Total 21-75000-210 CONTRACT SERVICES:					1,537.50	
21-91000-888 SEWER SYSTEM IMPROVEMENTS						
256	KAPUR & ASSOCIATES, INC.	137120	SANITARY	12/11/2025	3,337.50	12/12/2025
Total 21-91000-888 SEWER SYSTEM IMPROVEMENTS:					3,337.50	
22-53650-210 CONTRACT SERVICES						
1299	WASTE MANAGEMENT OF WI-M	7549215	RECYCLING	12/08/2025	2,272.77	12/12/2025
Total 22-53650-210 CONTRACT SERVICES:					2,272.77	
22-53800-310 SUPPLIES/EXPENSES						
2136	VERIZON WIRELESS	612000077000	100000186946 GPS	12/02/2025	47.85	12/05/2025
5312	AT & T- VILLAGE	11152025	287334403697 VLG	12/02/2025	52.98	12/05/2025
Total 22-53800-310 SUPPLIES/EXPENSES:					100.83	
23-55420-223 WATER/SEWER UTILITIES						
186	FOX POINT, VILLAGE OF - W/U	8/1-11/01/2025	POOL WATER AND SEWER	12/01/2025	434.76	12/05/2025
Total 23-55420-223 WATER/SEWER UTILITIES:					434.76	
24-52400-210 CONTRACT SERVICES						
2647	KWK ELECTRIC INC	51044	INSPECTION	12/18/2025	850.00	12/19/2025
Total 24-52400-210 CONTRACT SERVICES:					850.00	
24-52400-218 VILLAGE ATTORNEY						
535	MUNICIPAL LAW & LITIGATION	16161	VLG ATTORNEY	12/08/2025	670.90	12/12/2025

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Total 24-52400-218 VILLAGE ATTORNEY:					670.90	
24-52400-224 CELL PHONES						
5312	AT & T- VILLAGE	11152025	287334403697 VLG	12/02/2025	43.04	12/05/2025
Total 24-52400-224 CELL PHONES:					43.04	
25-53410-400 MATERIALS						
141	DIGGERS HOTLINE	251057801	TICKETS	10/31/2025	53.84	12/05/2025
141	DIGGERS HOTLINE	251157801	HOTLINE TICKETS	11/30/2025	136.00	12/12/2025
Total 25-53410-400 MATERIALS:					189.84	
25-53420-415 MAINTENANCE						
1000	GREAT LAKES POWER VAC, LL	12422	VACUUM CATCH BASINS	12/16/2025	618.00	12/19/2025
Total 25-53420-415 MAINTENANCE:					618.00	
25-53800-210 CONTRACT SERVICES						
2005	BADGER CDL., LLC	1635	CDL TRAINING	12/09/2025	768.75	12/12/2025
2005	BADGER CDL., LLC	1636	CDL TRAINING	12/09/2025	768.75	12/12/2025
2136	VERIZON WIRELESS	612000077000	100000186946 GPS	12/02/2025	47.85	12/05/2025
5312	AT & T- VILLAGE	11152025	287334403697 VLG	12/02/2025	83.34	12/05/2025
Total 25-53800-210 CONTRACT SERVICES:					1,668.69	
25-53800-234 GREEN INFRASTRUCT MAINTENANCE						
2824	MAREK LANDSCAPING	6138	MIXED INVASIVES	12/17/2025	2,916.19	12/19/2025
Total 25-53800-234 GREEN INFRASTRUCT MAINTENANCE:					2,916.19	
25-91500-800 WPDES COMPLIANCE PROGRAM						
776	GRAINGER, INC.	9744252603	PET WASTE BAGS	12/17/2025	436.44	12/30/2025
1000	GREAT LAKES POWER VAC, LL	12422	VACUUM CATCH BASINS	12/16/2025	6,489.26	12/19/2025
2315	SOUTHEASTERN WISCONSIN	1791	INDIAN CREEK BACTERIA	12/16/2025	2,826.00	12/19/2025
Total 25-91500-800 WPDES COMPLIANCE PROGRAM:					9,751.70	
25-91500-833 STORM SEWER SYSTEM IMPROVE.						
535	MUNICIPAL LAW & LITIGATION	16161	VLG ATTORNEY	12/08/2025	2,130.00	12/12/2025
Total 25-91500-833 STORM SEWER SYSTEM IMPROVE.:					2,130.00	
40-91200-804 COMPUTER SYSTEM						
57	JPMORGAN CHASE BANK NA	11/27/2025	CAPITAL	12/04/2025	1,099.99	12/05/2025
57	JPMORGAN CHASE BANK NA	11/27/2025	CAPITAL	12/04/2025	1,222.99	12/05/2025
Total 40-91200-804 COMPUTER SYSTEM:					2,322.98	
40-91200-810 RADAR SPEED SIGNS						
2505	RADARSIGN, LLC	4401	RADAR	12/01/2025	1,295.00	12/05/2025
Total 40-91200-810 RADAR SPEED SIGNS:					1,295.00	
40-91400-834 UTILITY VEHICLE						
1629	CASPER'S TRUCK EQUIPMENT	0059223	PLOW	12/03/2025	110,649.00	12/05/2025
102169	TRUCK COUNTRY OF WISCON	VM203011046	1FVAG3FETHWM3490	12/03/2025	121,056.00	12/05/2025

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Total 40-91400-834 UTILITY VEHICLE:					231,705.00	
40-91500-801 STREET RESURFACING						
256	KAPUR & ASSOCIATES, INC.	137118	YATES/BELL/THORNE	12/11/2025	2,090.00	12/12/2025
256	KAPUR & ASSOCIATES, INC.	137121	BEACH	12/11/2025	12,910.83	12/23/2025
574	UPI, LLC	pay app 8	BRADLEY RD	12/03/2025	1,009.26	12/05/2025
1073	WI DEPT. OF TRANSPORTATIO	420948	DESIGN	12/10/2025	1,786.95	12/12/2025
1073	WI DEPT. OF TRANSPORTATIO	420949	CROSSWALK	12/11/2025	7,529.74	12/12/2025
2016	BAXTER & WOODMAN INC.	0279301	POST CONSTRUCTION	12/02/2025	1,127.50	12/05/2025
2016	BAXTER & WOODMAN INC.	279735	BRADLEY RD	12/12/2025	1,087.13	12/19/2025
Total 40-91500-801 STREET RESURFACING:					27,541.41	
40-91500-825 PROJECT MANAGEMENT						
2016	BAXTER & WOODMAN INC.	0279302	BARNETT	12/02/2025	1,061.50	12/05/2025
Total 40-91500-825 PROJECT MANAGEMENT:					1,061.50	
40-91600-800 STORMWATER ROAD PROJECT						
256	KAPUR & ASSOCIATES, INC.	137118	YATES/BELL/THORNE	12/11/2025	2,090.00	12/12/2025
256	KAPUR & ASSOCIATES, INC.	137121	BEACH	12/11/2025	12,910.83	12/23/2025
574	UPI, LLC	pay app 8	BRADLEY RD	12/03/2025	39,483.13	12/05/2025
Total 40-91600-800 STORMWATER ROAD PROJECT:					54,483.96	
40-91600-811 BEACH DRIVE JETTIES						
256	KAPUR & ASSOCIATES, INC.	137116	JETTIES IMPROV	12/11/2025	4,405.98	12/12/2025
Total 40-91600-811 BEACH DRIVE JETTIES:					4,405.98	
40-91600-833 TREE REPLACEMENT						
2824	MAREK LANDSCAPING	6139	VEGETATION MAINTENANCE	12/17/2025	832.35	12/19/2025
5933	WACHTEL TREE SCIENCE & SE	163143	EAB	12/01/2025	420.00	12/05/2025
Total 40-91600-833 TREE REPLACEMENT:					1,252.35	
50-81000-601 SOURCE OF WATER SUPPLY						
378	NORTH SHORE WATER COMM	116	MONTHLY	12/01/2025	24,574.20	12/05/2025
Total 50-81000-601 SOURCE OF WATER SUPPLY:					24,574.20	
50-81000-640 OPERATIONS LABOR WATER MAINS						
2839	CITY WATER LLC	1292	HOURLY	12/03/2025	607.50	12/05/2025
2839	CITY WATER LLC	1292	MONTHLY MANAGEMENT FEE	12/03/2025	6,400.00	12/05/2025
Total 50-81000-640 OPERATIONS LABOR WATER MAINS:					7,007.50	
50-81000-651 MAINTENANCE OF MAINS						
141	DIGGERS HOTLINE	251057801	TICKETS	10/31/2025	53.83	12/05/2025
141	DIGGERS HOTLINE	251157801	HOTLINE TICKETS	11/30/2025	136.00	12/12/2025
458	SHERWIN INDUSTRIES, INC.	SC054839	FIBER BULK	12/03/2025	1,405.92	12/05/2025
474	CORE & MAIN LP	Y103199	REP CLP	11/12/2025	780.00	12/05/2025
474	CORE & MAIN LP	Y145118	HYMAX	11/19/2025	1,873.32	12/12/2025
1670	GRUNAU	20005863	WATERMAIN	11/25/2025	6,164.25	12/12/2025
2241	ITU ABSORB TECH, INC	8640236	WATER DEPT	12/03/2025	8.37	12/05/2025
2241	ITU ABSORB TECH, INC	8647639	WATER	12/15/2025	48.60	12/19/2025
2241	ITU ABSORB TECH, INC	8654972	WATER DEPT	12/23/2025	8.37	12/30/2025

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5506	HANKE TERMINALS	206830A	STONE	12/16/2025	2,342.64	12/19/2025
5506	HANKE TERMINALS	206831A	BOND	12/16/2025	1,002.13	12/19/2025
5506	HANKE TERMINALS	206835A	STONE	12/16/2025	1,785.29	12/19/2025
5506	HANKE TERMINALS	206838A	BOND	12/16/2025	913.50	12/19/2025
Total 50-81000-651 MAINTENANCE OF MAINS:					16,522.22	
50-81000-800 CAPITAL OUTLAY						
256	KAPUR & ASSOCIATES, INC.	137118	YATES/BELL/THORNE	12/11/2025	2,090.00	12/12/2025
256	KAPUR & ASSOCIATES, INC.	137119	LAKE DR	12/11/2025	8,375.00	12/12/2025
256	KAPUR & ASSOCIATES, INC.	137121	BEACH	12/11/2025	12,910.84	12/23/2025
574	UPI, LLC	pay app 8	BRADLEY RD	12/03/2025	55,353.79	12/05/2025
1073	WI DEPT. OF TRANSPORTATIO	420950	LAKE DR	12/11/2025	13,635.02	12/12/2025
Total 50-81000-800 CAPITAL OUTLAY:					92,364.65	
50-81000-844 NSWC CAPITAL PROJECTS						
378	NORTH SHORE WATER COMMI	12/16/2025 BASIN 5	BASIN	12/30/2025	4,640.31	12/31/2025
378	NORTH SHORE WATER COMMI	12/16/2025 UNATT	UNATTENDED OPER	12/30/2025	62.62	12/31/2025
Total 50-81000-844 NSWC CAPITAL PROJECTS:					4,702.93	
50-81000-903 SUPPLIES AND EXPENSE						
50	BADGER METER, INC.	80219715	HOSTING SERV UNIT	11/26/2025	222.95	12/05/2025
50	BADGER METER, INC.	80223001	HOSTING SERV UNIT	12/24/2025	222.91	12/30/2025
2005	BADGER CDL, LLC	1635	CDL TRAINING	12/09/2025	768.75	12/12/2025
2005	BADGER CDL, LLC	1636	CDL TRAINING	12/09/2025	768.75	12/12/2025
Total 50-81000-903 SUPPLIES AND EXPENSE:					1,983.36	
50-81000-921 OFFICE SUPPLIES AND EXPENSE						
57	JPMORGAN CHASE BANK NA	11/27/2025	APPLE	12/04/2025	.50	12/05/2025
2136	VERIZON WIRELESS	612000077000	100000186946 GPS	12/02/2025	47.85	12/05/2025
2136	VERIZON WIRELESS	6129943084	787000169-00001	12/10/2025	17.71	12/12/2025
5312	AT & T- VILLAGE	11152025	287334403697 VLG	12/02/2025	145.86	12/05/2025
Total 50-81000-921 OFFICE SUPPLIES AND EXPENSE:					211.92	
70-12100 TAXES RECEIVABLES						
73	STRUNK, CHARLES OR KRISTE	39917	OVERPAYMENT OF TAXES	12/15/2025	31.49	12/19/2025
108	ATTARI, REZIQ D OR	40282	OVERPAYMENT	12/22/2025	30.93	12/23/2025
156	CALLENDER, AARON & JANET	40292	OVERPAYMENT OF TAXES	12/22/2025	43.33	12/23/2025
203	HIRSCH, DAVID	40095	OVERPAYMENT OF TAXES	12/18/2025	30.15	12/23/2025
212	ODONNELL, DEBORA A	40486	OVERPAYMENT	12/26/2025	87.30	12/30/2025
288	CRIQUI, FREDERIC OR SHEILA	40228	OVERPAYMENT TAXES	12/19/2025	82.92	12/23/2025
310	BEITZEL, LEE OR JILLANE	40199	OVERPAYMENT OF TAXES	12/19/2025	41.60	12/23/2025
350	TARNOFF, LAWRENCE R OR JIL	40315	OVERPAYMENT TAXES	12/22/2025	709.00	12/23/2025
383	BUDYAK, JAMES T	39860	OVERPAYMENT TAXES	12/10/2025	32.23	12/19/2025
397	VARGANOVA, TATYANA	41307	OVERPAYMENT TAXES	12/30/2025	49.10	12/31/2025
549	GOUDREAU, TRACY OR SUSAN	40160	OVERPAYMENT TAXES	12/18/2025	32.83	12/23/2025
729	SAJDAK, DAVID	39908	OVERPAYMENT TAXES	12/15/2025	63.46	12/19/2025
745	JOOS, MARGARET M &	40209	OVERPAYMENT TAXES	12/19/2025	101.81	12/23/2025
749	HAMBROOK, GEORGE OR ANN	41309	OVER PAYMENT OF TAXES	12/30/2025	71.70	12/31/2025
772	MELCHERT, TIM	40028	OVERPAYMENT TAXES	12/17/2025	75.30	12/19/2025
882	BURKHAM, JEREMY	40323	OVERPAYMENT	12/22/2025	107.22	12/23/2025
913	TOMASINI, DIANNE	39863	OVERPAYMENT	12/10/2025	199.06	12/19/2025
982	HOLMES, CHRIS	40460	OVERPAYMENT TAXES	12/26/2025	30.93	12/30/2025
1011	MOLSTAD, BRIAN	40396	OVERPAYMENT TAXES	12/23/2025	49.33	12/30/2025

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1051	NELSON, PHILIP A	40412	OVERPAYMENT TAXES	12/23/2025	75.87	12/30/2025
1053	ALBERTY, KAREN D	39974	OVERPAYMENT TAXES	12/16/2025	31.22	12/19/2025
1066	WERNER, ROBERT OR JULIE	40100	OVERPAYMENT TAXES	12/18/2025	51.35	12/23/2025
1102	BOICO, ILAN OR NICOLE	40250	OVERPAYMENT TAXES	12/22/2025	51.33	12/23/2025
1103	SCHWEBEL, BRIAN	40443	OVERPAYMENT TAXES	12/23/2025	14.99	12/30/2025
1106	WASSERMAN, EERO OR ERICA	39989	OVERPAYMENT TAXES	12/16/2025	41.08	12/23/2025
1113	MURPHY, MICHAEL OR SUE	40418	OVERPAYMENT TAXES	12/23/2025	57.36	12/30/2025
1126	GROVE, DAVID	40727	OVERPAYMENT TAXES	12/30/2025	130.65	12/31/2025
1136	WALTHERS VON ALTEN, GREG	40354	OVERPAYMENT TAXES	12/22/2025	79.41	12/23/2025
1141	OLIVA, PHILLIP OR HOPE	39986	OVERPAYMENT TAXES	12/16/2025	27.92	12/19/2025
1153	TYLICKI, ALLISON	41332	OVERPAYMENT OF TAXE	12/30/2025	25.00	12/31/2025
1166	MAGESTRO, JENNIFER L	40085	OVERPAYMENT OF TAXE	12/17/2025	39.31	12/19/2025
1355	MCGUIRE, CORBIN	39971	OVERPAYMENT TAXES	12/16/2025	41.20	12/19/2025
1370	DEHBOD, TONY	40603	OVERPAYMENT TAXES	12/29/2025	60.41	12/31/2025
1375	GRIFFIN, SHERRIE	40387	OVERPAYMENT TAXES	12/23/2025	23.84	12/30/2025
1381	FADAFAR, HESAM	40446	OVERPAYMENT TAXES	12/26/2025	18.26	12/30/2025
1382	MAISTELMAN, MICHAEL	39916	OVERPAYMENT TAXES	12/15/2025	45.80	12/19/2025
1615	ELLWEIN, BARBARA	40389	OVERPAYMENT TAXES	12/23/2025	120.73	12/30/2025
1675	CATALDO, JENO OR ANDREA	41298	OVERPAYMENT OF TAXES	12/30/2025	335.55	12/31/2025
1691	NAVARRO, SANTIGO OR LAURE	40069	OVERPAYMENT TAXES	12/17/2025	45.34	12/19/2025
1719	KNAPP, JEROME	40453	OVERPAYMENT TAXES	12/26/2025	58.40	12/30/2025
1820	SULLIVAN, JOSEPH OR ELIZAB	40182	OVERPAYMENT	12/19/2025	51.74	12/23/2025
1825	LUKESH, A JOYCE	39980	OVERPAYMENT TAXES	12/16/2025	16.33	12/19/2025
1838	SANDERS, JOHN OR CATHERIN	40436	OVERPAYMENT TAXES	12/23/2025	100.78	12/30/2025
1839	KLEIN, STEVEN OR JANE	40700	OVERPAYMENT TAXES	12/29/2025	85.89	12/31/2025
1843	BOSLER, MATTHEW OR LINDSA	40500	OVERPAYMENT TAXES	12/26/2025	50.48	12/30/2025
1848	BURGESS, CHAD	40633	OVERPAYMENT TAXES	12/29/2025	47.82	12/31/2025
1851	LAROSA, PHILIP OR SALLY	40127	OVERPAYMENT TAXES	12/18/2025	978.22	12/23/2025
1912	POZANSKI, WILLIAM A	39867	OVERPAYMENT TAXES	12/10/2025	53.05	12/19/2025
1922	MUZQUIZ, FELIPE	40709	OVERPAYMENT OF TAXES	12/29/2025	101.36	12/31/2025
1939	BAZELON, ADAM	39949	OVERPAYMENT TAXES	12/16/2025	222.09	12/19/2025
1943	KRAHN, JAMES W OR	40213	OVERPAYMENT OF TAXES	12/19/2025	60.01	12/23/2025
1979	BRETZMANN, EVAN OR AMAND	40227	OVERPAYMENT TAXES	12/19/2025	36.75	12/23/2025
1988	SHOCK, BENJAMIN T	40707	OVERPAYMENT TAXES	12/29/2025	97.67	12/31/2025
1991	WERY, RACHEL	40304	OVERPAYMENT TAXES	12/22/2025	47.47	12/23/2025
2193	SAVIC, TAMMI M	40134	OVERPAYMENT TAXES	12/18/2025	87.75	12/23/2025
2196	HUTNICK, KENNETH	40164	OVERPAYMENT TAXES	12/18/2025	32.74	12/23/2025
2197	ARNSTEIN, DAVID E	40256	OVERPAYMENT TAXES	12/22/2025	141.71	12/23/2025
2199	WENNINGER, ABIGAIL B	39981	OVERPAYMENT TAXES	12/16/2025	51.05	12/19/2025
2200	HORSFIELD, NICHOLAS M	39929	OVERPAYMENT TAXES	12/16/2025	146.19	12/19/2025
2203	SARTLER, JUSTIN	40451	OVERPAYMENT OF TAXES	12/26/2025	31.40	12/30/2025
2270	CLASON, STEVEN OR ANNETT	40035	OVERPAYMENT OF TAXES	12/17/2025	40.14	12/19/2025
2273	ORMAN, DAVID M AND DEBORA	40463	OVERPAYMENT OF TAXES	12/26/2025	16.61	12/30/2025
2278	ARTLIP, KEVIN THOMAS AND	40010	OVERPAYMENT OF TAXES	12/17/2025	29.84	12/19/2025
2302	BROWN, AMY	40608	OVERPAYMENT TAXES	12/29/2025	84.69	12/31/2025
2303	SLATTERY, JOHN F	40489	OVERPAYMENT TAXES	12/26/2025	63.92	12/30/2025
2305	GARBO, STEPHANIE ANN	40204	OVERPAYMENT TAXES	12/19/2025	81.03	12/23/2025
2307	JASCHOB, DEREK	40291	OVERPAYMENT TAXES	12/22/2025	23.18	12/23/2025
2310	CALATA, JED	40722	OVERPAYMENT TAXES	12/30/2025	149.09	12/31/2025
2311	OLLA, JOSEPH	40634	OVERPAYMENT TAXES	12/29/2025	70.23	12/31/2025
2313	STEIDINGER, BRYCE	40352	OVERPAYMENT TAXES	12/22/2025	112.63	12/23/2025
2322	BIGGAR, SHANE I	40042	OVERPAYMENT TAXES	12/17/2025	73.76	12/19/2025
2428	SCHENCK, JESSE OR KATHARI	10455	OVERPAYMENT TAXES	12/18/2025	82.65	12/23/2025
2510	BIG W LLC	39996	OVERPAYMENT TAXES	12/16/2025	238.39	12/19/2025
2512	KIERNAN, KENNETH M	39995	OVERPAYMENT TAXES	12/16/2025	86.27	12/19/2025
2514	LANGHOFF, WILLIAM A	40131	OVERPAYMENT TAXES	12/18/2025	91.45	12/23/2025
2515	SMITH, DIANE P	40158	OVERPAYMENT TAXES	12/18/2025	85.01	12/23/2025
2516	WAGNER, JAMES	40191	OVERPAYMENT OF TAXES	12/19/2025	27.68	12/23/2025

VILLAGE OF FOX POINT

Payment Approval Report - by GL - Board Report

Page: 14

Report dates: 11/1/2025-12/31/2025

Dec 31, 2025 10:20AM

12/12/25						
Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Amount Paid	Date Paid
2517	VICKERY, JONATHAN M	40229	OVERPAYMENT OF TAXES	12/19/2025	1,582.43	12/23/2025
2520	SENDIK, MICHAEL	40382	OVERPAYMENT TAXES	12/23/2025	135.59	12/30/2025
2521	BARASH, MARK	40493	OVERPAYMENT TAXES	12/26/2025	135.04	12/30/2025
2522	MCKEOGH, KAITLIN	40625	OVERPAYMENT TAXES	12/29/2025	882.33	12/31/2025
2523	KENLAY JR, ROBERT	40529	OVERPAYMENT TAXES	12/29/2025	31.58	12/31/2025
2524	HAN, LU	41212	OVERPAYMENT TAXES	12/30/2023	270.00	12/31/2025
2625	MAJDALANI, JOHN P	40555	OVERPAYMENT TAXES	12/29/2025	57.55	12/31/2025
2638	LOUCKS, QUINTEN D	40233	OVERPAYMENT TAXES	12/19/2025	36.36	12/23/2025
2655	DUGAN, JOHN G	40173	OVERPAYMENT TAXES	12/18/2025	144.34	12/23/2025
3205	EASTERDAY, MARK OR TRACE	39973	OVERPAYMENT OF TAXES	12/16/2025	57.36	12/19/2025
3245	WEINBERG, MATTHEW OR RAC	39950	OVERPAYMENT TAXES	12/16/2025	229.52	12/19/2025
5242	MERK, DAVID J OR JANET A	41326	OVERPAYMENT OF TAXES	12/30/2025	23.28	12/31/2025
5278	KALINGER, KEITH	40205	OVERPAYMENT TAXES	12/19/2025	64.89	12/23/2025
5536	NOLL JR., THEODORE A	39885	OVERPAYMENT TAXES	12/12/2025	95.72	12/19/2025
5540	SCHWARTZ, JILL M	40617	OVERPAYMENT OF TAXES	12/29/2025	23.37	12/31/2025
5557	CHOICE OR, BENNETT	40305	OVERPAYMENT OF TAXES	12/22/2025	91.83	12/23/2025
5567	SWARTZELL, VICKI A	40357	OVERPAYMENT	12/22/2025	70.97	12/23/2025
102274	GREGOR, DOUGLAS A OR MELI	40617	OVERPAYMENT TAXES	12/29/2025	119.87	12/31/2025
102278	KERLIN, ANDREW OR GEETHA	41288	OVERPAYMENT TAXES	12/30/2025	47.54	12/31/2025
102279	LEVY, DESSIE R OR GARRY B	39911	OVERPAYMENT TAXES	12/15/2025	70.52	12/19/2025
102281	ZIMMER, MICHAEL T OR REBEC	39966	OVERPAYMENT TAXES	12/16/2025	171.67	12/19/2025
102282	MACHI, CATHERINE A	40445	OVERPAYMENT TAXES	12/26/2025	47.72	12/30/2025
102284	FILSINGER, NANCY	40162	OVERPAYMENT TAXES	12/18/2025	102.64	12/23/2025
102285	GEORGETTA-KRYSTN, CONNIE	40716	OVERPAYMENT TAXES	12/30/2025	14.13	12/31/2025
102287	HUNT, MARK W	40116	OVERPAYMENT TAXES	12/18/2025	71.40	12/23/2025
102292	JOHNSON, VICKI L	40310	OVERPAYMENT TAXES	12/22/2025	35.77	12/23/2025
102296	WILDNER, MICHAEL A	40673	OVERPAYMENT TAXES	12/29/2025	43.54	12/31/2025
102301	HORKY, JOHN A OR MEGAN B	40125	OVERPAYMENT TAXES	12/18/2025	2,325.61	12/23/2025
102301	HORKY, JOHN A OR MEGAN B	40470	OVERPAYMENT TAXES	12/26/2025	146.69	12/30/2025
102302	SCHLEY, JACK	40253	OVERPAYMENT TAXES	12/22/2025	27.68	12/23/2025
Total 70-12100 TAXES RECEIVABLES:					14,198.72	
Grand Totals:					642,728.71	

Date Approved: _____

Village Manager: _____

Village Board: _____



MEMORANDUM

POLICE DEPARTMENT
VILLAGE OF FOX POINT

TO: BOARD OF TRUSTEES
MITCH REYNOLDS; INTERIM VILLAGE MANAGER

FROM: CHIEF CHRISTOPHER FREEDY

DATE: JANUARY 5, 2026

REGARDING: AUTHORIZATION TO PURCHASE

DURING THE BUDGET 2026 BUDGET PRESENTATION AND SUBSEQUENT BUDGET APPROVAL PROCESS, THE VILLAGE BOARD APPROVED THE PURCHASE OF A 2026 CHEVROLET TAHOE PPV TO REPLACE AN AGING SQUAD. THE VEHICLE REQUIRES MODIFICATION BY AN EMERGENCY VEHICLE UPFITTER AFTER DELIVERY FOR USE AS AN EMERGENCY VEHICLE. THE VILLAGE CURRENTLY USES 10-33 VEHICLE SERVICES TO COMPLETE THE UPFITTING AND THE VENDOR HAS ORDERED ALL OF THE NECESSARY EQUIPMENT TO COMPLETE THE MODIFICATION.

I AM REQUESTING THE VILLAGE BOARD AUTHORIZE THE INTERIM VILLAGE MANAGER TO APPROVE AND PAY INVOICE 4190 FROM 10-33 VEHICLE SERVICES IN THE AMOUNT OF \$8,977.98. THIS INVOICE COVERS THE COST OF THE EQUIPMENT; LABOR COSTS WILL BE INVOICED UPON DELIVERY OF THE VEHICLE.

1
2 A meeting of the Fox Point Village Board was held by a combination of in-person and
3 virtual attendance via telephonic and video conferencing on Tuesday, December 9, 2025 in
4 Schwemer Hall, 7200 N. Santa Monica Boulevard. Village President Symchych called the
5 meeting to order at 6:30 p.m. and asked the Deputy Village Clerk to take roll call.

6 Roll Call of the Village Board present included:

7
8 Village President Christine Symchych
9 Trustee Greg Ollman
10 Trustee Liz Aelion
11 Trustee Jennie Stoltz
12 Trustee Freedman
13 Trustee Miller
14 Trustee Barry
15

16 Also present were Interim Village Manager Mitch Reynolds, Assistant Village Manager Kevin
17 Ausman, Village Attorney Eric Larson, Police Chief Chris Freedy (via Zoom), Public Works
18 Director Scott Brandmeier (via Zoom), Financial Manager Mary Carthell, Deputy Financial
19 Manager Kestra Neuenschwander (via Zoom) and Deputy Clerk Teri Repins
20

21 Notice of the meeting was provided to the North Shore Now and to all others as required by
22 State open meetings laws and posted on the official bulletin board at 7200 N Santa Monica
23 Boulevard, as well as the village website at www.villageoffoxpoint.com, as per 2015 Wisconsin
24 Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).
25

26 **Public Hearing: Proposed 2026 Village Budget**

27
28 The Board will hold a Public Hearing to receive comments and input on the proposed 2026
29 Village Budget.
30

31 *On motion made by Trustee Freedman, seconded by Trustee Ollman and carried by roll call*
32 *vote (7-0), the board opened the Public Hearing at 6:31 p.m.*
33

34 There were no public comments.
35

36 *On motion made by President Symchych, seconded by Trustee Miller and carried by roll call*
37 *vote (7-0), the board closed the Public Hearing at 6:32 p.m.*
38

39 **Resolution to Adopt the 2026 Village General Fund Budget, Designated Fund Budgets,** 40 **and Shared Services Budgets; Levy Taxes; and Impose Delinquent Water and Sewer** 41 **Charges on the Tax Roll** 42

43 The Board will discuss and possibly take action on a Resolution to Adopt the 2026 Village
44 General Fund Budget, Designated Fund Budgets, and Shared Services Budgets; Levy Taxes;
45 and Impose Delinquent Water and Sewer Charges on the Tax Roll.
46

47 *Motion made by President Symchych, seconded by Trustee Miller to adopt the 2026 Village*
48 *General Fund Budget, Designated Fund Budgets, and Shared Services Budgets; Levy Taxes;*
49 *and Impose Delinquent Water and Sewer Charges on the Tax Roll as included in the agenda*
50 *packet. Motion carried by roll call vote (7-0)*

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Adjournment

Motion made by President Symchych, seconded by Trustee Miller and carried by roll call vote (7-0), to adjourn the Village Board meeting at 6:44 p.m.

Respectfully submitted,

Mitch Reynolds
Interim Village Manager

Published and posted:

STATE OF WISCONSIN

VILLAGE OF FOX POINT

MILWAUKEE COUNTY

RESOLUTION NO. 2026-____

**RESOLUTION IDENTIFYING SINGLE POLLING PLACE FOR THE
VILLAGE OF FOX POINT**

WHEREAS, the Village of Fox Point currently has polling sites at the Fox Point Police Department building at 7300 North Santa Monica Boulevard (Wards 1-4) and at the Longacre Pavilion at 7343 North Longacre Road (Wards 5-8); and

WHEREAS, because of ongoing increases in absentee voting, the numbers of voters who cast votes on election day for all elections has demonstrably declined to the point where one polling location provides ample capacity for members of the community to easily exercise their right to vote; and

WHEREAS, the utilization of the Police Department as a polling location could be impacted by unforeseen and emergency events; and

WHEREAS, the Village seeks to serve community members in the most effective way possible while maintaining exceptionally high level of services; and

WHEREAS, adoption of certain advances and improvements in polling such as Badger Books create a more efficient process for all voters; and

WHEREAS, the Village Board finds that use of public buildings available to the Village are impracticable, due to layout, organization, and parking limitations, and use of the nonpublic building as described herein will better serve the needs of the electorate, with ample space, improved movement through the building, improved ADA compliant access, and ample parking; and

WHEREAS, upon due notice the Village Board held a public hearing on December 9, 2025 at which the public had an opportunity to present testimony on the proposed discontinuation of the polling place previously located at the Village Police Station, and held an additional public hearing on _____ at which the public had an opportunity to present testimony on the proposed discontinuation of the polling place previously located at the Longacre Pavilion as required by Wisconsin Statutes Section 5.25(3)(c), and the Village Board has carefully considered all testimony received, along with the best interests of the health, safety and welfare of the Village of Fox Point and its residents and the general goals of conducting free and fair elections in the Village, and being duly advised, has determined to proceed as described herein.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the Village Board of VILLAGE OF FOX POINT, Wisconsin AS FOLLOWS:

SECTION 1: Effective on February 1, 2026, the polling place for all Wards in the Village of Fox Point shall be located at the Fox Point Lutheran Church at 7510 North Santa Monica Boulevard.

SECTION 2: The Village Clerk is authorized to give adequate publicity of such changes prior to the next election.

SECTION 3: Effective date. This resolution shall take effect immediately upon passage and posting or publication as provided by law.

ADOPTED THIS _____ day of _____, 202_.

VILLAGE OF FOX POINT

Christine Symchych,
Village President

ATTEST

Sara Bruckman,
Village Clerk Treasurer



MEMORANDUM

To: Village Board
From: Mitch Reynolds, Interim Village Manager
Date: 1/8/2026
Re: Combining polling locations

At the regular Village Board meeting on December 9, 2025, testimony related to combining polling locations in the Village was delivered during a public hearing. As a result of that testimony, Trustees expressed a desire to identify an alternate location than the one proposed. Deliberations on the legislation to combine polling locations was postponed so that staff could research alternatives.

Since the meeting on December 9, 2025, multiple potential locations were identified that might be suitable to host elections as the single polling location for the Village. Considerations to determine an appropriate location included centralized location, accessibility, space availability, parking, desire of the organization to provide the service, and willingness to continue availability over the long term. Site visits and evaluations included Fox Point Lutheran Church, Congregation Shalom, and Congregation Sinai. With concurrence from multiple chief election inspectors, it was determined that Fox Point Lutheran Church best fit all the requirements as identified.

With consideration of the above, staff recommends approval of the resolution proposed to discontinue use of the two current polling locations at the Police Department and Longacre Pavilion and hold all future local, state, and federal elections at Fox Point Lutheran Church.



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

To: Village of Fox Point Plan Commission and Village Board

From: Scott Brandmeier, Director of Public Works 

Through: Mitch Reynolds, Interim Village Manager

Date: January 5, 2026

Re: Recommendation for Acceptance of Bid for 2026 Jetties Repair Project

The proposed 2025 capital improvement project for rehabilitation of the Beach Drive Jetties was originally bid on August 5, 2025. The bid included the following base bid items:

- Rehabilitation of the south jetty to eliminate the joint crack/fissure in the concrete pipe.
- Removal of approximately 38 feet of the north jetty and removal and replacement of the upper two feet of the jetty with a pre-cast concrete cap.

Alternate bid items were also available and included a cast-in-place cap, repairs to the jetty and lining of the pipe. Based on discussions with our consultant, it was noted that the lining would only be needed if we undertook one of the two alternatives – cast-in-place construction or repairs. Fox Point received one bid at the time from Michels Construction for \$698,000 which was more than the Village had budgeted. Staff recommended rejection of the bid and the Board approved that recommendation at the August 2025 Village Board meeting.

Staff then worked with our consultant to re-bid the project. A pre-bid walkthrough was held with our consultant and prospective contractors on November 12, 2025 and bids were opened on December 16, 2025. As shown on the bid recommendation letter and tab from Kapur & Associates, two contractors bid on the project: Michels Construction and A.W. Oakes & Sons with Michels being the low bidder. The base bid for the work is \$548,118.53 – nearly \$150,000 less than the bid received in August 2025. Staff evaluated the alternate bids 1 through 4 and determined that they do not provide cost savings for the project. Staff suspects that the difference in the bid prices correlates with a more flexible schedule in which to complete the work.

Staff also included an Alternate Bid No. 5 related to the replacement of approximately 75 feet of 15-inch storm sewer between 7134 and 7142 North Beach Drive. This segment of storm

sewer was determined to be in poor condition and blocked with debris after it was televised in the Fall of 2025 after the August 2025 storm event. The bid for this work is \$172,443.94.

Staff and our consultant recommend acceptance of the Base Bid and Alternate Bid No. 5 in the amount of \$720,562.47 (please refer to the attached bid tab and recommendation letter from Kapur & Associates). Please note the following:

- Considering the present lake levels, it is not recommended that these projects be postponed as the Lake Michigan lake level is 577.49 as of January 1, 2026 (refer to Army Corps data) which is nearly 5 feet lower than the high levels experienced in 2019 and 2020. Access is easier when the lake levels are lower and typically do not require cofferdams in order to repair the storm sewer jetties.
- The condition of the north jetty and the storm sewer merit replacement as shown on the attached pictures. The exposed rebar is a safety hazard and compromises the integrity of the structure. Further, the blockage in the storm sewer pipe on the south end cannot be cleared due to the condition of the pipe and replacement is the proper consideration.
- An easement is still necessary to complete the work in the 7100 block of North Beach Drive and staff is working with the Village Attorney and our consultant to prepare the necessary documents and are also working with the property owners to secure the easement. The work will not be performed until a storm sewer easement can be obtained.

If approved by the Village Board, staff also recommends that the Village President and Village Clerk/Treasurer be authorized to execute the contracts on behalf of the Village. The Village has budgeted \$800,000 for the work and, combined with the construction inspection work, anticipates being under budget.

Jetty Condition Pictures





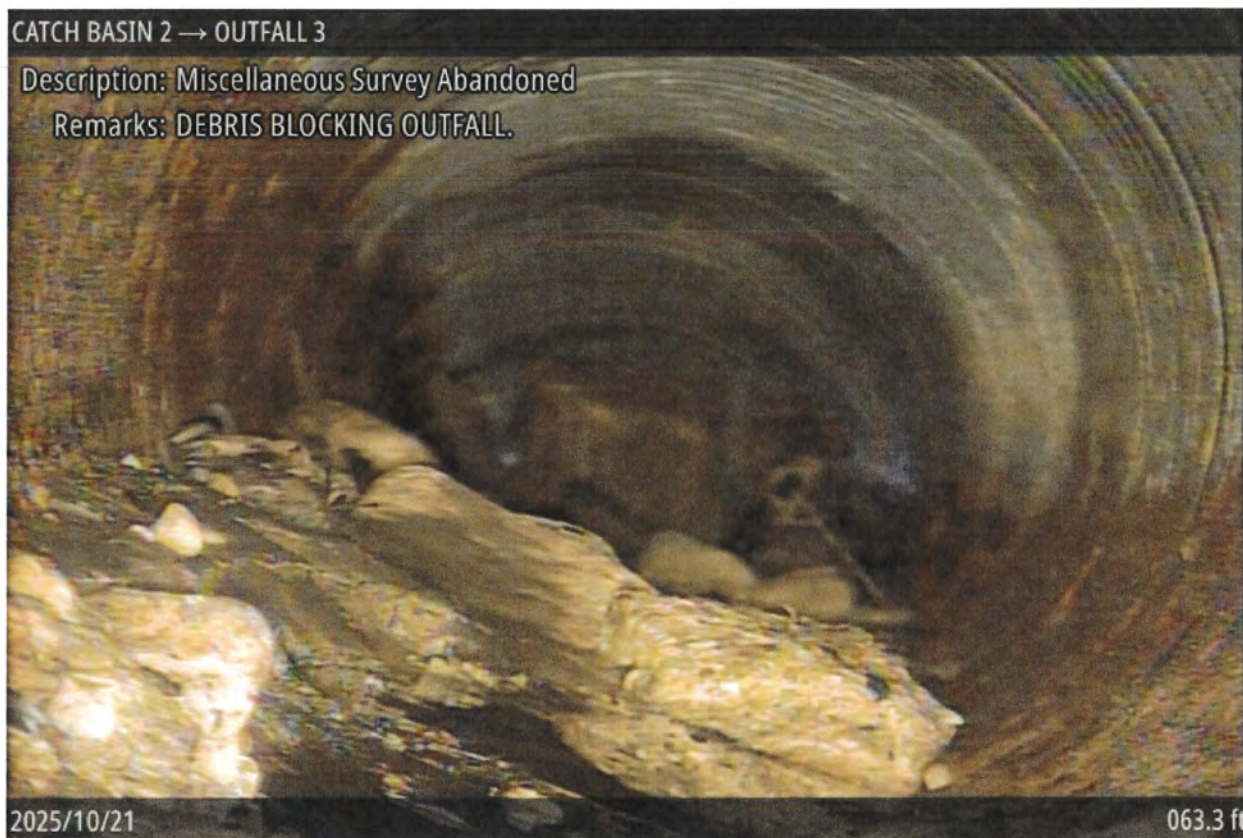


7134 – 7142 Beach Drive Storm Sewer

CATCH BASIN 2 → OUTFALL 3

Description: Miscellaneous Survey Abandoned

Remarks: DEBRIS BLOCKING OUTFALL.



2025/10/21

063.3 ft

December 17, 2025

Mr. Scott Brandmeier
Village of Fox Point
7200 North Santa Monica Boulevard
Fox Point, Wisconsin 53217

RE: Beach Drive 48-Inch Jetties and 15-Inch RCP Storm Sewer Improvement Project

Dear Mr. Brandmeier,

Bids were received from two (2) Contractors to complete the Beach Drive 48-Inch Jetties and 15-Inch RCP Storm Sewer Improvement Project – Michels Construction Inc. and A.W. Oakes & Sons, Inc.

After reviewing the bids, it was determined that Michels Construction Inc. is the apparent low bidder with the following total bid amounts:

BASE BID

- North Jetty Precast Concrete Cap – \$468,955.77
- South Jetty Joint Repair - \$79,162.76
- Total: \$548,118.53

ALTERNATE NO. 1

- North Jetty New Cast in Place Cap - \$523,632.88

ALTERNATE NO. 2

- North Jetty Surficial Concrete Repair - \$512,446.50

ALTERNATE NO. 3

- North Jetty CIPP Lining (Can be Added to Alternates 1 or 2) – N/A

ALTERNATE NO. 4

- North Jetty Lining with GeoPolymer Mortar Spray (Can be Added to Alternates 1 or 2) - \$219,971.34

ALTERNATE NO. 5

- 15-Inch Storm Sewer Replacement at 7134 and 7142 North Beach Drive - \$172,444.18

There are a few errors in Michels bid form (I highlighted in yellow calculation errors). Highlighted in blue are correct sum/numbers.

In accordance with paragraph 12 of Instruction to Bidders (page IB-4) the following explanation/clarification:

“Discrepancies between the indicated use of any column of figures and the correct sum thereof will be resolved in favor of the correct sum”

On December 16, 2026, at 5:10 pm Ben Koepsell (Michels Project Manager) sent an e-mail confirmation that Michels agrees with corrected sum.

Michels Construction Inc. has performed this type of work on their previous projects, and the firm is qualified to complete the items under this contract.

Kapur & Associates, Inc. recommends the award of this project to Michels Construction Inc.: Base Bid with the amount of \$ 548,118.53 and Alternate Bid No.5 with the amount \$172,443.94 for a total amount of \$720,562.47

I have included a bid tabulation of all bidders for your records. Should you have any comments or need additional information, please call me on (414) 313-4342.

Sincerely,


Yuriy Amelyan, P.E.
Associate/Project Manager

2025 BEACH DRIVE JETTIES IMPROVEMENT PROJECT					Michels Construction			A.W. Oakes & Sons, Inc.		
Village of Fox Point, Wisconsin					817 Main Street			2000 Oakes Road		
BID OPENING: 11:00 a.m. Tuesday, December 16, 2025					Brownsville, WI 53006			Racine, WI 53406		
					262-924-4300			262-886-4474		
ITE M NO.	ITEM	QTY.	UNIT		UNIT \$	TOTAL		UNIT \$	TOTAL	
BASE BID										
NORTH JETTY PRECAST CONCRETE CAP										
1	Mobilization/Demobilization	1	LS		\$ 172,050.72	\$ 172,050.72		\$ 141,000.00	\$ 141,000.00	
2	Erosion Control	1	LS		\$ 19,114.23	\$ 19,114.23		\$ 10,381.00	\$ 10,381.00	
3	North Jetty Site Preparation and Demolition of 38 feet	1	LS		\$ 102,105.36	\$ 102,105.36		\$ 136,750.00	\$ 136,750.00	
4	North Jetty Pre-Cast Concrete Cap with Anchors/ Dowels and Seals (All Inclusive)	40	LF		\$ 3,214.81	\$ 128,592.40		\$ 4,900.00	\$ 196,000.00	
5	Sand Fill	80	CY		\$ 238.56	\$ 19,084.80		\$ 190.00	\$ 15,200.00	
6	Traffic Control	1	LS		\$ 28,008.26	\$ 28,008.26		\$ 10,631.00	\$ 10,631.00	
Subtotal for North Jetty Precast Concrete Cap:					\$	468,955.77		\$	509,962.00	
SOUTH JETTY JOINT REPAIR										
7	Cast in Place Concrete Cap with Anchors and Seals (All Inclusive)	1	LS		\$ 44,420.14	\$ 44,420.14		\$ 36,100.00	\$ 36,100.00	
8	Galvanized Steel Plate w/Anchors	11	SF		\$ 3,158.42	\$ 34,742.62		\$ 7,500.00	\$ 82,500.00	
Subtotal for South Jetty Joint Repair:					\$	79,162.76		\$	118,600.00	
NORTH JETTY PRECAST CONCRETE CAP AND SOUTH JETTY JOINT REPAIR -					\$	548,118.53		\$	628,562.00	
ALTERNATE BID NO. 1										
NORTH JETTY NEW CAST IN PLACE CAP										
1	Mobilization/Demobilization	1	LS		\$ 232,409.00	\$ 232,409.00		\$ 212,730.00	\$ 212,730.00	
2	Erosion Control	1	LS		\$ 18,882.78	\$ 18,882.78		\$ 10,381.00	\$ 10,381.00	
3	Site Preparation/Demolition of 38 feet	1	LS		\$ 108,986.93	\$ 108,986.93		\$ 136,750.00	\$ 136,750.00	
4	Cast In Place Concrete Cap, Reinforced (All Inclusive)	23	CY		\$ 4,990.71	\$ 114,786.33	Submitted \$114,786.40	\$ 9,898.75	\$ 227,671.25	
5	Sand Fill	80	CY		\$ 261.23	\$ 20,898.40	Submitted \$20,898.85	\$ 190.00	\$ 15,200.00	
6	Traffic Control	1	LS		\$ 27,668.91	\$ 27,668.91		\$ 10,631.00	\$ 10,631.00	
ALTERNATE BID NO. 1 -TOTAL NORTH JETTY NEW CAST IN PLACE CAP:					\$	523,632.35	Submitted \$523,632.88	\$	613,363.25	
ALTERNATE BID NO. 2										
NORTH JETTY SURFICIAL CONCRETE REPAIR										
1	Mobilization/Demobilization	1	LS		\$ 242,234.87	\$ 242,234.87		\$ 212,730.00	\$ 212,730.00	
2	Erosion Control	1	LS		\$ 18,921.39	\$ 18,921.39		\$ 10,381.00	\$ 10,381.00	
3	North Jetty Site Preparation and Demolition of 38 feet	1	LS		\$ 109,209.80	\$ 109,209.80		\$ 136,750.00	\$ 136,750.00	
4	Removal of Deteriorated Concrete and Clean Rebar	1	LS		\$ 23,376.55	\$ 23,376.55		\$ 65,440.00	\$ 65,440.00	
5	Cast In Place Concrete, Reinforced with Anchors (All Inclusive)	10	CY		\$ 7,003.68	\$ 70,036.80		\$ 19,797.50	\$ 197,975.00	
6	Sand Fill	80	CY		\$ 261.77	\$ 20,941.60		\$ 190.00	\$ 15,200.00	
7	Traffic Control	1	LS		\$ 27,725.49	\$ 27,725.49		\$ 10,631.00	\$ 10,631.00	
ALTERNATE BID NO. 2 - TOTAL NORTH JETTY UPPER SURFICIAL REPAIR:					\$	512,446.50		\$	649,107.00	
ALTERNATE NO. 3										
NORTH JETTY CIPP LINING										
1	Mobilization/Demobilization	1	LS		N/A	N/A		N/A	N/A	
2	CIPP Pipe Lining (48 Inch Diameter) (All Inclusive)	65	LF		N/A	N/A		N/A	N/A	
3	Traffic Control	1	LS		N/A	N/A		N/A	N/A	
ALTERNATE NO. 3 -TOTAL NORTH JETTY CIPP LINING:										
ALTERNATE NO. 4										
NORTH JETTY LINING WITH GEOPOLYMER MORTAR										
1	Mobilization/Demobilization	1	LS		\$ 84,256.85	\$ 84,256.85		\$ 54,100.00	\$ 54,100.00	
2	CIPP Pipe Lining (48 Inch Diameter) (All Inclusive)	65	LF		\$ 1,510.87	\$ 98,206.55	Submitted \$98,206.98	\$ 1,252.00	\$ 81,380.00	
3	Traffic Control	1	LS		\$ 37,507.51	\$ 37,507.51		\$ 2,521.00	\$ 2,521.00	
ALTERNATE NO. 4 -TOTAL NORTH JETTY LINING WITH GEOPOLYMER MORTAR:					\$	219,970.91	Submitted \$219,971.34	\$	138,001.00	
ALTERNATE NO. 5										
15-INCH STORM SEWER REPLACEMENT at 7134 and 7242 North Beach Drive										
1	Mobilization/Demobilization	1	LS		\$ 59,853.62	\$ 59,853.62		\$ 32,741.75	\$ 32,741.75	
2	Clearing and Grubbing (Removal of Smaller Trees & Bushes)	1	LS		\$ 16,372.58	\$ 16,372.58		\$ 8,500.00	\$ 8,500.00	
3	Remove and Replace Approximately 75 feet of 15-inch RCP Pipe	75	LF		\$ 672.67	\$ 50,450.25	Submitted \$50,450.45	\$ 1,616.00	\$ 121,200.00	
4	Heavy RipRap	15	CY		\$ 1,318.31	\$ 19,774.65	Submitted \$19,774.68	\$ 272.00	\$ 4,080.00	
5	Landscape Restoration	1	LS		\$ 8,771.21	\$ 8,771.21		\$ 3,800.00	\$ 3,800.00	
6	Traffic Control	1	LS		\$ 17,221.63	\$ 17,221.63		\$ 631.00	\$ 631.00	
ALTERNATE BID NO. 5 TOTAL - 15-INCH STORM SEWER REPLACEMENT:					\$	172,443.94	Submitted \$172,444.18	\$	170,952.75	



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

To: Village of Fox Point Plan Commission and Village Board

From: Scott Brandmeier, Director of Public Works 

Through: Mitch Reynolds, Interim Village Manager

Date: January 5, 2026

Re: Recommendation for Acceptance of Proposal for 2026 Beach Dr Jetty Improvement Project Construction Management and Inspection

As described in the Beach Drive Jetty memo, bids were opened on December 16 and two bids were received. Staff requested Kapur & Associates to submit a proposal to perform the inspection services and they have submitted a proposal in an amount not to exceed \$61,020. Based on the proposal submitted, the field observation hours and fees (approximately 400 hours and \$46,000) comprise the bulk of the services. The total number of hours correlates to the anticipated construction schedule for the contractor (Michels Construction).

After reviewing the contract, hours and fees, staff is of the opinion the proposal is fair and reasonable. As with the vast majority of our construction inspection contracts, Fox Point will only be invoiced for the hours actually incurred; so, if the contractor completes the work prior to the substantial completion date, the actual fees expended will likely decrease. Therefore, it is staff's recommendation that the Village award the construction management and inspection contract for the 2026 Beach Drive Jetty Improvement Project to Kapur & Associates in an amount not to exceed \$61,020 and authorize the Village President and Village Clerk/Treasurer to sign the contract on behalf of the Village.

December 17, 2025

Mr. Scott Brandmeier
Village of Fox Point
7200 North Santa Monica Boulevard
Fox Point, Wisconsin 53217-3505

RE: Construction Management for the Beach Drive Jetties and 15-Inch RCP Storm Sewer Improvements

Dear Mr. Brandmeier:

We are pleased that the Village has selected Kapur & Associates, Inc. to perform the professional engineering services for the referenced project.

THE PROJECT LOCATION:

1. North Jetty Repair with Precast Concrete Cap between 7834 and 7900 N. Beach Drive
2. South Jetty Repair in the Vicinity of 7540 N. Beach Drive
3. Replacement of broken 15 – inch storm sewer pipe between 7134 and 7142 N. Beach Drive

SCOPE OF SERVICES INCLUDES:

The scope of construction services includes:

- Meetings with the Village Staff, Contractors and Residents
- Shop drawing/submittals review and approval
- Construction inspection, assume 12 weeks at 30 hours per week or 360 hours
- Agency/Utility Companies Coordination
- Payment recommendation
- Project close out activities, punch list, As-Builts, incorporation into GIS system

SCHEDULE:

Contractor start date anticipated in May 2026 and completion date is October 30, 2026

FEES AND BILLINGS:

Our fees for the work described above are detailed in the attached Fee Schedule.

The not to exceed fee for performing the construction management is \$61,020.00.

As always, Fox Point will only bill for the actual hours incurred.

ACCEPTANCE:

If this proposal is acceptable, please sign and date this original copy of the Standard General Contract Terms and return it to our office.

Thank you for the opportunity to submit this proposed contract. We look forward to working with you on this project. Should you have any questions, or require further information, please call us on 414-751-7200.

STANDARD GENERAL CONTRACT TERMS FOR PROFESSIONAL ENGINEER/SURVEY SERVICES

Article 1 Scope of Services

ENGINEER shall provide CLIENT with services in connection with the Project as described in Scope of Services. ENGINEER shall use the standard of care typically exercised in conducting professional practices outlined in the Scope of Services. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with the ENGINEER's service.

Unless otherwise specifically included in the proposal, ENGINEER's scope of services does not include geotechnical or environmental audits for the identification of hazardous wastes, wetlands, floodplains or any other structural or environmental qualities of the land, air or water.

Article 2 Schedule of Services

ENGINEER shall start and complete work as set forth in the Scope of Services. ENGINEER shall conduct the work in an expeditious manner subject to limitations such as weather, information acquisition, communications and other factors outside of ENGINEER's control. Both parties recognize that the schedule of services is subject to factors that may be unknown at the time of this Agreement.

Article 3 CLIENT's Responsibility

CLIENT shall do the following in a timely manner so as not to delay the service of ENGINEER:

3.1 Provide all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints.

3.2 Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project; all of which the ENGINEER may use and rely upon in performing the services under this Agreement. Verification of the accuracy and completeness of any information provided by the CLIENT is beyond the scope of this agreement.

Article 4 Payment Terms

CLIENT agrees to pay all fees within 45 days of the date of the invoice. Balances due over 45 days will be assessed an interest rate of 1.5 % per month. CLIENT agrees to pay for any costs of collection including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances.

CLIENT understands and agrees to pay for all services rendered regardless of CLIENT's ability or inability to proceed with the project for any reason, gain governmental approvals or permits or secure financing for the project.

Article 5 Term and Termination

ENGINEER's obligation to render services under this Agreement will extend for a period that may reasonably be required for the services to be provided, including extra work and required extensions. If CLIENT fails to give prompt authorization to proceed with any phase of services after completion of the immediately preceding phase, or if ENGINEER's services are delayed or suspended by CLIENT for more than three months for reasons beyond ENGINEER's control, ENGINEER may, after giving seven days' written notice to CLIENT, suspend or terminate services under this Agreement.

If payment is not received within 45 days of the date of invoice, ENGINEER reserves the right, after giving seven days' written notice to CLIENT, to suspend services to the CLIENT or to terminate this Agreement. ENGINEER shall not be liable to CLIENT or any third parties for any damages caused by the suspension or termination of work for non-payment. CLIENT may terminate this Agreement for any reason or without cause upon 30 days' written notice to ENGINEER. If any work covered by this Agreement is suspended, terminated or abandoned for any reason other than ENGINEER'S breach of the Agreement, the CLIENT shall compensate the ENGINEER for services rendered to the date of written notification of such suspension, termination or abandonment.

Article 6 Indemnity

CLIENT and ENGINEER each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's negligent or intentional acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of CLIENT and ENGINEER, they shall be borne by each party in proportion to its negligence. Nothing contained within this Agreement is intended to be a waiver or estoppel of the contracting municipality CLIENT or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes §§ 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the municipality CLIENT or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

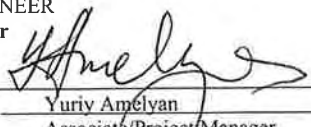
Article 7 Ownership and Copyright of Documents

All documents prepared or furnished by ENGINEER pursuant to this Agreement are instruments of ENGINEER's professional service, and ENGINEER shall retain an ownership and property interest therein, including all copyrights. ENGINEER grants CLIENT a license to use instruments of ENGINEER's professional service for the purpose of purchasing or identifying property or constructing the project. Reuse or modification of any such documents by CLIENT, without ENGINEER's written permission, shall be at CLIENT's sole risk, and CLIENT agrees to indemnify and hold ENGINEER harmless from all claims, damages and expenses, including attorneys' fees, arising out of such use by CLIENT or by others acting through the CLIENT.

Article 8 Electronic Media

Copies of documents that may be relied upon by the CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by ENGINEER. Files in electronic formats, or other types of information furnished by ENGINEER to CLIENT such as text, data or graphics, are only for the convenience of CLIENT. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic formats, ENGINEER makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software applications packages, operating systems or computer hardware differing from those in use by ENGINEER at the beginning of this project.

ENGINEER
Kapur

By: 
Print: Yuriy Amelyan
Title: Associate/Project Manager
Date: December 18, 2025

The above and foregoing proposal is hereby accepted and ENGINEER is authorized to proceed with the work.

CLIENT
Village of Fox Point

By: _____ By: _____
Print: _____ Print: _____
Title: _____ Title: _____
Date: _____ Date: _____



VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL

7200 N. SANTA MONICA
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FOX POINT WI 53217-3505

414-351-8900

FAX 414-351-8909

To: Village of Fox Point Village Board

From: Scott Brandmeier, Director of Public Works 

Through: Mitch Reynolds, Interim Village Manager 

Date: January 5, 2026

Re: Recommendation for Acceptance of Bid for 2026 Flood Damage Repair Project

Staff has been coordinating repairs to local infrastructure that arose from the August 9-10, 2025 flooding event. Most of the work has been completed but there were five infrastructure locations that did not fall under the emergency declaration but still needed to be repaired. These five locations include the work under the bridges on Goodrich Lane, the manhole cover below the pedestrian bridge off Bridge Lane, the gabions along the ravine beneath the pedestrian bridge, the fence and landscaping to the west of 7275 North Beach Drive and the rip rap in the ravine just off Green Tree Road and Lake Drive.

This project was bid on Tuesday, December 16, 2025. Six contractors submitted bids for the Flood Damage Repair Project with the bid prices ranging from \$184,730 up to \$385,346 as shown on the attached bid recommendation letter and bid tab. The engineer's construction cost estimate was approximately \$440,000 for the work.

The low bidder for the project is WSO Grading & Excavating. Staff and our consultant have reviewed the bid of WSO Grading and Excavating and found minor discrepancies in the bid summaries which do not affect the fact that they are still low bidder. Staff consulted with the Village Attorney on this matter and determined that the discrepancies are allowed to be corrected per the bid documents and instructions to bidders. WSO Grading & Excavating has agreed to the bid corrections.

WSO Grading & Excavating has performed work for the Village in the past and their work has always been exemplary. As WSO Grading & Excavating is the lowest responsible, responsive bidder, it is staff's recommendation that the Village Board award the 2026 Flood Damage Repair Project to WSO Grading & Excavating in the amount of \$184,730 and authorize the Village President and Village Clerk/Treasurer to sign the contract on behalf of the Village. The Village has budgeted \$340,000 in the Storm Water Utility to perform this work and the work is well within budget.

December 18, 2025

Mr. Scott Brandmeier
Village of Fox Point
7200 North Santa Monica Boulevard
Fox Point, Wisconsin 53217

RE: Flood Damage Repair Project

Dear Mr. Brandmeier,

Bids were received from six (6) Contractors to complete the Flood Damage Repair Project – WSO Grading & Excavating LLC., A.W. Oakes & Sons, Inc., Property Solutions Contracting, C.W. Purpero, Inc., All-Ways Contractors, Inc. and Buteyn-Peterson Construction, Inc.

After reviewing the bids, it was determined that WSO Grading & Excavating LLC. is the apparent low bidder with a total base bid amount of **\$184,730.00**

There are a few errors in WSO Grading & Excavating LLC. bid form (I highlighted yellow calculation errors). Highlighted in blue are correct sum/numbers, particularly:

1. Site 5, Line 7 – the total amount of \$6,000 is correct but the unit price is listed incorrectly and should reflect \$3,000 per unit (Each).
2. Site 12, Line 5 – the total amount of \$1,000 is correct but the unit price is listed incorrectly and should reflect \$500 per unit (Each).

In accordance with paragraph 12 of Instruction to Bidders (page IB-4) the following explanation/clarification:
“Discrepancies between the indicated use of any column of figures and the correct sum thereof will be resolved in favor of the correct sum”

On December 17, 2026, at 2:46 pm Wade St. Onge (WSO Owner) sent an e-mail confirmation that WSO Grading & Excavating LLC., agrees with corrected unit prices.

WSO Grading & Excavating LLC., has performed this type of work on their previous projects, and the firm is qualified to complete the items under this contract.

Kapur & Associates, Inc. recommends the award of this project to WSO Grading & Excavating LLC., in the amount of **\$184,730.00**

I have included a bid tabulation of all bidders for your records. Should you have any comments or need additional information, please call me on (414) 313-4342.

Sincerely,



Yuriy Amelyan, P.E.
Associate/Project Manager

2025 FLOOD DAMAGE REPAIR PROJECT				WSO Grading & Excavating		Property Solutions	
Village of Fox Point, Wisconsin				1210 Beechwood Drive		P.O. Box 286	
				Cedarburg, WI 53012		Thiensville, WI 53092	
BID OPENING: 10:00 am December 16, 2025				414-429-1002		262-825-2877	
ITEM NO.	ITEM	QTY.	UNIT	UNIT \$	TOTAL	UNIT \$	TOTAL
SITE 4 - GOODRICH LANE RAVINE							
1	Mobilization	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 500.00	\$ 500.00
2	Traffic Control	1	LS	\$ 500.00	\$ 500.00	\$ 250.00	\$ 250.00
3	Base Aggregate Dense 3/4-inch - Replace in Existing Geoweb Slope Protection	50	TON	\$ 65.00	\$ 3,250.00	\$ 75.00	\$ 3,750.00
4	Erosion Control – Silt Fence	200	FEET	\$ 5.00	\$ 1,000.00	\$ 5.00	\$ 1,000.00
SITE 5 - BRIDGE LANE TO BARNETT LANE RAVINE STABILIZATION							
1	Mobilization	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00
2	Traffic Control	1	LS	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
3	Clearing/Grubbing	1	LS	\$ 5,800.00	\$ 5,800.00	\$ 15,000.00	\$ 15,000.00
4	Construction Access Road - 1,000-ft long x 8-ft wide x 1-ft deep with 6-inch Breaker Run - from Beach Drive to Ravine under Pedestrian Bridge	700	TON	\$ 52.00	\$ 36,400.00	\$ 125.00	\$ 87,500.00
5	Geotextile Type SAS	400	SY	\$ 13.50	\$ 5,400.00	\$ 3.00	\$ 1,200.00
6	Install Extra-Heavy Rip Rap between existing Gabion Check Dams	300	CY	\$ 185.00	\$ 55,500.00	\$ 150.00	\$ 45,000.00
7	Repair Existing Gabion Check Dam	2	EACH	\$ 3,000.00	\$ 6,000.00	\$ 1,500.00	\$ 3,000.00
8	Landscaping Restoration - All disturbed areas by related work within the project limits (Topsoil, Hydroseed, Fertilizer and Photodegradable Erosion Matting)	400	SY	\$ 45.00	\$ 18,000.00	\$ 10.00	\$ 4,000.00
9	Erosion Control – Silt Fence	300	FEET	\$ 5.00	\$ 1,500.00	\$ 3.50	\$ 1,050.00
SITE 6 - BRIDGE LANE TO BARNETT LANE RAVINE STORM MANHOLE REPAIR							
1	Mobilization	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
2	Traffic Control	1	LS	\$ 600.00	\$ 600.00	\$ 500.00	\$ 500.00
3	Remove/Dispose of Existing 10-ft diameter Storm Manhole Concrete Lid, Frame and Grate (V.I.F.)	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 2,500.00	\$ 2,500.00
4	Install New 10-ft diameter Storm Manhole Precast 1-ft Thick Eccentric Flat Top Lid with Rebar Reinforcement (Use Access Road for Site 5)	1	EACH	\$ 14,600.00	\$ 14,600.00	\$ 8,500.00	\$ 8,500.00
5	Install Neenah R-1650-LM Hinged Frame and Grate	1	EACH	\$ 2,360.00	\$ 2,360.00	\$ 1,800.00	\$ 1,800.00
SITE 12 - BEACH DRIVE OUTFALL FENCE REPLACEMENT IN THE VICINITY OF 7300 N. BEACH DRIVE							
1	Mobilization	1	LS	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00
2	Traffic Control	1	LS	\$ 200.00	\$ 200.00	\$ 500.00	\$ 500.00
3	Remove/Dispose of Existing 50-ft Chain Link Fence with Double Swing Gates	1	LS	\$ 600.00	\$ 600.00	\$ 2,150.00	\$ 2,150.00
4	Install New Chain Link Fence - 4-ft high with Green Vinyl Coating	50	LF	\$ 104.00	\$ 5,200.00	\$ 77.00	\$ 3,850.00
5	Install New Double Swing Gates	2	EACH	\$ 500.00	\$ 1,000.00	\$ 650.00	\$ 1,300.00
SITE 13 - GREEN TREE RETAINING WALL RIPRAP REPAIRS IN THE VICINITY OF 702 E. GREEN TREE ROAD							
1	Mobilization	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 500.00	\$ 500.00
2	Traffic Control	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 500.00	\$ 500.00
3	Move Existing RipRap and Remove existing Geotextile Fabric	1	LS	\$ 5,500.00	\$ 5,500.00	\$ 1,000.00	\$ 1,000.00
4	Geotextile Type SAS	70	SY	\$ 13.50	\$ 945.00	\$ 5.00	\$ 350.00
5	RipRap Extra-Heavy	25	CY	\$ 165.00	\$ 4,125.00	\$ 150.00	\$ 3,750.00
6	Landscape Restoration	50	SY	\$ 25.00	\$ 1,250.00		\$ -
TOTAL 2025 FLOOD DAMAGE REPAIR PROJECT - BASE BID:				\$ 184,730.00		\$ 196,950.00	

2025 FLOOD DAMAGE REPAIR PROJECT				C.W. Purpero, Inc.		All-Ways Contractors, Inc.	
Village of Fox Point, Wisconsin				7030 S 13th Street		P.O. Box 798	
				Oak Creek, WI 53154		Elim Grove, WI 53122	
BID OPENING: 10:00 am December 16, 2025				414-856-2850		262-789-6944	
ITEM NO.	ITEM	QTY.	UNIT	UNIT \$	TOTAL	UNIT \$	TOTAL
SITE 4 - GOODRICH LANE RAVINE							
1	Mobilization	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 1,820.00	\$ 1,820.00
2	Traffic Control	1	LS	\$ 4,200.00	\$ 4,200.00	\$ 1,450.00	\$ 1,450.00
3	Base Aggregate Dense 3/4-inch - Replace in Existing Geoweb Slope Protection	50	TON	\$ 435.00	\$ 21,750.00	\$ 193.00	\$ 9,650.00
4	Erosion Control – Silt Fence	200	FEET	\$ 11.00	\$ 2,200.00	\$ 3.00	\$ 600.00
SITE 5 - BRIDGE LANE TO BARNETT LANE RAVINE STABILIZATION							
1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 31,985.00	\$ 31,985.00
2	Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 675.00	\$ 675.00
3	Clearing/Grubbing	1	LS	\$ 21,700.00	\$ 21,700.00	\$ 33,650.00	\$ 33,650.00
4	Construction Access Road - 1,000-ft long x 8-ft wide x 1-ft deep with 6-inch Breaker Run - from Beach Drive to Ravine under Pedestrian Bridge	700	TON	\$ 89.00	\$ 62,300.00	\$ 88.80	\$ 62,160.00
5	Geotextile Type SAS	400	SY	\$ 4.00	\$ 1,600.00	\$ 3.00	\$ 1,200.00
6	Install Extra-Heavy Rip Rap between existing Gabion Check Dams	300	CY	\$ 225.00	\$ 67,500.00	\$ 194.00	\$ 58,200.00
7	Repair Existing Gabion Check Dam	2	EACH	\$ 5,225.00	\$ 10,450.00	\$ 3,168.00	\$ 6,336.00
8	Landscaping Restoration - All disturbed areas by related work within the project limits (Topsoil, Hydroseed, Fertilizer and Photodegradable Erosion Matting)	400	SY	\$ 25.00	\$ 10,000.00	\$ 12.80	\$ 5,120.00
9	Erosion Control – Silt Fence	300	FEET	\$ 7.00	\$ 2,100.00	\$ 4.00	\$ 1,200.00
SITE 6 - BRIDGE LANE TO BARNETT LANE RAVINE STORM MANHOLE REPAIR							
1	Mobilization	1	LS	\$ 100.00	\$ 100.00	\$ 3,000.00	\$ 3,000.00
2	Traffic Control	1	LS	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
3	Remove/Dispose of Existing 10-ft diameter Storm Manhole Concrete Lid, Frame and Grate (V.I.F.)	1	LS	\$ 2,200.00	\$ 2,200.00	\$ 2,285.00	\$ 2,285.00
4	Install New 10-ft diameter Storm Manhole Precast 1-ft Thick Eccentric Flat Top Lid with Rebar Reinforcement (Use Access Road for Site 5)	1	EACH	\$ 9,800.00	\$ 9,800.00	\$ 8,980.00	\$ 8,980.00
5	Install Neenah R-1650-LM Hinged Frame and Grate	1	EACH	\$ 2,100.00	\$ 2,100.00	\$ 2,400.00	\$ 2,400.00
SITE 12 - BEACH DRIVE OUTFALL FENCE REPLACEMENT IN THE VICINITY OF 7300 N. BEACH DRIVE							
1	Mobilization	1	LS	\$ 500.00	\$ 500.00	\$ 1,520.00	\$ 1,520.00
2	Traffic Control	1	LS	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
3	Remove/Dispose of Existing 50-ft Chain Link Fence with Double Swing Gates	1	LS	\$ 1,400.00	\$ 1,400.00	\$ 1,370.00	\$ 1,370.00
4	Install New Chain Link Fence - 4-ft high with Green Vinyl Coating	50	LF	\$ 137.00	\$ 6,850.00	\$ 70.00	\$ 3,500.00
5	Install New Double Swing Gates	2	EACH	\$ 460.00	\$ 920.00	\$ 1,250.00	\$ 2,500.00
SITE 13 - GREEN TREE RETAINING WALL RIPRAP REPAIRS IN THE VICINITY OF 702 E. GREEN TREE ROAD							
1	Mobilization	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,790.00	\$ 1,790.00
2	Traffic Control	1	LS	\$ 2,300.00	\$ 2,300.00	\$ 2,450.00	\$ 2,450.00
3	Move Existing RipRap and Remove existing Geotextile Fabric	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 5,520.00	\$ 5,520.00
4	Geotextile Type SAS	70	SY	\$ 5.00	\$ 350.00	\$ 5.00	\$ 350.00
5	RipRap Extra-Heavy	25	CY	\$ 266.00	\$ 6,650.00	\$ 281.00	\$ 7,025.00
6	Landscape Restoration	50	SY	\$ 86.00	\$ 4,300.00	\$ 12.80	\$ 640.00
TOTAL 2025 FLOOD DAMAGE REPAIR PROJECT - BASE BID:				\$ 253,470.00		\$ 257,576.00	

2025 FLOOD DAMAGE REPAIR PROJECT					A.W. Oakes & Son, Inc.		Buteyn-Peterson	
Village of Fox Point, Wisconsin					2000 Oakes Road		N7337 Dairyland Drive	
					Racine, WI 53406		Sheboygan, WI 53083	
BID OPENING: 10:00 am December 16, 2025					262-886-4474		920-565-6200	
ITEM NO.	ITEM	QTY.	UNIT	UNIT \$	TOTAL	UNIT \$	TOTAL	
SITE 4 - GOODRICH LANE RAVINE								
1	Mobilization	1	LS	\$ 2,250.00	\$ 2,250.00	\$ 4,000.00	\$ 4,000.00	
2	Traffic Control	1	LS	\$ 3,950.00	\$ 3,950.00	\$ 2,000.00	\$ 2,000.00	
3	Base Aggregate Dense 3/4-inch - Replace in Existing Geoweb Slope Protection	50	TON	\$ 143.21	\$ 7,160.50	\$ 250.00	\$ 12,500.00	
4	Erosion Control -- Silt Fence	200	FEET	\$ 4.93	\$ 986.00	\$ 10.00	\$ 2,000.00	
SITE 5 - BRIDGE LANE TO BARNETT LANE RAVINE STABILIZATION								
1	Mobilization	1	LS	\$ 21,485.00	\$ 21,485.00	\$ 18,000.00	\$ 18,000.00	
2	Traffic Control	1	LS	\$ 3,668.00	\$ 3,668.00	\$ 3,000.00	\$ 3,000.00	
3	Clearing/Grubbing	1	LS	\$ 15,400.00	\$ 15,400.00	\$ 10,000.00	\$ 10,000.00	
4	Construction Access Road - 1,000-ft long x 8-ft wide x 1-ft deep with 6-inch Breaker Run - from Beach Drive to Ravine under Pedestrian Bridge	700	TON	\$ 62.61	\$ 43,827.00	\$ 230.00	\$ 161,000.00	
5	Geotextile Type SAS	400	SY	\$ 9.82	\$ 3,928.00	\$ 10.00	\$ 4,000.00	
6	Install Extra-Heavy Rip Rap between existing Gabion Check Dams	300	CY	\$ 95.25	\$ 28,575.00	\$ 325.00	\$ 97,500.00	
7	Repair Existing Gabion Check Dam	2	EACH	\$ 12,225.07	\$ 24,450.14	\$ 3,500.00	\$ 7,000.00	
8	Landscaping Restoration - All disturbed areas by related work within the project limits (Topsoil, Hydroseed, Fertilizer and Photodegradable Erosion Matting)	400	SY	\$ 24.64	\$ 9,856.00	\$ 25.00	\$ 10,000.00	
9	Erosion Control -- Silt Fence	300	FEET	\$ 4.93	\$ 1,479.00	\$ 10.00	\$ 3,000.00	
SITE 6 - BRIDGE LANE TO BARNETT LANE RAVINE STORM MANHOLE REPAIR								
1	Mobilization	1	LS	\$ 2,250.00	\$ 2,250.00	\$ 5,000.00	\$ 5,000.00	
2	Traffic Control	1	LS	\$ 3,668.37	\$ 3,668.37	\$ 500.00	\$ 500.00	
3	Remove/Dispose of Existing 10-ft diameter Storm Manhole Concrete Lid, Frame and Grate (V.I.F.)	1	LS	\$ 22,783.75	\$ 22,783.75	\$ 3,500.00	\$ 3,500.00	
4	Install New 10-ft diameter Storm Manhole Precast 1-ft Thick Eccentric Flat Top Lid with Rebar Reinforcement (Use Access Road for Site 5)	1	EACH	\$ 19,524.12	\$ 19,524.12	\$ 6,125.00	\$ 6,125.00	
5	Install Neenah R-1650-LM Hinged Frame and Grate	1	EACH	\$ 5,481.71	\$ 5,481.71	\$ 2,150.00	\$ 2,150.00	
SITE 12 - BEACH DRIVE OUTFALL FENCE REPLACEMENT IN THE VICINITY OF 7300 N. BEACH DRIVE								
1	Mobilization	1	LS	\$ 2,850.00	\$ 2,850.00	\$ 2,500.00	\$ 2,500.00	
2	Traffic Control	1	LS	\$ 3,656.05	\$ 3,656.05	\$ 500.00	\$ 500.00	
3	Remove/Dispose of Existing 50-ft Chain Link Fence with Double Swing Gates	1	LS	\$ 2,908.71	\$ 2,908.71	\$ 1,635.00	\$ 1,635.00	
4	Install New Chain Link Fence - 4-ft high with Green Vinyl Coating	50	LF	\$ 166.33	\$ 8,316.50	\$ 93.20	\$ 4,660.00	
5	Install New Double Swing Gates	2	EACH	\$ 985.64	\$ 1,971.28	\$ 1,488.00	\$ 2,976.00	
SITE 13 - GREEN TREE RETAINING WALL RIPRAP REPAIRS IN THE VICINITY OF 702 E. GREEN TREE ROAD								
1	Mobilization	1	LS	\$ 2,250.00	\$ 2,250.00	\$ 3,000.00	\$ 3,000.00	
2	Traffic Control	1	LS	\$ 6,025.00	\$ 6,025.00	\$ 2,000.00	\$ 2,000.00	
3	Move Existing RipRap and Remove existing Geotextile Fabric	1	LS	\$ 5,551.00	\$ 5,551.00	\$ 4,500.00	\$ 4,500.00	
4	Geotextile Type SAS	70	SY	\$ 16.49	\$ 1,154.30	\$ 15.00	\$ 1,050.00	
5	RipRap Extra-Heavy	25	CY	\$ 289.70	\$ 7,242.50	\$ 400.00	\$ 10,000.00	
6	Landscape Restoration	50	SY		\$ -	\$ 25.00	\$ 1,250.00	
TOTAL 2025 FLOOD DAMAGE REPAIR PROJECT - BASE BID:				\$	262,647.93	\$	385,346.00	



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

To: Village of Fox Point Plan Commission and Village Board

From: Scott Brandmeier, Director of Public Works 

Through: Mitch Reynolds, Interim Village Manager 

Date: January 5, 2026

Re: Recommendation for Acceptance of Proposal for Flood Improvement Project Construction Management and Inspection

As described in the Beach Drive Flood Improvement Project memo, bids were opened for the project on December 16 with six bidders submitting bids for the project. Staff requested Kapur & Associates to submit a proposal to perform the inspection services and they have submitted a proposal in an amount not to exceed \$27,600. Based on the proposal submitted and at the request of staff, field observation activities are anticipated to be part time (75%) rather than full time as some activities (e.g., placement of rip rap and stone) do not require full time inspection. Staff has reviewed the field observation hours and fees and find them to be reasonable.

The estimated hours for the work is based on the initial contractor's schedule and, as with the vast majority of our construction inspection contracts, Fox Point will only be invoiced for the hours actually incurred; so, if the contractor completes the work prior to the substantial completion date, the actual fees expended will likely decrease. Therefore, it is staff's recommendation that the Village award the construction management and inspection contract for the 2026 Flood Improvement Project to Kapur & Associates in an amount not to exceed \$27,600 and authorize the Village President and Village Clerk/Treasurer to sign the contract on behalf of the Village.

December 17, 2025

Mr. Scott Brandmeier, PE
Director of Public Works
Village of Fox Point
7200 North Santa Monica Boulevard
Fox Point, WI 53217

RE: Construction Management for Flood Damage Repair Project

Dear Mr. Brandmeier:

We are pleased that the Village has selected Kapur & Associates, Inc. to perform the professional engineering services for the referenced project.

THE PROJECT LOCATION:

- Site 4 – Goodrich east and west bridges.
- Site 5 – Gabion/check dams at the Bridge Lane Ravine.
- Site 6 – Manhole at the Bridge Lane Ravine.
- Site 12 – Storm outfall chain link fence in the vicinity of 7300 N. Beach Drive.
- Site 13 – Ravine repair at the Lake Drive just north of Green Tree Road.

SCOPE OF SERVICES:

The scope of construction services for Flood Damage Repair Project includes:

1. Meetings with the Village Staff, Contractors and Residents
2. Shop drawing/submittals review and approval
3. Construction Inspection
3. Coordination with utility companies
4. Payment recommendation
5. Project close out activities, punch list, As-BUILTs, incorporation into GIS system
6. Assistance with the FEMA reimbursement

Below are brief descriptions of repairs, duration of repair and estimated inspection cost:

- **Site 4** – Inspection for repair washed out areas by replacement of the gravel underneath the Goodrich East and West Bridges – assumes one week of construction at 30 hours per week or $30 \times \$120 = \$3,600$
- **Site 5** – Inspection for repair gabion check dams, installation of extra heavy RipRap, construction access road and landscaping restoration – assumes four weeks of construction at 30 hours per week $120 \text{ hours} \times \$120 = \$14,400$
- **Site 6** – Inspection for repair/replace top section of 10-foot diameter storm manhole– assumes 8 hours @ $\$120 = \960.00
- **Site 12** – Inspection for replacement of damaged chain link fence with double swing gates around the storm sewer outfall area – assumes 8 hours @ $\$120 = \960.00

- **Site 13** – Inspection for repair/replacement of extra heavy RipRap and geotextile fabric and landscaping restoration at washed out area – assumes three days of construction at 6 hours per day or 18 hours x \$120 = \$2,160.00
- Project management and payment recommendation - assumes 16 hours x \$165 = \$2,640.00
- As-Built's for three (5) sites and assistance with GIS updating – assumes 24 hours @ \$120 = \$2,880.00

Total fees for these services do not exceed \$27,600.00

As always, Fox Point will only bill for the actual hours incurred.

SCHEDULE

Contractor start dated is anticipated to be February 10, 2026, and completion date is August 30

FEES AND BILLINGS

The professional fees for the work described above is not exceed: \$27,600.00

ACCEPTANCE

If this proposal is acceptable, please sign and date this original copy on Standard General Contract Terms and return it to our office.

Thank you for the opportunity to submit this proposed contract. We look forward to working with you on this project. Should you have any questions, or require further information, please call us on (414) 313-4342.

STANDARD GENERAL CONTRACT TERMS FOR PROFESSIONAL ENGINEER/SURVEY SERVICES

Article 1 Scope of Services

ENGINEER shall provide CLIENT with services in connection with the Project as described in Scope of Services. ENGINEER shall use the standard of care typically exercised in conducting professional practices outlined in the Scope of Services. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with the ENGINEER's service.

Unless otherwise specifically included in the proposal, ENGINEER's scope of services does not include geotechnical or environmental audits for the identification of hazardous wastes, wetlands, floodplains or any other structural or environmental qualities of the land, air or water.

Article 2 Schedule of Services

ENGINEER shall start and complete work as set forth in the Scope of Services. ENGINEER shall conduct the work in an expeditious manner subject to limitations such as weather, information acquisition, communications and other factors outside of ENGINEER's control. Both parties recognize that the schedule of services is subject to factors that may be unknown at the time of this Agreement.

Article 3 CLIENT's Responsibility

CLIENT shall do the following in a timely manner so as not to delay the service of ENGINEER:

3.1 Provide all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints.

3.2 Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project; all of which the ENGINEER may use and rely upon in performing the services under this Agreement. Verification of the accuracy and completeness of any information provided by the CLIENT is beyond the scope of this agreement.

Article 4 Payment Terms

CLIENT agrees to pay all fees within 45 days of the date of the invoice. Balances due over 45 days will be assessed an interest rate of 1.5 % per month. CLIENT agrees to pay for any costs of collection including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances.

CLIENT understands and agrees to pay for all services rendered regardless of CLIENT's ability or inability to proceed with the project for any reason, gain governmental approvals or permits or secure financing for the project.

Article 5 Term and Termination

ENGINEER's obligation to render services under this Agreement will extend for a period that may reasonably be required for the services to be provided, including extra work and required extensions. If CLIENT fails to give prompt authorization to proceed with any phase of services after completion of the immediately preceding phase, or if ENGINEER's services are delayed or suspended by CLIENT for more than three months for reasons beyond ENGINEER's control, ENGINEER may, after giving seven days' written notice to CLIENT, suspend or terminate services under this Agreement.

If payment is not received within 45 days of the date of invoice, ENGINEER reserves the right, after giving seven days' written notice to CLIENT, to suspend services to the CLIENT or to terminate this Agreement. ENGINEER shall not be liable to CLIENT or any third parties for any damages caused by the suspension or termination of work for non-payment. CLIENT may terminate this Agreement for any reason or without cause upon 30 days' written notice to ENGINEER. If any work covered by this Agreement is suspended, terminated or abandoned for any reason other than ENGINEER'S breach of the Agreement, the CLIENT shall compensate the ENGINEER for

services rendered to the date of written notification of such suspension, termination or abandonment.

Article 6 Indemnity

CLIENT and ENGINEER each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's negligent or intentional acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of CLIENT and ENGINEER, they shall be borne by each party in proportion to its negligence. Nothing contained within this Agreement is intended to be a waiver or estoppel of the contracting municipality CLIENT or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes §§ 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the municipality CLIENT or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

Article 7 Ownership and Copyright of Documents

All documents prepared or furnished by ENGINEER pursuant to this Agreement are instruments of ENGINEER's professional service, and ENGINEER shall retain an ownership and property interest therein, including all copyrights. ENGINEER grants CLIENT a license to use instruments of ENGINEER's professional service for the purpose of purchasing or identifying property or constructing the project. Reuse or modification of any such documents by CLIENT, without ENGINEER's written permission, shall be at CLIENT's sole risk, and CLIENT agrees to indemnify and hold ENGINEER harmless from all claims, damages and expenses, including attorneys' fees, arising out of such use by CLIENT or by others acting through the CLIENT.

Article 8 Electronic Media

Copies of documents that may be relied upon by the CLIENT are limited to the printed copies (also known as hard copies) that are signed or sealed by ENGINEER. Files in electronic formats, or other types of information furnished by ENGINEER to CLIENT such as text, data or graphics, are only for the convenience of CLIENT. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic formats, ENGINEER makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software applications packages, operating systems or computer hardware differing from those in use by ENGINEER at the beginning of this project.

ENGINEER

Kapur

By: 
Print: Yuriy Amel'yan
Title: Associate Project Manager
Date: 12-18-2025

The above and foregoing proposal is hereby accepted and ENGINEER is authorized to proceed with the work.

CLIENT

Village of Fox Point

By: _____ By: _____
Print: _____ Print: _____
Title: _____ Title: _____
Date: _____ Date: _____



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

To: Plan Commission

From: Kevin Ausman, Assistant Village Manager

CC: Mitch Reynolds, Interim Village Manager

Date: January 5, 2026

Re: Past Basket - CUP

Overview

Rick Cohen (on behalf of Lauren & Rose DBA Past Basket), has applied for conditional use approval regarding change of ownership for an existing business under Section 745-18D(1)(i) for a retail store, Past Basket, located at 383 W Brown Deer Road in the D Business District. The tenant space is located in the Audubon Court shopping center.

Background

Past Basket is an existing retail store located at 383 W Brown Deer Road.

Request

Section 745-18D(1)(i) of the Fox Point Municipal Code identifies retail and service stores as Conditional Use. The applicant has not indicated exterior modifications to the site, nor changes to the existing business operations. Hours of operation are Monday through Saturday, 9 AM – 6 PM.

Staff have determined sufficient parking within the Audubon Court shopping center to accommodate the three (average) employees and any patrons of the establishment.

Recommendation

Staff recommends that the Plan Commission recommend that the Village Board approve the conditional use request following a mandatory public hearing.

Conditional Use Order

WHEREAS, an application has been filed by **Past Basket** (hereinafter "Applicant"); and

WHEREAS, the Applicant is requesting that a conditional use permit be granted pursuant to the Zoning Ordinance of the Village of Fox Point for the property located at **383 W Brown Deer Road, Fox Point, Wisconsin**.

NOW, THEREFORE, the Village of Fox Point Village Board, upon consideration of thoughts expressed by all persons heard at the Village Board meeting in this matter, upon consideration of the recommendation from the Plan Commission, and following all necessary study and investigation, having given the matter due consideration, hereby ORDERS AS FOLLOWS: Commencing upon the date hereof, the Applicant is hereby granted a conditional use permit, subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations.

1. Use Restricted. **Past Basket will operate a retail establishment. The hours of operation shall be limited to Monday through Saturday, 9 AM – 6 PM.**
2. Presentation Compliance. All of the Applicant's plans, specifications, terms and representations as submitted with the application, or in support thereof, or as represented to the Village Board in the course of the approval process, are specifically incorporated herein and made a part hereof by reference, and the use of the subject property shall be in substantial conformance with the same except as further restricted or modified herein.
3. Not Transferable. This conditional use permit is granted to the Applicant and shall not be transferred or assigned without the Village Board's prior written consent, which may only be granted following the Village Board's receipt of a recommendation from the Plan Commission.
4. Applicant and Owner Agreement. As a condition precedent to the issuance of the conditional use permit, the owner of the Subject Property shall approve the issuance of this conditional use permit upon the terms and conditions described herein in writing, and the Applicant is required to accept the terms and conditions of the same in its entirety in writing.
5. Other Uses Prohibited. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to whether a use is permitted, the question shall be submitted to the Plan Commission for recommendation to the Village Board, and then to the Village Board for determination.
6. No Nuisances, and Compliance with Applicable Laws. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the County of Milwaukee, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
7. Subject Property Only. This conditional use hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein.
8. Abandonment. Should the permitted conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the Applicant be delinquent in payment of any monies due and owing to the Village, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village Board following receipt of a recommendation from the Plan Commission and after the Village Board holds a public hearing in the matter.
9. Amendments. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises (including but not limited to any change to the boundary limits of

the Subject Property), structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

10. Plan Amendments. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use order may be amended (a) without separate approval in the limited circumstances described in Section 14.19(11) of the Village Code; or (b) by the Village Board upon receipt of a recommendation from the Plan Commission if the Village Board finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Village Board, in its sole discretion, finds to be substantial shall require a new permit, and all procedures in place at the time must be followed.
11. Severability. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conditional use and the remainder shall continue in full force and effect.
12. Most Restrictive Applies. If any aspect of this conditional use permit or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission.
13. Prior Conditional Use Permits Terminated. Unless stated otherwise herein or in the documents incorporated herein, all conditional use permits previously granted for the Subject Property, if any, shall be automatically terminated without further action of the Village Board immediately following full satisfaction of all condition's precedent to this conditional use order taking effect.
14. Payment of fees. Applicant shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this conditional use order 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 use order due to a violation of these conditions.
15. Payment of Taxes and Charges. Any unpaid bills owed to the Village by the Subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees; 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 use order, that is subject to all remedies available to the Village, including possible cause for termination of the conditional use order.
16. Conditions Shown in Minutes Incorporated. All conditions of approval imposed by duly adopted motion of the Village Board in its consideration of the Applicant's application, as noted in the Minutes of the Village Board meeting at which approval was granted, are specifically incorporated herein by reference.
17. The Applicant is obligated to file with the Village Clerk a current mailing address and current phone number at which the Applicant can be reached, which must be continually updated by the Applicant if such contact information should change, for the duration of this conditional use. If the Applicant fails to maintain such current contact information the Applicant thereby automatically waives notice of any proceedings that may be commenced under this conditional approval, including proceedings to terminate this conditional use.

Let copies of this order be filed in the permanent records of the Village Board for the Village of Fox Point, and let copies be sent to the proper Village of Fox Point authorities and the Applicant and Owner.

Signed this _____ day of _____, 2026, *nunc pro tunc* the _____ day of _____, 2026.

BY THE FOX POINT VILLAGE BOARD:

Christine Symchych, Village President

Attest:

Sara A Bruckman, CMC/WCMC, Village Clerk/Treasurer

APPROVAL

I hereby approve the issuance of this Conditional Use Permit to the Applicant on the terms and conditions described herein.

Dated this _____ day of _____, 2026.

SUBJECT PROPERTY OWNER

By: _____
Authorized Signatory

Title: _____

ACCEPTANCE

I hereby accept the terms and conditions of this Conditional Use in its entirety.

Dated this _____ day of _____, 2026.

APPLICANT:

By: _____
Authorized Signatory

Title: _____



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

To: Plan Commission

From: Kevin Ausman, Assistant Village Manager

CC: Mitch Reynolds, Interim Village Manager
Eric Larson, Village Attorney
Scott Brandmeier, Director of Public Works
Michael Rakow, Building Inspector

Date: January 5, 2026

Re: Verizon Cell Tower

Overview

Ramaker and Associates have applied for approval to increase the height of the cell tower on property owned by the Village of Fox Point, 7200 N Santa Monica Blvd, located between Village Hall and the Municipal Pool parking lot.

Background

Per Wisconsin Statutes Section 66.0404(3) and Section 745- 23(D)(2)(d) of the Village Code, the Village must act on a telecommunication request no later than 45 days from the date the application was received to take final action on the zoning application, or it is deemed approved.

The subject property (Village Hall) is identified as F Institutional District and regulated by Section 745-20. All uses in this district are subject to a set of required standards and findings before the use can be permitted. Changes to state statutes in recent years have limited local control over telecommunication towers, and the standards of 745-20 F Institutional District are preempted by Wisconsin state law.

Wisconsin Statutes Section 66.0404(1)(s) defines a “substantial modification” to a cell tower structure as a change which increases the overall height more than 20 feet. The proposed height increase is exactly 20 feet, therefore classifying the request under State law as a class two collocation.

The existing tower resides on Village property, and as such, the existing license requires that any co-locator on the tower must enter a separate license agreement with the Village. No such license or terms have been proposed to Village Staff.

Request

Section 745-23 of the Fox Point Municipal Code “Wireless Telecommunications mobile service facilities,” does identify a process for a class two collocation. This section mirrors state law in that the Plan

Commission and Village Board must make a determination within 45 days. However, the 45-day time limit only applies to zoning approval; not the issue of a license.

Recommendation

There are two items within this request that run parallel to each other; the zoning approval and the negotiation over a license (which has not yet been proposed).

Unlike other sections of the Fox Point Municipal Code in regards to use approvals, Section 745-23 (regarding the class two collocation) does not establish conditions or standards that must be met by the Plan Commission. If the cell tower modification and collocation is recommended for approval, it should be made subject to the applicant obtaining a license for the use from the property owner.

TES

A CONGRUEX COMPANY

1320 GREENWAY DRIVE, SUITE 600
IRVING, TX 75038
PHONE: (972) 483-0607

HARMONITOWERS

Connecting America

TES JOB NO:
163033

CUSTOMER SITE NO:
W10005864-UNT

CUSTOMER SITE NAME:
LOMBARDY

7200 N SANTA MONICA BLVD
FOX POINT, WI 53217



09/29/2025

DRAWN BY: CDL CHECKED BY: JRL/DD

REV	DESCRIPTION	BY	DATE
1	FIRST ISSUE	CDL	09/29/25

SHEET TITLE:

TITLE SHEET

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SHEET NUMBER:
TT-1

REV #:
0

PER THE INTERNATIONAL BUILDING CODE THIS STRUCTURE IS CLASSIFIED AS:

1. CONSTRUCTION TYPE II-B (TABLE 601)
2. GROUP U OCCUPANCY (SECTION 312.1 UNOCCUPIED TOWER SITE)

MODIFICATION AND DESIGN
DRAWINGS FOR AN EXISTING
99' SABRE MONOPOLE W/ PROPOSED 20' EXTENSION

PROPOSED CARRIER: VERIZON

SITE: W10005864-UNT / LOMBARDY
COORDINATES (LATITUDE: 43.145944°, LONGITUDE: -87.901361°)

Stacey
Hesselbein, P.E.

Digitally signed by
Stacey Hesselbein, P.E.
Date: 2025.09.29
16:38:51 -05'00'

PLEASE NOTE THIS SET OF DRAWINGS IS FOR INSTALLATION AND ASSEMBLY ONLY. FABRICATION DETAIL DRAWINGS ARE NOT PROVIDED AND MUST BE COMPLETED BY THE STEEL FABRICATOR SELECTED. TES CAN PROVIDE THE FABRICATION DETAIL DRAWINGS FOR AN ADDITIONAL FEE.

SHEET	SHEET TITLE	REV
TT-1	TITLE SHEET	0
TBOM	BILL OF MATERIALS	0
TGN-1	GENERAL NOTES	0
TA-1	TOWER PROFILE	0
TA-2	MONOPOLE EXTENSION INSTALLATION DETAILS	0
TA-3	STEP BOLT WORKING ELEVATION DETAILS	0
DBL-1	NEXGEN2 BLIND BOLT ASSEMBLY INSTALLATION GUIDE	0
DBL-2	NEXGEN2 BLIND BOLT ASSEMBLY INSTALLATION GUIDE	0

NOTE:

1. THE MODIFICATION DRAWINGS ARE BASED ON THE
TES PROJECT NO. 162870, DATED 09/12/25.

[illegible]

TES
A CONGRUEX COMPANY
1320 GREENWAY DRIVE, SUITE 600
IRVING, TX 75038
PHONE: (972) 483-0607



TES JOB NO:
163033

CUSTOMER SITE NO:
W10005864-UNT
CUSTOMER SITE NAME:
LOMBARDY
200 N SANTA MONICA BLVD
FOX POINT, WI 53217

DRAWN BY: CDL		CHECKED BY: JRL/DD	
REV.	DESCRIPTION	BY	DATE
1	FIRST ISSUE	CDL	09/29/25
△			
△			
△			
△			

SHEET TITLE:

BILL OF MATERIALS

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SHEET NUMBER:	REV #:
TBOM	0

TES

A CONGRUEX COMPANY

1120 GREENWAY DRIVE, SUITE 600
IRVING, TX 75038
PHONE: (972) 483-0607

HARMONI TOWERS

Connecting America

TES JOB NO:
163033

CUSTOMER SITE NO:
W0005864-UNT
CUSTOMER SITE NAME:
LOMBARDY
7200 N SANTA MONICA BLVD
FOX POINT, WI 53217

DRAWN BY: CDL CHECKED BY: JRL/DD

REV.	DESCRIPTION	BY	DATE
1	FIRST ISSUE	CDL	09/29/25

SHEET TITLE:

GENERAL NOTES

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SHEET NUMBER:
TGN-1

REV #:
0

TABLE 8.2 NUT ROTATION FROM SNUG-TIGHT
CONDITION FOR TURN-OF-NUT PRETENSIONING^{a,b}

BOLT LENGTH ^c	DISPOSITION OF OUTER FACE OF BOLTED PARTS		
	BOTH FACES NORMAL TO BOLT AXIS	ONE FACE NORMAL TO BOLT AXIS, OTHER SLOPED NOT MORE THAN 1:20 ^d	BOTH FACES SLOPED NOT MORE THAN 1:20 FROM NORMAL TO BOLT AXIS ^d
NOT MORE THAN 4d _b	1/3 TURN	1/2 TURN	2/3 TURN
MORE THAN 4d _b BUT NOT MORE THAN 8d _b	1/2 TURN	2/3 TURN	5/6 TURN
MORE THAN 8d _b BUT NOT MORE THAN 12d _b	2/3 TURN	5/6 TURN	1 TURN
^a NUT ROTATION IS RELATIVE TO BOLT REGARDLESS OF THE ELEMENT (NUT OR BOLT) BEING TURNED. FOR REQUIRED NUT ROTATIONS OF 1/2 TURN AND LESS, THE TOLERANCE IS PLUS OR MINUS 30 DEGREES; FOR REQUIRED NUT ROTATIONS OF 2/3 TURN AND MORE, THE TOLERANCE IS PLUS OR MINUS 45 DEGREES.			
^b APPLICABLE ONLY TO JOINTS IN WHICH ALL MATERIAL WITHIN THE GRIP IS STEEL.			
^c WHEN THE BOLT LENGTH EXCEEDS 12d _b , THE REQUIRED NUT ROTATION SHALL BE DETERMINED BY ACTUAL TESTING IN A SUITABLE TENSION CALIBRATOR THAT SIMULATES THE CONDITIONS OF SOLIDLY FITTING STEEL.			
^d BEVELED WASHER NOT USED.			

SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004
RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS

INSTALLATION TORQUE REQUIRED FOR HOLLO BOLTS AND AJAX BOLTS:

- HB12 HOLLO BOLT: 59 FT-LBS
- HB16 HOLLO BOLT: 140 FT-LBS
- HB20 HOLLO BOLT: 221 FT-LBS
- M20 AJAX BOLT: 280 FT-LBS.

FIELD HOT WORK PLAN NOTES:

FOLLOWING GUIDELINES SHALL BE COMPLIED WITH:

- CONTRACTOR'S RESPONSIBILITY TO COMPLETE A HOT WORK PLAN IF AWARDED PER CUSTOMER SPECIFICATIONS GUIDELINES FOR WELDING, CUTTING & SPARK PRODUCING WORK.
- HAVE A FIRE PLAN APPROVED BY THE CUSTOMER AND THEIR SAFETY MANAGEMENT DEPT.
- CONTRACTOR MUST OBTAIN THE CONTACT INFO OF THE LOCAL FIRE DEPARTMENT AND THE 911 ADDRESS OF THE TOWER SITE BEFORE CONSTRUCTION.
- CONTRACTOR SHALL MAKE SURE THAT CELL PHONE COVERAGE IS AVAILABLE IN THE TOWER SITE. IF CELL COVERAGE IS NOT AVAILABLE, AN IMMEDIATE AVAILABLE MEANS OF DIRECT COMMUNICATION WITH THE FIRE DEPARTMENT SHALL BE DETERMINED PRIOR TO CONSTRUCTION START.
- ALL CONSTRUCTION SHALL BE PERFORMED UNDER WIND SPEED LESS THAN 10 MPH ON THE GROUND LEVEL. IF WIND SPEED INCREASE, CONTRACTOR MUST DETERMINE IF CONSTRUCTION SHALL BE DISCONTINUED.
- FIRE SUPPRESSION EQUIPMENT MUST BE MADE AVAILABLE ON SITE AND READY TO USE.
- CONTRACTOR SHALL ASSIGN A FIRE WATCHER TO PERFORM FIRE-FIGHTING DUTIES.
- ALL WELDERS SHALL BE AWS OR STATE CERTIFIED. THEY MUST ALSO BE EXPERIENCED IN WELDING ON GALVANIZED MATERIALS.
- IF IT IS POSSIBLE, ALL EXISTING COAX NEAR WELDING AREA SHALL BE TEMPORARILY MOVED AWAY FROM THE WELDING AREA BEFORE WELDING THE PLATES.
- PLEASE REPORT ANY FIELD ISSUE TO TES @ 972-483-0607.

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH THE ANSI/TIA-222-G-2, ANSI/ASSP A10.48, AND ANY OTHER GOVERNING BUILDING CODES AND OSHA SAFETY REGULATIONS.
- ALL WORK INDICATED ON THE DRAWINGS SHALL BE PERFORMED BY QUALIFIED CONTRACTORS EXPERIENCED IN TELECOMMUNICATIONS TOWER, POLE AND FOUNDATION CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL MISCELLANEOUS PARTS (SUCH AS SHIMS), TEMPORARY SUPPORTS, AND GUYINGS, ETC., PER ANSI/ASSP A10.48, TO COMPLETE THE ASSEMBLY AS SHOWN IN THE DRAWINGS.
- CONTRACTOR SHALL PROCEED WITH THE INSTALLATION WORK CAREFULLY SO THE WORK WILL NOT DAMAGE ANY EXISTING CABLE, EQUIPMENT OR THE STRUCTURE.
- THE USE OF GAS TORCH OR WELDER, ARE NOT ALLOWED ON ANY TOWER STRUCTURE WITHOUT THE CONSENT OF THE TOWER OWNER.
- GENERALLY THE CONTRACTOR IS RESPONSIBLE TO CONDUCT AN ON-SITE VISIT SURVEY OF THE JOB SITE AFTER AWARD, AND REPORT ANY ISSUES WITH THE SITE TO TES BEFORE PROCEEDING CONSTRUCTION.

FABRICATION

- ALL STEEL SHALL MEET OR EXCEED THE MINIMUM STRENGTH AS SPECIFIED IN THE DRAWINGS. IF YIELD STRENGTH WAS NOT NOTED IN THE DRAWINGS, CONTRACTORS SHALL CONTACT TES FOR DIRECTION.
- ALL FIELD CUT EDGES SHALL BE GRIND SMOOTH. ALL FIELD CUT AND DRILLED SURFACES SHALL BE REPAIRED WITH A MINIMUM OF TWO COATS OF ZINCKOTE GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.

WELDING

- ALL WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS WELDING CODE D1.1. ALL ELECTRODES TO BE LOW HYDROGEN, MATCHING FILLER METAL, PER AWS D1.1, UNQ. (E70XX UNLESS NOTED OTHERWISE).
- PRIOR TO FIELD WELDING GALVANIZED MATERIAL, CONTRACTOR SHALL GRIND OFF GALVANIZING APPROX. 0.5" BEYOND THE PROPOSED FIELD WELD SURFACES.
- ALL WELDS SHALL BE INSPECTED VISUALLY. A MINIMUM OF 25% OF WELDS SHALL BE INSPECTED WITH DYE PENETRANT OR MAGNETIC PARTICLE TO MEET THE ACCEPTANCE CRITERIA OF AWS D1.1. 100% OF WELDS SHALL BE INSPECTED IF DEFECTS ARE FOUND.
- WELD INSPECTIONS SHALL BE PERFORMED BY AN AWS CERTIFIED WELD INSPECTOR.
- AFTER INSPECTION, ALL FIELD WELDED SURFACES SHALL BE REPAIRED WITH A MINIMUM OF TWO COATS OF ZINCKOTE GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS.

BOLTED ASSEMBLIES AND TIGHTENING OF CONNECTIONS

- ALL HIGH STRENGTH BOLTS SHALL CONFORM TO THE PROVISIONS OF THE SPECIFICATIONS FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS AS APPROVED BY THE RSCC.
- FLANGE BOLTS SHALL BE TIGHTENED BY THE AISC "TURN-OF-THE-NUT" METHOD. THE FOLLOWING TABLE SHOULD BE USED FOR THE "TURN-OF-THE-NUT" TIGHTENING.
- SPLICE BOLTS AND ALL OTHER BOLTS IN BEARING TYPE CONNECTIONS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION.
- THE SNUG-TIGHT CONDITION IS DEFINED AS THE TIGHTNESS ATTAINED BY EITHER A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER WITH AN ORDINARY SPUD WRENCH TO BRING THE CONNECTED PLIES INTO FIRM CONTACT.
- HB HOLLO-BOLT SHALL BE INSTALLED PER CC ESR-3330 INSTRUCTIONS.

VERIFICATION AND INSPECTION

- IF APPLICABLE, VERIFICATION INSPECTION TO BE PERFORMED SHALL BE IN ACCORDANCE TO IBC-2015 SECTION 1705 - FOR STEEL CONSTRUCTION & TABLE 1705.3 FOR CONCRETE CONSTRUCTION.

POST INSTALLED EPOXY INJECTED ANCHOR BOLTS:

- CONCRETE MUST BE A MINIMUM OF 28 DAYS OLD.
- FOLLOW MANUFACTURER'S REQUIREMENTS FOR CURE TIME VS. AMBIENT TEMPERATURE.
- DRILL HOLE TO REQUIRED DIAMETER AND DEPTH. ALL WATER, DIRT, OIL, DEBRIS, GREASE OR DUST MUST BE REMOVED FROM EACH CORE HOLE. FOLLOW MANUFACTURER'S RECOMMENDATION FOR CORRECT TYPE OF CORE BIT. AVOID DAMAGING EXISTING REINFORCING STEEL OR OTHER EMBEDDED ITEMS. NOTIFY TES ENGINEERING IF VOIDS IN THE CONCRETE, REINFORCING STEEL OR OTHER EMBEDDED ITEMS ARE ENCOUNTERED. STOP CORING IMMEDIATELY IF THIS OCCURS.
- A HOLE ROUGHENING DEVICE FROM EITHER HILTI OR ALLFASTENERS SHALL BE USED WITH ALL HOLES. FOLLOW ALL MANUFACTURER'S RECOMMENDED CORING AND INSTALLATION INSTRUCTIONS.
- AFTER CORING AND ROUGHENING, FLUSH EACH HOLE WITH RUNNING WATER TO REMOVE ANY SLURRY OR DEBRIS. REMOVE ALL WATER FROM THE HOLE BY MECHANICAL PUMPING.
- BRUSH EACH HOLE WITH AN APPROPRIATE SIZED NYLON BRUSH AND FLUSH WITH RUNNING WATER A SECOND TIME. REMOVE ALL WATER FROM THE HOLE.
- AFTER THE SECOND WATER FLUSH BRUSH THE HOLE AGAIN WITH THE APPROPRIATE SIZED NYLON BRUSH.
- BLOW EACH HOLE WITH COMPRESSED AIR TWO TIMES MINIMUM.
- CONFIRM THAT EACH HOLE IS PROPERLY ROUGHED AND DRY.
- NO EPOXY INJECTION SHALL TAKE PLACE IN RAINY CONDITIONS.
- EPOXY SHOULD BE VISIBLE AT THE TOP OF THE CORE HOLE AFTER INSTALLATION.
- CONTRACTOR TO SUPPLY ONE PHOTO OF EACH ROUGHED AND CLEANED HOLE IN CLOSEOUT PHOTO PACKAGE.

NOTES:

1. TEMPORARILY RELOCATE ANY EXISTING COAX ATTACHED TO THE MONOPOLE AND ANY OTHER MEMBERS WHERE OBSTRUCTION WITH THE PROPOSED MODIFICATION MAY OCCUR.
2. TEMPORARY RELOCATION OF EXISTING EQUIPMENT AROUND THE FOUNDATION MAY BE REQUIRED DURING CONSTRUCTION.

SCOPE OF WORK

1. A. REMOVE EXISTING TOP CAP PLATE AND LIGHTNING ROD, SEE PHOTO 1.
B. REMOVE EXISTING CONNECTION TABS, SEE PHOTO 2.
NOTE: LIGHTNING ROD TO BE REINSTALLED AFTER NEW TOP CAP PLATE IS INSTALLED.
C. INSTALL NEW FLANGE PLATE (FP-18).
NOTE: NEW FLANGE PLATE TO BE WELDED ON TOP OF EXISTING MONOPOLE, SEE PHOTOS 1 & 2.
D. INSTALL NEW HSS18.000X0.375 X 20'-0" A500 GR-B (42 KSI) MONOPOLE SECTION FROM $\pm 99'-0"$ TO $\pm 119'-0"$ ELEV. SEE SHEET TA-2 FOR DETAILS.
NOTE: CONTRACTOR TO REMOVE EXISTING SAFETY CLIMB ATTACHMENT PRIOR TO INSTALLATION OF NEW MONOPOLE EXTENSION.
2. A. INSTALL NEW PERFECTVISION SAFETY CLIMB SYSTEM (PV-CMX-38SS7X19-150) TO THE NEW EXTENSION TO REPLACE EXISTING SAFETY CLIMB ASSEMBLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
B. INSTALL NEW SAFETY CLIMB STANDOFF BRACKET (H42-0501-06-K) TO AVOID INTERFERENCE AT EXISTING MOUNTS AT $\pm 97'-0"$ & $\pm 87'-0"$ ELEV.
3. INSTALL ADDITIONAL WORKING STEP BOLTS BELOW THE NEW MONOPOLE EXTENSION FLANGE PLATE TO PROVIDE A WORKING ELEVATION. SEE SHEET TA-3 FOR DETAILS.
4. REINSTALL LIGHTNING ROD AT TOP OF THE NEW EXTENSION AND FIELD CUT IT DOWN IF REQUIRED TO MEET FAA HEIGHT APPROVAL. SEE DETAIL 1.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP, REMOVAL AND DISPOSAL OF EXCESS MATERIALS USED AND REMOVED FROM THE STRUCTURE AT THE COMPLETION OF THE PROJECT.

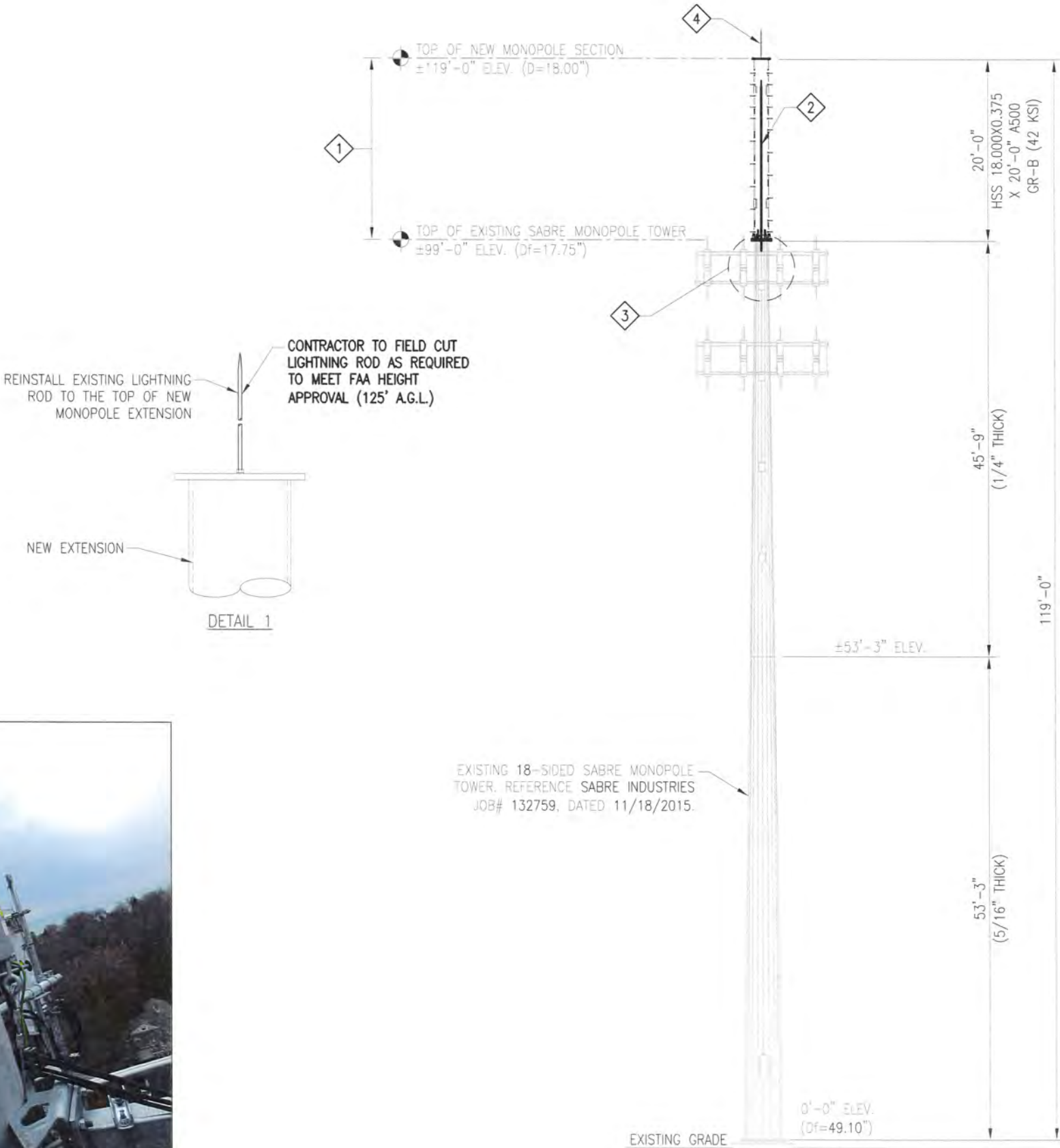


PHOTO 1



PHOTO 2

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A CONGRUEX COMPANY
1320 GREENWAY DRIVE, SUITE 600
IRVING, TX 75038
PHONE: (972) 483-0807

HARMONITOWERS
Connecting America

TES JOB NO:
163033

CUSTOMER SITE NO:
W0005864-UNT
CUSTOMER SITE NAME:
LOMBARDY
7200 N SANTA MONICA BLVD
FOX POINT, WI 53217

DRAWN BY: CDL CHECKED BY: JRL/DD

REV.	DESCRIPTION	BY	DATE
△	FIRST ISSUE	CDL	09/29/25
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SHEET TITLE:

TOWER PROFILE

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SHEET NUMBER: REV #:

TA-1

0

TES JOB NO:
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CUSTOMER SITE NO:
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CUSTOMER SITE NAME:
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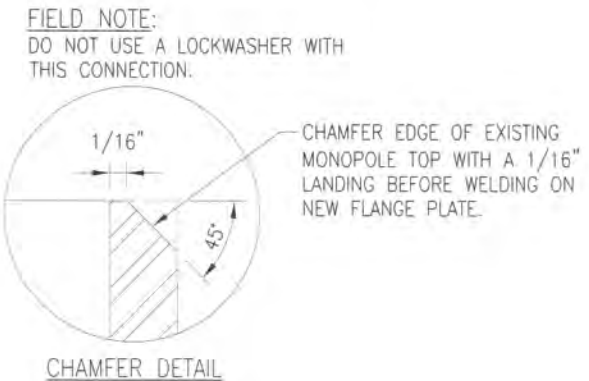
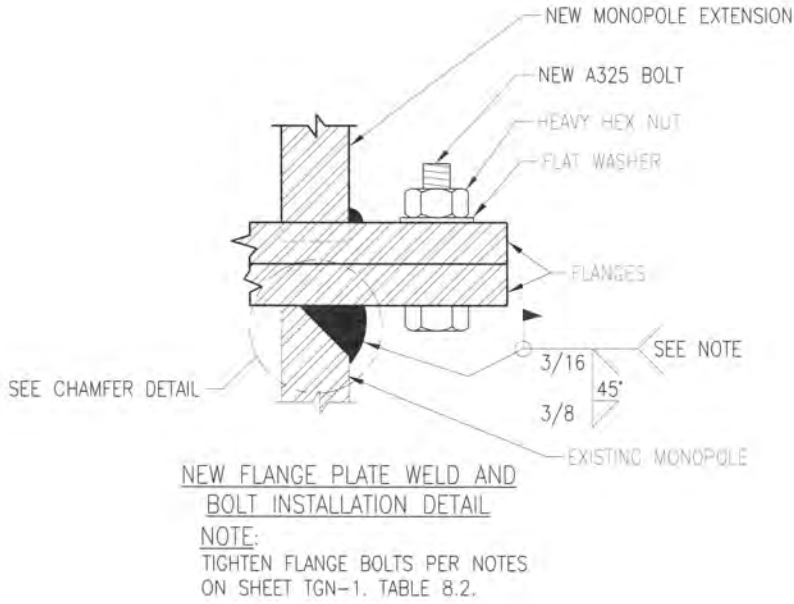
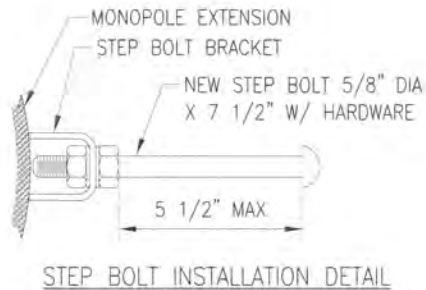
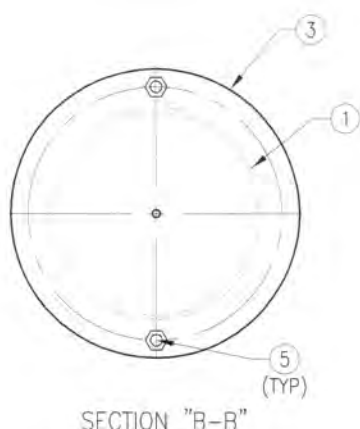
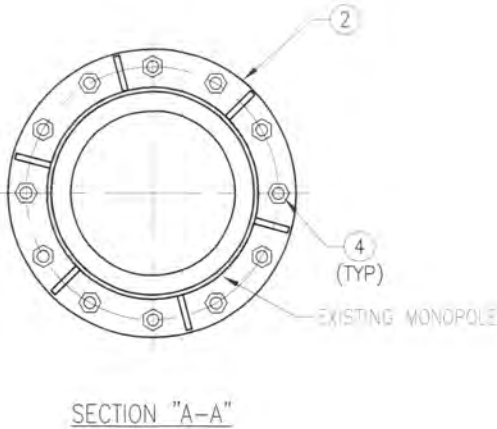
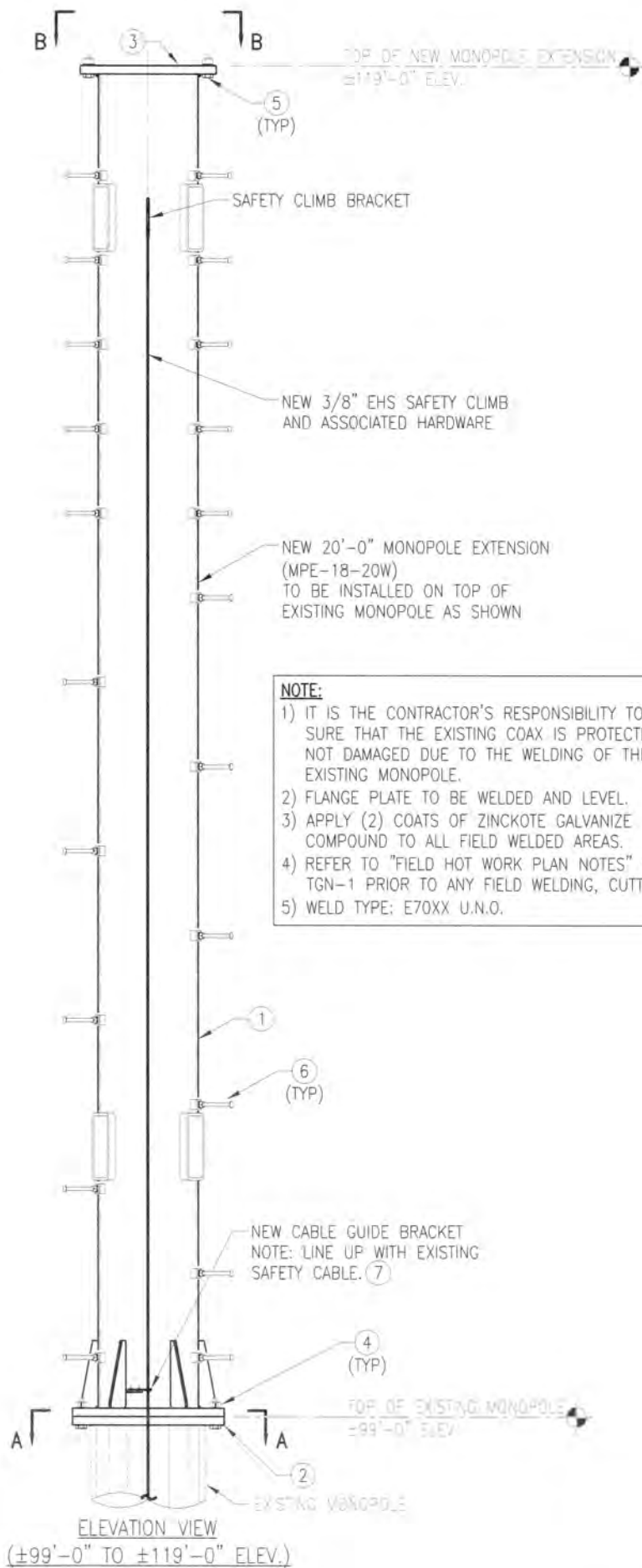
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1	FIRST ISSUE	CDL	09/29/25

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MONOPOLE EXTENSION
INSTALLATION DETAILS

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SHEET NUMBER: TA-2
REV #: 0



ITEM NO.	QTY.	PART NO.	DESCRIPTION
1	1	RV-CMX-CG-B0	SAFETY CLIMB CABLE GUIDE L-STYLE (PERFECT VISION)
2	20	STEP BOLTS	STEP BOLT 5/8" X 7 1/2" W/ (2) NUT-LKW EA.
3	2		BOLT 1" X 3 1/2" A325 W/ NUT-FW EA.
4	12		BOLT 1" X 4 3/4" A325 W/ NUT-FW EA.
5	1	CEP-18	TOP CAP PLATE PL 3/16" X 2'-0" 1/2" DIA A36
6	1	FP-18	FLANGE PLATE PL 1/2" X 2'-0" 1/2" DIA A572-50
7	1	MPE-18-20W	MONOPOLE EXTENSION WELDMENT (ROUND HSS18.000X0.375 X 20'-0") A500 GR-B (42 KS)

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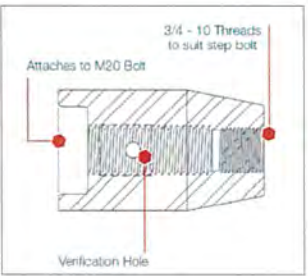
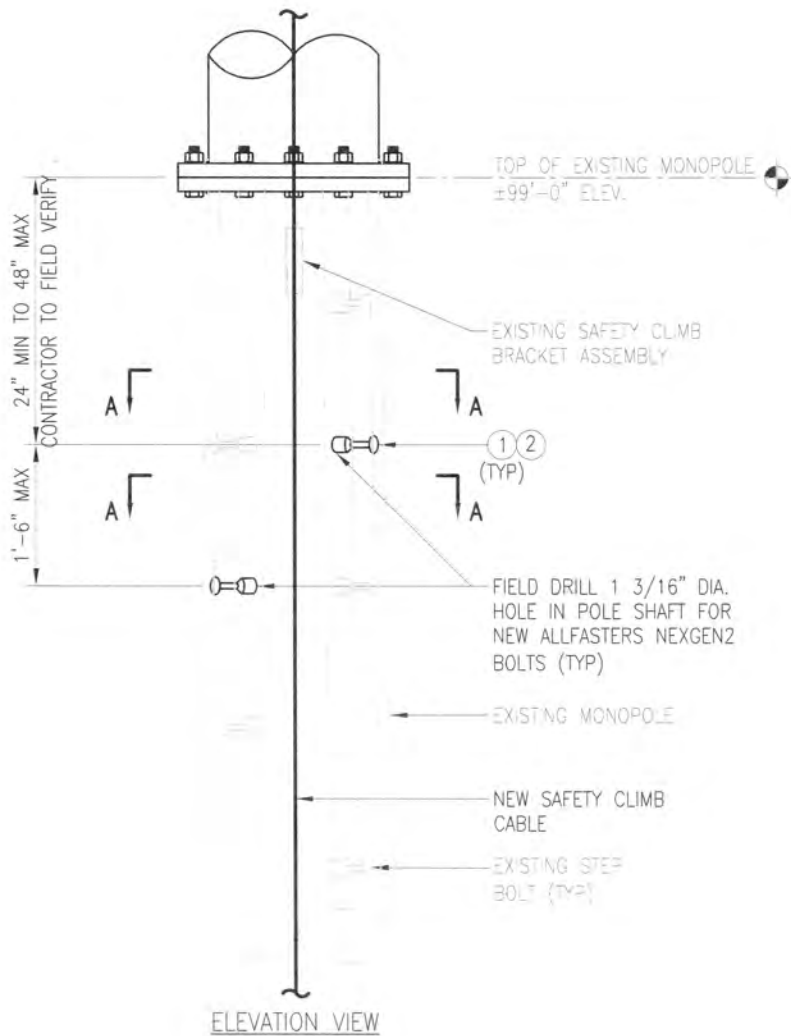
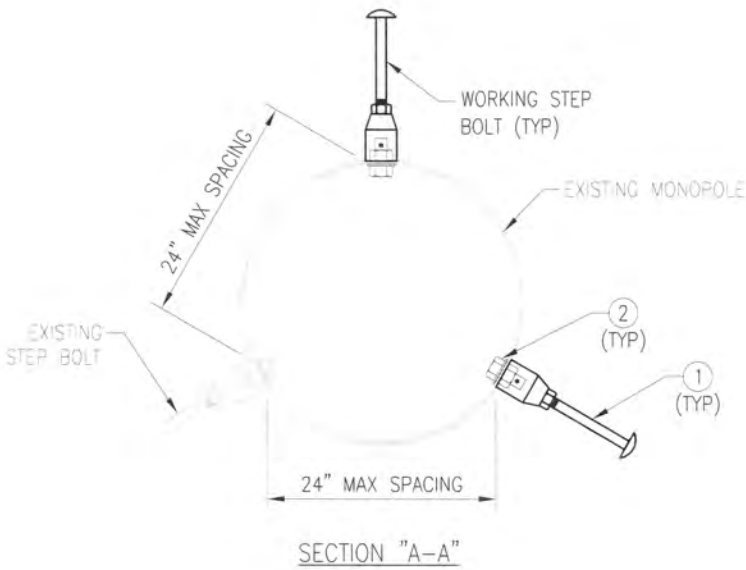
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CUSTOMER SITE NAME:
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PHOTO 1



STEP COLLAR SECTION

- NOTES:
1. INSTALLATION DETAILS FOR NEXGEN2 BOLTS – SEE SHEETS SPEC-1 & SPEC-2. IT IS REQUIRED THAT THE CONTRACTOR TAKE PHOTOS OF THE INSTALLED TORQUE FOR VERIFICATION OF PROPER INSTALLATION.
 2. APPLY (2) COATS OF ZINCKOTE GALVANIZE COMPOUND PER ASTM A780 AND MANUFACTURER'S RECOMMENDATIONS TO ALL FIELD DRILLED AND EXPOSED AREAS.

3	4	2SW011414400	ALLFASTENERS 1/4" X 4" X 4" SQUARE PLATE WASHER A36 (USE IF REQUIRED)
2	4	2NG2032	M20 X 75 NEXGEN2 BLIND BOLT ASSEMBLY
1	4	2RCNGM20212A	ALLFASTENERS M20 X 3/4 X 2 1/2" STEP BOLT ADAPTER ASSEMBLY
ITEM NO.	QTY.	PART NO.	DESCRIPTION

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REV	DESCRIPTION	BY	DATE
△	FIRST ISSUE	CDL	09/29/2
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SHEET TITLE:
**STEP BOLT WORKING
ELEVATION DETAILS**

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SHEET NUMBER: TA-3	REV #: 0
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CUSTOMER SITE NAME:
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PRE-INSTALL BOLT ON INSTALL TOOL:



Thread the installation tool tip into the splined end of the bolt.



Remove the nut, the face washer and the spring shear sleeve and slide along the handle of the tool.



Move the collapsible washer to the correct location on the tool and fold in place.

INSTALLATION:



Install the bolt into the hole followed by the collapsible washer.



Rotate the tool 180°.



Pulling back, rock the tool side-to-side to engage the collapsible washer.



Engage the spring shear sleeve into the shear plane.



Slide the face washer forward and move the nut up to fasten to the bolt. Tighten the nut snug tight at this point.



Remove the tool by unscrewing it from bolt (counterclockwise).



Using the shear wrench engage the outer socket with the splined end of the bolt. Press the trigger until correct tension has been achieved (the bolt spline separates from the bolt).



Press the small trigger on the shear wrench to eject the bolt spline. The application is now complete.

THIS INSTALLATION GUIDE WAS CREATED BY ALLFASTENERS.
IT WAS ATTACHED FOR REFERENCE ONLY.

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SHEET TITLE:
NEXGEN2 BLIND BOLT
ASSEMBLY INSTALLATION
GUIDE

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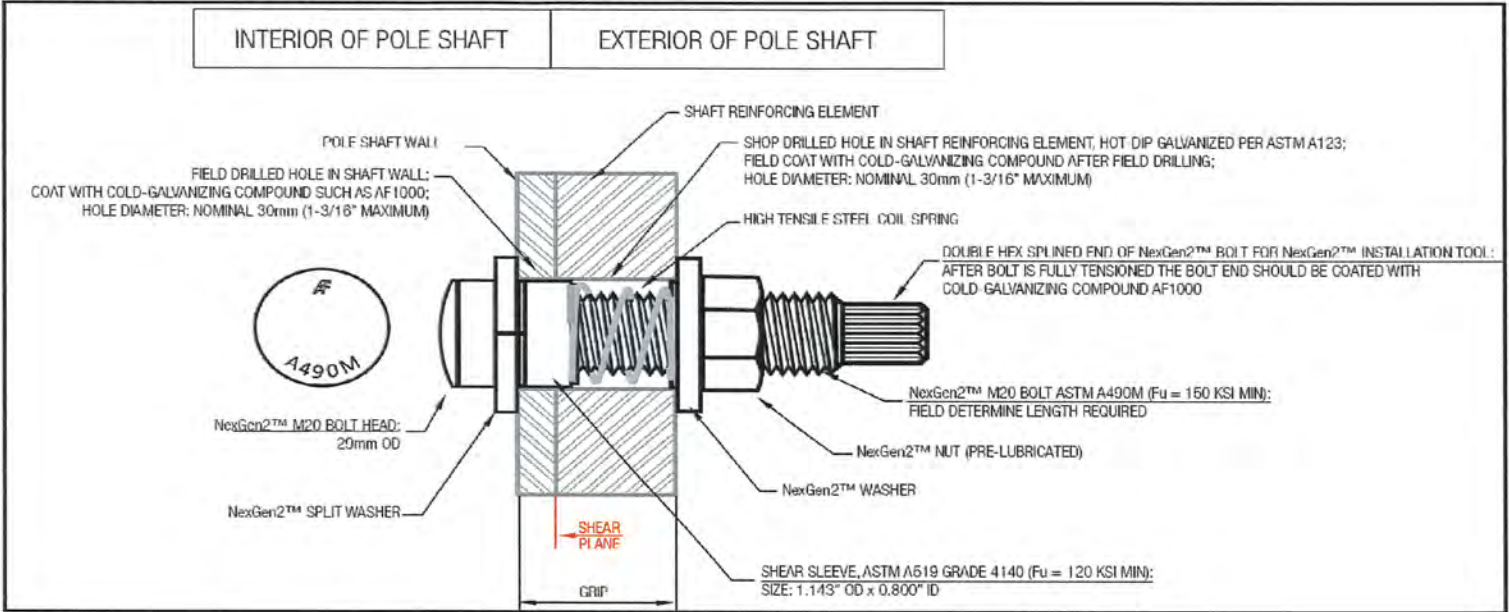
SPEC-1 0

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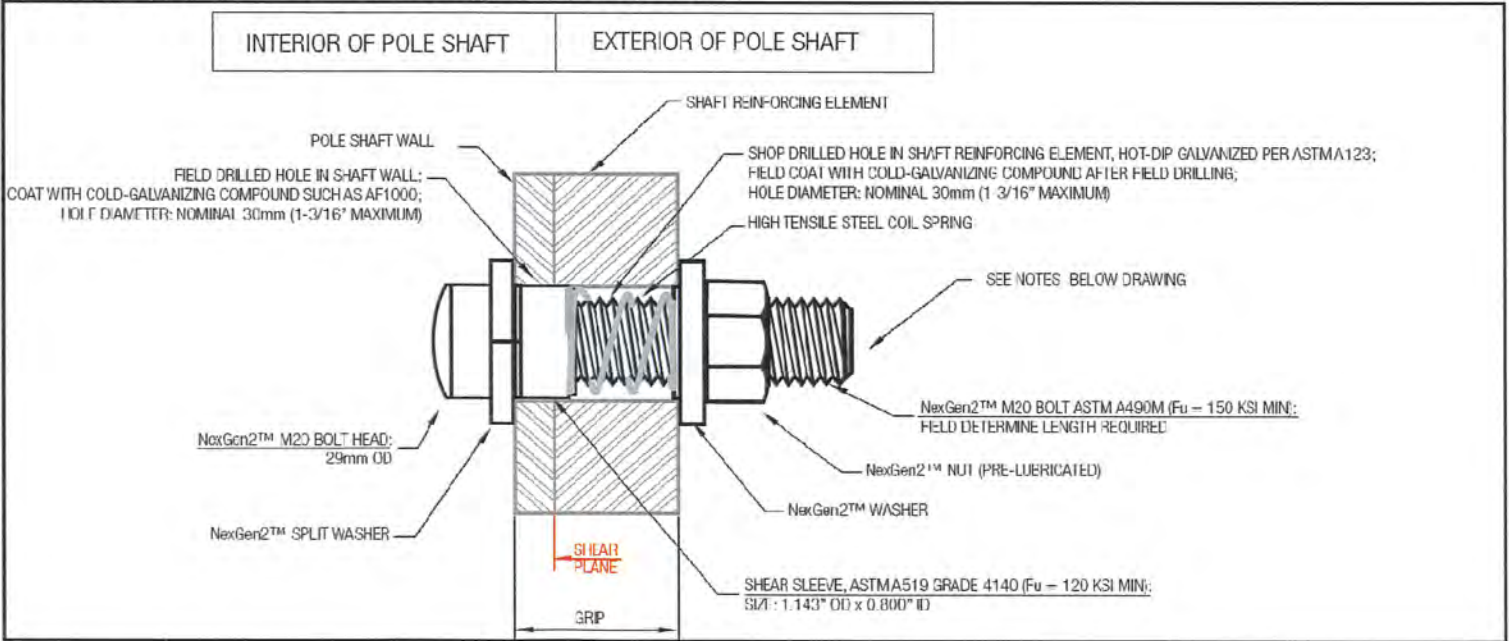
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TYPICAL NG2™ BOLT DETAIL: **PRE-TENSION**



TYPICAL NG2™ BOLT DETAIL: **POST-TENSION**



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SHEET TITLE:
**NEXGEN2 BLIND BOLT
ASSEMBLY INSTALLATION
GUIDE**

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SHEET NUMBER:
SPEC-2
REV #:
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Paul J. Ford and Company
250 East Broad Street Suite 600
Columbus, OH 43215
(614) 221-6679
PJFmount@pauljford.com

New Antenna Mount Analysis Report and PII Requirements

Mount Analysis-N
SMART Tool Project #: 10322462
Paul J. Ford and Company Project #: 24325-2134.001.7195.
November 10, 2025

Site Information

Site ID: 5000974975-VZW /
DOCPARK_MCR_16TDN272800
Site Name: DOCPARK_MCR_16TDN272800
Carrier Name: Verizon Wireless
Address: 7200 N Santa Monica Blvd
Fox Point, Wisconsin 53217, Milwaukee County
Latitude: 43.146013°
Longitude: -87.901361°

Structure Information

Tower Type: 120-Ft Monopole
Mount Type: 12.00-Ft Platform w/ Support Rail

FUZE ID # 17458794

Analysis Results

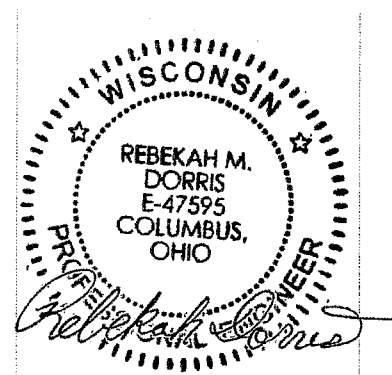
12.00-Ft Platform w/ Support Rail: 59.1% Pass w/ New Mount Install*
Perfect Vision SLPP12U-HR-
12-96

*Antennas and equipment to be installed in compliance with PII Requirements of this mount analysis.

***Contractor PII Requirements:

Included at the end of this MA report
Available & Submitted via portal at <https://pmi.vzwsmart.com>
For additional questions and support, please reach out to:
pmisupport@pauljford.com

Report Prepared By: Muhamed Diallo



11/10/2025

Mount Structural Analysis Report
12.00-Ft Platform w/ Support Rail

November 10, 2025
Site ID: 5000974975-VZW/
DOCPARK_MCR__16TDN272800
Page | 2

Executive Summary:

The objective of this report is to determine the capacity of the proposed antenna support mount at the subject facility for the final wireless telecommunications configuration, per the applicable codes and standards. The proposed mount was assumed to be installed properly to the existing tower per the manufacturer's instructions. Paul J. Ford and Company cannot verify that the proposed mount will fit properly and is not liable for any fit-up issues during installation.

This analysis is inclusive of the mount structure only and does not address the structural capacity of the supporting structure. This mounting frame was not analyzed as an anchor attachment point for fall protection. All climbing activities are required to have a fall protection plan completed by a competent person.

Sources of Information:

Document Type	Remarks
Radio Frequency Data Sheet (RFDS)	Verizon RFDS, 17458794, dated 8/27/25
Mount Specification	Perfect Vision, P/N #PV-SLPP12U-HR-16-96

Analysis Criteria:

Codes and Standards:	ANSI/TIA-222-H
Wind Parameters:	Basic Wind Speed (Ultimate 3-sec. Gust), V_{ULT} : 106 mph
	Ice Wind Speed (3-sec. Gust): 40 mph
	Design Ice Thickness: 1.50 in
	Risk Category: II
	Exposure Category: D
	Topographic Category: 1
	Topographic Feature Considered: N/A
	Topographic Method: N/A
	Ground Elevation Factor, K_e : 0.975
Seismic Parameters:	S_s : 0.072 g
	S_1 : 0.047 g
Maintenance Parameters:	Wind Speed (3-sec. Gust): 30 mph
	Maintenance Load, L_v : 250 lbs.
	Maintenance Load, L_m : 500 lbs.
Analysis Software:	RISA-3D (V22.0.2)

Final Loading Configuration:

The following equipment has been considered for the analysis of the mount:

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
115.00+/-	115.00	3	Ericsson	AIR3283	Added
		3	Ericsson	AIR 6419	
		4	Commscope	NHH-65B-R2B	
		2	Commscope	NHH-45B-R2B	
		3	Ericsson	4490	
		3	Raycap	RVZDC-3315-PF-48	

It is acceptable to install up to three (3) OVPs with dimensions not to exceed 30" x 17" x 13" and 40 lbs. at any location, other than the mount face, without affecting the structural capacity of the mount. If OVP units are installed on the mount face, a mount re-analysis may be required unless replacing an existing OVP.

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Paul J. Ford and Company and used in this analysis is current and correct. Any deviation from the loading locations specified in this report shall be communicated to Paul J. Ford and Company to verify deviation will not adversely impact the analysis.
2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.
3. All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.
4. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.
5. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Paul J. Ford and Company is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.
6. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:
 - o Channel, Solid Round, Angle, Plate ASTM A36 (Gr. 36)
 - o HSS (Rectangular) ASTM 500 (Gr. B-46)
 - o Pipe ASTM A53 (Gr. B-35)
 - o Threaded Rod F1554 (Gr. 36)
 - o Bolts ASTM A325
 - o Cold Form Channel ASTM A36 (Gr. 36)

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Paul J. Ford and Company.

Mount Structural Analysis Report
12.00-Ft Platform w/ Support Rail

November 10, 2025
Site ID: 5000974975-VZW /
DOCPARK_MCR_16TDN272800
Page | 4

Analysis Results:

Component	Utilization %	Pass/Fail
Face Horizontals	36.0%	Pass
Bracing Members	18.9%	Pass
Support Rails	28.5%	Pass
Grating Support Members	31.5%	Pass
Standoff Members	59.1%	Pass
Corner Plates	19.3%	Pass
Mount Pipes	36.6%	Pass
Mount to Tower Connection	49.8%	Pass

Structure Rating – (Controlling Utilization of all Components)	59.1%
---	--------------

Mount Connection Envelope Reactions:

Connection Description	Elev. AGL (Ft)	Node Label	Envelope Wind Reactions				Envelope Wind + Ice Reactions			
			Axial (Lbs)	Lateral (Lbs)	Moment (K-Ft)	Torsion (K-Ft)	Axial (Lbs)	Lateral (Lbs)	Moment (K-Ft)	Torsion (K-Ft)
Sector D Standoff	115.00	N200 A	2826	7628	3.827	0.024	2644	2134	8.915	0.007
Sector D Standoff	115.00	N202 B	2735	8085	3.850	0.024	2307	2298	8.906	0.007
Sector C Standoff	115.00	N204 A	2605	7809	4.108	0.023	2655	2238	8.846	0.006
Sector C Standoff	115.00	N206 A	2615	6722	4.105	0.023	2020	1756	8.816	0.006
Sector B Standoff	115.00	N209 A	2671	4228	2.722	0.014	3517	852	5.683	0.003
Sector B Standoff	115.00	N211 A	1703	4191	2.641	0.014	980	834	5.517	0.003
Sector A Standoff	115.00	N214 A	1887	5693	3.467	0.020	1658	1399	7.504	0.005
Sector A Standoff	115.00	N216 A	3079	6825	3.562	0.020	4872	1848	7.748	0.005

Notes:

- Axial loads act along the axis of the tower leg
- Lateral reactions act perpendicular to the tower leg
- Moment loads introduce bending moment to the tower leg
- Torsion loads introduce twisting moment to the tower leg

Mount Structural Analysis Report
12.00-Ft Platform w/ Support Rail

November 10, 2025
Site ID: 5000974975-VZW /
DOCPARK_MCR__16TDN272800
Page | 5

Considered Equipment Dimensions, Weight, and EPA:

Manufacturer	Model	Height (In)	Width (In)	Depth (In)	Weight (Lbs)	(EPA) _n (Sq. Ft.)	(EPA) _t (Sq. Ft.)
Ericsson	*AIR3283	47.2	20.0	12.9	110.0	7.44	3.53
Ericsson	*AIR 6419	28.3	16.1	8.0	71.0	3.52	1.76
Commscope	*NHH-65B-R2B	72.0	11.9	7.1	43.7	5.43	2.33
Commscope	*NHH-45B-R2B	72.0	18.0	7.0	123.0	10.77	2.22
Ericsson	*4490.00	20.6	15.7	7.0	68.4	2.39	1.09
Raycap	*RVZDC-3315-PF-48	29.5	16.5	12.6	32.0	3.17	2.41

*Appurtenance equivalent projected area has been established through data provided by the specific manufacturer, consistent with direction per ANSI/TIA-222 Section 2.6.11.2.

Mount Steel (EPA)_a per ANSI/TIA-222-H Section 2.6.11.2:

Ice Thickness (In)	Mount Pipes Excluded		Mount Pipes Included	
	Front (EPA) _a (Sq. Ft.)	Side (EPA) _a (Sq. Ft.)	Front (EPA) _a (Sq. Ft.)	Side (EPA) _a (Sq. Ft.)
0	60.6	60.6	87.6	87.6
0.5	71.3	71.3	109.7	109.7
1	80.7	80.7	130.6	130.6

Notes:

- (EPA)_a values listed above may be used in the absence of more precise information
- (EPA)_a values in the table above include 4 sector(s).
- K_a factors included in (EPA)_a calculations

Requirements:

The proposed antenna mount is **SUFFICIENT** for the final loading configuration (attachment 2) upon completion of the mount installation (attachment 3) and requirements below.

- Contractor shall install the proposed mount (Perfect Vision – PV-SLPP12-B) in accordance with manufacturer specification and the New Mount Sketch. Contact EOR if these documents are not available.
- Contractor shall install (3) 72" P2.0 STD mount pipes 1'-0" from mount collar on standoff. (3) VZWSMART-MSK6 kits will be required for installation.
- Contractor shall install mount pipes in accordance with manufacturer drawings. Refer to placement diagrams and Mount Installation Sketch. Contact EOR if these documents are not available.
- Contractor shall install wire rope guide

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

Attachments:

1. Contractor Required Post Installation Inspection (PII) Report Deliverables
2. Antenna Placement Diagrams
3. Mount Manufacturer Drawings
4. Analysis Calculations

Mount Desktop – Post Modification Inspection (PII) Report Requirements

Documents & Photos Required from Contractor – New Mount Passing MA

Electronic pdf version of this can be downloaded at <https://pmi.vzwsmart.com>

For additional questions and support, please reach out to pmisupport@pauljford.com

MDG #: 5000974975

SMART Project #: 10322462

Fuze Project ID: 17458794

Purpose – to provide SMART Tool structural vendor the proper documentation in order to complete the required Mount Desktop review of the Post Modification Inspection Report.

- Contractor is responsible for making certain the photos provided as noted below provide confirmation that the installation was completed in accordance with this Passing Mount Analysis.
- Contractor shall relay any data that can impact the performance of the mount, this includes safety issues.

Base Requirements:

- If installation will cause damage to the structure, the climbing facility, or safety climb if present or any installed system, SMART Tool vendor to be notified prior to install. Any special photos outside of the standard requirements will be indicated on the drawings.
- Provide “as built mount drawings” showing contractor’s name, contact information, preparer’s signature, and date. Any deviations from the drawings (Proposed modification) shall be shown. NOTE: If loading is different than what is conveyed in the passing mount analysis (MA) contact the SMART Tool vendor immediately.
- Each photo should be time and date stamped.
- Photos should be high resolution.
- Contractor shall ensure that the safety climb wire rope is supported and not adversely impacted by the install of the modification components. This may involve the install of wire rope guides, or other items to protect the wire rope. If there is conflict, contact the SMART Tool engineer for recommendations.
- The PMI can be accessed at the following portal: <https://pmi.vzwsmart.com>

Photo Requirements:

- *Photos taken at ground level*
 - Photo of Gate Signs showing the tower owner, site name, and number.
 - Overall tower structure after installation.
 - Photos of the mount after installation; if the mounts are at different rad elevations, pictures must be provided for all elevations that equipment was installed.
- *Photos taken at Mount Elevation*
 - Photos showing the safety climb wire rope above and below the mount prior to installation.
 - Photos showing the climbing facility and safety climb if present.
 - Photos showing each individual sector after installation of mounts. Each entire sector shall be in one photo to show the interconnection of members.

- These photos shall also certify that the placement and geometry of the equipment on the mount is as depicted in the antenna placement diagram in this form.
- Photos that show the model number of each antenna and piece of equipment installed per sector.
- Photos of each installed mount; pictures shall also include connection hardware (U-bolts, bolts, nuts, all-threaded rods, etc.)
- Photos showing the installed mount elevation.

Antenna & Equipment Placement and Geometry Confirmation:

- The contractor shall certify that the antenna & equipment placement and geometry is in accordance with the sketch and table as included in the mount analysis and noted below.
- ☐ The contractor certifies that the photos support and the equipment on the mount is as depicted on the sketch and table included in this form and with the mount analysis provided.

OR

- ☐ The contractor notes that the equipment on the mount is not in accordance with the sketch and has noted the differences below and provided photo documentation of any alterations.

Special Instructions / Validation as required from the MA or any other information the contractor deems necessary to share that was identified:

Issue:

- Contractor shall install the proposed mount (Perfect Vision – PV-SLPP12-B) in accordance with manufacturer specification and the New Mount Sketch. Contact EOR if these documents are not available.
- Contractor shall install (3) 72" P2.0 STD mount pipes 1'-0" from mount collar on standoff. (3) VZWSMART-MSK6 kits will be required for installation.
- Contractor shall install mount pipes in accordance with manufacturer drawings. Refer to placement diagrams and Mount Installation Sketch. Contact EOR if these documents are not available.
- Contractor shall install wire rope guide

Response:

Special Instruction Confirmation:

- ☐ The contractor has read and acknowledges the above special instructions.

Contractor certifies that the climbing facility / safety climb was not damaged prior to starting work:

- ☐ Yes ☐ No

Contractor certifies no new damage created during the current installation:

☐ Yes ☐ No

Contractor to certify the condition of the safety climb and verify no damage when leaving the site:

☐ Safety Climb in Good Condition ☐ Safety Climb Damaged

Comments:

New Mount Certification:

- ☐ The contractor certifies that the New Mount installed is as specified in the Passing Mount Analysis.
☐ The contractor notes that the New Mount installed is not as specified and engineering approval was received for the New Mount installed.

Contractor to provide measurement from top of the highest equipment/steel to the bottom of the lowest equipment/steel by documenting it using the most appropriate illustration below along with supporting photos (highest and lowest measurement across all sectors):

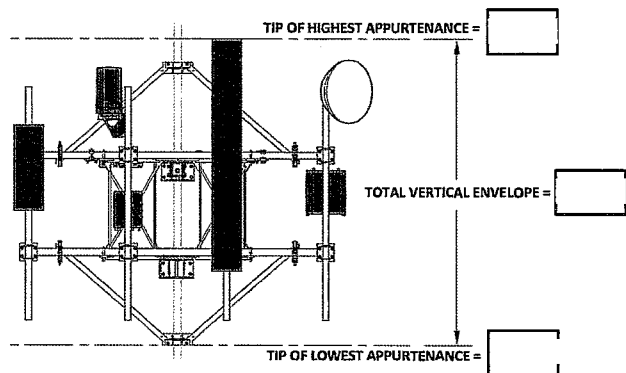


Illustration #1

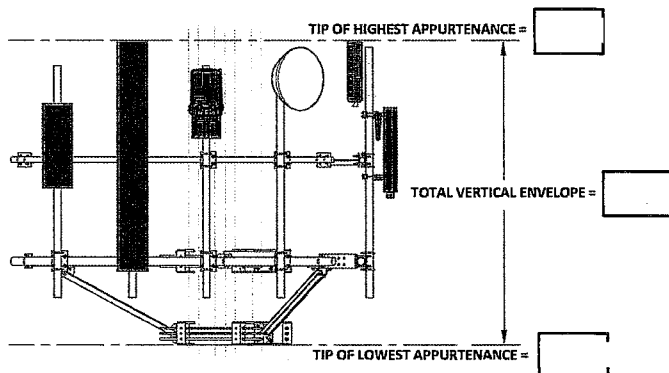
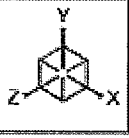


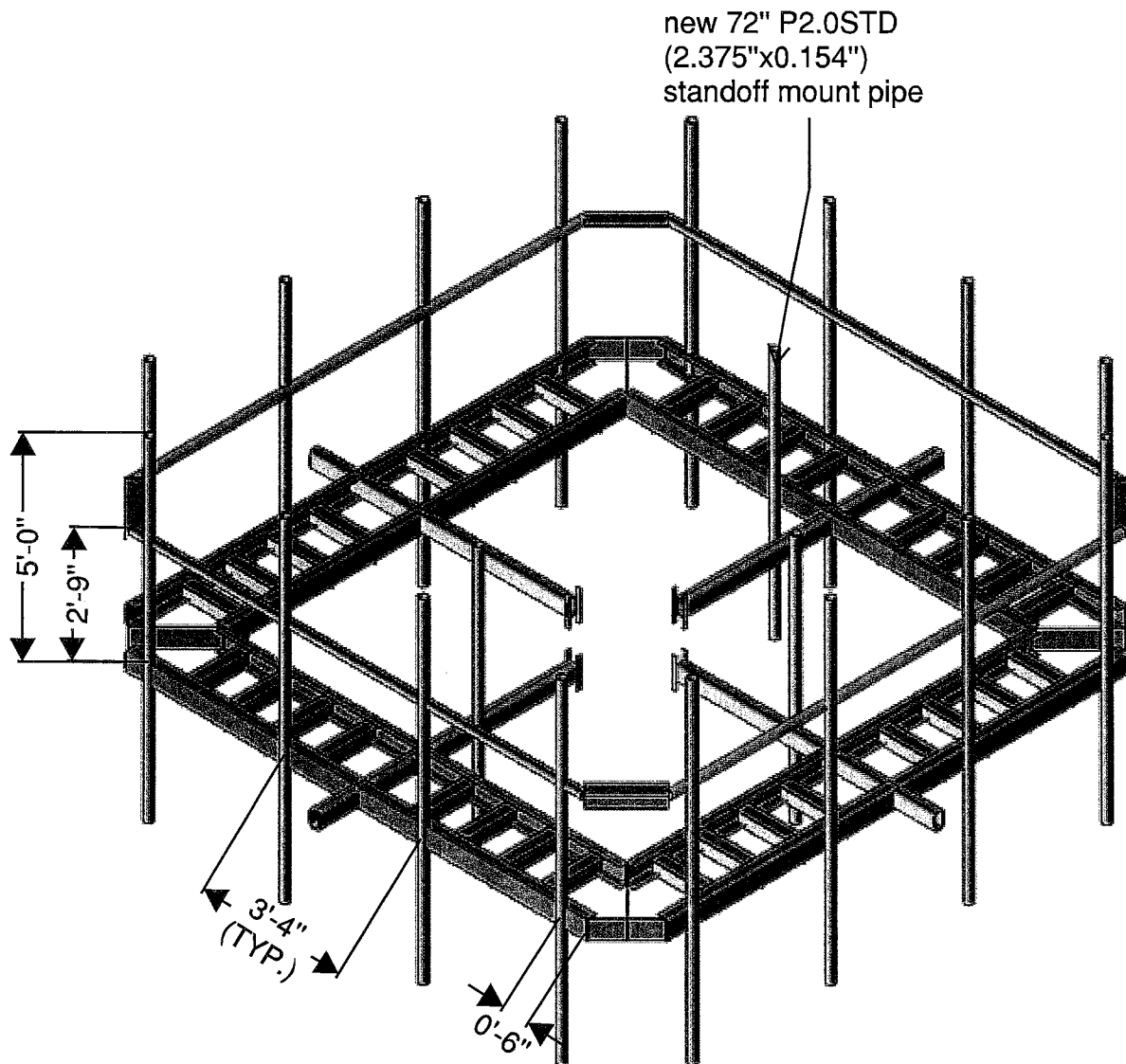
Illustration #2

Certifying Individual:

Company:	
Employee Name:	
Contact Phone:	
Email:	
Date:	



NEW Mount Installation Sketch



Sector: A

11/10/2025

Structure Type: Monopole

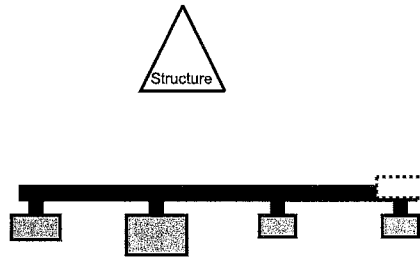
10322462

PJF PAUL J. FORD
& COMPANY

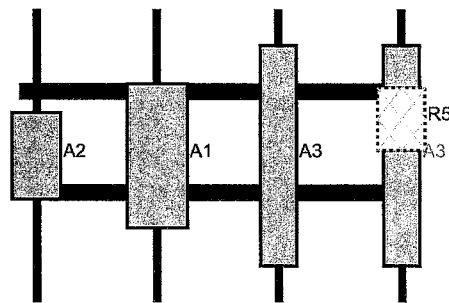
Mount Elev: 115.00

Page: 1

Plan View



Front View - Looking at Structure



Raycaps Installed on Standoff Pipe

4 3 2 1

Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A3	NHH-65B-R2B	72	11.9	125.64	1	a	Front	48	0	Added	
R5	4490.00	20.6	15.7	125.64	1	a	Behind	36	0	Added	
A3	NHH-65B-R2B	72	11.9	85.68	2	a	Front	48	0	Added	
A1	AIR3283	47.2	20	45.6	3	a	Front	48	0	Added	
A2	AIR 6419	28.3	16.1	5.64	4	a	Front	48	0	Added	

Sector: **B**

11/10/2025

Structure Type: Monopole

10322462

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& COMPANY

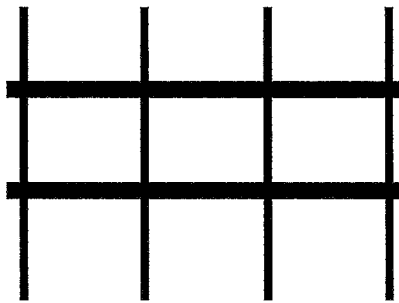
Mount Elev: 115.00

Page: 2

Plan View



Front View - Looking at Structure



4 3 2 1

Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
------	-------	----------------	---------------	------------------	-----------	---------------	------------	------------------	--------------	--------	------------

Sector: C

11/10/2025

Structure Type: Monopole

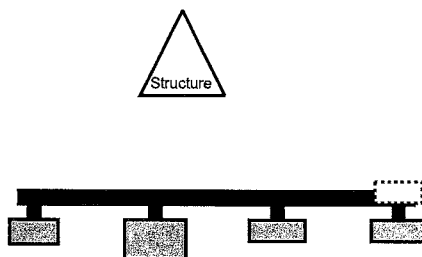
10322462

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& COMPANY

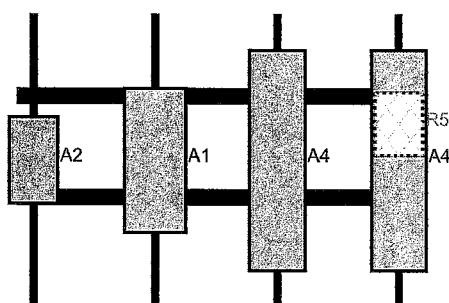
Mount Elev: 115.00

Page: 3

Plan View



Front View - Looking at Structure



Raycaps Installed on Standoff Pipe

4 3 2 1

Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A4	NHH-45B-R2B	72	18	125.64	1	a	Front	48	0	Added	
R5	4490.00	20.6	15.7	125.64	1	a	Behind	36	0	Added	
A4	NHH-45B-R2B	72	18	85.68	2	a	Front	48	0	Added	
A1	AIR3283	47.2	20	45.6	3	a	Front	48	0	Added	
A2	AIR 6419	28.3	16.1	5.64	4	a	Front	48	0	Added	

Sector: D

11/10/2025

Structure Type: Monopole

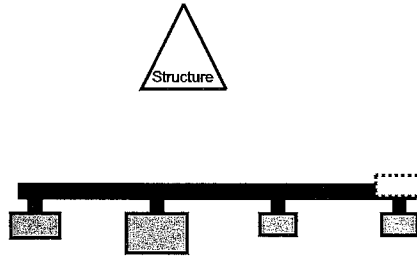
10322462

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& COMPANY

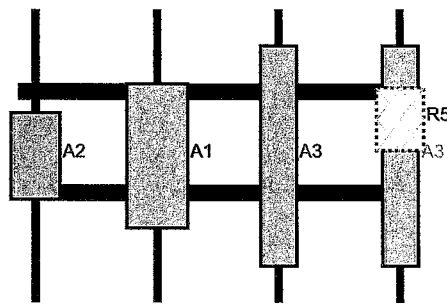
Mount Elev: 115.00

Page: 4

Plan View



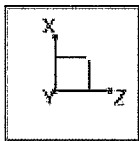
Front View - Looking at Structure



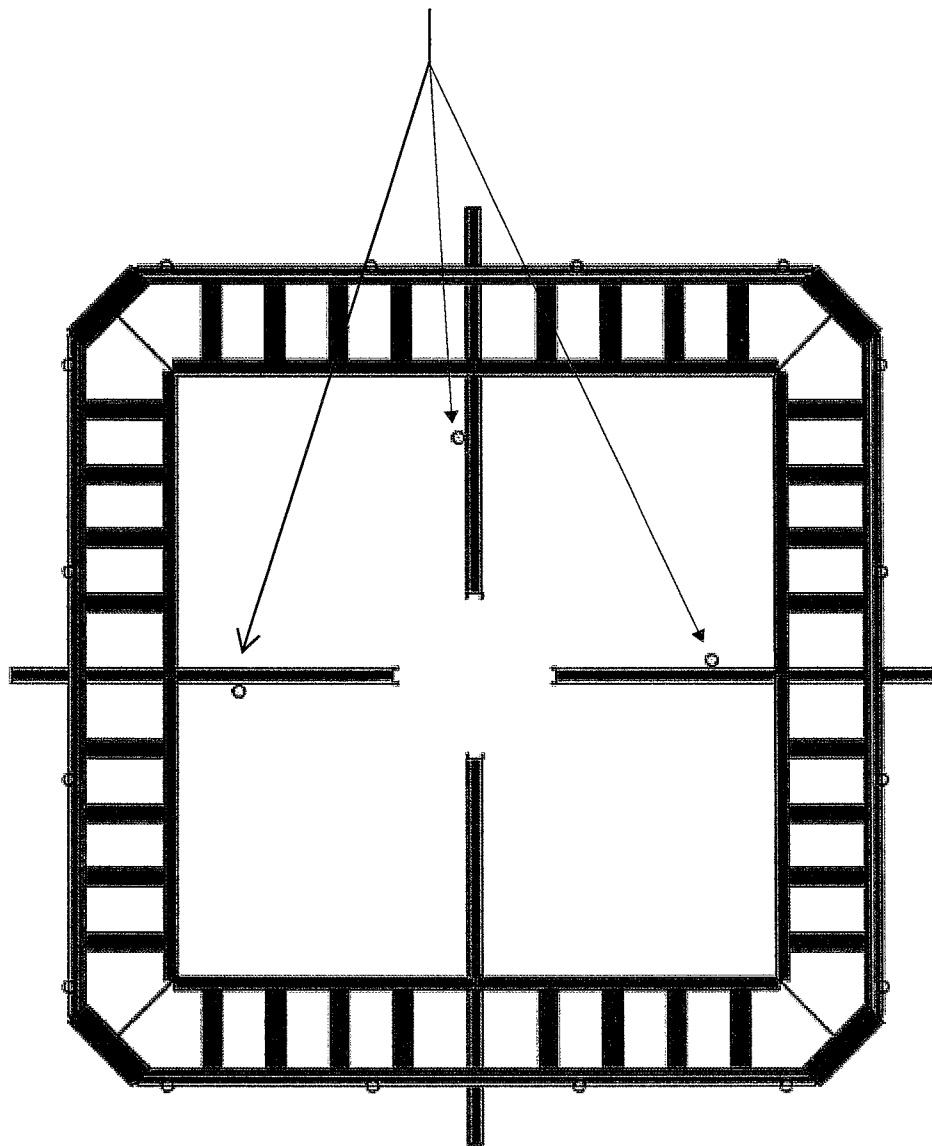
Raycaps Installed on Standoff Pipe

4 3 2 1

Ref#	Model	Height (in)	Width (in)	H Dist Frm L.	Pipe #	Pipe Pos V	Ant Pos	C. Ant Frm T.	Ant H Off	Status	Validation
A3	NHH-65B-R2B	72	11.9	125.64	1	a	Front	48	0	Added	
R5	4490.00	20.6	15.7	125.64	1	a	Behind	36	0	Added	
A3	NHH-65B-R2B	72	11.9	85.68	2	a	Front	48	0	Added	
A1	AIR3283	47.2	20	45.6	3	a	Front	48	0	Added	
A2	AIR 6419	28.3	16.1	5.64	4	a	Front	48	0	Added	



OVP Installed Here



Paul J. Ford

MD

Project No. 10322462

5000974975-VZW_MT_LO_H

AL-1

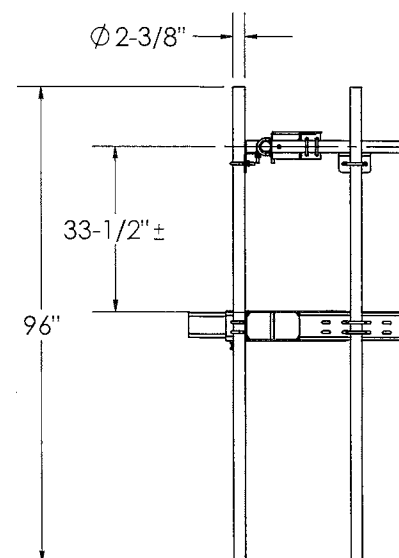
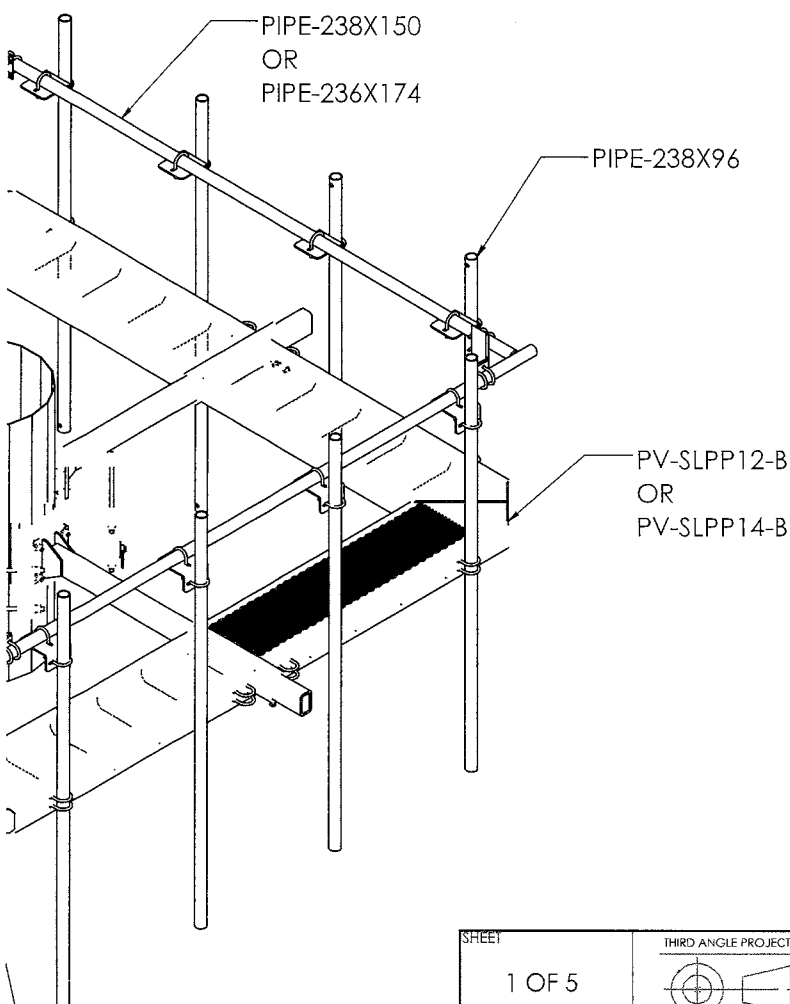
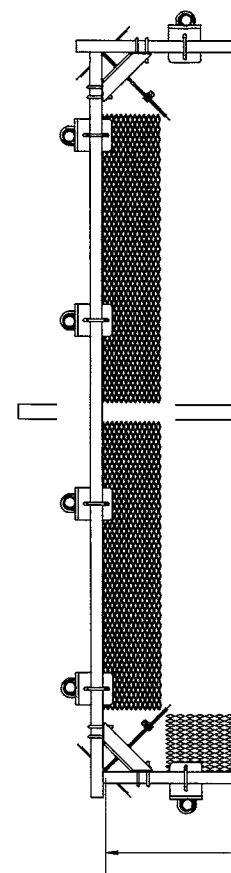
Nov 10, 2025 at 11:06 AM

5000974975-VZW_MT_LO...

ARE PLATFORM

Table 1: Platform Configurations

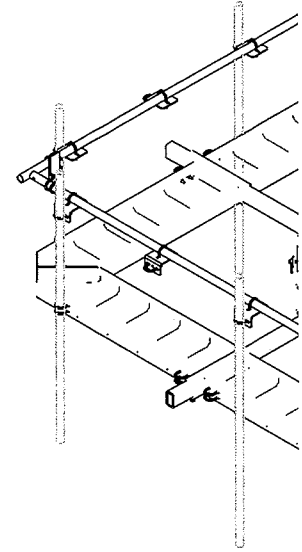
Description	Weight (lbs)	Included Parts						
		PV-RM1460-4-GS	PV-SLPP12-B	PV-SLPP14-B	PV-SLPP-HR4-16-B	PIPE-238X96	PIPE-238X150	PIPE-238X174
Face, 14"-60" Pole	2520	1	1	-	-	-	-	4
Horizontal Support Rail, 12' Face, 14"-60" Pole	3190	1	1	-	1	-	4	4
Horizontal Support Rail, 12' Face, 14"-60" Pole, (12) Antenna Pipe	3540	1	1	-	1	12	4	4
Horizontal Support Rail, 12' Face, 14"-60" Pole, (16) Antenna Pipe	3660	1	1	-	1	16	4	4
Face, 14"-60" Pole	2870	1	-	1	-	-	-	4
Horizontal Support Rail, 14' Face, 14"-60" Pole	3220	1	-	1	1	-	-	4
Horizontal Support Rail, 14' Face, 14"-60" Pole, (12) Antenna Pipe	3570	1	-	1	1	12	-	4



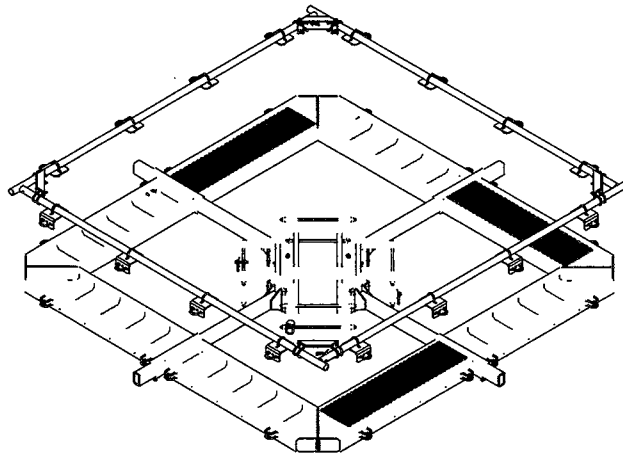
HD26226

SHEET 1 OF 5	THIRD ANGLE PROJECTION 	CATEGORY 02_Monopole	6	ADDED SEPARATE PAGE FOR WEIGHTS & EF
		SERIES 02_Square	5	KIT UPDATED WITH RM1460-GS COLLARS
12/19/2023	SCALE 1:36	TYPE PV-SLPP_Square Monopole Platform	4	UPDATE TO NEW TEMPLATE
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE ±1/4°, BEND ±2° ALL OTHERS: ±1/16"		BY DJN	3	UPDATE TO KIT
		CHECKED SJS	2	UPDATED TO 4 PIPES PER SECTOR
		STATUS APPROVED	REV	DESCRIPTION

Weight & EPA							
thickness [in]		(EPA)A [sqft] per Radial Ice Thickness [in]					
2	4	0	0.5	1	1.5	2	4
5460	9100	26.6	32.0	37.6	43.4	49.3	74.8
6770	11580	35.6	45.2	55.3	66.1	77.5	129.6
8150	14920	35.6	45.2	55.3	66.1	77.5	129.6
8600	16030	35.6	45.2	55.3	66.1	77.5	129.6
6330	10610	31.1	37.3	43.8	50.4	57.1	85.9
7400	13020	40.8	51.5	62.8	74.7	87.2	143.8
8780	16360	40.8	51.5	62.8	74.7	87.2	143.8

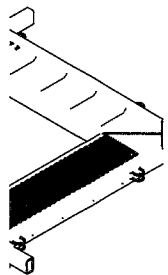
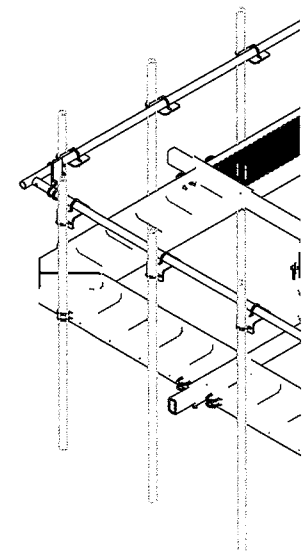


3 CROSSOVER CONNECTIONS. IF DESIRED ADD ANTENNA PIPE PER TABLE 3.



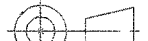
PV-SLPP##U-HR-B
(PLATFORM SIZE WILL VARY BASED ON CONFIGURATION)

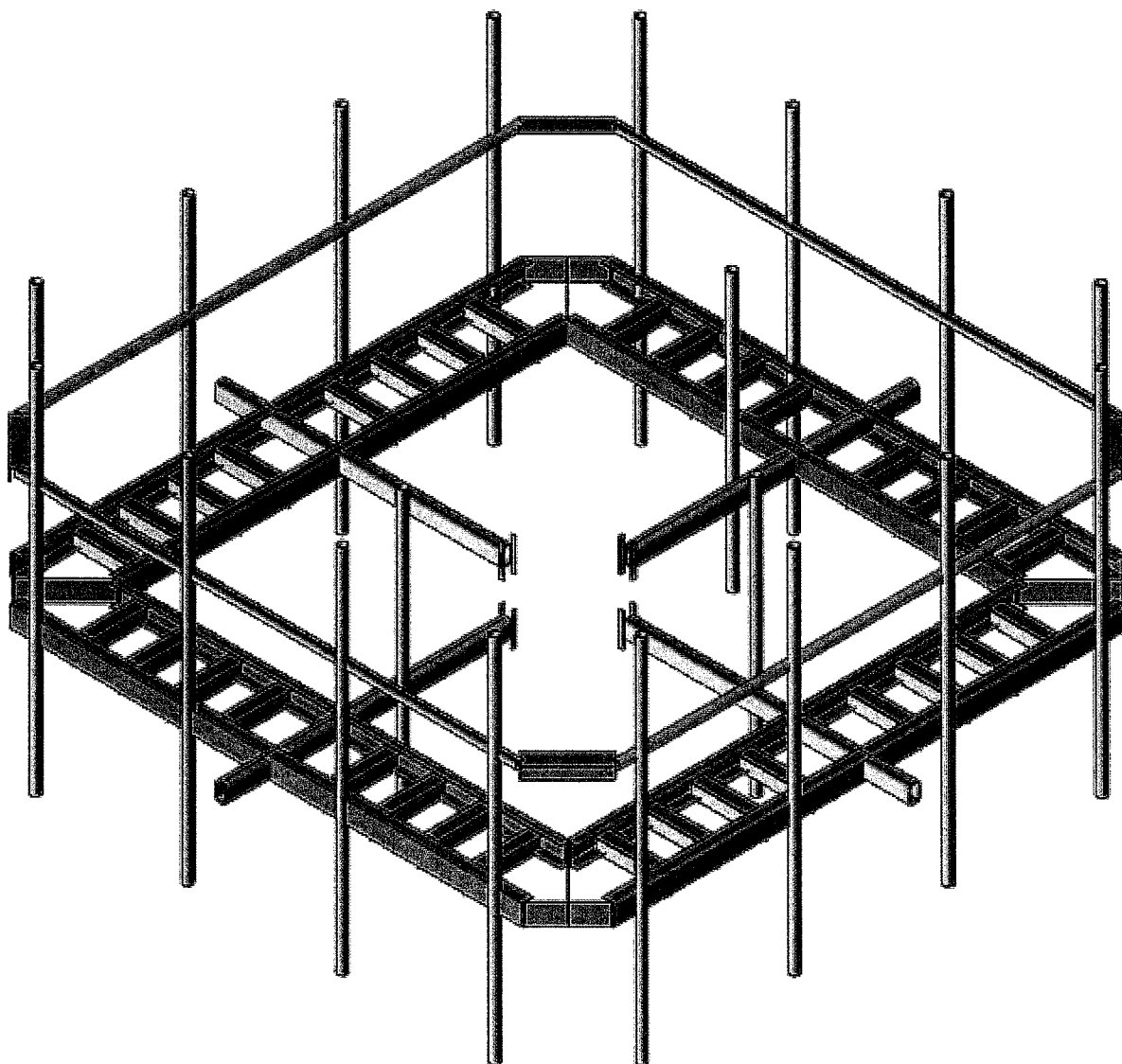
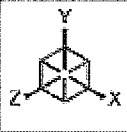
PV
(PLATFORM SIZE WILL VARY BASED ON CONFIGURATION)



PV

FIGURATION)

SHEET	THIRD ANGLE PROJECTION	CATEGORY				
2 OF 5		02_Monopole	6	ADDED SEPARATE PAGE FOR WEIGHTS & EF		
		SERIES	02_Square	5	KIT UPDATED WITH RM1460-GS COLLARS	
12/19/2023	SCALE 1:24	TYPE	PV-SLPP_Square Monopole Platform	4	UPDATE TO NEW TEMPLATE	
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE ±1/4°, BEND ±2° ALL OTHERS: ±1/16"		BY	DJN	3	UPDATE TO KIT	
		CHECKED	SJS	2	UPDATED TO 4 PIPES PER SECTOR	
		STATUS	APPROVED	REV	DESCRIPTION	



Envelope Only Solution



Paul J. Ford

MD

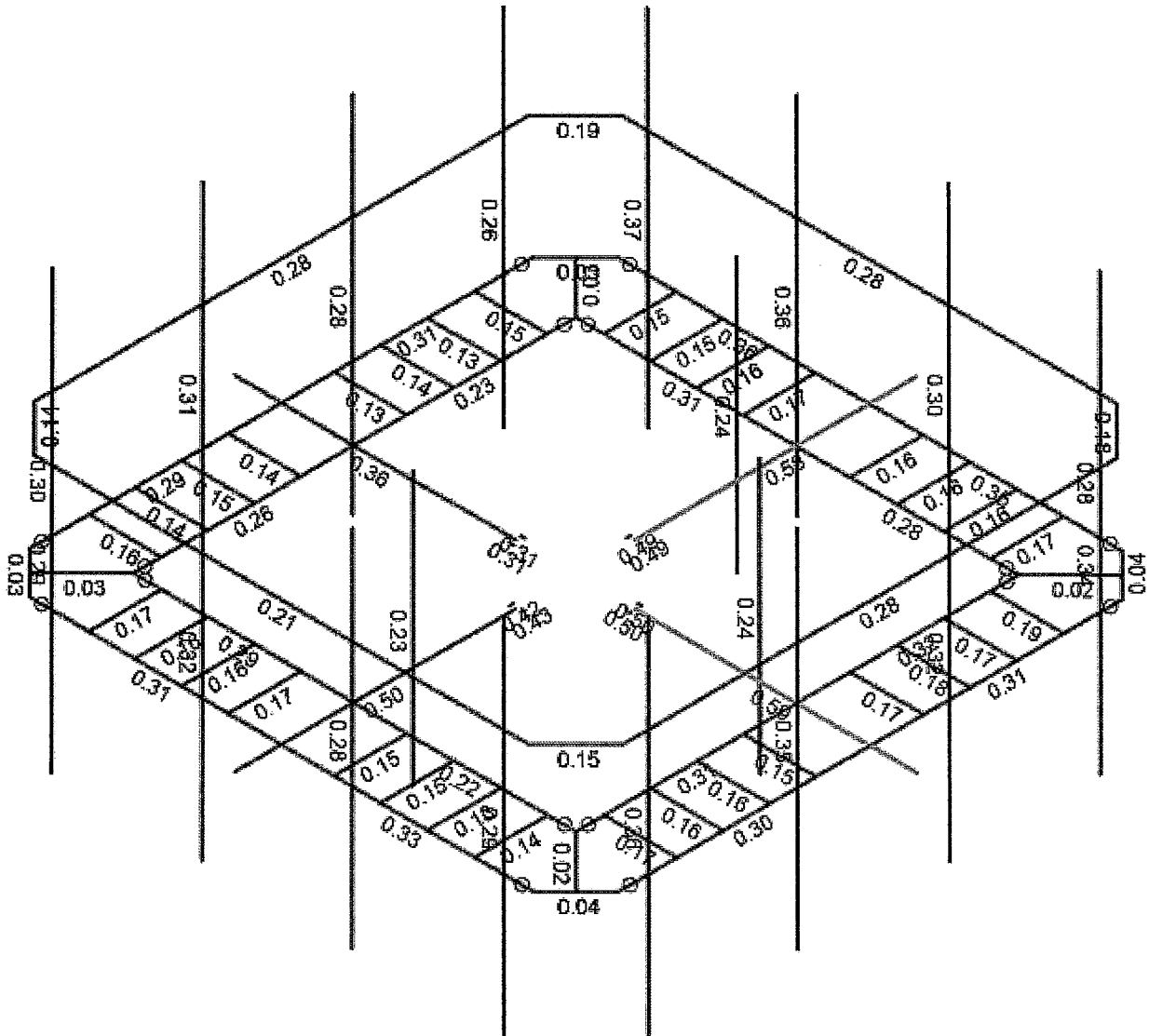
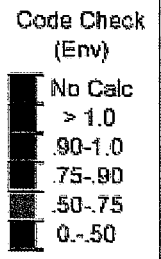
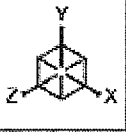
Project No. 10322462

5000974975-VZW_MT_LO_H

SK-1

Nov 10, 2025 at 09:51 AM

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Member Code Checks Displayed (Enveloped)
Envelope Only Solution



Paul J. Ford

MD

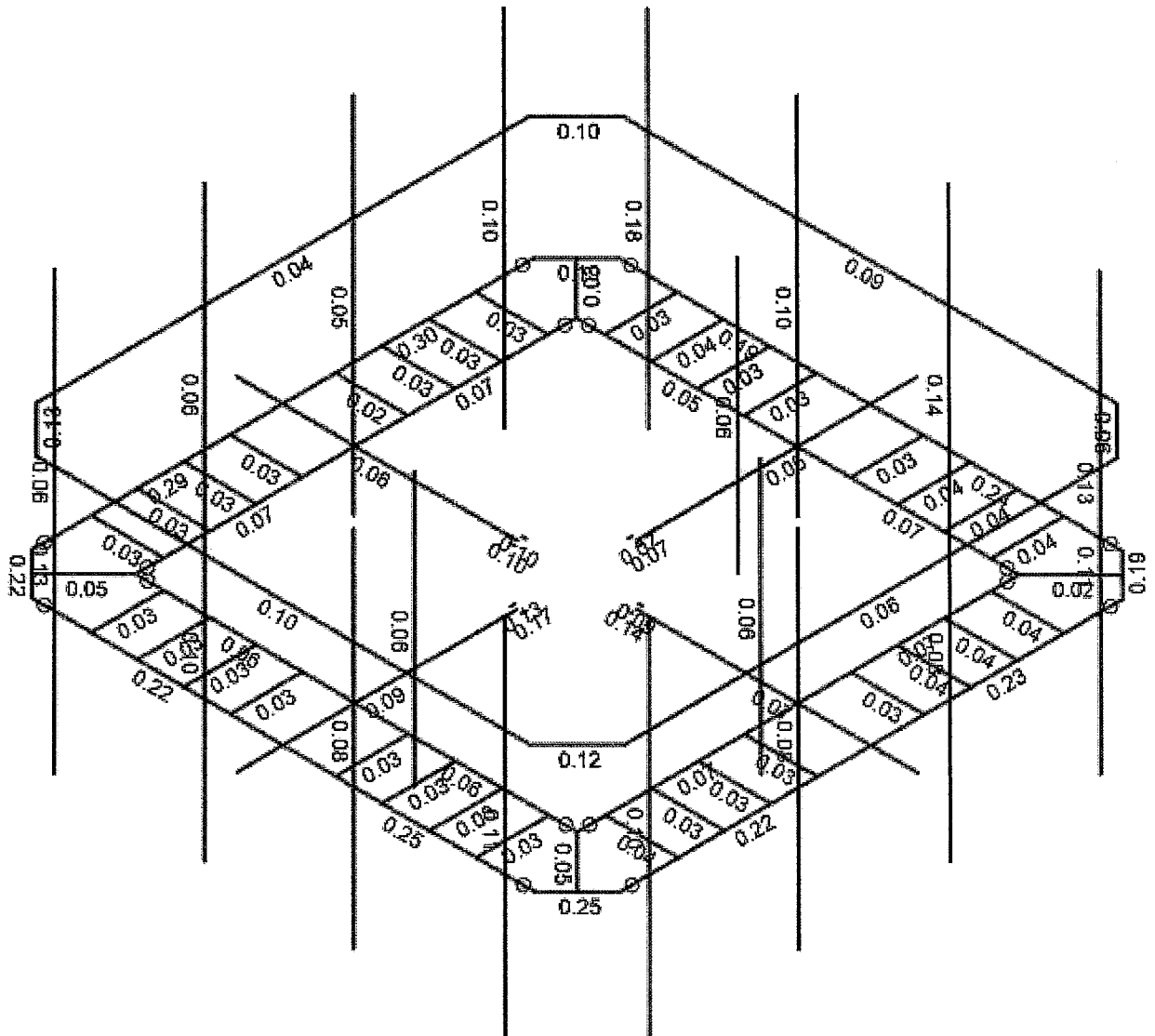
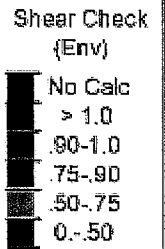
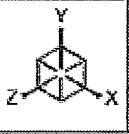
Project No. 10322462

5000974975-VZW_MT_LO_H

SK-2

Nov 10, 2025 at 09:52 AM

5000974975-VZW_MT_LO_...



Member Shear Checks Displayed (Enveloped)
Envelope Only Solution



Paul J. Ford

MD

Project No. 10322462

5000974975-VZW_MT_LO_H

SK-3

Nov 10, 2025 at 09:52 AM

5000974975-VZW_MT_LO_...



Company : Paul J. Ford
 Designer : MD
 Job Number : Project No. 10322462
 Model Name : 5000974975-VZW_MT_LO_H

11/10/2025
 3:22:57 PM
 Checked By : _____

Model Settings

Number of Reported Sections	5
Number of Internal Sections	100
Member Area Load Mesh Size (in ²)	144
Consider Shear Deformation	Yes
Consider Torsional Warping	Yes
Approximate Mesh Size (in)	24
Transfer Forces Between Intersecting Wood Walls	Yes
Increase Wood Wall Nailing Capacity for Wind Loads	Yes
Include P-Delta for Walls	Yes
Optimize Masonry and Wood Walls	Yes
Maximum Number of Iterations	3
Single	No
Multiple (Optimum)	Yes
Maximum	No

Global Axis corresponding to vertical direction	Y
Convert Existing Data	Yes
Default Global Plane for z-axis	XZ
Plate Local Axis Orientation	Nodal

Hot Rolled Steel	AISC 15th (360-16): LRFD
Stiffness Adjustment	Yes (Iterative)
Notional Annex	None
Connections	None
Cold Formed Steel	AISI S100-16: LRFD
Stiffness Adjustment	Yes (Iterative)
Wood	None
Temperature	< 100F
Concrete	None
Masonry	None
Aluminum	None
Structure Type	Building
Stiffness Adjustment	Yes (Iterative)
Stainless	AISC 14th (360-10): LRFD
Stiffness Adjustment	Yes (Iterative)

Compression Stress Block	Rectangular Stress Block
Analyze using Cracked Sections	Yes
Leave room for horizontal rebar splices (2*d bar spacing)	Yes
List forces which were ignored for design in the Detail Report	Yes

Column Min Steel	1
Column Max Steel	8
Rebar Material Spec	ASTM A615
Warn if beam-column framing arrangement is not understood	No
Number of Shear Regions	4
Region 2 & 3 Spacing Increase Increment (in)	4

Code	ASCE 7-10
Risk Category	I or II
Drift Cat	Other



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Model Settings (Continued)

Base Elevation (ft)	
Include the weight of the structure in base shear calcs	Yes
S _r (g)	1
SD ₁ (g)	1
SD _s (g)	1
T ₁ (sec)	5
T Z (sec)	
T X (sec)	
C _r Z	0.02
C _r X	0.02
C _{Exp.} Z	0.75
C _{Exp.} X	0.75
R Z	3
R X	3
Q _r Z	1
Q _r X	1
C _a Z	4
C _a X	4
ρ Z	1
ρ X	1



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General Section Sets

	Label	Shape	Type	Material	Area [in ²]	I _{yy} [in ⁴]	I _{zz} [in ⁴]	J [in ⁴]
1	GEN1A	RE4X4	Beam	gen Conc3NW	16	21.333	21.333	31.573
2	RIGID		None	RIGID	1e+6	1e+6	1e+6	1e+6

Hot Rolled Steel Section Sets

	Label	Shape	Type	Design List	Material	Design Rule	Area [in ²]	I _{yy} [in ⁴]	I _{zz} [in ⁴]	J [in ⁴]
1	T-Arm	HSS5X3X8	Beam	None	A500 Gr.B Rect	Typical	6.02	7.18	16.4	17.6
2	Corner	1/4X5-1/2	Beam	None	A36 Gr.36	Typical	1.375	0.007	3.466	0.028
3	Stiffener	T5.25X3.75X0.25	Beam	None	A36 Gr.36	Typical	2.188	1.105	6.3	0.046
4	Antenna Pipe	HSS2.375X0.154	Beam	None	A53 Gr.B	Typical	1	0.627	0.627	1.25
5	Handrail Corner	L5X3X4	Beam	None	A36 Gr.36	Typical	1.94	1.41	5.09	0.044
6	Kicker Angle	LL3X3X3X3	Beam	None	A36 Gr.36	Typical	2.18	4.09	1.9	0.027

Hot Rolled Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm. Coeff. [1e ⁵ °F ⁻¹]	Density [k/ft ³]	Yield [ksi]	Ry	Fu [ksi]	Rt
1	A36 Gr.36	29000	11154	0.3	0.65	0.49	36	1.5	58	1.2
2	A572 Gr.50	29000	11154	0.3	0.65	0.49	50	1.1	65	1.1
3	A500 Gr.B RND	29000	11154	0.3	0.65	0.49	42	1.4	58	1.3
4	A500 Gr.B Rect	29000	11154	0.3	0.65	0.49	46	1.4	58	1.3
5	A53 Gr.B	29000	11154	0.3	0.65	0.49	35	1.6	60	1.2

Cold Formed Steel Properties

	Label	E [ksi]	G [ksi]	Nu	Therm. Coeff. [1e ⁵ °F ⁻¹]	Density [k/ft ³]	Yield [ksi]	Fu [ksi]
1	A36	29500	11346	0.3	0.65	0.49	36	58

General Materials Properties

	Label	E [ksi]	G [ksi]	Nu	Therm. Coeff. [1e ⁵ °F ⁻¹]	Density [k/ft ³]	Plate Methodology
1	gen Conc3NW	3155	1372	0.15	0.6	0.145	Isotropic
2	gen Conc4NW	3644	1584	0.15	0.6	0.145	Isotropic
3	gen Conc3LW	2085	906	0.15	0.6	0.11	Isotropic
4	gen Conc4LW	2408	1047	0.15	0.6	0.11	Isotropic
5	gen Alum	10600	4077	0.3	1.29	0.173	Isotropic
6	gen Steel	29000	11154	0.3	0.65	0.49	Isotropic
7	RIGID	1e+6		0.3	0	0	Isotropic

Member Primary Data

	Label	I Node	J Node	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rule
1	SO2	N10	N14		HSS5X3X8	None	None	A500 Gr.B Rect	Typical
2	SO1	N11	N15		HSS5X3X8	None	None	A500 Gr.B Rect	Typical
3	SO4	N12	N16		HSS5X3X8	None	None	A500 Gr.B Rect	Typical
4	SO3	N13	N17		HSS5X3X8	None	None	A500 Gr.B Rect	Typical
5	BR1	N2	N3		OUTERFACE	Beam	CU	A36	Typical
6	BR3	N3	N4		INNERFACE	Beam	CU	A36	Typical
7	BR5	N5	N6		INNERFACE	Beam	CU	A36	Typical
8	BR7	N8	N9		INNERFACE	Beam	CU	A36	Typical
9	CBB1	N18	N19	180	OUTERFACE	Beam	CU	A36	Typical
10	CBA1	N20	N21	180	OUTERFACE	Beam	CU	A36	Typical
11	CBD1	N23	N24	180	OUTERFACE	Beam	CU	A36	Typical
12	CBC1	N202A	N28	180	OUTERFACE	Beam	CU	A36	Typical



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Member Primary Data (Continued)

	Label	I Node	J Node	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rule
13	CP1	N19	N20		PL5.5X1/4	VBrace	RECT	A36 Gr.36	Typical
14	CP2	N22	N23		PL5.5X1/4	VBrace	RECT	A36 Gr.36	Typical
15	CP3	N25	N26		PL5.5X1/4	VBrace	RECT	A36 Gr.36	Typical
16	CP4	N28	N29		PL5.5X1/4	VBrace	RECT	A36 Gr.36	Typical
17	BR9	N3	N30		PL5.5X1/4	VBrace	RECT	A36 Gr.36	Typical
18	BR10	N5	N31		PL5.5X1/4	VBrace	RECT	A36 Gr.36	Typical
19	BR11	N7	N32		PL5.5X1/4	VBrace	RECT	A36 Gr.36	Typical
20	BR12	N9	N33		PL5.5X1/4	VBrace	RECT	A36 Gr.36	Typical
21	BR13	N35	N34		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
22	BR14	N36	N37		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
23	BR15	N39	N38		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
24	BR16	N41	N40		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
25	BR17	N44	N45		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
26	BR18	N46	N47		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
27	BR19	N48	N49		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
28	BR20	N50	N51		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
29	BR21	N54	N55		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
30	BR22	N56	N57		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
31	BR23	N58	N59		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
32	BR24	N60	N61		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
33	BR25	N64	N65		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
34	BR26	N66	N67		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
35	BR27	N68	N69		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
36	BR28	N70	N71		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
37	BR29	N74	N75		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
38	BR30	N76	N77		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
39	BR31	N78	N79		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
40	BR32	N80	N81		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
41	BR33	N84	N85		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
42	BR34	N86	N87		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
43	BR35	N88	N89		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
44	BR36	N90	N91		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
45	BR37	N94	N95		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
46	BR38	N96	N97		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
47	BR39	N98	N99		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
48	BR40	N100	N101		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
49	BR41	N104	N105		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
50	BR42	N106	N107		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
51	BR43	N108	N109		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
52	BR44	N110	N111		STIFFENER	Beam	W Tee	A36 Gr.36	Typical
53	MP1D	N121	N119		PIPE 2.0	None	None	A53 Gr.B	Typical
54	MP3C	N128	N126		PIPE 2.0	None	None	A53 Gr.B	Typical
55	MP4C	N129	N127		PIPE 2.0	None	None	A53 Gr.B	Typical
56	MP1C	N137	N135		PIPE 2.0	None	None	A53 Gr.B	Typical
57	MP3B	N144	N142		PIPE 2.0	None	None	A53 Gr.B	Typical
58	MP4B	N145	N143		PIPE 2.0	None	None	A53 Gr.B	Typical
59	MP1B	N153	N151		PIPE 2.0	None	None	A53 Gr.B	Typical
60	MP3A	N154	N158		PIPE 2.0	None	None	A53 Gr.B	Typical
61	MP4A	N161	N159		PIPE 2.0	None	None	A53 Gr.B	Typical
62	MP1A	N169	N167		PIPE 2.0	None	None	A53 Gr.B	Typical
63	MP3D	N176	N174		PIPE 2.0	None	None	A53 Gr.B	Typical
64	MP4D	N177	N175		PIPE 2.0	None	None	A53 Gr.B	Typical
65	CP5	N179	N178	90	L5X3X4	None	None	A36 Gr.36	Typical
66	CP6	N181	N180	90	L5X3X4	None	None	A36 Gr.36	Typical
67	CP7	N183	N182	90	L5X3X4	None	None	A36 Gr.36	Typical



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Member Primary Data (Continued)

	Label	I Node	J Node	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rule
68	CP8	N185	N184	90	L5X3X4	None	None	A36 Gr.36	Typical
69	CBB2	N185	N178		PIPE 2.0	None	None	A53 Gr.B	Typical
70	CBA2	N179	N180		PIPE 2.0	None	None	A53 Gr.B	Typical
71	CBD2	N181	N182		PIPE 2.0	None	None	A53 Gr.B	Typical
72	CBC2	N183	N184		PIPE 2.0	None	None	A53 Gr.B	Typical
73	M89	N163	N178A		RIGID	None	None	RIGID	Typical
74	M90	N165	N180A		RIGID	None	None	RIGID	Typical
75	M93	N190	N181A		RIGID	None	None	RIGID	Typical
76	M94	N156	N175A		RIGID	None	None	RIGID	Typical
77	M95	N155	N174A		RIGID	None	None	RIGID	Typical
78	M96	N157	N176A		RIGID	None	None	RIGID	Typical
79	M97	N147	N186A		RIGID	None	None	RIGID	Typical
80	M99	N138	N181B		RIGID	None	None	RIGID	Typical
81	M100	N139	N182A		RIGID	None	None	RIGID	Typical
82	M101	N141	N184A		RIGID	None	None	RIGID	Typical
83	M102	N140	N183A		RIGID	None	None	RIGID	Typical
84	M104	N149	N188A		RIGID	None	None	RIGID	Typical
85	M105	N133	N196		RIGID	None	None	RIGID	Typical
86	M106	N131	N194		RIGID	None	None	RIGID	Typical
87	M109	N124	N191		RIGID	None	None	RIGID	Typical
88	M110	N122	N189A		RIGID	None	None	RIGID	Typical
89	M111	N125	N192		RIGID	None	None	RIGID	Typical
90	M112	N123	N190A		RIGID	None	None	RIGID	Typical
91	M113	N171	N202		RIGID	None	None	RIGID	Typical
92	M114	N173	N204		RIGID	None	None	RIGID	Typical
93	M115	N172	N203		RIGID	None	None	RIGID	Typical
94	M116	N170	N201		RIGID	None	None	RIGID	Typical
95	M119	N117	N200		RIGID	None	None	RIGID	Typical
96	M120	N115	N198		RIGID	None	None	RIGID	Typical
97	M97A	N5	N4	180	INNERFACE	Beam	CU	A36	Typical
98	M98	N8	N7	180	INNERFACE	Beam	CU	A36	Typical
99	M99A	N22	N21		OUTERFACE	Beam	CU	A36	Typical
100	M100A	N202A	N26		OUTERFACE	Beam	CU	A36	Typical
101	M101A	N2	N9	180	OUTERFACE	Beam	CU	A36	Typical
102	M102A	N7	N6	180	INNERFACE	Beam	CU	A36	Typical
103	M103	N18	N29		OUTERFACE	Beam	CU	A36	Typical
104	M104A	N25	N24		OUTERFACE	Beam	CU	A36	Typical
105	M109A	N11	N203A		RIGID	None	None	RIGID	Typical
106	M110A	N11	N205A		RIGID	None	None	RIGID	Typical
107	M111A	N203A	N204A		PL3/8X8.5	VBrace	RECT	A36 Gr.36	Typical
108	M112A	N205A	N206A		PL3/8X8.5	VBrace	RECT	A36 Gr.36	Typical
109	M113A	N12	N208A		RIGID	None	None	RIGID	Typical
110	M114A	N12	N210A		RIGID	None	None	RIGID	Typical
111	M115A	N208A	N209A		PL3/8X8.5	VBrace	RECT	A36 Gr.36	Typical
112	M116A	N210A	N211A		PL3/8X8.5	VBrace	RECT	A36 Gr.36	Typical
113	M117	N13	N213A		RIGID	None	None	RIGID	Typical
114	M118	N13	N215A		RIGID	None	None	RIGID	Typical
115	M119A	N213A	N214A		PL3/8X8.5	VBrace	RECT	A36 Gr.36	Typical
116	M120A	N215A	N216A		PL3/8X8.5	VBrace	RECT	A36 Gr.36	Typical
117	M121	N10	N199		RIGID	None	None	RIGID	Typical
118	M122	N10	N201A		RIGID	None	None	RIGID	Typical
119	M123	N199	N200A		PL3/8X8.5	VBrace	RECT	A36 Gr.36	Typical
120	M124	N201A	N202B		PL3/8X8.5	VBrace	RECT	A36 Gr.36	Typical
121	MP2A	N217	N218		PIPE 2.0	None	None	A53 Gr.B	Typical
122	M126	N162	N219		RIGID	None	None	RIGID	Typical



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Member Primary Data (Continued)

	Label	I Node	J Node	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rule
123	M127	N164	N220		RIGID	None	None	RIGID	Typical
124	MP2B	N222	N221		PIPE 2.0	None	None	A53 Gr.B	Typical
125	M129	N148	N223		RIGID	None	None	RIGID	Typical
126	M130	N146	N224		RIGID	None	None	RIGID	Typical
127	M131	N132	N225		RIGID	None	None	RIGID	Typical
128	M133	N130	N228		RIGID	None	None	RIGID	Typical
129	MP2C	N230	N229		PIPE 2.0	None	None	A53 Gr.B	Typical
130	MP2D	N232	N231		PIPE 2.0	None	None	A53 Gr.B	Typical
131	M135	N116	N233		RIGID	None	None	RIGID	Typical
132	M136	N114	N234		RIGID	None	None	RIGID	Typical
133	MP5A	N236	N237		PIPE 2.0	Beam	None	A53 Gr.B	Typical
134	M137	N205	N235		RIGID	None	None	RIGID	Typical
135	MP5D	N239	N240		PIPE 2.0	Beam	None	A53 Gr.B	Typical
136	MP5C	N242	N241		PIPE 2.0	Beam	None	A53 Gr.B	Typical
137	M140	N238	N208		RIGID	None	None	RIGID	Typical
138	M141	N211	N243		RIGID	None	None	RIGID	Typical

Member Advanced Data

	Label	I Release	J Release	Col-Wall Vert Release	Physical	Deflection Ratio Options	Seismic DR
1	SO2				Yes	** NA **	None
2	SO1				Yes	** NA **	None
3	SO4				Yes	** NA **	None
4	SO3				Yes	** NA **	None
5	BR1		BenPIN		Yes	Default	None
6	BR3	BenPIN			Yes	Default	None
7	BR5	BenPIN			Yes	Default	None
8	BR7		BenPIN		Yes	Default	None
9	CBB1		BenPIN		Yes	Default	None
10	CBA1	BenPIN			Yes	Default	None
11	CBD1	BenPIN			Yes	Default	None
12	CBC1		BenPIN		Yes	Default	None
13	CP1				Yes	** NA **	None
14	CP2				Yes	** NA **	None
15	CP3				Yes	** NA **	None
16	CP4				Yes	** NA **	None
17	BR9				Yes	** NA **	None
18	BR10				Yes	** NA **	None
19	BR11				Yes	** NA **	None
20	BR12				Yes	** NA **	None
21	BR13				Yes	Default	None
22	BR14				Yes	Default	None
23	BR15				Yes	Default	None
24	BR16				Yes	Default	None
25	BR17				Yes	Default	None
26	BR18				Yes	Default	None
27	BR19				Yes	Default	None
28	BR20				Yes	Default	None
29	BR21				Yes	Default	None
30	BR22				Yes	Default	None
31	BR23				Yes	Default	None
32	BR24				Yes	Default	None
33	BR25				Yes	Default	None
34	BR26				Yes	Default	None
35	BR27				Yes	Default	None
36	BR28				Yes	Default	None



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Member Advanced Data (Continued)

	Label	I Release	J Release	Col-Wall Vert Release	Physical	Deflection Ratio Options	Seismic DR
37	BR29				Yes	Default	None
38	BR30				Yes	Default	None
39	BR31				Yes	Default	None
40	BR32				Yes	Default	None
41	BR33				Yes	Default	None
42	BR34				Yes	Default	None
43	BR35				Yes	Default	None
44	BR36				Yes	Default	None
45	BR37				Yes	Default	None
46	BR38				Yes	Default	None
47	BR39				Yes	Default	None
48	BR40				Yes	Default	None
49	BR41				Yes	Default	None
50	BR42				Yes	Default	None
51	BR43				Yes	Default	None
52	BR44				Yes	Default	None
53	MP1D				Yes	** NA **	None
54	MP3C				Yes	** NA **	None
55	MP4C				Yes	** NA **	None
56	MP1C				Yes	** NA **	None
57	MP3B				Yes	** NA **	None
58	MP4B				Yes	** NA **	None
59	MP1B				Yes	** NA **	None
60	MP3A				Yes	** NA **	None
61	MP4A				Yes	** NA **	None
62	MP1A				Yes	** NA **	None
63	MP3D				Yes	** NA **	None
64	MP4D				Yes	** NA **	None
65	CP5				Yes	** NA **	None
66	CP6				Yes	** NA **	None
67	CP7				Yes	** NA **	None
68	CP8				Yes	** NA **	None
69	CBB2				Yes	** NA **	None
70	CBA2				Yes	** NA **	None
71	CBD2				Yes	** NA **	None
72	CBC2				Yes	** NA **	None
73	M89				Yes	** NA **	None
74	M90	OOOXOX			Yes	** NA **	None
75	M93				Yes	** NA **	None
76	M94	OOOXOX			Yes	** NA **	None
77	M95				Yes	** NA **	None
78	M96	OOOXOX			Yes	** NA **	None
79	M97				Yes	** NA **	None
80	M99				Yes	** NA **	None
81	M100				Yes	** NA **	None
82	M101	OOOXOX			Yes	** NA **	None
83	M102	OOOXOX			Yes	** NA **	None
84	M104	OOOXOX			Yes	** NA **	None
85	M105	OOOXOX			Yes	** NA **	None
86	M106				Yes	** NA **	None
87	M109	OOOXOX			Yes	** NA **	None
88	M110				Yes	** NA **	None
89	M111	OOOXOX			Yes	** NA **	None
90	M112				Yes	** NA **	None
91	M113				Yes	** NA **	None



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Member Advanced Data (Continued)

	Label	I Release	J Release	Col-Wall Vert Release	Physical	Deflection Ratio Options	Seismic DR
92	M114	OOOXOX			Yes	** NA **	None
93	M115	OOOXOX			Yes	** NA **	None
94	M116				Yes	** NA **	None
95	M119	OOOXOX			Yes	** NA **	None
96	M120				Yes	** NA **	None
97	M97A	BenPIN			Yes	Default	None
98	M98		BenPIN		Yes	Default	None
99	M99A	BenPIN			Yes	Default	None
100	M100A		BenPIN		Yes	Default	None
101	M101A		BenPIN		Yes	Default	None
102	M102A	BenPIN			Yes	Default	None
103	M103		BenPIN		Yes	Default	None
104	M104A	BenPIN			Yes	Default	None
105	M109A				Yes	** NA **	None
106	M110A				Yes	** NA **	None
107	M111A				Yes	** NA **	None
108	M112A				Yes	** NA **	None
109	M113A				Yes	** NA **	None
110	M114A				Yes	** NA **	None
111	M115A				Yes	** NA **	None
112	M116A				Yes	** NA **	None
113	M117				Yes	** NA **	None
114	M118				Yes	** NA **	None
115	M119A				Yes	** NA **	None
116	M120A				Yes	** NA **	None
117	M121				Yes	** NA **	None
118	M122				Yes	** NA **	None
119	M123				Yes	** NA **	None
120	M124				Yes	** NA **	None
121	MP2A				Yes	** NA **	None
122	M126				Yes	** NA **	None
123	M127	OOOXOX			Yes	** NA **	None
124	MP2B				Yes	** NA **	None
125	M129	OOOXOX			Yes	** NA **	None
126	M130				Yes	** NA **	None
127	M131	OOOXOX			Yes	** NA **	None
128	M133				Yes	** NA **	None
129	MP2C				Yes	** NA **	None
130	MP2D				Yes	** NA **	None
131	M135	OOOXOX			Yes	** NA **	None
132	M136				Yes	** NA **	None
133	MP5A				Yes	Default	None
134	M137				Yes	** NA **	None
135	MP5D				Yes	Default	None
136	MP5C				Yes	Default	None
137	M140				Yes	** NA **	None
138	M141				Yes	** NA **	None

Hot Rolled Steel Design Parameters

	Label	Shape	Length [ft]	Lcomp top [ft]	Channel Conn.	a [ft]	Function
1	SO2	HSS5X3X8	6.2	Lbyy	N/A	N/A	Lateral
2	SO1	HSS5X3X8	6.2	Lbyy	N/A	N/A	Lateral
3	SO4	HSS5X3X8	6.2	Lbyy	N/A	N/A	Lateral
4	SO3	HSS5X3X8	6.2	Lbyy	N/A	N/A	Lateral
5	CP1	PL5.5X1/4	1.315	Lbyy	N/A	N/A	Lateral



Company : Paul J. Ford
 Designer : MD
 Job Number : Project No. 10322462
 Model Name : 5000974975-VZW_MT_LO_H

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Hot Rolled Steel Design Parameters (Continued)

	Label	Shape	Length [ft]	Lcomp top [ft]	Channel Conn.	a [ft]	Function
6	CP2	PL5.5X1/4	1.315	Lbyy	N/A	N/A	Lateral
7	CP3	PL5.5X1/4	1.315	Lbyy	N/A	N/A	Lateral
8	CP4	PL5.5X1/4	1.315	Lbyy	N/A	N/A	Lateral
9	BR9	PL5.5X1/4	1.619	Lbyy	N/A	N/A	Lateral
10	BR10	PL5.5X1/4	1.619	Lbyy	N/A	N/A	Lateral
11	BR11	PL5.5X1/4	1.619	Lbyy	N/A	N/A	Lateral
12	BR12	PL5.5X1/4	1.619	Lbyy	N/A	N/A	Lateral
13	BR13	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
14	BR14	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
15	BR15	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
16	BR16	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
17	BR17	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
18	BR18	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
19	BR19	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
20	BR20	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
21	BR21	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
22	BR22	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
23	BR23	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
24	BR24	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
25	BR25	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
26	BR26	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
27	BR27	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
28	BR28	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
29	BR29	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
30	BR30	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
31	BR31	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
32	BR32	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
33	BR33	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
34	BR34	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
35	BR35	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
36	BR36	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
37	BR37	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
38	BR38	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
39	BR39	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
40	BR40	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
41	BR41	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
42	BR42	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
43	BR43	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
44	BR44	STIFFENER	1.61	Lbyy	N/A	N/A	Lateral
45	MP1D	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
46	MP3C	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
47	MP4C	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
48	MP1C	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
49	MP3B	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
50	MP4B	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
51	MP1B	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
52	MP3A	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
53	MP4A	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
54	MP1A	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
55	MP3D	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
56	MP4D	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
57	CP5	L5X3X4	1.457	Lbyy	N/A	N/A	Lateral
58	CP6	L5X3X4	1.457	Lbyy	N/A	N/A	Lateral
59	CP7	L5X3X4	1.457	Lbyy	N/A	N/A	Lateral
60	CP8	L5X3X4	1.457	Lbyy	N/A	N/A	Lateral



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Hot Rolled Steel Design Parameters (Continued)

	Label	Shape	Length [ft]	Lcomp top [ft]	Channel Conn.	a [ft]	Function
61	CBB2	PIPE 2.0	10.94	Lbyy	N/A	N/A	Lateral
62	CBA2	PIPE 2.0	10.94	Lbyy	N/A	N/A	Lateral
63	CBD2	PIPE 2.0	10.94	Lbyy	N/A	N/A	Lateral
64	CBC2	PIPE 2.0	10.94	Lbyy	N/A	N/A	Lateral
65	M111A	PL3/8X8.5	0.083		N/A	N/A	Lateral
66	M112A	PL3/8X8.5	0.083		N/A	N/A	Lateral
67	M115A	PL3/8X8.5	0.083		N/A	N/A	Lateral
68	M116A	PL3/8X8.5	0.083		N/A	N/A	Lateral
69	M119A	PL3/8X8.5	0.083		N/A	N/A	Lateral
70	M120A	PL3/8X8.5	0.083		N/A	N/A	Lateral
71	M123	PL3/8X8.5	0.083		N/A	N/A	Lateral
72	M124	PL3/8X8.5	0.083		N/A	N/A	Lateral
73	MP2A	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
74	MP2B	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
75	MP2C	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
76	MP2D	PIPE 2.0	8	Lbyy	N/A	N/A	Lateral
77	MP5A	PIPE 2.0	6	Lbyy	N/A	N/A	Lateral
78	MP5D	PIPE 2.0	6	Lbyy	N/A	N/A	Lateral
79	MP5C	PIPE 2.0	6	Lbyy	N/A	N/A	Lateral

Cold Formed Steel Design Parameters

	Label	Shape	Length [ft]	Lb y-y [ft]	Lb z-z [ft]	Lcomp top [ft]	Lcomp bot [ft]	L-Torque [ft]	Function
1	BR1	OUTERFACE	4.89	Segment	Segment	Segment	Segment	Segment	Lateral
2	BR3	INNERFACE	4.89	Segment	Segment	Segment	Segment	Segment	Lateral
3	BR5	INNERFACE	4.89	Segment	Segment	Segment	Segment	Segment	Lateral
4	BR7	INNERFACE	4.89	Segment	Segment	Segment	Segment	Segment	Lateral
5	CBB1	OUTERFACE	5.57	Segment	Segment	Segment	Segment	Segment	Lateral
6	CBA1	OUTERFACE	5.57	Segment	Segment	Segment	Segment	Segment	Lateral
7	CBD1	OUTERFACE	5.57	Segment	Segment	Segment	Segment	Segment	Lateral
8	CBC1	OUTERFACE	5.57	Segment	Segment	Segment	Segment	Segment	Lateral
9	M97A	INNERFACE	4.89	Segment	Segment	Segment	Segment	Segment	Lateral
10	M98	INNERFACE	4.89	Segment	Segment	Segment	Segment	Segment	Lateral
11	M99A	OUTERFACE	5.57	Segment	Segment	Segment	Segment	Segment	Lateral
12	M100A	OUTERFACE	5.57	Segment	Segment	Segment	Segment	Segment	Lateral
13	M101A	OUTERFACE	4.89	Segment	Segment	Segment	Segment	Segment	Lateral
14	M102A	INNERFACE	4.89	Segment	Segment	Segment	Segment	Segment	Lateral
15	M103	OUTERFACE	5.57	Segment	Segment	Segment	Segment	Segment	Lateral
16	M104A	OUTERFACE	5.57	Segment	Segment	Segment	Segment	Segment	Lateral

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Nodal	Point	Distributed	Area(Member)
1	Antenna D	None					90		
2	Antenna Di	None					90		
3	Antenna Wo (0 Deg)	None					90		
4	Antenna Wo (30 Deg)	None					90		
5	Antenna Wo (60 Deg)	None					90		
6	Antenna Wo (90 Deg)	None					90		
7	Antenna Wo (120 Deg)	None					90		
8	Antenna Wo (150 Deg)	None					90		
9	Antenna Wo (180 Deg)	None					90		
10	Antenna Wo (210 Deg)	None					90		
11	Antenna Wo (240 Deg)	None					90		
12	Antenna Wo (270 Deg)	None					90		



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Basic Load Cases (Continued)

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Nodal	Point	Distributed	Area(Member)
13	Antenna Wo (300 Deg)	None					90		
14	Antenna Wo (330 Deg)	None					90		
15	Antenna Wi (0 Deg)	None					90		
16	Antenna Wi (30 Deg)	None					90		
17	Antenna Wi (60 Deg)	None					90		
18	Antenna Wi (90 Deg)	None					90		
19	Antenna Wi (120 Deg)	None					90		
20	Antenna Wi (150 Deg)	None					90		
21	Antenna Wi (180 Deg)	None					90		
22	Antenna Wi (210 Deg)	None					90		
23	Antenna Wi (240 Deg)	None					90		
24	Antenna Wi (270 Deg)	None					90		
25	Antenna Wi (300 Deg)	None					90		
26	Antenna Wi (330 Deg)	None					90		
27	Antenna Wm (0 Deg)	None					90		
28	Antenna Wm (30 Deg)	None					90		
29	Antenna Wm (60 Deg)	None					90		
30	Antenna Wm (90 Deg)	None					90		
31	Antenna Wm (120 Deg)	None					90		
32	Antenna Wm (150 Deg)	None					90		
33	Antenna Wm (180 Deg)	None					90		
34	Antenna Wm (210 Deg)	None					90		
35	Antenna Wm (240 Deg)	None					90		
36	Antenna Wm (270 Deg)	None					90		
37	Antenna Wm (300 Deg)	None					90		
38	Antenna Wm (330 Deg)	None					90		
39	Structure D	None		-1					4
40	Structure Di	None						95	4
41	Structure Wo (0 Deg)	None						190	
42	Structure Wo (30 Deg)	None						190	
43	Structure Wo (60 Deg)	None						190	
44	Structure Wo (90 Deg)	None						190	
45	Structure Wo (120 Deg)	None						190	
46	Structure Wo (150 Deg)	None						190	
47	Structure Wo (180 Deg)	None						190	
48	Structure Wo (210 Deg)	None						190	
49	Structure Wo (240 Deg)	None						190	
50	Structure Wo (270 Deg)	None						190	
51	Structure Wo (300 Deg)	None						190	
52	Structure Wo (330 Deg)	None						190	
53	Structure Wi (0 Deg)	None						190	
54	Structure Wi (30 Deg)	None						190	
55	Structure Wi (60 Deg)	None						190	
56	Structure Wi (90 Deg)	None						190	
57	Structure Wi (120 Deg)	None						190	
58	Structure Wi (150 Deg)	None						190	
59	Structure Wi (180 Deg)	None						190	
60	Structure Wi (210 Deg)	None						190	
61	Structure Wi (240 Deg)	None						190	
62	Structure Wi (270 Deg)	None						190	
63	Structure Wi (300 Deg)	None						190	
64	Structure Wi (330 Deg)	None						190	
65	Structure Wm (0 Deg)	None						190	
66	Structure Wm (30 Deg)	None						190	
67	Structure Wm (60 Deg)	None						190	



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Basic Load Cases (Continued)

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Nodal	Point	Distributed	Area(Member)
68	Structure Wm (90 Deg)	None						190	
69	Structure Wm (120 Deg)	None						190	
70	Structure Wm (150 Deg)	None						190	
71	Structure Wm (180 Deg)	None						190	
72	Structure Wm (210 Deg)	None						190	
73	Structure Wm (240 Deg)	None						190	
74	Structure Wm (270 Deg)	None						190	
75	Structure Wm (300 Deg)	None						190	
76	Structure Wm (330 Deg)	None						190	
77	Lm1	None				1			
78	Lm2	None				1			
79	Lv1	None				1			
80	Lv2	None				1			
81	Antenna Ev	None					90		
82	Antenna Eh (0 Deg)	None					60		
83	Antenna Eh (90 Deg)	None					60		
84	Structure Ev	ELY		-0.015					
85	Structure Eh (0 Deg)	ELZ			-0.038				
86	Structure Eh (90 Deg)	ELX	0.038						
87	BLC 39 Transient Area Loads	None						57	
88	BLC 40 Transient Area Loads	None						57	

Load Combinations

	Description	Solve	P-Delta	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor
1	1.2D+1.0Wo (0 Deg)	Yes	Y	1	1.2	39	1.2	3	1	41	1								
2	1.2D+1.0Wo (30 Deg)	Yes	Y	1	1.2	39	1.2	4	1	42	1								
3	1.2D+1.0Wo (60 Deg)	Yes	Y	1	1.2	39	1.2	5	1	43	1								
4	1.2D+1.0Wo (90 Deg)	Yes	Y	1	1.2	39	1.2	6	1	44	1								
5	1.2D+1.0Wo (120 Deg)	Yes	Y	1	1.2	39	1.2	7	1	45	1								
6	1.2D+1.0Wo (150 Deg)	Yes	Y	1	1.2	39	1.2	8	1	46	1								
7	1.2D+1.0Wo (180 Deg)	Yes	Y	1	1.2	39	1.2	9	1	47	1								
8	1.2D+1.0Wo (210 Deg)	Yes	Y	1	1.2	39	1.2	10	1	48	1								
9	1.2D+1.0Wo (240 Deg)	Yes	Y	1	1.2	39	1.2	11	1	49	1								
10	1.2D+1.0Wo (270 Deg)	Yes	Y	1	1.2	39	1.2	12	1	50	1								
11	1.2D+1.0Wo (300 Deg)	Yes	Y	1	1.2	39	1.2	13	1	51	1								
12	1.2D+1.0Wo (330 Deg)	Yes	Y	1	1.2	39	1.2	14	1	52	1								
13	1.2D + 1.0Di + 1.0Wi (0 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	15	1	53	1				
14	1.2D + 1.0Di + 1.0Wi (30 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	16	1	54	1				
15	1.2D + 1.0Di + 1.0Wi (60 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	17	1	55	1				
16	1.2D + 1.0Di + 1.0Wi (90 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	18	1	56	1				
17	1.2D + 1.0Di + 1.0Wi (120 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	19	1	57	1				
18	1.2D + 1.0Di + 1.0Wi (150 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	20	1	58	1				
19	1.2D + 1.0Di + 1.0Wi (180 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	21	1	59	1				
20	1.2D + 1.0Di + 1.0Wi (210 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	22	1	60	1				
21	1.2D + 1.0Di + 1.0Wi (240 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	23	1	61	1				
22	1.2D + 1.0Di + 1.0Wi (270 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	24	1	62	1				
23	1.2D + 1.0Di + 1.0Wi (300 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	25	1	63	1				
24	1.2D + 1.0Di + 1.0Wi (330 Deg)	Yes	Y	1	1.2	39	1.2	2	1	40	1	26	1	64	1				
25	1.2D + 1.5Lm1 + 1.0Wm (0 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	27	1	65	1						
26	1.2D + 1.5Lm1 + 1.0Wm (30 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	28	1	66	1						
27	1.2D + 1.5Lm1 + 1.0Wm (60 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	29	1	67	1						
28	1.2D + 1.5Lm1 + 1.0Wm (90 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	30	1	68	1						
29	1.2D + 1.5Lm1 + 1.0Wm (120 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	31	1	69	1						
30	1.2D + 1.5Lm1 + 1.0Wm (150 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	32	1	70	1						
31	1.2D + 1.5Lm1 + 1.0Wm (180 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	33	1	71	1						

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Description		Solve	P-Delta	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor	BLCFactor
32	1.2D + 1.5Lm1 + 1.0Wm (210 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	34	1	72	1					
33	1.2D + 1.5Lm1 + 1.0Wm (240 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	35	1	73	1					
34	1.2D + 1.5Lm1 + 1.0Wm (270 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	36	1	74	1					
35	1.2D + 1.5Lm1 + 1.0Wm (300 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	37	1	75	1					
36	1.2D + 1.5Lm1 + 1.0Wm (330 Deg)	Yes	Y	1	1.2	39	1.2	77	1.5	38	1	76	1					
37	1.2D + 1.5Lm2 + 1.0Wm (0 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	27	1	65	1					
38	1.2D + 1.5Lm2 + 1.0Wm (30 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	28	1	66	1					
39	1.2D + 1.5Lm2 + 1.0Wm (60 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	29	1	67	1					
40	1.2D + 1.5Lm2 + 1.0Wm (90 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	30	1	68	1					
41	1.2D + 1.5Lm2 + 1.0Wm (120 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	31	1	69	1					
42	1.2D + 1.5Lm2 + 1.0Wm (150 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	32	1	70	1					
43	1.2D + 1.5Lm2 + 1.0Wm (180 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	33	1	71	1					
44	1.2D + 1.5Lm2 + 1.0Wm (210 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	34	1	72	1					
45	1.2D + 1.5Lm2 + 1.0Wm (240 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	35	1	73	1					
46	1.2D + 1.5Lm2 + 1.0Wm (270 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	36	1	74	1					
47	1.2D + 1.5Lm2 + 1.0Wm (300 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	37	1	75	1					
48	1.2D + 1.5Lm2 + 1.0Wm (330 Deg)	Yes	Y	1	1.2	39	1.2	78	1.5	38	1	76	1					
49	1.2D + 1.5Lv1	Yes	Y	1	1.2	39	1.2	79	1.5									
50	1.2D + 1.5Lv2	Yes	Y	1	1.2	39	1.2	80	1.5									
51	1.4D	Yes	Y	1	1.4	39	1.4											
52	1.2D + 1.0Ev + 1.0Eh (0 Deg)	Yes	Y	1	1.2	39	1.2	81	1	ELY	1	82	1	83		ELZ	1	ELX
53	1.2D + 1.0Ev + 1.0Eh (30 Deg)	Yes	Y	1	1.2	39	1.2	81	1	ELY	1	82	0.866	83	0.5	ELZ	0.866	ELX 0.5
54	1.2D + 1.0Ev + 1.0Eh (60 Deg)	Yes	Y	1	1.2	39	1.2	81	1	ELY	1	82	0.5	83	0.866	ELZ	0.5	ELX 0.866
55	1.2D + 1.0Ev + 1.0Eh (90 Deg)	Yes	Y	1	1.2	39	1.2	81	1	ELY	1	82		83	1	ELZ		ELX 1
56	1.2D + 1.0Ev + 1.0Eh (120 Deg)	Yes	Y	1	1.2	39	1.2	81	1	ELY	1	82	-0.5	83	0.866	ELZ	-0.5	ELX 0.866
57	1.2D + 1.0Ev + 1.0Eh (150 Deg)	Yes	Y	1	1.2	39	1.2	81	1	ELY	1	82	-0.866	83	0.5	ELZ	-0.866	ELX 0.5
58	1.2D + 1.0Ev + 1.0Eh (180 Deg)	Yes	Y	1	1.2	39	1.2	81	1	ELY	1	82	-1	83		ELZ	-1	ELX
59	1.2D + 1.0Ev + 1.0Eh (210 Deg)	Yes	Y	1	1.2	39	1.2	81	1	ELY	1	82	-0.866					

Node Label			X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [k-ft]	LC	MY [k-ft]	LC	MZ [k-ft]	LC
1	N200A	max	7615.57	8	4861.168	43	466.836	1	0.006	2	0.024	7	8.915	16
2		min	-7612.52	2	-1282.903	1	-459.879	7	-0.012	44	-0.024	1	2.175	10
3	N202B	max	8072.418	12	2734.651	2	465.444	1	0.006	2	0.024	7	8.906	16
4		min	-7911.713	6	-3101.781	44	-461.241	7	-0.012	44	-0.024	1	2.138	9
5	N204A	max	423.852	11	2654.836	15	7589.197	11	8.846	13	0.023	5	0.006	3
6		min	-429.151	5	-1404.408	9	-7796.925	5	2.195	7	-0.022	11	-0.006	9
7	N206A	max	422.617	11	2615.039	9	6708.564	5	8.816	13	0.023	5	0.006	3
8		min	-430.429	5	-1106.807	3	-6657.535	11	2.213	7	-0.022	11	-0.006	9



Company : Paul J. Ford
 Designer : MD
 Job Number : Project No. 10322462
 Model Name : 5000974975-VZW_MT_LO_H

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Envelope Node Reactions (Continued)

Node Label			X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [k-ft]	LC	MY [k-ft]	LC	MZ [k-ft]	LC
9	N209A	max	4139.811	7	3516.93	13	281.703	1	0.008	37	0.014	1	-1.363	4
10		min	-4218.579	1	-2273.878	31	-282.052	7	-0.009	31	-0.014	7	-5.683	22
11	N211A	max	4132.269	1	3641.929	31	282.163	1	0.008	37	0.014	1	-1.301	3
12		min	-4181.678	7	-2199.601	37	-281.594	7	-0.009	31	-0.014	7	-5.517	22
13	N214A	max	373.246	9	4014.621	34	5680.961	9	-1.576	1	0.02	9	0.015	40
14		min	-375.904	3	-4232.511	40	-5657.311	3	-7.504	19	-0.02	3	-0.009	34
15	N216A	max	374.188	9	5938.751	41	6814.488	3	-1.643	1	0.02	9	0.015	40
16		min	-374.95	3	-2311.791	35	-6692.77	9	-7.748	19	-0.02	3	-0.009	34
17	Totals:	max	5277.151	10	13245.494	16	6101.451	1						
18		min	-5276.948	4	3541.211	72	-6101.639	7						

Envelope AISC 15TH (360-16): LRFD Member Steel Code Checks

Member	Shape	Code Check	Loc [ft]	LC	Shear	Check	Loc [ft]	Dir	LC	phi*Pnc [lb]	phi*Pnt [lb]	phi*Mn y-y [k-ft]	phi*Mn z-z [k-ft]	Cb	Eqn
1	SO2	HSS5X3X8	0.591	0	14	0.067	0	y	43	182394.752	249228	21.045	30.464	2.109	H1-1b
2	SO1	HSS5X3X8	0.582	0	24	0.054	0	y	15	182394.752	249228	21.045	30.464	2.049	H1-1b
3	SO3	HSS5X3X8	0.503	0	20	0.092	3.617	y	41	182394.752	249228	21.045	30.464	2.066	H1-1b
4	M124	PL3/8X8.5	0.5	0.083	14	0.094	0	y	44	102812.102	103275	0.807	18.288	1.009	H1-1b
5	M123	PL3/8X8.5	0.499	0.083	18	0.137	0.083	y	43	102812.102	103275	0.807	18.288	1.01	H1-1b
6	M111A	PL3/8X8.5	0.492	0.083	24	0.072	0.083	y	3	102812.102	103275	0.807	18.288	1.008	H1-1b
7	M112A	PL3/8X8.5	0.49	0.083	24	0.073	0.083	y	9	102812.102	103275	0.807	18.288	1.007	H1-1b
8	M120A	PL3/8X8.5	0.431	0.083	20	0.168	0.083	y	41	102812.102	103275	0.807	18.288	1.019	H1-1b
9	M119A	PL3/8X8.5	0.421	0	20	0.127	0	y	40	102812.102	103275	0.807	18.288	1.005	H1-1b
10	MP1C	PIPE 2.0	0.366	5	17	0.184	5		1	14916.096	32130	1.872	1.872	1	H1-1b
11	SO4	HSS5X3X8	0.364	0	21	0.056	0	y	13	182394.752	249228	21.045	30.464	2.188	H1-1b
12	MP2C	PIPE 2.0	0.361	5	7	0.095	5		1	14916.096	32130	1.872	1.872	1	H1-1b
13	MP4D	PIPE 2.0	0.356	5	2	0.105	2.917		3	14916.096	32130	1.872	1.872	1	H1-1b
14	MP3D	PIPE 2.0	0.354	5	1	0.085	5		4	14916.096	32130	1.872	1.872	1	H1-1b
15	MP1D	PIPE 2.0	0.337	5	7	0.108	2.25		4	14916.096	32130	1.872	1.872	1	H1-1b
16	MP2D	PIPE 2.0	0.322	5	7	0.083	2.25		16	14916.096	32130	1.872	1.872	1	H1-1b
17	MP3A	PIPE 2.0	0.316	5	3	0.1	2.25		19	14916.096	32130	1.872	1.872	1	H1-1b
18	M115A	PL3/8X8.5	0.313	0.083	21	0.096	0.083	y	13	102812.102	103275	0.807	18.288	1.019	H1-1b
19	M116A	PL3/8X8.5	0.306	0	21	0.102	0.083	y	31	102812.102	103275	0.807	18.288	1.003	H1-1b
20	MP2B	PIPE 2.0	0.305	5	1	0.058	5		7	14916.096	32130	1.872	1.872	1	H1-1b
21	MP3C	PIPE 2.0	0.296	5	5	0.137	2.25		13	14916.096	32130	1.872	1.872	1	H1-1b
22	MP1B	PIPE 2.0	0.295	5	1	0.058	5		16	14916.096	32130	1.872	1.872	1	H1-1b
23	MP4A	PIPE 2.0	0.293	5	3	0.134	2.25		19	14916.096	32130	1.872	1.872	1	H1-1b
24	MP1A	PIPE 2.0	0.288	5	9	0.111	5		7	14916.096	32130	1.872	1.872	1	H1-1b
25	CBA2	PIPE 2.0	0.285	0	16	0.088	10.94		24	8218.835	32130	1.872	1.872	1	H1-1b
26	MP2A	PIPE 2.0	0.282	5	3	0.081	2.25		19	14916.096	32130	1.872	1.872	1	H1-1b
27	CBD2	PIPE 2.0	0.28	0	1	0.041	0		1	8218.835	32130	1.872	1.872	1	H1-1b
28	MP3B	PIPE 2.0	0.28	5	1	0.051	5		1	14916.096	32130	1.872	1.872	1	H1-1b
29	MP4C	PIPE 2.0	0.278	5	9	0.127	2.917		12	14916.096	32130	1.872	1.872	1	H1-1b
30	CBB2	PIPE 2.0	0.277	10.94	13	0.06	10.94		14	8218.835	32130	1.872	1.872	1	H1-1b
31	MP4B	PIPE 2.0	0.261	5	7	0.096	5		1	14916.096	32130	1.872	1.872	1	H1-1b
32	MP5C	PIPE 2.0	0.237	4	1	0.063	4		4	20866.733	32130	1.872	1.872	1	H1-1b
33	MP5D	PIPE 2.0	0.235	4	4	0.063	4		1	20866.733	32130	1.872	1.872	1	H1-1b
34	MP5A	PIPE 2.0	0.234	4	7	0.063	4		5	20866.733	32130	1.872	1.872	1	H1-1b
35	CBC2	PIPE 2.0	0.211	10.94	16	0.099	0		33	8218.835	32130	1.872	1.872	1	H1-1b
36	CP6	L5X3X4	0.193	0	1	0.105	0	z	21	51206.604	62856	1.939	6.809	1.453	H2-1
37	BR16	STIFFENER	0.189	0	3	0.041	0	z	2	48451.05	70875	2.546	4.693	1	H1-1b
38	CP5	L5X3X4	0.184	1.457	13	0.061	1.457	z	42	51206.604	62856	1.939	6.809	1.021	H2-1
39	BR14	STIFFENER	0.175	1.61	9	0.036	0	z	3	48451.05	70875	2.546	7.508	1	H1-1b
40	BR15	STIFFENER	0.174	1.61	3	0.039	0	z	3	48451.05	70875	2.546	4.693	1	H1-1b
41	BR20	STIFFENER	0.174	0	2	0.04	0	z	2	48451.05	70875	2.546	4.693	1	H1-1b
42	BR44	STIFFENER	0.172	0	5	0.037	0	z	6	48451.05	70875	2.546	4.693	1	H1-1b



Company : Paul J. Ford
 Designer : MD
 Job Number : Project No. 10322462
 Model Name : 5000974975-VZW_MT_LO_H

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Envelope AISC 15TH (360-16): LRFD Member Steel Code Checks (Continued)

Member	Shape	Code	CheckLoc[ft]	LC	Shear	CheckLoc[ft]	Dir	LC	phi*Pnc [lb]	phi*Pnt [lb]	phi*Mn y-y [k-ft]	phi*Mn z-z [k-ft]	Cb	Eqn	
43	BR21	STIFFENER	0.169	1.61	7	0.031	0	z	12	48451.05	70875	2.546	4.693	1	H1-1b
44	BR13	STIFFENER	0.166	1.61	9	0.03	0	z	3	48451.05	70875	2.546	4.693	1	H1-1b
45	BR33	STIFFENER	0.166	1.61	2	0.029	0	z	2	48451.05	70875	2.546	4.693	1	H1-1b
46	BR36	STIFFENER	0.165	1.61	2	0.035	0	z	8	48451.05	70875	2.546	4.693	1	H1-1b
47	BR17	STIFFENER	0.164	1.61	8	0.03	0	z	2	48451.05	70875	2.546	4.693	1	H1-1b
48	BR34	STIFFENER	0.163	1.61	2	0.032	0	z	8	48451.05	70875	2.546	7.508	1	H1-1b
49	BR18	STIFFENER	0.162	1.61	2	0.035	0	z	2	48451.05	70875	2.546	4.693	1	H1-1b
50	BR22	STIFFENER	0.161	1.61	6	0.035	0	z	12	48451.05	70875	2.546	7.508	1	H1-1b
51	BR19	STIFFENER	0.161	1.61	2	0.038	0	z	2	48451.05	70875	2.546	4.693	1	H1-1b
52	BR32	STIFFENER	0.16	1.61	9	0.034	0	z	2	48451.05	70875	2.546	4.693	1	H1-1b
53	BR42	STIFFENER	0.16	1.61	11	0.031	0	z	5	48451.05	70875	2.546	4.693	1	H1-1b
54	BR43	STIFFENER	0.158	1.61	5	0.034	0	z	5	48451.05	70875	2.546	4.693	1	H1-1b
55	BR35	STIFFENER	0.156	1.61	8	0.034	0	z	8	48451.05	70875	2.546	4.693	1	H1-1b
56	BR30	STIFFENER	0.155	1.61	3	0.03	0	z	3	48451.05	70875	2.546	4.693	1	H1-1b
57	BR37	STIFFENER	0.154	1.61	1	0.027	0	z	6	48451.05	70875	2.546	4.693	1	H1-1b
58	BR23	STIFFENER	0.154	1.61	6	0.036	0	z	12	48451.05	70875	2.546	7.508	1	H1-1b
59	CP8	L5X3X4	0.152	1.457	16	0.12	0	z	38	51206.604	62856	1.939	6.809	1.094	H2-1
60	BR24	STIFFENER	0.152	0	12	0.035	0	z	12	48451.05	70875	2.546	4.693	1	H1-1b
61	BR28	STIFFENER	0.15	1.61	11	0.032	0	z	12	48451.05	70875	2.546	4.693	1	H1-1b
62	BR41	STIFFENER	0.149	1.61	11	0.026	0	z	5	48451.05	70875	2.546	4.693	1	H1-1b
63	BR38	STIFFENER	0.146	1.61	1	0.031	0	z	6	48451.05	70875	2.546	7.508	1	H1-1b
64	BR31	STIFFENER	0.144	1.61	3	0.031	0	z	2	48451.05	70875	2.546	7.508	1	H1-1b
65	BR29	STIFFENER	0.142	1.61	3	0.027	0	z	3	48451.05	70875	2.546	4.693	1	H1-1b
66	BR40	STIFFENER	0.14	0	6	0.034	0	z	6	48451.05	70875	2.546	4.693	1	H1-1b
67	BR26	STIFFENER	0.137	1.61	5	0.026	0	z	11	48451.05	70875	2.546	4.693	1	H1-1b
68	CP7	L5X3X4	0.136	1.457	7	0.133	1.457	z	36	51206.604	62856	1.939	6.809	1.254	H2-1
69	BR39	STIFFENER	0.134	1.61	6	0.033	0	z	6	48451.05	70875	2.546	4.693	1	H1-1b
70	BR25	STIFFENER	0.134	1.61	4	0.022	0	z	11	48451.05	70875	2.546	4.693	1	H1-1b
71	BR27	STIFFENER	0.128	1.61	11	0.027	0	z	12	48451.05	70875	2.546	4.693	1	H1-1b
72	CP1	PL5.5X1/4	0.038	1.315	14	0.193	0.658	y	18	6494.641	44550	0.232	3.726	1.045	H1-1b*
73	CP4	PL5.5X1/4	0.036	1.315	17	0.245	0.658	y	14	6494.641	44550	0.232	4.298	1.205	H1-1b*
74	CP2	PL5.5X1/4	0.034	0.658	12	0.187	0.658	y	20	6494.641	44550	0.232	3.82	1.072	H1-1b
75	CP3	PL5.5X1/4	0.034	0.658	8	0.224	0.658	y	36	6494.641	44550	0.232	4.024	1.129	H1-1b
76	BR10	PL5.5X1/4	0.027	1.619	2	0.035	0	y	21	4284.598	44550	0.232	3.732	1.225	H1-1b
77	BR11	PL5.5X1/4	0.025	1.619	5	0.048	0	y	36	4284.598	44550	0.232	3.283	1.078	H1-1b
78	BR12	PL5.5X1/4	0.024	1.619	9	0.046	0	y	38	4284.598	44550	0.232	3.589	1.178	H1-1b
79	BR9	PL5.5X1/4	0.023	1.619	6	0.019	0	y	6	4284.598	44550	0.232	3.353	1.101	H1-1b

Envelope AISI S100-16: LRFD Member Cold Formed Steel Code Checks

	Member	Shape	Code	CheckLoc[ft]	LC	Shear	CheckLoc[ft]	Dir	LC	phi*Pn[lb]	phi*Tn[lb]	phi*Mnyy[k-ft]	phi*Mnzz[k-ft]	phi*Vny[lb]	phi*Vnz[lb]	Cb	Eqn
1	BR1	OUTERFACE	0.315	0	9	0.072	4.279	z	15	80988.558	87577.2	3.15	12.416	22761.81	25650	1.753	H1.2-1
2	BR3	INNERFACE	0.276	4.89	8	0.074	0.611	z	14	73279.874	79476.779	2.224	10.702	22764.375	20520	1.401	H1.2-1
3	BR5	INNERFACE	0.231	4.89	17	0.065	0.611	y	21	73279.874	79476.779	2.224	10.702	22764.375	20520	1.193	H1.2-1
4	BR7	INNERFACE	0.222	0	12	0.061	4.279	z	18	73279.874	79476.779	2.224	10.702	22764.375	20520	1.633	H1.2-1
5	CBB1	OUTERFACE	0.306	0	3	0.228	4.294	y	24	80988.558	87577.2	3.15	12.416	22761.81	25650	1.638	H1.2-1
6	CBA1	OUTERFACE	0.351	5.57	1	0.244	4.352	z	7	80988.558	87577.2	3.15	12.416	22761.81	25650	1.182	H1.2-1
7	CBD1	OUTERFACE	0.312	4.352	16	0.297	4.352	y	16	82403.928	87577.2	3.151	12.418	22761.81	25650	1.144	H2-1
8	CBC1	OUTERFACE	0.329	0	7	0.253	4.294	y	14	80988.558	87577.2	3.15	12.416	22761.81	25650	1.619	H1.2-1
9	M97A	INNERFACE	0.311	4.89	6	0.054	0.611	z	24	73279.874	79476.779	2.224	10.702	22764.375	20520	1.35	H1.2-1
10	M98	INNERFACE	0.291	0	2	0.055	4.279	z	20	73279.874	79476.779	2.224	10.702	22764.375	20520	1.625	H1.2-1
11	M99A	OUTERFACE	0.36	5.57	1	0.193	4.352	z	7	80988.558	87577.2	3.15	12.416	22761.81	25650	1.205	H1.2-1
12	M100A	OUTERFACE	0.309	0	7	0.216	1.218	z	1	80988.558	87577.2	3.15	12.416	22761.81	25650	1.613	H1.2-1
13	M101A	OUTERFACE	0.306	0	11	0.07	4.279	y	15	80988.558	87577.2	3.15	12.416	22761.81	25650	1.72	H1.2-1
14	M102A	INNERFACE	0.261	4.89	2	0.067	0.611	y	22	73279.874	79476.779	2.224	10.702	22764.375	20520	1.191	H1.2-1
15	M103	OUTERFACE	0.3	0	4	0.225	1.218	z	10	80988.558	87577.2	3.15	12.416	22761.81	25650	1.594	H1.2-1



Company : Paul J. Ford
 Designer : MD
 Job Number : Project No. 10322462
 Model Name : 5000974975-VZW_MT_LO_H

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Envelope AISI S100-16: LRFD Member Cold Formed Steel Code Checks (Continued)

Member	Shape	Code Check	Loc[ft]	LC	Shear Check	Loc[ft]	Dir	Lc	ϕ^*P_n [lb]	ϕ^*T_n [lb]	ϕ^*M_{nyy} [k-ft]	ϕ^*M_{nzz} [k-ft]	ϕ^*V_{ny} [lb]	ϕ^*V_{nz} [lb]	Cb	Eqn
16	M104A	OUTERFACE	0.293	4.352	16	0.287	4.352	y	1682403.928	87577.2	3.151	12.418	22761.81	25650	1.19	H2-1

VzW
SMART Tool®
Vendor

Client: VERIZON WIRELESS Date: 11/10/2025
 Site Name: DocPark_MCR_16TDN272800
 MDG #: 5000974975
 Fuze ID #: 17458794 Page: 1
 Version 2.10

I. Mount-to-Tower Connection Check

Custom Orientation Required

No

Tower Connection Bolt Checks

Yes

Bolt Orientation

Parallel

Bolt Quantity per Reaction:

4

d_x (in) (Delta X of typ. bolt config. sketch):

7

d_y (in) (Delta Y of typ. bolt config. sketch):

7

Bolt Type:

A325N

Bolt Diameter (in):

0.75

Required Tensile Strength / bolt (kips):

8.0

Required Shear Strength / bolt (kips):

0.9

Tensile Capacity / bolt (kips):

29.8

Shear Capacity / bolt (kips):

17.9

Bolt Overall Utilization:

26.8%

Tower Connection Baseplate Checks

Yes

Connecting Standoff Member Shape:

Rect Tube

Weld Stiffener Configuration:

No Stiffeners

Plate Width, D_x (in):

10

Plate Height, D_y (in):

10

W_1 (in):

3.75

W_2 (in):

5

Member Thickness (in):

0.3125

Stiffener location a_1 (in):

Stiffener location b_1 (in):

Stiffener location a_2 (in):

Stiffener location b_2 (in):

F_y (ksi, plate):

36

Plate Thickness (in):

0.75

Length of Yield Line, L_y (in):

7.58

Bolt Eccentricity, e (in):

2.15

M_u (kip-in):

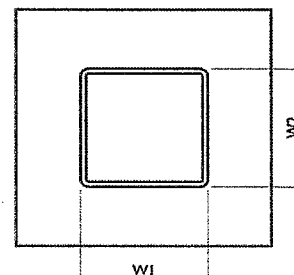
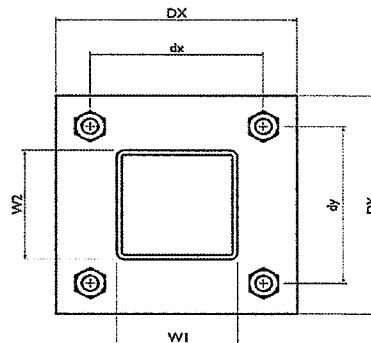
17.19

$\Phi * M_n$ (kip-in):

34.53

Plate Bending Utilization:

49.8%



VzW
SMART Tool®
Vendor

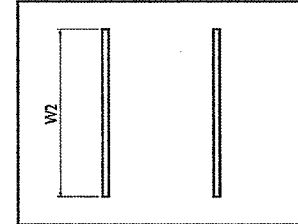
Client:	VERIZON WIRELESS	Date:	11/10/2025
Site Name:	DocPark_MCR_16TDN272800		
MDG #:	5000974975		
Fuze ID #:	17458794	Page:	2

Version 2.10

Tower Connection Weld Checks

Weld Shape:
Weld Stiffener Configuration:
Stiffener Notch Length, n (in):
Weld Size (1/16 in):
W1 (in):
W2 (in):
Weld Total Length (in):
 Z_x (in³/in):
 Z_y (in³/in):
 J_p (in⁴/in):
 c_x (in):
 c_y (in):
Required combined strength (kip/in):
Weld Capacity (kip/in):
Weld Utilization:

Yes
Two Vertical Fillet Welds
None
5
3.75
8.5
17.00
24.08
31.88
162.12
1.875
4.25
3.02
6.96
43.3%



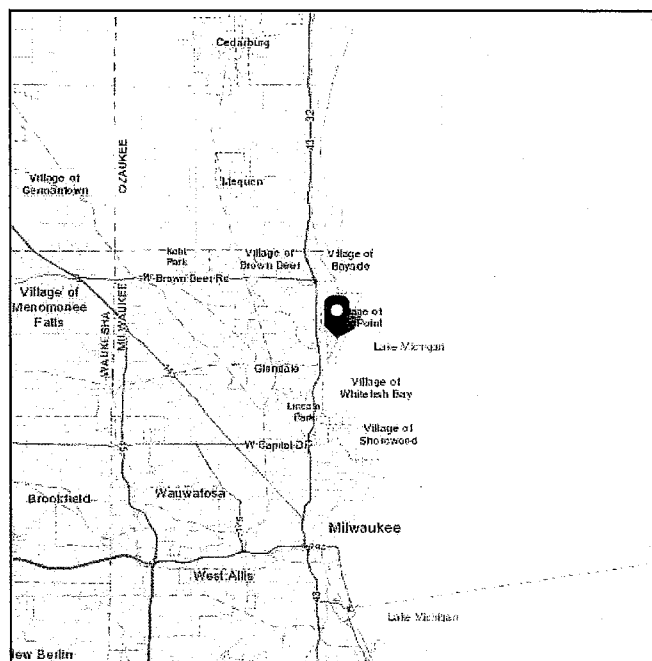
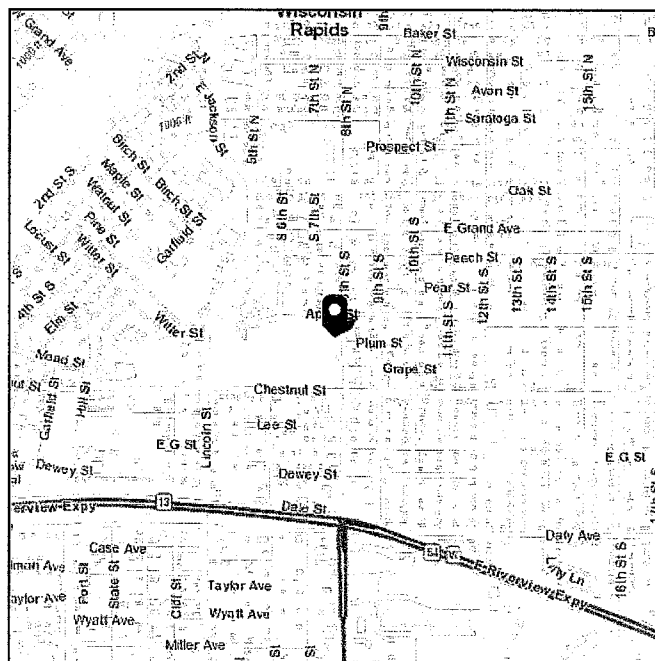


ASCE Hazards Report

Address:
No Address at This Location

Standard: ASCE/SEI 7-16
Risk Category: II
Soil Class: D - Default (see
Section 11.4.3)

Latitude: 43.146013
Longitude: -87.901361
Elevation: 700.6797113620388 ft
(NAVD 88)



Wind

Results:

Wind Speed	106 Vmph
10-year MRI	73 Vmph
25-year MRI	80 Vmph
50-year MRI	85 Vmph
100-year MRI	91 Vmph

Data Source: ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2

Date Accessed: Thu Sep 11 2025

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

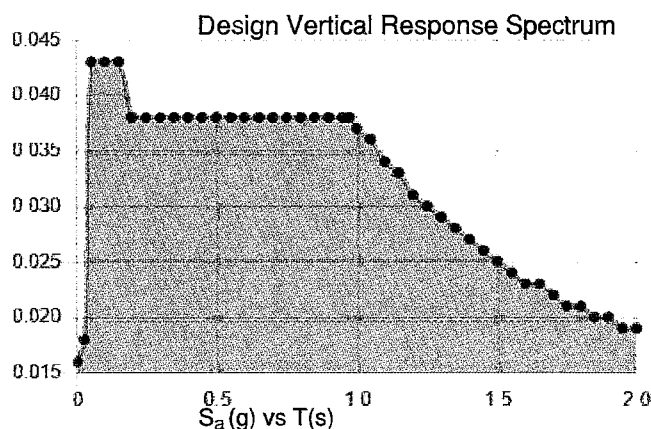
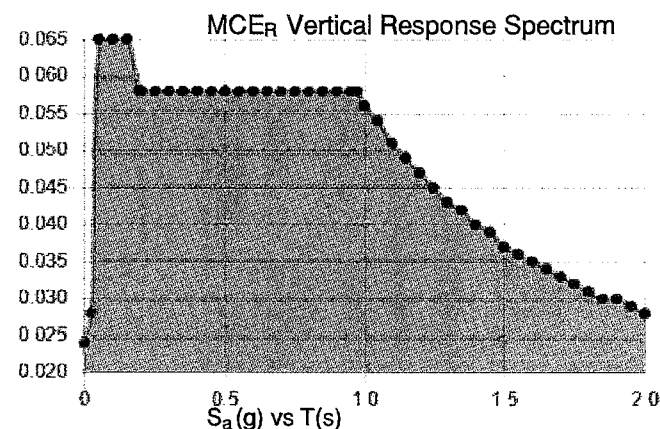
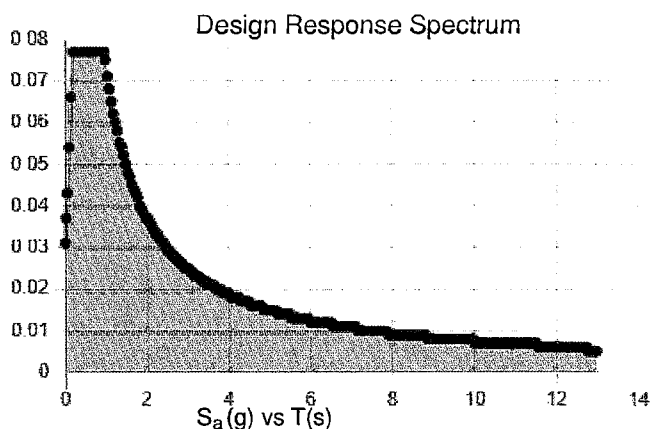
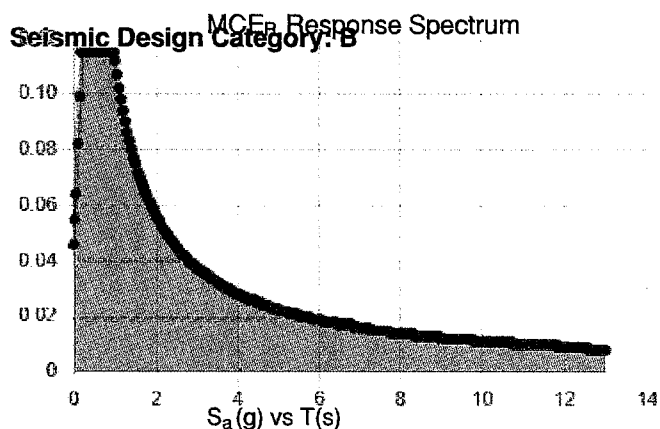
Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.



Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_s :	0.072	S_{D1} :	0.075
S_1 :	0.047	T_L :	12
F_a :	1.6	PGA :	0.035
F_v :	2.4	PGA _M :	0.056
S_{MS} :	0.115	F_{PGA} :	1.6
S_{M1} :	0.112	I_e :	1
S_{DS} :	0.077	C_v :	0.7



Data Accessed: Thu Sep 11 2025

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-16 and ASCE/SEI 7-16 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-16 Ch. 21 are available from USGS.



Ice

Results:

Ice Thickness: 1.50 in.
Concurrent Temperature: -5 F
Gust Speed 40 mph

Data Source: Standard ASCE/SEI 7-16, Figs. 10-2 through 10-8

Date Accessed: Thu Sep 11 2025

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 500-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE Hazard Tool.

CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS

VZW SITE NAME
DOCPARK_MCR

MDG LOCATION #
5000974975

FUZE PROJECT #
17458794

119' MONOPOLE

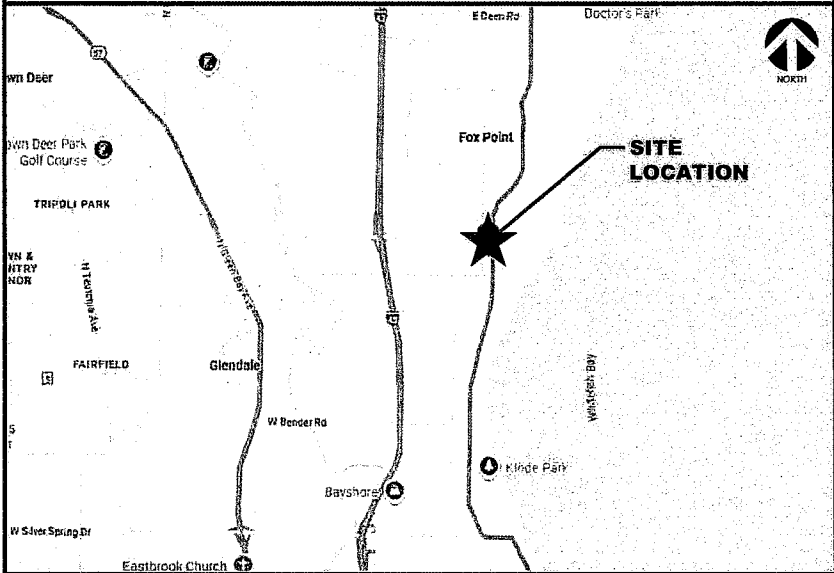
ADDRESS
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI
53217

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



Certification & Seal:

VICINITY MAP:



PROJECT INFORMATION:

SITE ADDRESS:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SITE COORDINATES:
LATITUDE: 43° 08' 45.4" N (43.145944°N)
LONGITUDE: 87° 54' 4.9" W (-87.901361°W)

PARCEL OWNER:
VILLAGE OF FOX POINT

LESSOR:
HARMONI TOWERS

LESSEE:
VERIZON WIRELESS
1701 GOLF ROAD, TOWER 2, SUITE 400
ROLLING MEADOWS, IL 60008
CONTACT: OCTAVIO HERRERA
EMAIL: octavio.herrera@Verizonwireless.com
PHONE: (847) 619-4142

A&E FIRM
RAMAKER
1955 ATWOOD AVE, SUITE 202
MADISON, WI 53704
CONTACT: JOSH OPSETH
EMAIL: jopseth@ramaker.com
PHONE: (608) 643-4100

FIBER PROVIDER
XXXXXX
PHONE: (800) XXX-XXXX

ELECTRIC PROVIDER
XXXXXX
PHONE: (800) XXX-XXXX

APPROVALS:

CONSTRUCTION MANAGER:	
LANDLORD:	

SHEET INDEX

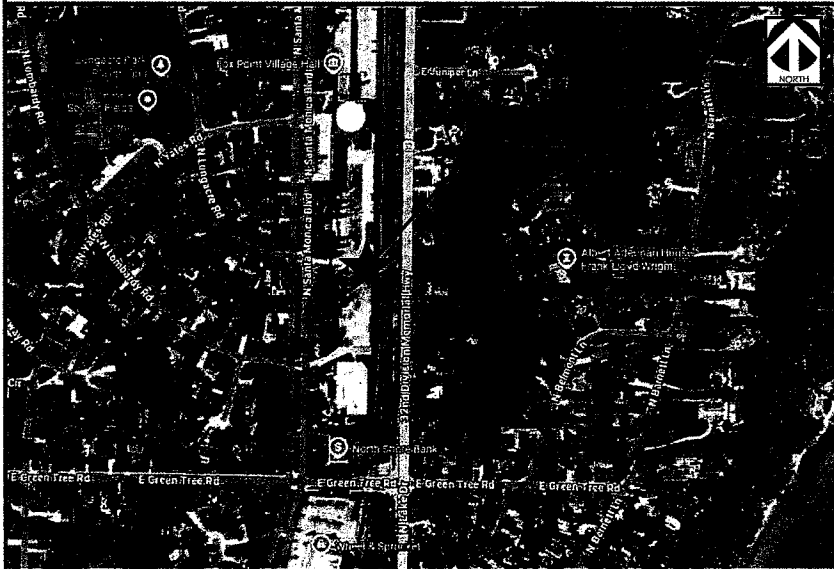
SHEET NUMBER	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	GENERAL NOTES
B-1	EQUIPMENT PAD PLAN & NOTES
B-2	EQUIPMENT PAD ELEVATIONS
B-3	EQUIPMENT FOUNDATION
B-4	GENERATOR FOUNDATION
ANT-1	SITE ELEVATION
ANT-2	ANTENNA INFORMATION
ANT-2A	ANTENNA INFORMATION
ANT-3	ANTENNA INFORMATION
ANT-3A	ANTENNA INFORMATION
ANT-3B	ANTENNA SECTOR FRAME
ANT-4	SITE DETAILS
E-1	UTILITY ROUTING PLAN
E-1A	UTILITY RISER DIAGRAMS
E-1B	GENERATOR UTILITY ROUTING PLAN
E-1C	GENERATOR SINGLE LINE DIAGRAM & ALARM WIRING
E-1D	VAULT SPEC. SHEET
E-1E	FIBER CABINET SPEC SHEET
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL AND GROUNDING NOTES
E-4	SITE GROUNDING PLAN
E-5	GROUNDING DETAILS
E-6	GROUNDING & ELECTRICAL DETAILS
EX-1 & 2	GENERATOR CUT-SHEET
EX-3	INTEGRATED LOAD CENTER

ATTACHMENTS

1 OF 3, 2 OF 3,
& 3 OF 3

SURVEY

AERIAL MAP:



SCOPE OF WORK:

- (12) PROPOSED PANEL ANTENNAS WITH (1) PROPOSED ANTENNA PLATFORM
- (3) PROPOSED TOP OF TOWER RRHs
- (3) PROPOSED TOP OF TOWER OVP BOX WITH (3) ALARMS
- PROPOSED 4'X11' EQUIPMENT CONCRETE PAD WITH ICE BRIDGE CANOPY
- (2) PROPOSED EQUIPMENT CABINETS
- PROPOSED 4'-0"X10' GENERATOR CONCRETE PAD
- (1) PROPOSED GENERATOR
- (1) PROPOSED 6' UTILITY STAND WITH ICE BRIDGE CANOPY
- (3) PROPOSED OVP BOX AT 6' UTILITY STAND
- (1) PROPOSED ILC CABINET
- (1) PROPOSED CHARLES CUBE
- (1) PROPOSED CONTACT ALARM BOX
- (3) PROPOSED 1.58" HYBRID CABLES WITH ICE BRIDGE
- INSTALL POWER AND FIBER FROM EXISTING SOURCES

CODE COMPLIANCE:

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2021 INTERNATIONAL BUILDING CODE
2. 2021 INTERNATIONAL MECHANICAL CODE
3. ANSI/TIA-222 STRUCTURAL STANDARD
4. NFPA 780 - LIGHTNING PROTECTION CODE
5. 2017 NATIONAL ELECTRICAL CODE



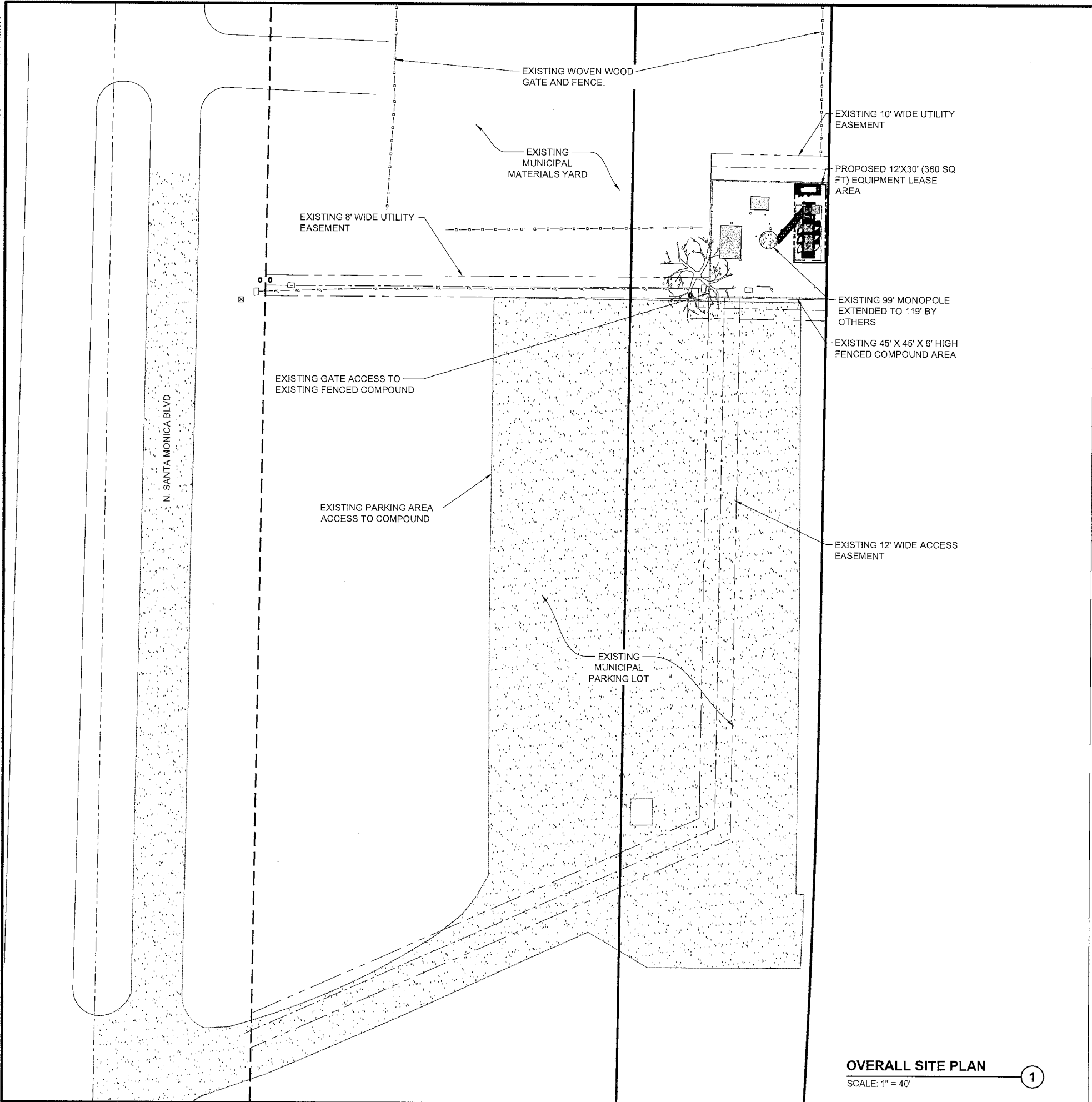
DOCPARK_MCR
5000974975

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
TITLE SHEET

SCALE: NONE

PROJECT NUMBER 62656
SHEET NUMBER T-1



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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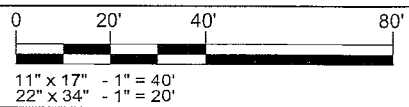
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MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED
ISSUE PHASE	PRELIMINARY	DATE ISSUED 11/10/2025

PROJECT TITLE:
**DOCPARK_MCR
5000974975**

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
OVERALL SITE PLAN



PROJECT NUMBER 62656
SHEET NUMBER C-1



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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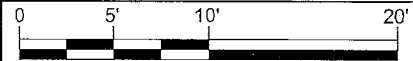
Certification # Seal:

MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED
ISSUE PHASE	PRELIMINARY	DATE ISSUED 11/10/2025

PROJECT TITLE:
**DOCPARK_MCR
5000974975**

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
ENLARGED SITE PLAN



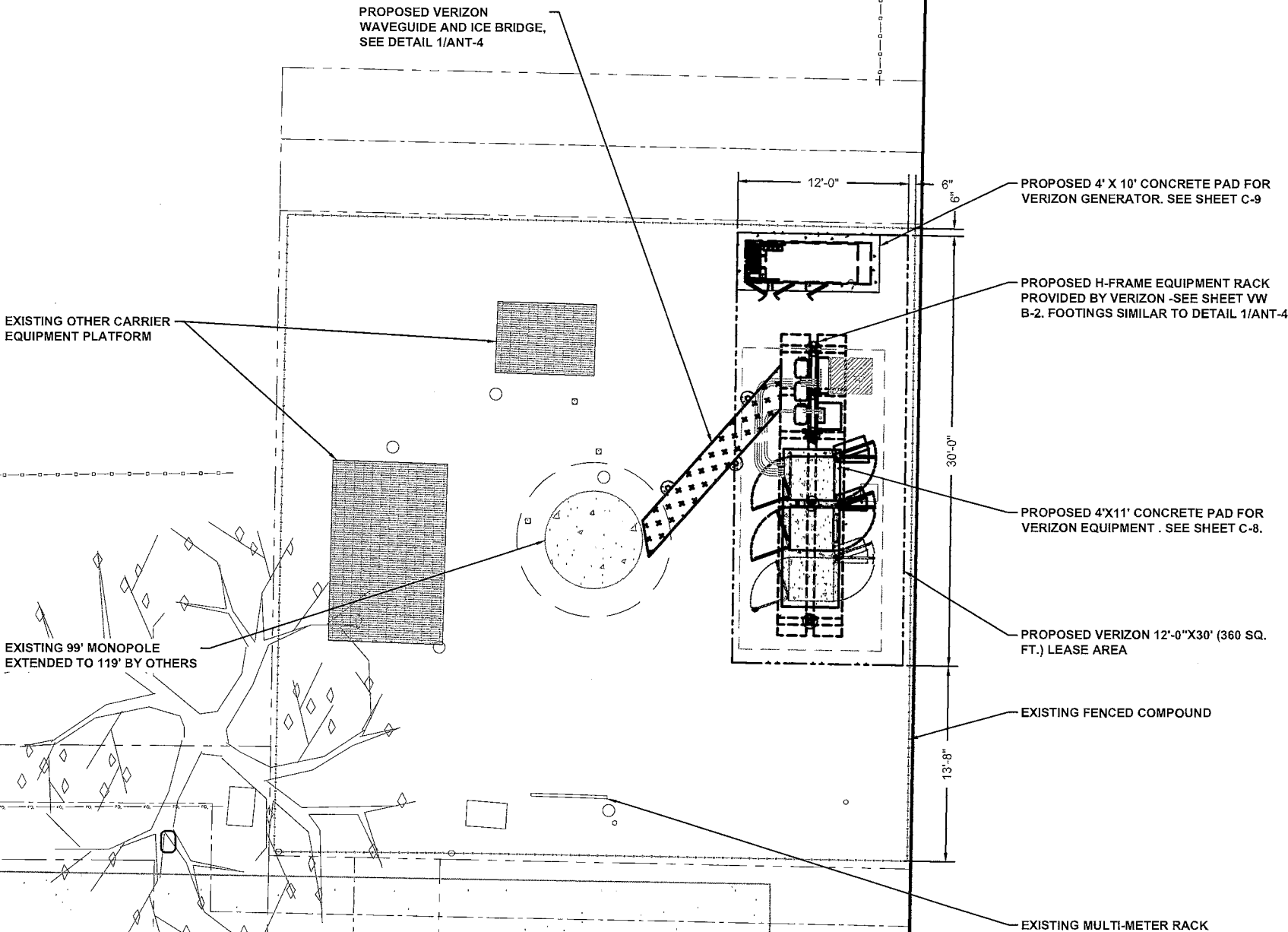
11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

PROJECT NUMBER	62656
SHEET NUMBER	C-2

ENLARGED SITE PLAN

SCALE: 1" = 10'

1



SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED IN THE PROJECT SPECIFICATIONS.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
13. ALL REMOVED SPOILS TO BE UTILIZED FOR BACKFILL SHALL BE PROTECTED FROM FREEZE

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER2 IN.
#5 AND SMALLER & WWF1 1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
SLAB AND WALL3/4 IN.
BEAMS AND COLUMNS1 1/2 IN.
5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES ON CONCRETE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD OR APPROVED EQUAL.
7. COLD WEATHER CONCRETING (BELOW 40°). SHALL COMPLY WITH ACI 301. CONTRACTOR SHALL NEVER PLACE CONCRETE ON FROZEN SUBGRADE AND REBAR TEMPERATURE SHALL NEVER BE BELLOW 32°F DURING CONCRETE PLACEMENT. STEEL TEMPERATURE CAN BE RAISED BY BATHING IT IN WATER UNTIL ICE DOES NOT FORM ON BARS. CONCRETE MATERIALS MAY BE HEATED, BUT MIX TEMPERATURE SHALL BE BETWEEN 50°F & 70°F AT TIME OF PLACING. ALL CONCRETE EXPOSED TO FREEZING DURING PLACEMENT OR DURING SERVICE LIFE SHALL BE AIR ENTRAINED. INSULATED BLANKETS (OR APPROVED EQUAL METHOD) SHALL BE PLACED OVER FRESHLY FINISHED CONCRETE TO ALLOW PROPER CURING/COMBAT FREEZING. THE CONCRETE TEMP. SHOULD BE MAINTAINED AT 50°F FOR FIVE (5) DAYS OR 70° FOR THREE (3) DAYS. CONCRETE SHALL NOT BE ALLOWED TO FREEZE BEFORE IT HAS REACHED A STRENGTH OF AT LEAST 500 PSI

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR - TO BE DETERMINED
SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
OWNER - CENTRAL STATES TOWERS
OEM - ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF CINGULAR GSM SITES."

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



RAMAKER

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Certification # Seal:

A	11/13/25	PRELIM CDs ISSUED
---	----------	-------------------

MARK	DATE	DESCRIPTION
------	------	-------------

ISSUE PHASE	PRELIMINARY	DATE ISSUED	11/10/2025
-------------	-------------	-------------	------------

PROJECT TITLE:

DOCPARK_MCR
5000974975

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:

GENERAL NOTES

SCALE: NONE

PROJECT NUMBER	62656
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SHEET NUMBER	C-3
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NOTE:
FOR MORE EQUIPMENT
INFORMATION SEE SHEET VW B-2



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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Certification & Seal:

MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED
ISSUE PHASE	PRELIMINARY	DATE ISSUED
		11/10/2025

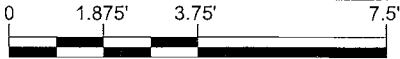
PROJECT TITLE:

DOCPARK MCR
5000974975

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

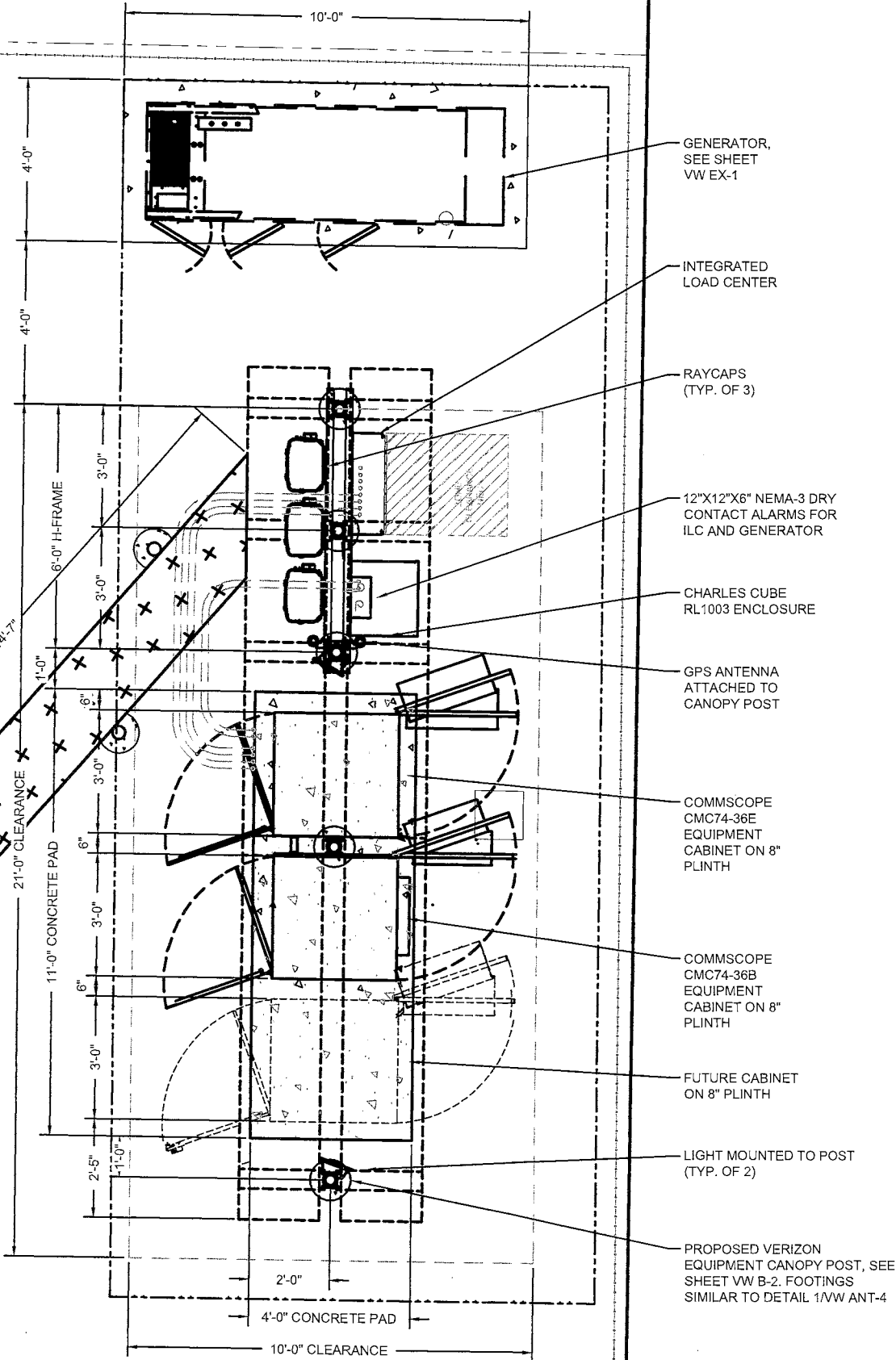
SHEET TITLE:

EQUIPMENT PAD PLAN &
NOTES



11" x 17" - 1" = 3.75'
22" x 34" - 1" = 1.875'

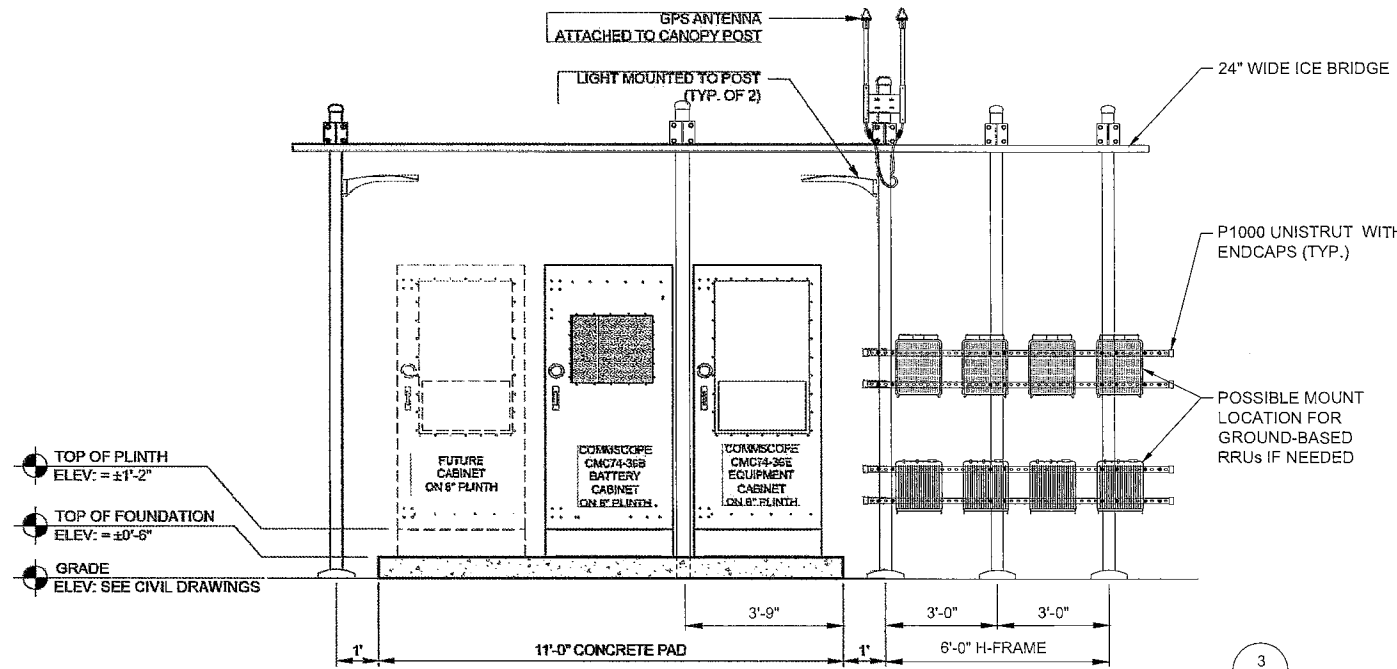
PROJECT NUMBER 62656
SHEET NUMBER B-1



EQUIPMENT PAD - LAYOUT PLAN

SCALE: 1" = 3.75'

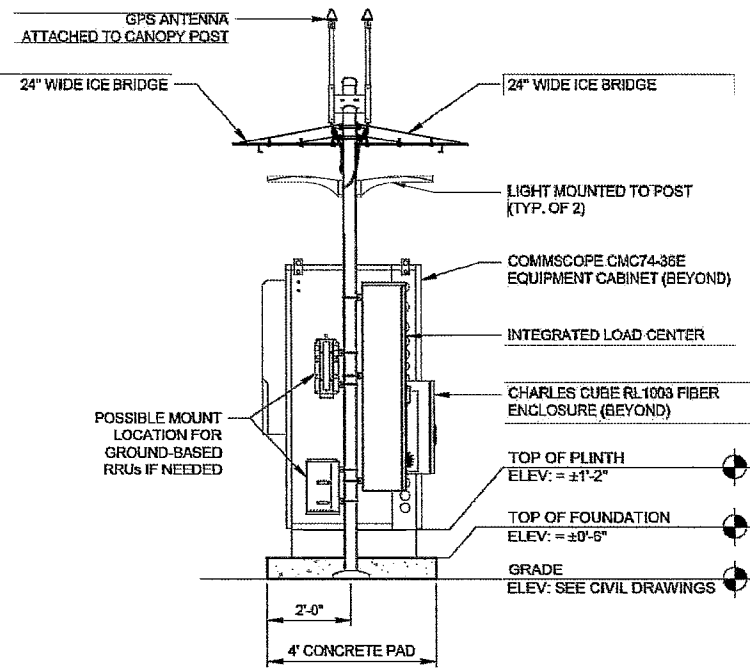
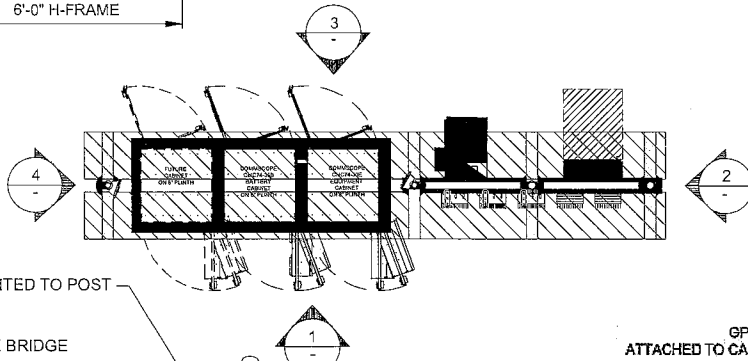
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EQUIPMENT PAD ELEVATION

SCALE: NTS

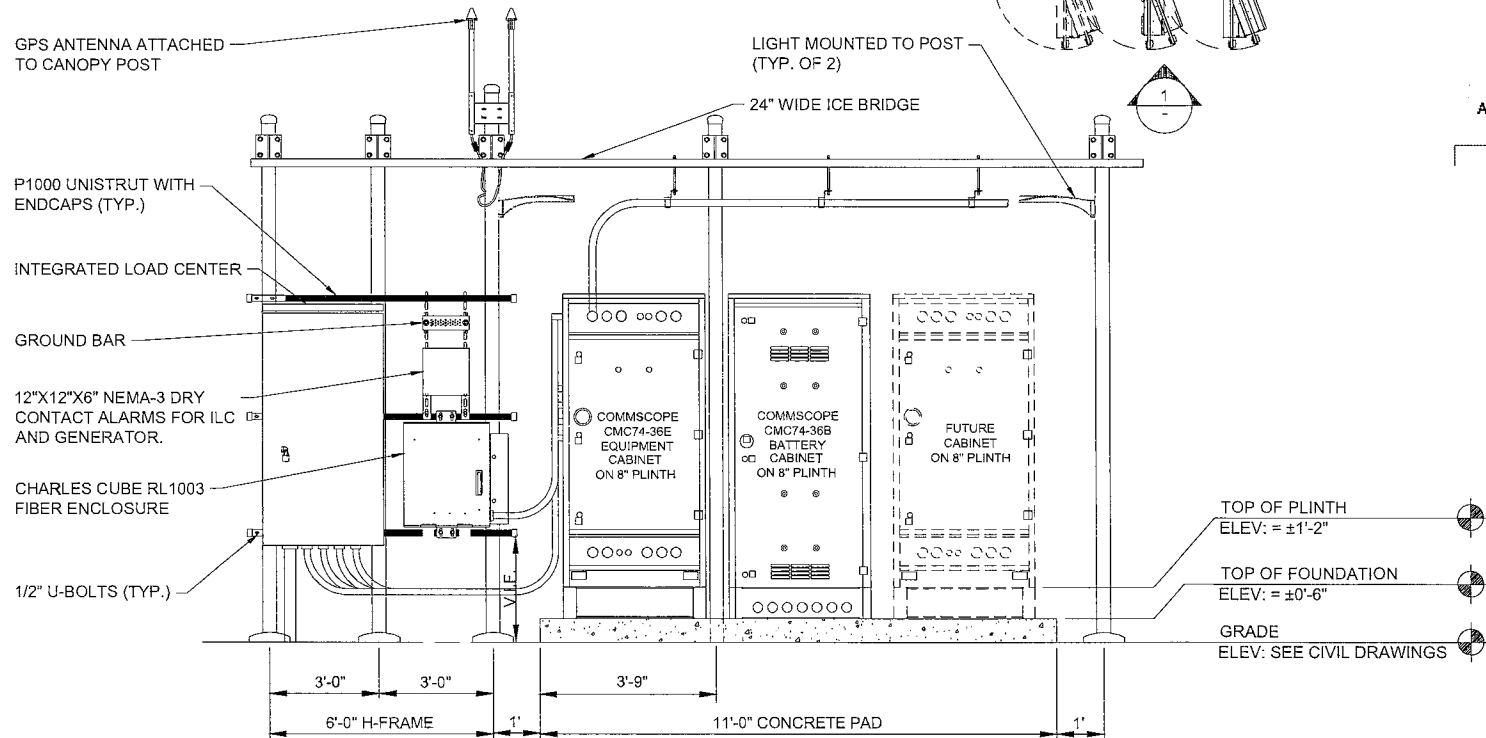
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EQUIPMENT PAD ELEVATION

SCALE: NTS

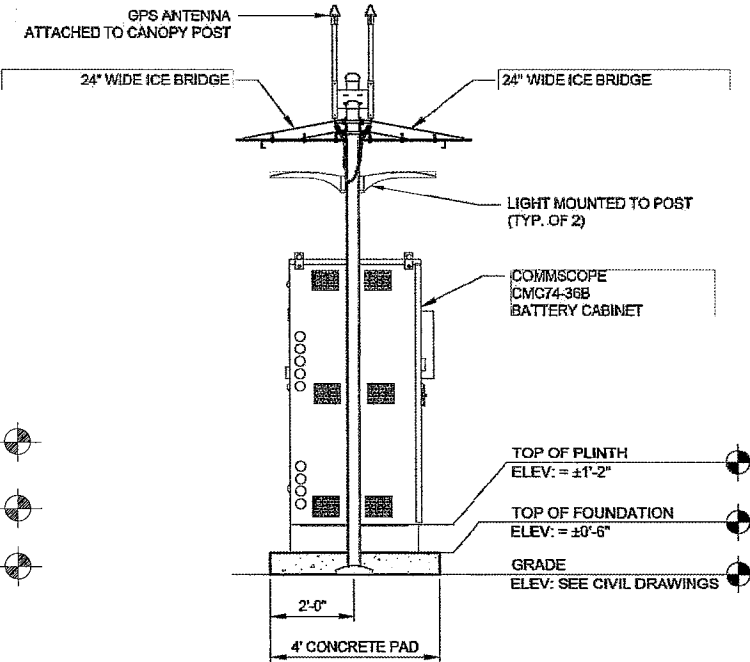
2



EQUIPMENT PAD ELEVATION

SCALE: NTS

3



EQUIPMENT PAD ELEVATION

SCALE: NTS

4

NOTE: FOR REFERENCE ONLY

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



Certification & Seal:

MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED
ISSUE PHASE	PRELIMINARY	DATE ISSUED 11/10/2025

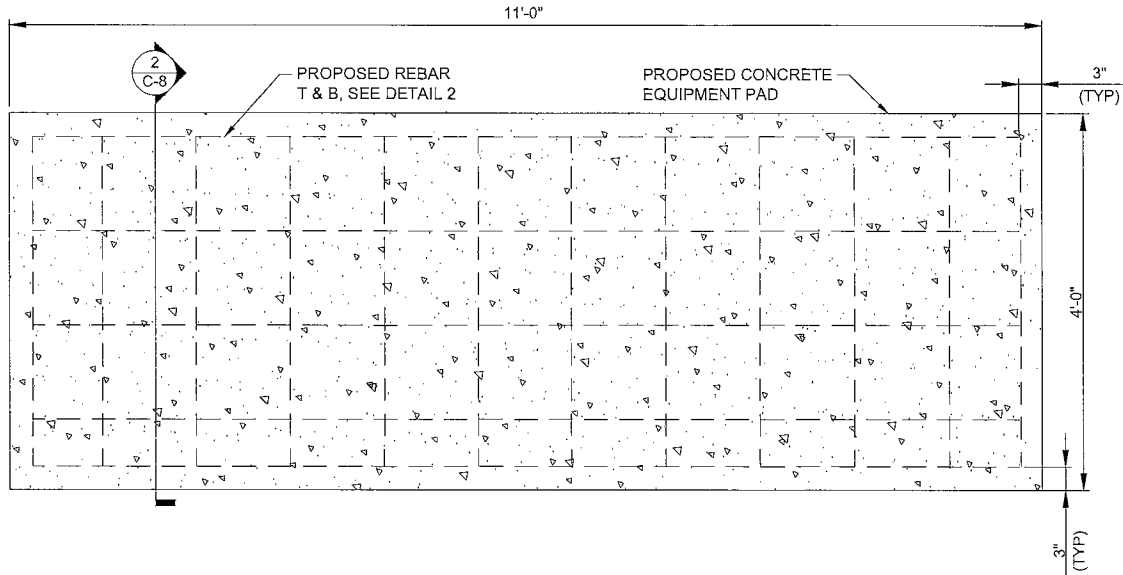
PROJECT TITLE:
**DOCPARK_MCR
5000974975**

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
EQUIPMENT PAD ELEVATIONS

SCALE: NONE

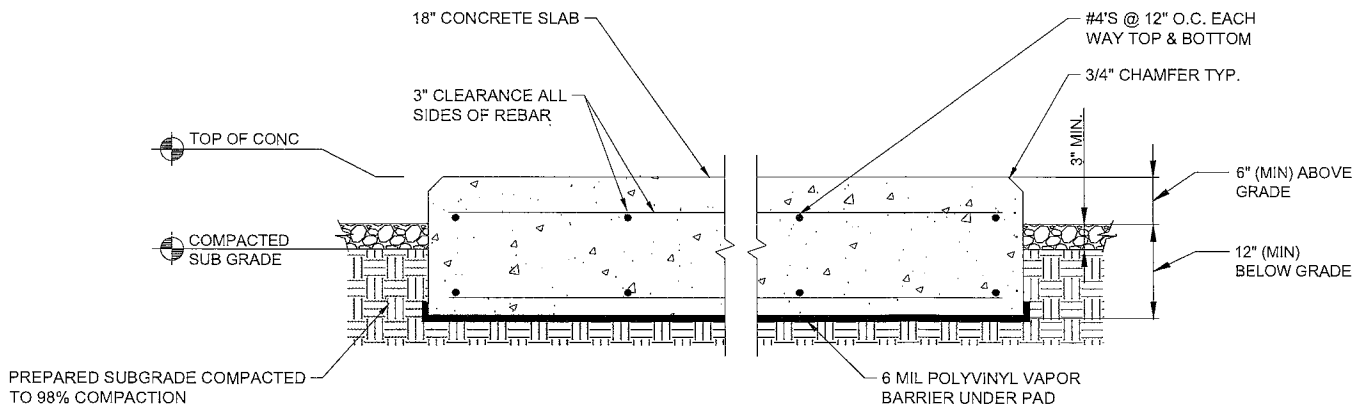
PROJECT NUMBER 62656
SHEET NUMBER B-2



EQUIPMENT SLAB DETAIL

SCALE: NTS

1



NOTES:

1. SLAB TO BE LEVEL ($\pm$) 1/4".
3. FOUNDATION SHALL HAVE A MINIMUM 6" PROJECTION ABOVE GRADE.
4. CONCRETE STRENGTH SHALL BE A MINIMUM OF 4000 PSI @ 28 DAYS.

EQUIPMENT PAD DETAIL

SCALE: NTS

2

CELLCO PARTNERSHIP
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Certification & Seal:

MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED

ISSUE PHASE	PRELIMINARY	DATE ISSUED	11/10/2025
----------------	-------------	----------------	------------

PROJECT TITLE:

DOCPARK_MCR
5000974975

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:

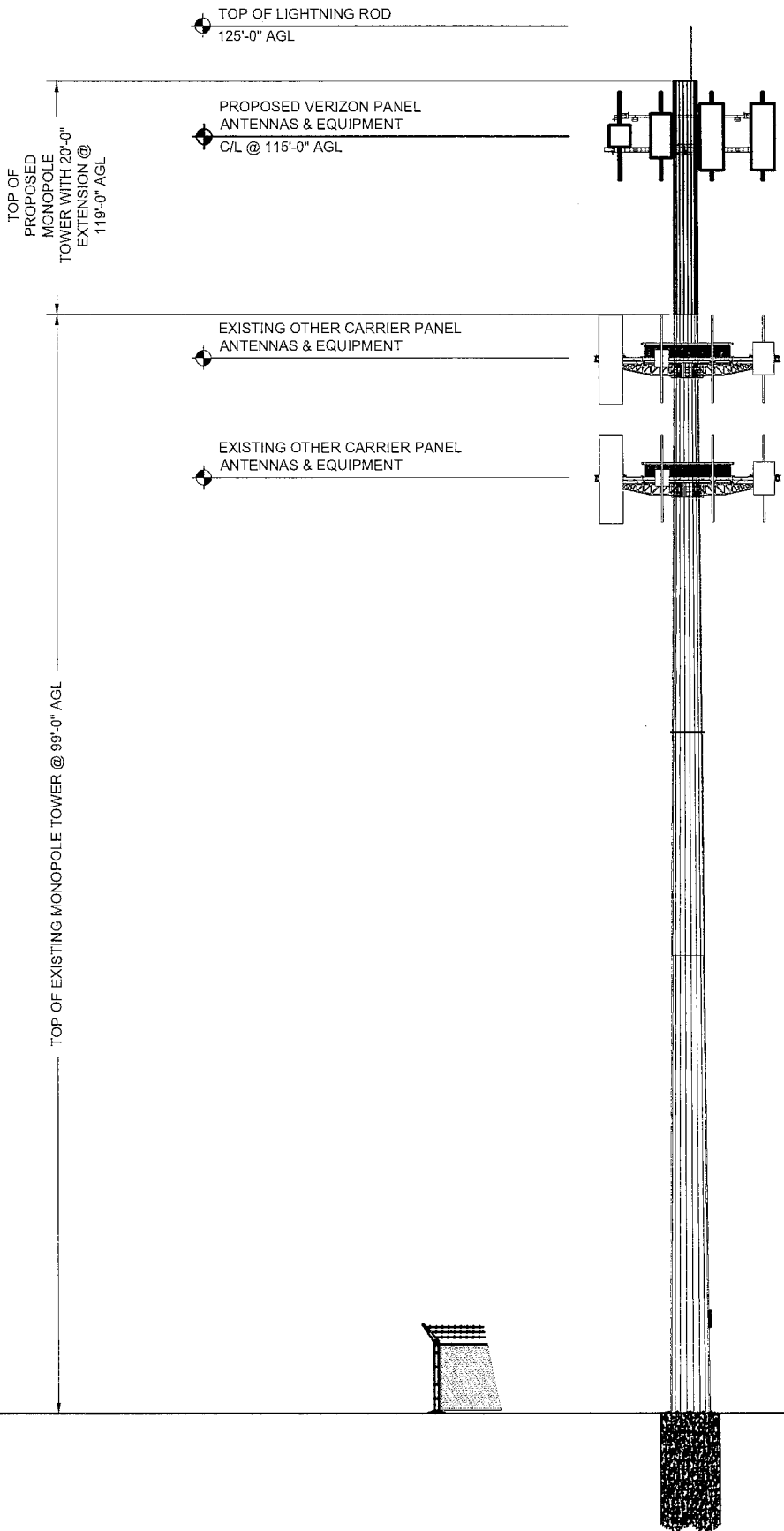
EQUIPMENT FOUNDATION

SCALE: NONE

PROJECT NUMBER	62656
SHEET NUMBER	B-3

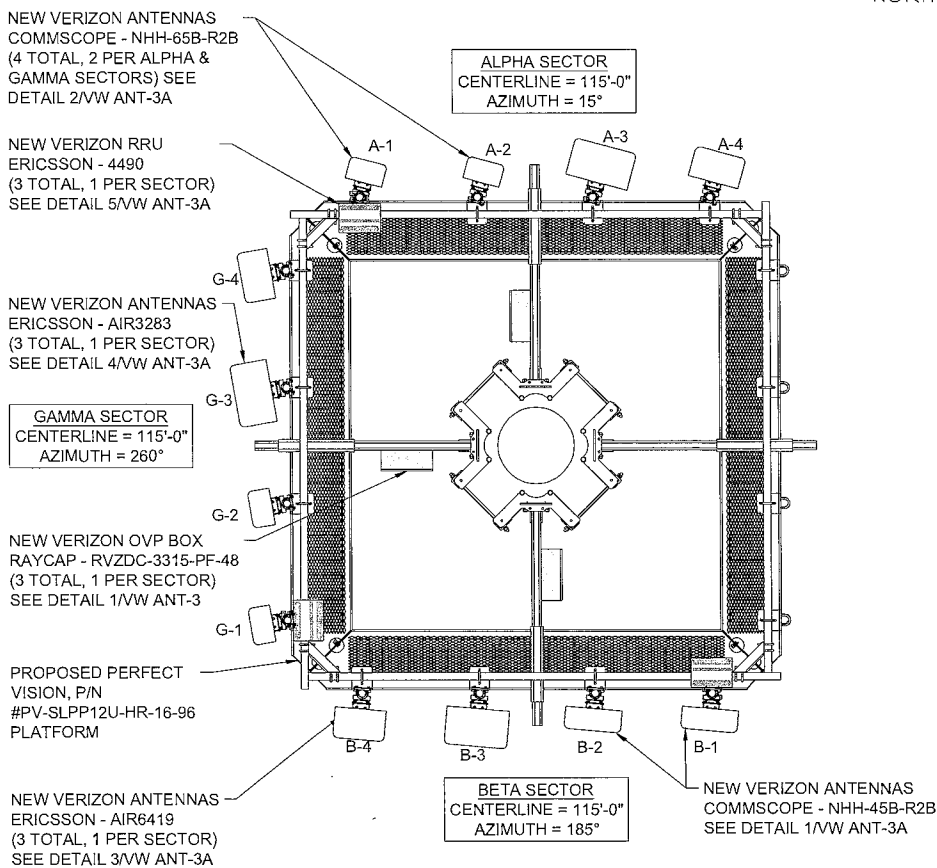


- | | |
|-------------------|-------|
| PROJECT
NUMBER | 62656 |
| SHEET
NUMBER | B-4 |



SITE ELEVATION
SCALE: 1" = 15'

1



PROPOSED ANTENNA LAYOUT
SCALE: 1" = 5'

2

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



Certification & Seal:

MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED
ISSUE PHASE	PRELIMINARY	DATE ISSUED 11/10/2025

PROJECT TITLE:
DOCPARK_MCR
5000974975
PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
SITE ELEVATION

SCALE:
AS NOTED

PROJECT NUMBER 62656
SHEET NUMBER ANT-1

Antenna Summary

Added													
700	1900	AWS	AWS3	CBAND	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
	LTE	LTE	5G		Ericsson	AIR3283	AIR 3283 B25 B66	115	117	15(A) 185(B) 260(C)	PHYSICAL	3	1900486642
				5G	Ericsson	AIR6419	AIR 6419 B77D Radio Unit	115	116.2	15(A) 185(B) 260(C)	PHYSICAL	3	1900483699
LTE					COMMSCOPE	NHH-65B-R2B	HEX PORT, AWS/PCS/700/850, 6 FT, 65 HBW,	115	118	15(A) 260(C)	PHYSICAL	4	1900056292
LTE					COMMSCOPE	NHH-45B-R2B	HEX PORT ANT, 45 DEGREE, 6 FT	115	118	185(B)	PHYSICAL	2	1900056291
Removed													
700	1900	AWS	AWS3	CBAND	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
No data available.													
Retained													
700	1900	AWS	AWS3	CBAND	Make	Atoll Model	Item Description	Centerline	Tip Height	Azimuth	Inst. Type	Quantity	Item ID
No data available.													

Added: 12 Removed: 0 Retained: 0

ANTENNA SUMMARY

SCALE: 1" = 5'

1

Equipment Summary

Added														
Equipment Type	Location	700	1900	AWS	AWS3	CBAND	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
RRU	Tower	LTE					ERICSSON INC	4490	DB Radio 4490HP B5+B13- Rem Radio Unit			PHYSICAL	3	1900483084
RRU	Tower					5G	ERICSSON INC	AIR6419_B77D	AIR 6419 B77D Radio Unit			PHYSICAL	0	1900483699
RRU	Tower		LTE	LTE	5G		ERICSSON INC	AIR3283 B25+B66	AIR 3283 B25 B66			PHYSICAL	0	1900486642
OVP Box	Tower						RAYCAP INC	RVZDC-3315-PF-48	TOWER TOP AND BASE POWER PROTECTION FIBE			PHYSICAL	3	1900422667
Alarm	Tower						RAYCAP INC	3315-ALM-RS485	RETROFIT FOR THE 60VP DIST BOX			PHYSICAL	3	1900070685
Hybrid Cable	Tower						HUBER & SUHNER INC	6X12 STD HYB (6AWG)_xxx FT W/GLAND			1-5/8 inch	PHYSICAL	3	
Removed														
Equipment Type	Location	700	1900	AWS	AWS3	CBAND	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
No data available.														
Retained														
Equipment Type	Location	700	1900	AWS	AWS3	CBAND	Make	Atoll Model	Item Description	Cable Length	Cable Size	Install Type	Quantity	Item ID
No data available.														

EQUIPMENT SUMMARY

SCALE: 1" = 5'

2

CELLCO PARTNERSHIP
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A	11/13/25	PRELIM CDs ISSUED
MARK	DATE	DESCRIPTION
ISSUE	DATE	DATE
PHASE	PRELIMINARY	ISSUED 11/10/2025

PROJECT TITLE:

DOCPARK_MCR
5000974975

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:

ANTENNA INFORMATION

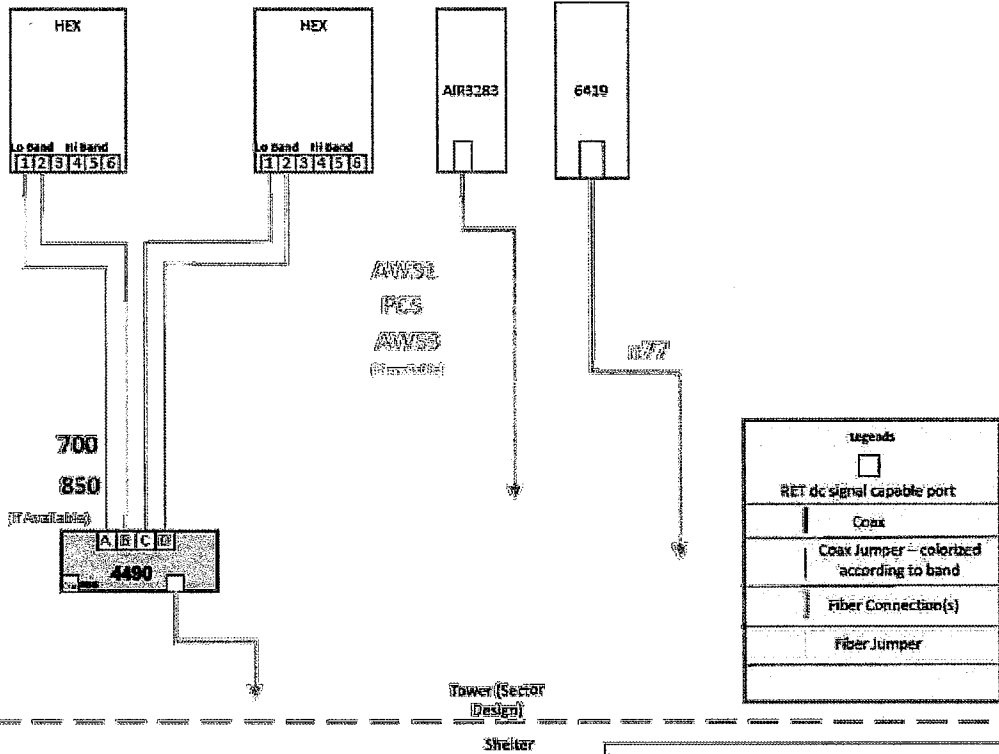
SCALE: NONE

PROJECT
NUMBER 62656
SHEET
NUMBER ANT-2

RF EMISSIONS REPORT REQUIRED

☐ YES ☒ NO

DATE OF REPORT: _____



- Notes:
- Antenna view is from the back of the antennas
 - Colors of connection are just for clarification
 - Follow RET cabling standard for non-Smart Bias-T Ants
 - Non-RF path elements like OVP/HITA Box and Hybrid cables not shown
 - Size of objects in drawing doesn't reflect equipment true dimension

CABLE DIAGRAM

SCALE: NTS

1

HYBRID LENGTH ESTIMATE

SECTOR	AT GROUND		AT STRUCTURE		TOTAL (±)
	HOR (±)	VER (±)	HOR (±)	RAYCAP CL (±)	
ALPHA	15'	10'	20'	115'	160'
BETA	15'	10'	20'	115'	160'
GAMMA	15'	10'	20'	115'	160'

NOTE TO RF, G.C. & IMPLEMENTATION:
RAYCAP CHART IS CURRENTLY BEING UPDATED BY VERIZON WIRELESS. PRIOR TO FINAL AND CONSTRUCTION, CHART TO BE INSERTED. GC TO NOTIFY VERIZON WIRELESS IF THIS NOTE IS STILL ON THE DRAWINGS PRIOR TO CONSTRUCTION.

Raycap Layout - Raycap Per Sector					
POWER					
3			6		
2			5		
1			4		
FIBER					
1	2	3	4	5	6
7	8	9	10	11	12

RAYCAP TABLE

SCALE: NTS

2

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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Certification # 5541

MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED
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PROJECT TITLE:

DOCPARK MCR
5000974975

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:

ANTENNA INFORMATION

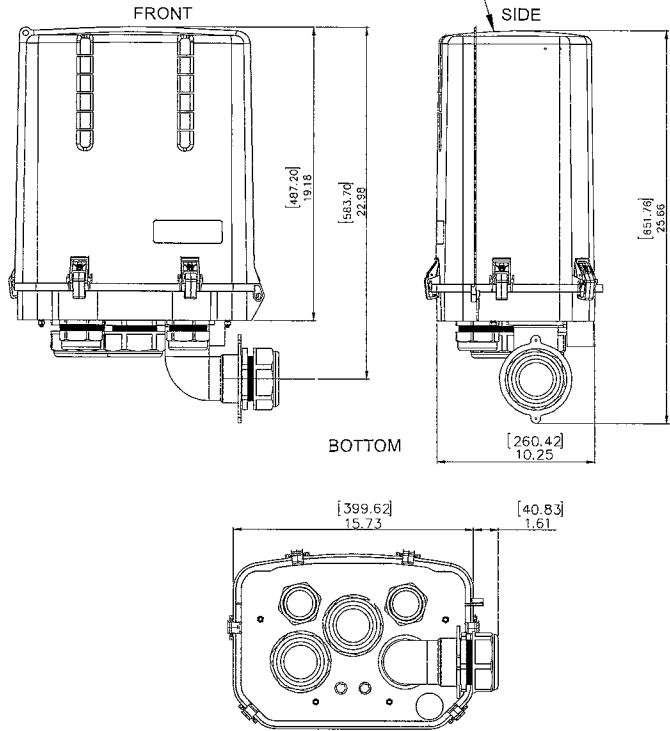
SCALE: NONE

PROJECT NUMBER	62656
SHEET NUMBER	ANT-2A

SPECIFICATIONS	DC SURGE PROTECTION FOR RRU/INTEGRATED ANTENNA RADIO HEAD
APPLICATION:	TOWER / BASE / ROOFTOP / ROOFTOP DISTRIBUTION MODELS
WEIGHT:	32LBS (14.51 KG)

[mm]
INCHES

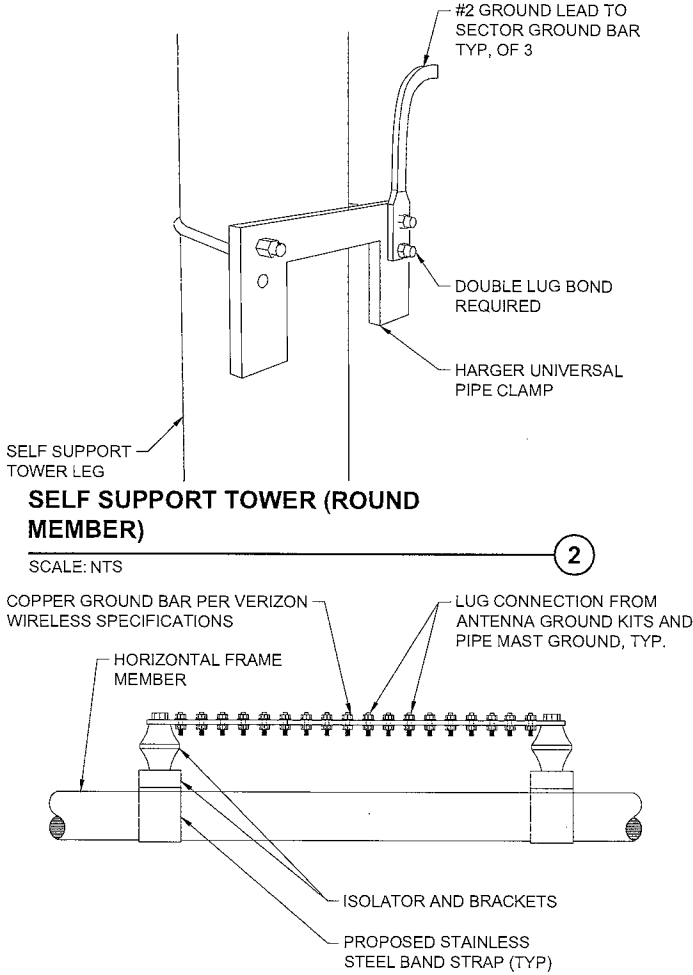
PROPOSED RAYCAP JUNCTION BOX
MODEL#
RVZDC-3315-PF-48



RAYCAP JUNCTION BOX DETAIL

SCALE: NTS

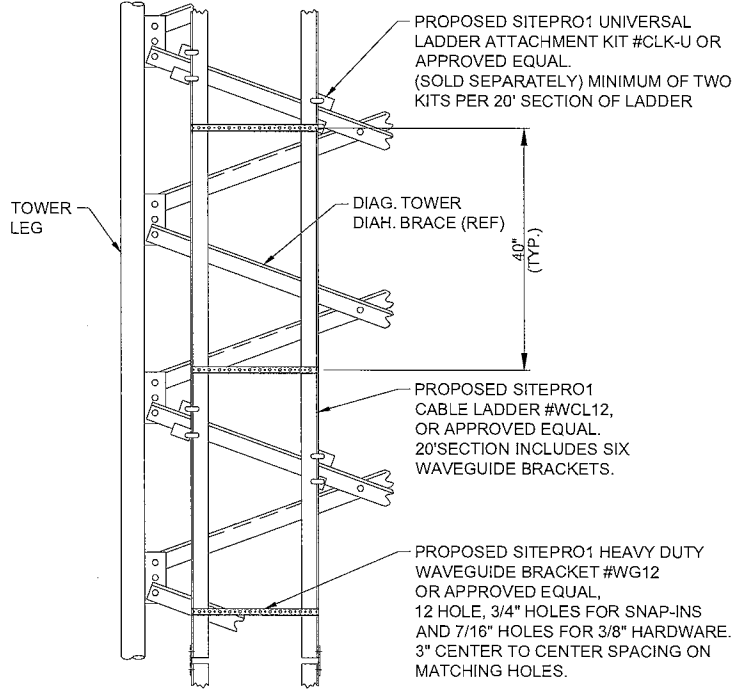
1



GROUND BAR AT SECTOR

SCALE: NTS

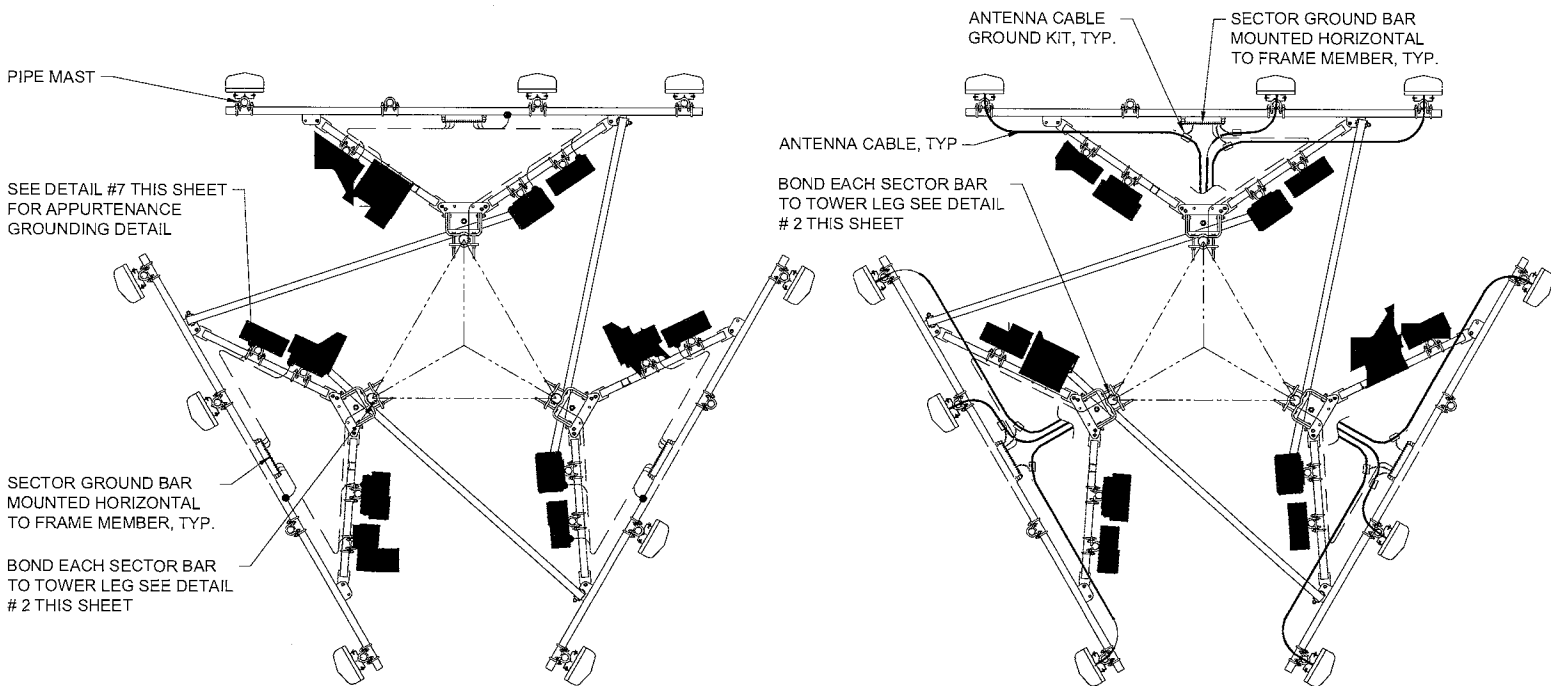
3



TRANSMISSION LINE HANGER

SCALE: NTS

4



EQUIPMENT GROUNDING AT ANTENNA ELEVATION

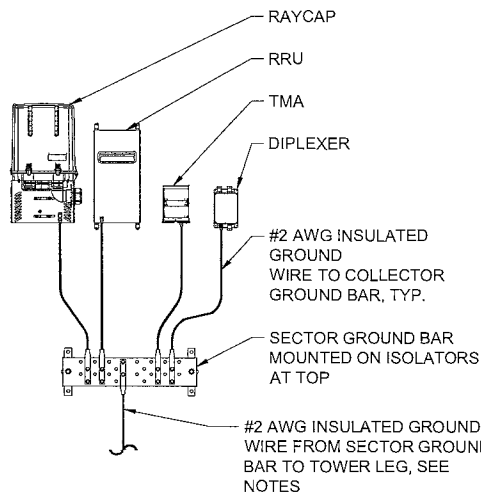
SCALE: NTS

5

ANTENNA CABLE GROUNDING AT ANTENNA ELEVATION

SCALE: NTS

6



THIS DETAIL IS CONCEPTUAL TO DEMONSTRATE GROUNDING AT THE ANTENNA LEVEL. VERIFY EQUIPMENT, MOUNTING FRAME, AND AZIMUTH WITH ANT-1 SHEET & ECR.

TYPICAL APPURTENANCE GROUNDING AT ANTENNA LEVEL

SCALE: NTS

7

APPROVED UL LISTED GROUND CLAMPS

APPLICATION	UL LISTED HARGER PART #
METAL FLANGE	213, 213T, 213TTP
PIPE MEMBER	CPC SERIES (SIZED TO FIT DIAMETER OF PIPE)
LARGER PIPE MEMBER	UPC SERIES (UNIVERSAL PIPE CLAMP) SIZED TO FIT DIAMETER OF PIPE
TO TOWER LEG	HARGER UNIVERSAL PIPE CLAMP

NOTES:

1. THE BOND BETWEEN THE SECTOR BAR AND THE TOWER IS TO BE MECHANICALLY BONDED TO TOWER LEG. THE MECHANICAL BOND IS TO BE A UL APPROVED MECHANICAL CONNECTION CLAMP.
2. GROUND CONNECTIONS MUST BE DOUBLE HOLE CONNECTION. SPECIAL EXCEPTION ONLY TO EQUIPMENT THAT WILL NOT ALLOW FOR A DOUBLE HOLE CONNECTION.

CELLCO PARTNERSHIP
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Certification # 5641

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A	11/13/25	PRELIM CDs ISSUED
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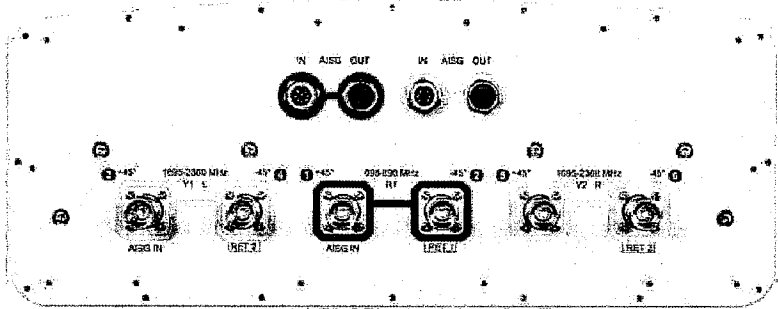
PROJECT TITLE:
**DOCPARK_MCR
5000974975**

PROJECT INFORMATION:
**7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY**

SHEET TITLE:
ANTENNA INFORMATION

SCALE: NONE

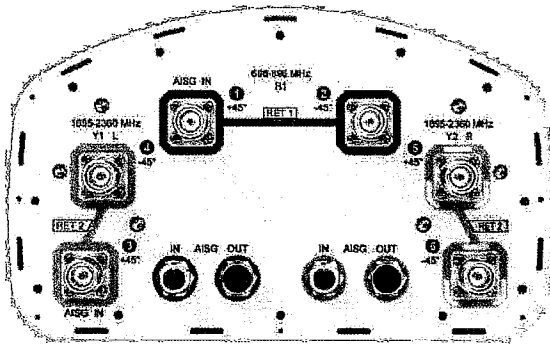
PROJECT NUMBER	62656
SHEET NUMBER	ANT-3



COMMSCOPE NHH-45B-R2B
DIMENSIONS (HXWXD):
72.008"X17.992"X7.008"
WEIGHT (LBS): 73.634

COMMSCOPE ANTENNA DETAIL
SCALE: NTS

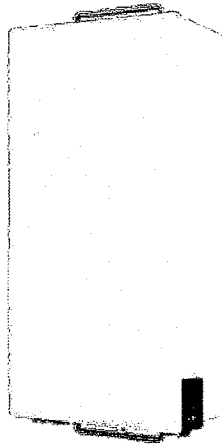
1



COMMSCOPE NHH-65B-R2B
DIMENSIONS (HXWXD):
71.969"X11.85"X7.087"
WEIGHT (LBS): 43.651

COMMSCOPE ANTENNA DETAIL
SCALE: NTS

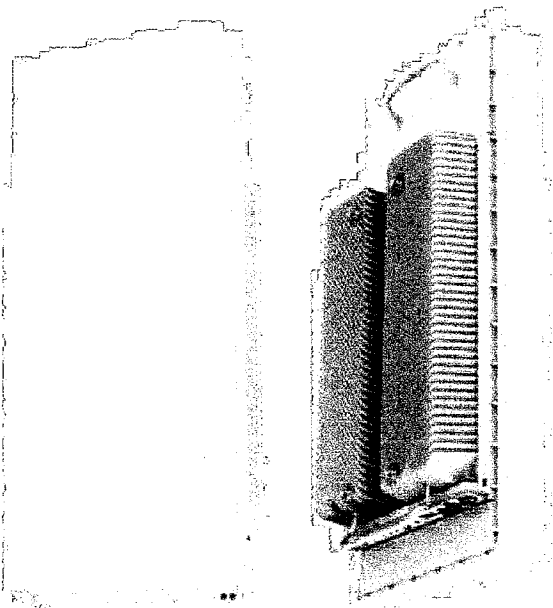
2



ERICSSON - AIR6419
DIMENSIONS (HXWXD):
31.3" X 16.1" X 9.8"
WEIGHT (LBS): 71.0

ERICSSON ANTENNA DETAIL
SCALE: NTS

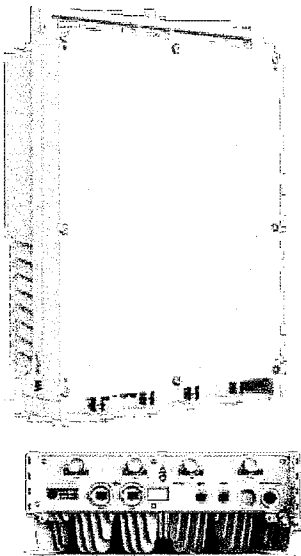
3



ERICSSON - AIR3283
DIMENSIONS (HXWXD):
47.2" X 20" X 12"
WEIGHT (LBS): 110.0

ERICSSON ANTENNA DETAIL
SCALE: NTS

4



ERICSSON RRUS 4490HP 44B5 44B13 C
DIMENSIONS, HXWXD: 20.6" X 15.7" X 7.0"
WEIGHT, WITHOUT
MOUNTING KIT: ~68.4 LBS (~31 KG)

ERICSSON 4490 RRU DETAIL
SCALE: NTS

5

NOT USED
SCALE: NTS

6

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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PHASE	PRELIMINARY	DATE ISSUED 11/10/2025

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7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

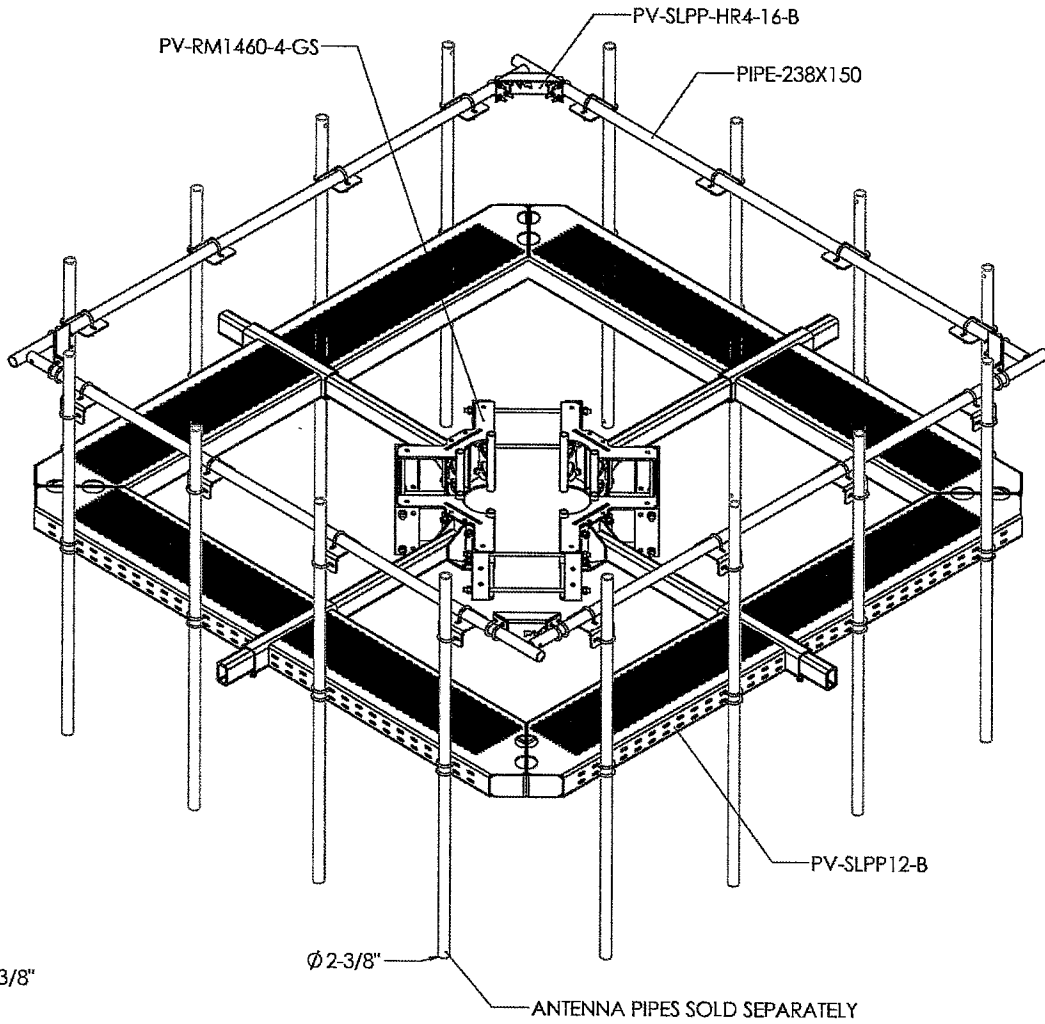
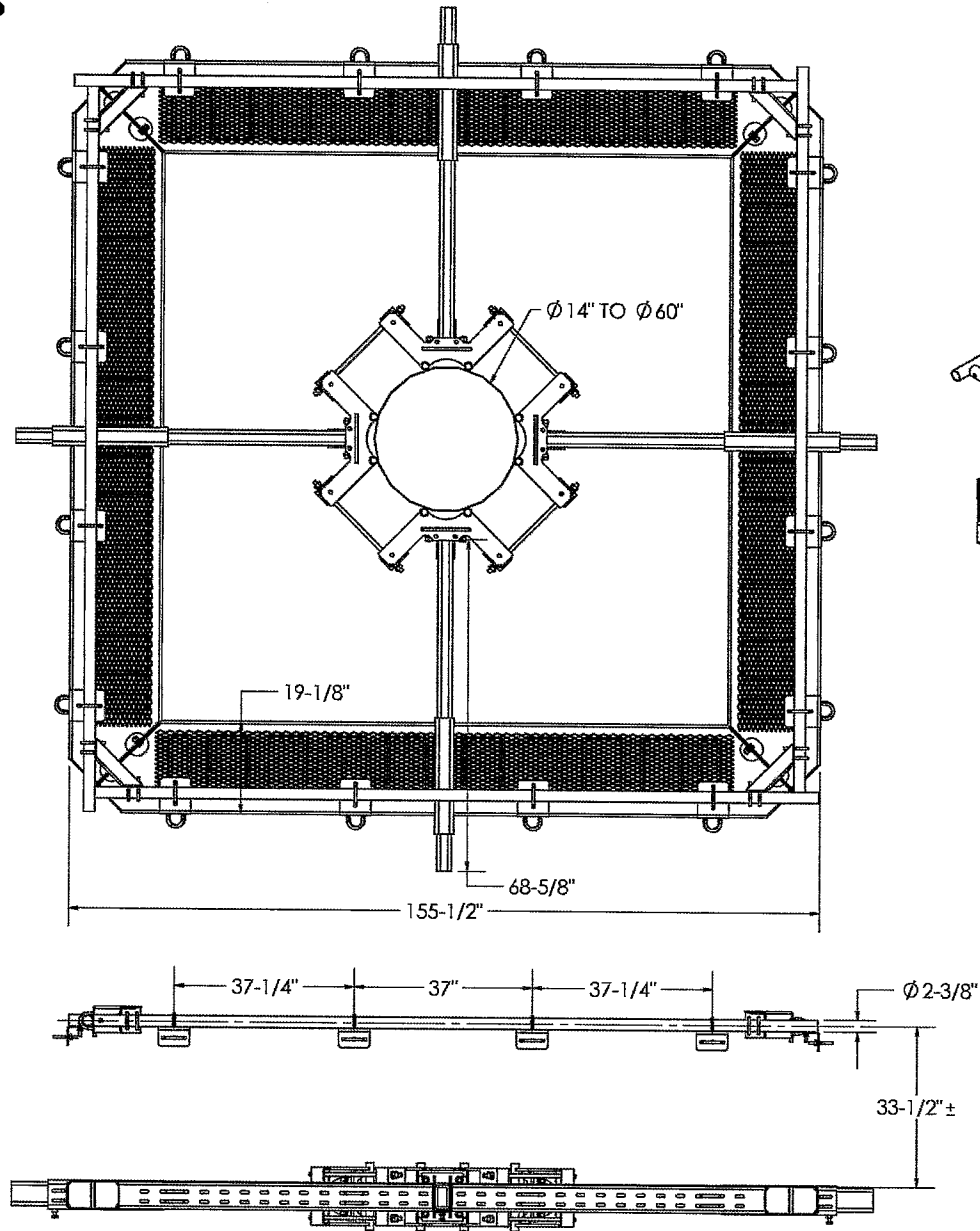
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ANTENNA INFORMATION

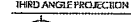
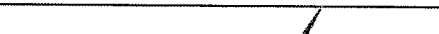
SCALE: NONE

PROJECT
NUMBER 62656
SHEET
NUMBER ANT-3A

PV-SLPP12U-HR-B-NS
ANT.56937

12' SQUARE MONOPOLE PLATFORM



SHEET 1 OF 4		THIRD ANGLE PROJECTION 		CATEGORY 02_Monopole		4							
				SERIES 02_Square		3							
12/20/2023		SCALE 1:30		TYPE PV-SLPP		2							
DIMENSIONS ARE IN INCHES TOLERANCES U.N.O. HOLES: +1/16", -1/32" ANGULAR: PROFILE ±1/4", BEND ±2° ALL OTHERS: ±1/16"				BY DJN		1				SQUARE PLATFORM			
				CHECKED SJS		0		INITIAL RELEASE		12/19/23		DOCUMENT NUMBER	
				STATUS APPROVED		REV		DESCRIPTION		DATE		SLPP-ENG-03-R0	
												REV 0	

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**DOCPARK_MCR
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PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
ANTENNA SECTOR FRAME

SCALE: NONE

PROJECT NUMBER 62656
SHEET NUMBER ANT-3B

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Checked BY: MJR
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CELLCO PARTNERSHIP
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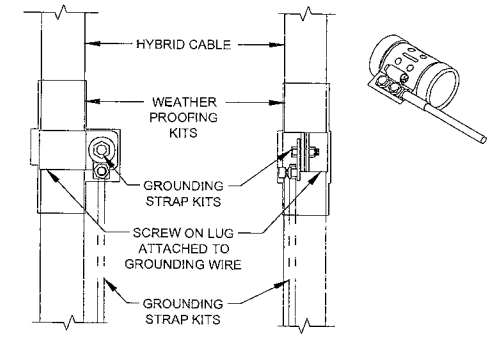
Certification # 52a:

ICE BRIDGE DETAIL

SCALE: NTS

1

- NOTES:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 - THIS DETAIL IS TYPICAL FOR EACH CABLE WHERE IT IS SPECIFIED TO BE GROUNDED.
 - CABLE TO BE GROUNDED AT ANTENNA LEVEL AND PRIOR TO ENTERING SHELTER ENTRY PANEL.
 - CABLE ALSO TO BE GROUNDED TO GROUND BAR AT TOWER BASE IF APPLICABLE.
 - USE ONLY TIN PLATED GROUNDING KITS.



COAX/ HYBRID GROUND KIT
DETAIL

SCALE: NTS

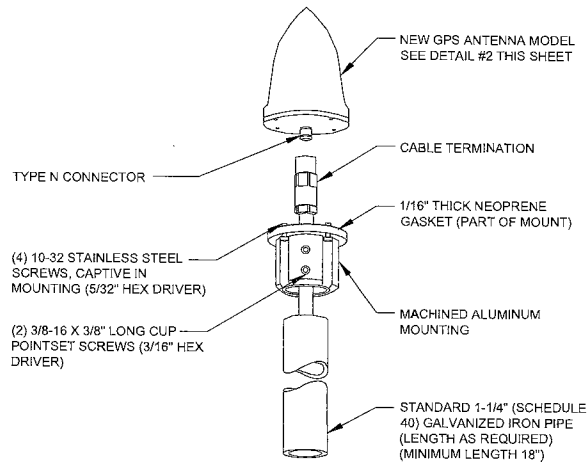
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NOT USED

SCALE: NTS

2

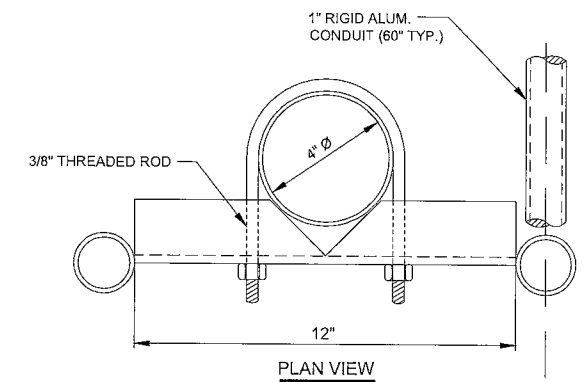
- NOTE:
- INSTALL EACH GPS ON THE CLOSEST ICE BRIDGE POSTS TO SHELTER (TYP. AT 2 LOCATIONS).



TYPICAL GPS DETAIL

SCALE: NTS

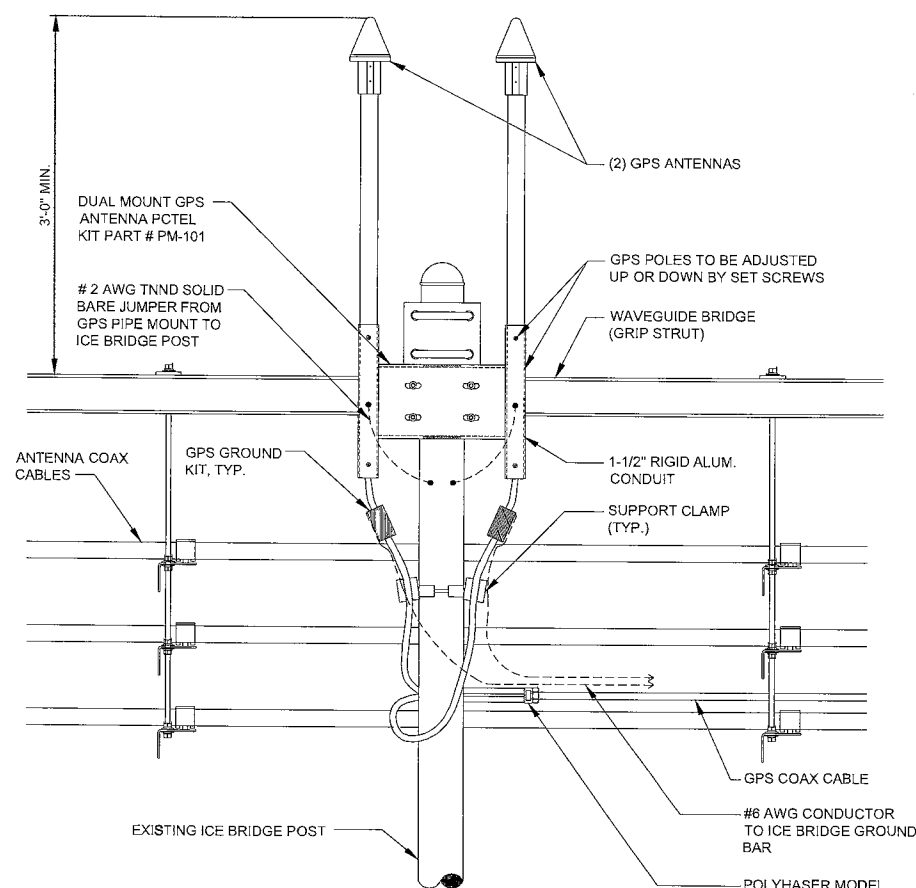
4



GPS MOUNTING DETAIL

SCALE: NTS

3



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VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

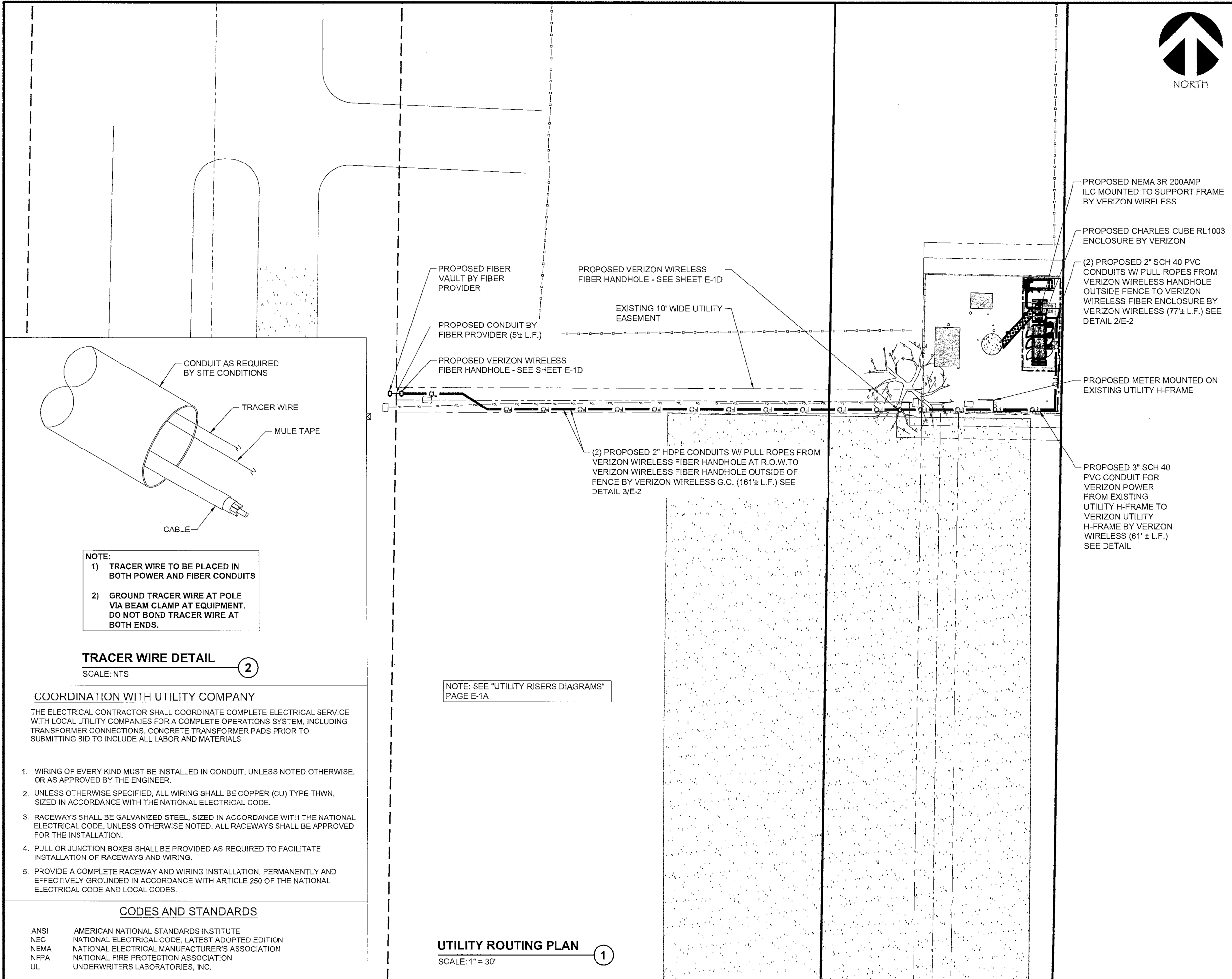
SHEET TITLE:

SITE DETAILS

SCALE: NONE

PROJECT NUMBER 62656
SHEET NUMBER ANT-4

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NOTE:
1) TRACER WIRE TO BE PLACED IN BOTH POWER AND FIBER CONDUITS
2) GROUND TRACER WIRE AT POLE VIA BEAM CLAMP AT EQUIPMENT. DO NOT BOND TRACER WIRE AT BOTH ENDS.

TRACER WIRE DETAIL
SCALE: NTS

COORDINATION WITH UTILITY COMPANY

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANIES FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.

CODES AND STANDARDS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
NEC	NATIONAL ELECTRICAL CODE, LATEST ADOPTED EDITION
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
UL	UNDERWRITERS LABORATORIES, INC.

UTILITY ROUTING PLAN
SCALE: 1" = 30'

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



RAMAKER
employee-owned
(608) 643-4100 www.ramaker.com

Certification # 564

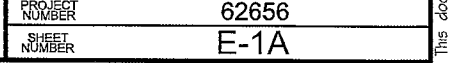
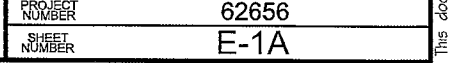
MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED
ISSUE PHASE	PRELIMINARY	DATE ISSUED 11/10/2025

PROJECT TITLE:
**DOCPARK_MCR
5000974975**

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
UTILITY ROUTING PLAN

0	15'	30'	60'
11" x 17"	- 1" = 30'		
22" x 34"	- 1" = 15'		
PROJECT NUMBER	62656		
SHEET NUMBER	E-1		



NOTES:

- 1) SEE DETAILS ON EXISTING GROUND GRID AND GENERATOR GROUND GRID FOR REQUIRED GROUNDING SYSTEM.
- 2) NEW AUTOMATIC TRANSFER SWITCH, INSTALLED AND WIRED BY E.C. CONNECT EXTERNAL GROUND LUG AND GROUNDING CONDUCTOR THAT WAS REMOVED FROM MANUAL TRANSFER SWITCH.
- 3) E.C. MUST LOCATE GROUND GRID INSTALLED FOR NEW EQUIPMENT PAD & PROVIDE THE ATTACHMENT OF THE GENERATOR GROUND TO THE EQUIPMENT GRID FOR SINGLE POINT GROUNDING.
- 4) E.C. TO EXTEND #2 TINNED SOLID COPPER GROUND CONDUCTORS FROM (2) LOCATIONS ON GENERATOR FRAME (SEE MANUFACTURERS RECOMMENDATIONS) PROVIDE GROUND LUGS ON GENERATOR AS REQUIRED. EXTEND #1/0 STRANDED GROUND CONDUCTOR AND CONNECT TO COPPER CLAD GROUND RODS VIA HEAVY DUTY EXOTHERMIC TERMINATIONS AND THEN EXTENDED AND ATTACH TO BUILDING GROUND GRID VIA EXOTHERMIC TERMINATIONS.
- 5) NEW GENERATOR FURNISHED BY LESSEE. INSTALLED AND WIRED BY E.C. DELIVERED AND SET BY CONTRACTOR.
- 6) E.C. MUST MONITOR DC POWER WHEN ON BATTERY BACK-UP DURING PORTIONS OF CONSTRUCTION. IF LEVEL FALLS BELOW RECOMMENDED LEVEL 2256 DC, E.C. MUST TURN ON THE MAIN POWER. THE CELL SITE CANNOT GO OFF LINE AT ANYTIME.



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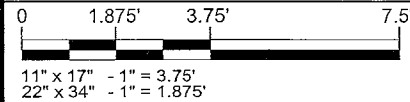
Certification # 561

MARK	DATE	DESCRIPTION
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ISSUE PHASE	PRELIMINARY	DATE ISSUED 11/10/2025

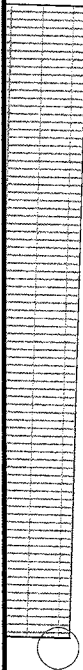
PROJECT TITLE:
**DOCPARK_MCR
5000974975**

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

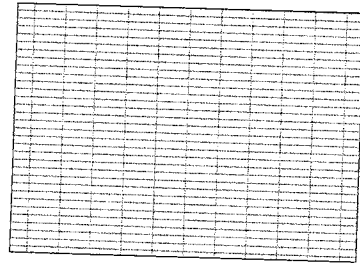
SHEET TITLE:
**GENERATOR UTILITY ROUTING
PLAN**



11" x 17" - 1" = 3.75'
22" x 34" - 1" = 1.875'
PROJECT NUMBER 62656
SHEET NUMBER E-1B



NOTE:
CONTRACTOR TO VERIFY ROUTES
WITH LOCAL UTILITY COMPANY
PRIOR TO INSTALLATION.



(4) 1" RIGID SCH 40
CONDUITS FROM ILC TO
EQUIPMENT CABINET

PROVIDE LB FOR (4) 1" CONDUITS AND
(2) 2" CONDUITS AT CABINET ENTRY

PROPOSED 4' X 10' CONCRETE PAD
FOR VERIZON GENERATOR. SEE
SHEET C-9.

CONDUIT STUB-UP AREA, SEE/COORDINATE
WITH MANUFACTURER'S SPECIFICATIONS

(2) BEKDEN CAT-5 CABLE FROM GENERATOR TO ILC IN 1"
HEAVY DUTY WALL CONDUIT. CABLES AND CONDUIT TO CONTINUE
FROM ILC TO EQUIPMENT CABINET. LEAVE 25' SPOOLED IN ALARM BOX

(3) #3/0 THHN/THWN & 1 #2 GREEN GROUND CONDUCTOR FROM
GENERATOR TO ILC IN 2-1/2" H.W. CONDUIT

(2) #12 THHN SOLID COPPER CONDUCTORS FROM GENERATOR
TO ATS IN 3/4" HEAVY WALL CONDUIT

(4) #12 THHN/THWN & 1 #12 GREEN GROUND
IN 1" H.W. CONDUIT FROM ILC TO GENERATOR

PROPOSED NEMA 3R 200 AMP ILC

PROPOSED CHARLES CUBE
RL1003 ENCLOSURE BY
VERIZON

(2) 2" RIGID SCH 40 UNDER GROUND
CONDUITS BETWEEN CHARLES CUBE FIBER
ENCLOSURE AND EQUIPMENT CABINET

NEW ELECTRIC CONDUIT FROM
DISCONNECT TO ILC FOR "NORMAL"
POWER MODE SEE
DETAIL 2 & SHEET E-1.

GENERATOR UTILITY ROUTING PLAN

SCALE: 1" = 3.75'

1

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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Certification # 5000

MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED
ISSUE	PRELIMINARY	DATE ISSUED 11/10/2025
PHASE		
PROJECT TITLE:		

DOCPARK_MCR
5000974975

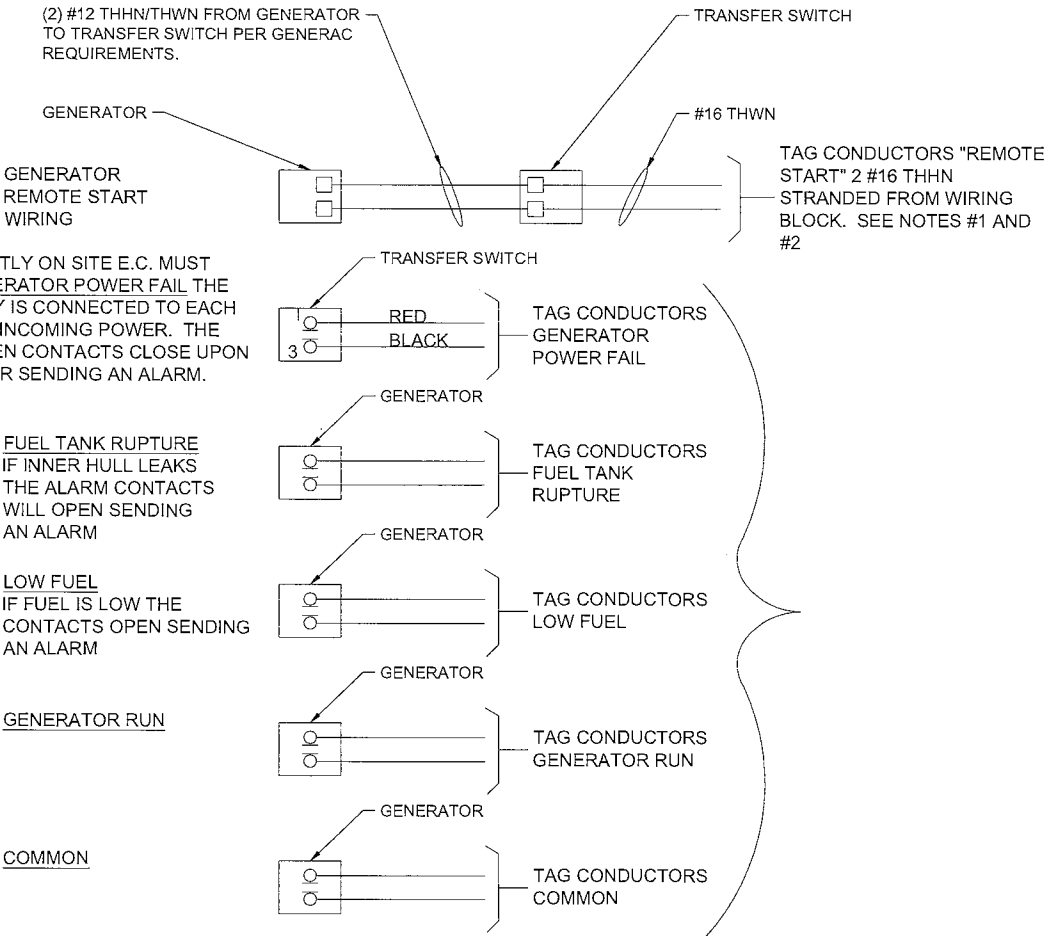
PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:

GENERATOR SINGLE LINE
DIAGRAM & ALARM WIRING

SCALE: NONE

PROJECT NUMBER 62656
SHEET NUMBER E-1C



ALARM WIRING

SCALE: NTS

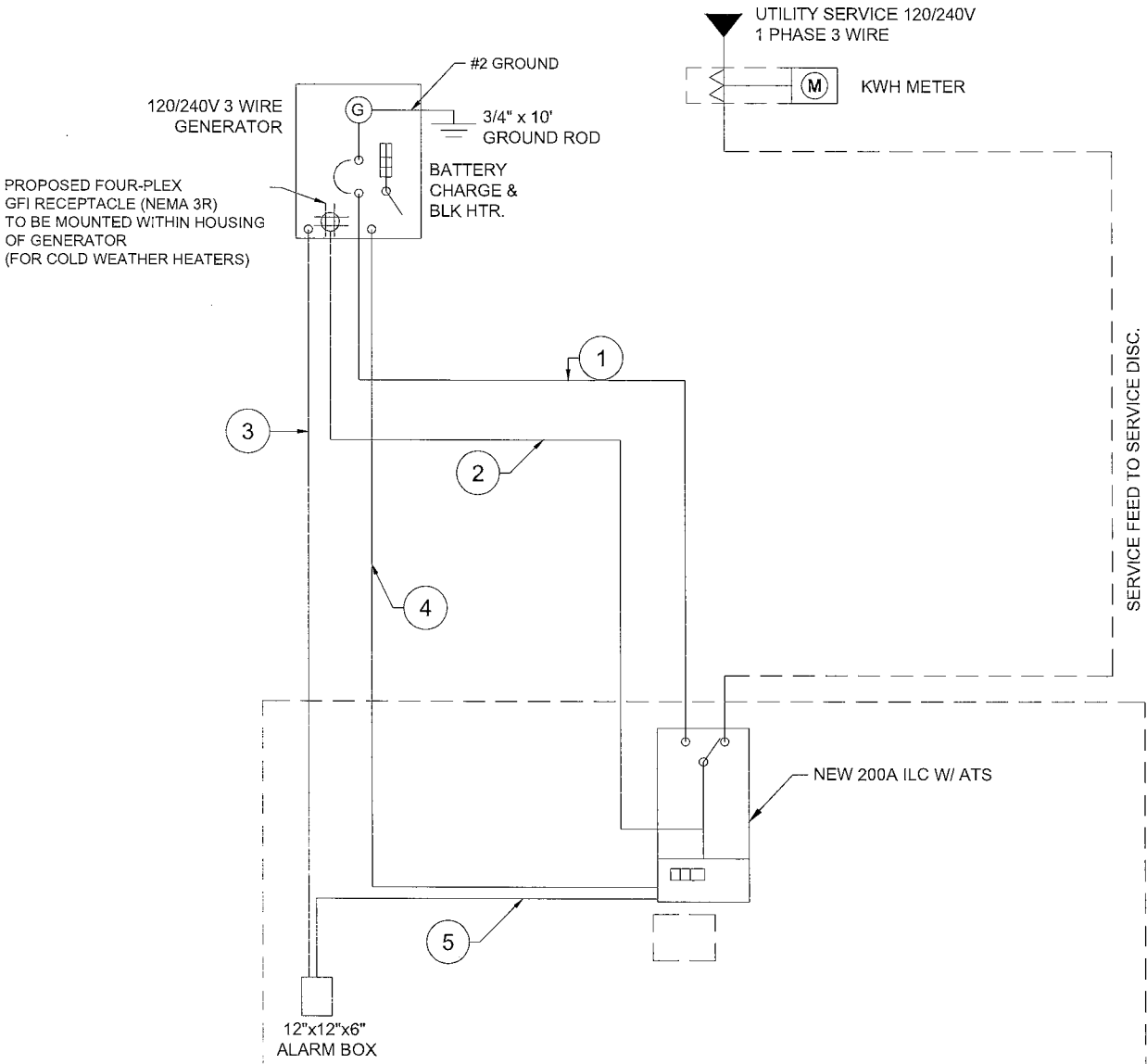
1

NOTES:

- 1) E.C. TO PULL A #16 AWG SOLID RED AND A #16 AWG SOLID BLACK FROM THE TRANSFER SWITCH TO ALARM WIRING BLOCK FOR REMOTE START.
- 2) E.C. TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED, TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED. THEY SHALL BE NEATLY BUNDLED USING NYLON TIES AND SUPPORTED AT 2'-0" INTERVALS FOR A NEAT INSTALLATION.

- KEY
- 1 (3) #3/0 & (1) #2 GND IN 2-1/2" C
 - 2 (4) #12 & (1) #12 GND IN 1" C (SEE NOTE)
 - 3 (2) CAT-5 BELDEN IN 1" C FROM GENERATOR TO ALARM BOX. LEAVE 25' SPOOLED IN ALARM BOX
 - 4 (2) #12 THWN IN 3/4" C
 - 5 (2) #16 THWN. LEAVE 25' OF #16 IN ALARM BOX

NOTE:
E.C. TO PROVIDE (2) 20A 1-POLE CIRCUIT BREAKERS FOR BATTERY CHARGER AND JACKET HEATER



NEW SINGLE LINE DIAGRAM

SCALE: NTS

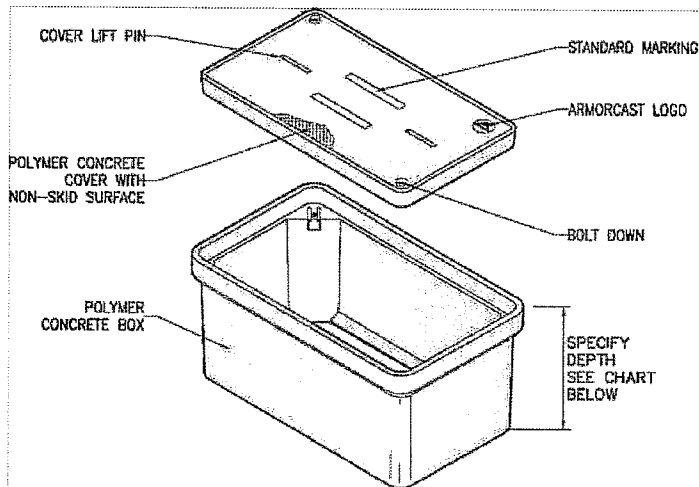
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17" x 30" BOX ASSEMBLY
12" to 30" DEPTHS



POLYMER CONCRETE ARMORCAST PRODUCTS COMPANY

A6001640



17"W x 30"L BOX ASSEMBLIES Specify Depth Below

DESCRIPTION	NOMINAL SIZE W x L x D	LOAD RATING	ANSI TIER	PART NUMBER	APPROX. WEIGHT	PALLET QTY.
Box & Cover Assembly	17" x 30" x 12"	10K	8	A6001640APCX12	114 lbs.	12
	17" x 30" x 12"	20K	15 / 22	A6001640TAPCX12 / A6001640HDAPCX12	140 lbs.	12
Box & Cover Assembly	17" x 30" x 18"	10K	8	A6001640APCX18	140 lbs.	6
	17" x 30" x 18"	20K	15 / 22	A6001640TAPCX18 / A6001640HDAPCX18	166 lbs.	6
Box & Cover Assembly	17" x 30" x 22"	10K	8	A6001640APCX22	154 lbs.	6
	17" x 30" x 22"	20K	15 / 22	A6001640TAPCX22 / A6001640HDAPCX22	180 lbs.	6
Box & Cover Assembly	17" x 30" x 24"	10K	8	A6001640APCX24	165 lbs.	6
	17" x 30" x 24"	20K	15 / 22	A6001640TAPCX24 / A6001640HDAPCX24	190 lbs.	6
Box & Cover Assembly	17" x 30" x 28"	10K	8	A6001640APCX28	184 lbs.	3
	17" x 30" x 28"	20K	15 / 22	A6001640TAPCX28 / A6001640HDAPCX28	210 lbs.	3
Box & Cover Assembly	17" x 30" x 30"	10K	8	A6001640APCX30	191 lbs.	3
	17" x 30" x 30"	20K	15 / 22	A6001640TAPCX30 / A6001640HDAPCX30	221 lbs.	3

COMPONENTS

MORE COVER VARIATIONS ARE AVAILABLE IN OUR "COVER SECTION"

DESCRIPTION	NOMINAL SIZE W x L x D	LOAD RATING	ANSI TIER	PART NUMBER	APPROX. WEIGHT	PALLET QTY.
Replacement Covers	17" x 30"	10K	8	A6001643	44 lbs.	30
	17" x 30"	20K	15 / 22	A6001947T / A6001947HD	70 lbs.	30
Replacement Boxes	17" x 30" x 12"	10K / 20K	22	A6001640PCX12	70 lbs.	12
	17" x 30" x 18"	10K / 20K	22	A6001640PCX18	96 lbs.	6
	17" x 30" x 22"	10K / 20K	22	A6001640PCX22	110 lbs.	6
	17" x 30" x 24"	10K / 20K	22	A6001640PCX24	121 lbs.	6
	17" x 30" x 28"	10K / 20K	22	A6001640PCX28	140 lbs.	3
	17" x 30" x 30"	10K / 20K	22	A6001640PCX30	151 lbs.	3

- Boxes are Open Bottom and Stackable, also available with Solid Bottoms.
- For sizes not shown please contact Armorcast Products for more information.

THIS PRODUCT IS LISTED TO APPLICABLE UL
STANDARDS AND REQUIREMENTS BY UL

www.armorcastprod.com

Tel: (818) 982-3600 Fax: (818) 982-7742



ARMORCAST PRODUCTS COMPANY

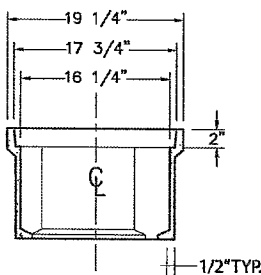
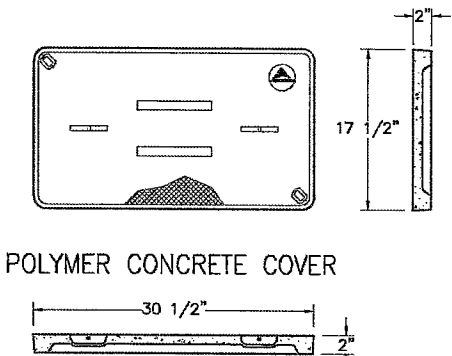
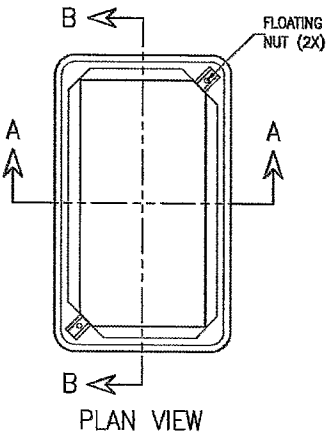
17" x 30" BOX ASSEMBLY
STANDARD DIMENSIONS

POLYMER CONCRETE

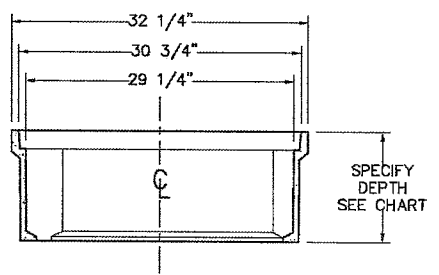
A6001640



FILE #E364252



SECTION A-A



SECTION B-B

Aarmorcast Products Company reserves the right to update or
discontinue product information at any time without notice.

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THIS PRODUCT IS LISTED TO APPLICABLE UL
STANDARDS AND REQUIREMENTS BY UL

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CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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Certification & Seal:

MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CD's ISSUED
ISSUE PHASE	PRELIMINARY	DATE ISSUED 11/10/2025

PROJECT TITLE:
**DOCPARK_MCR
5000974975**

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

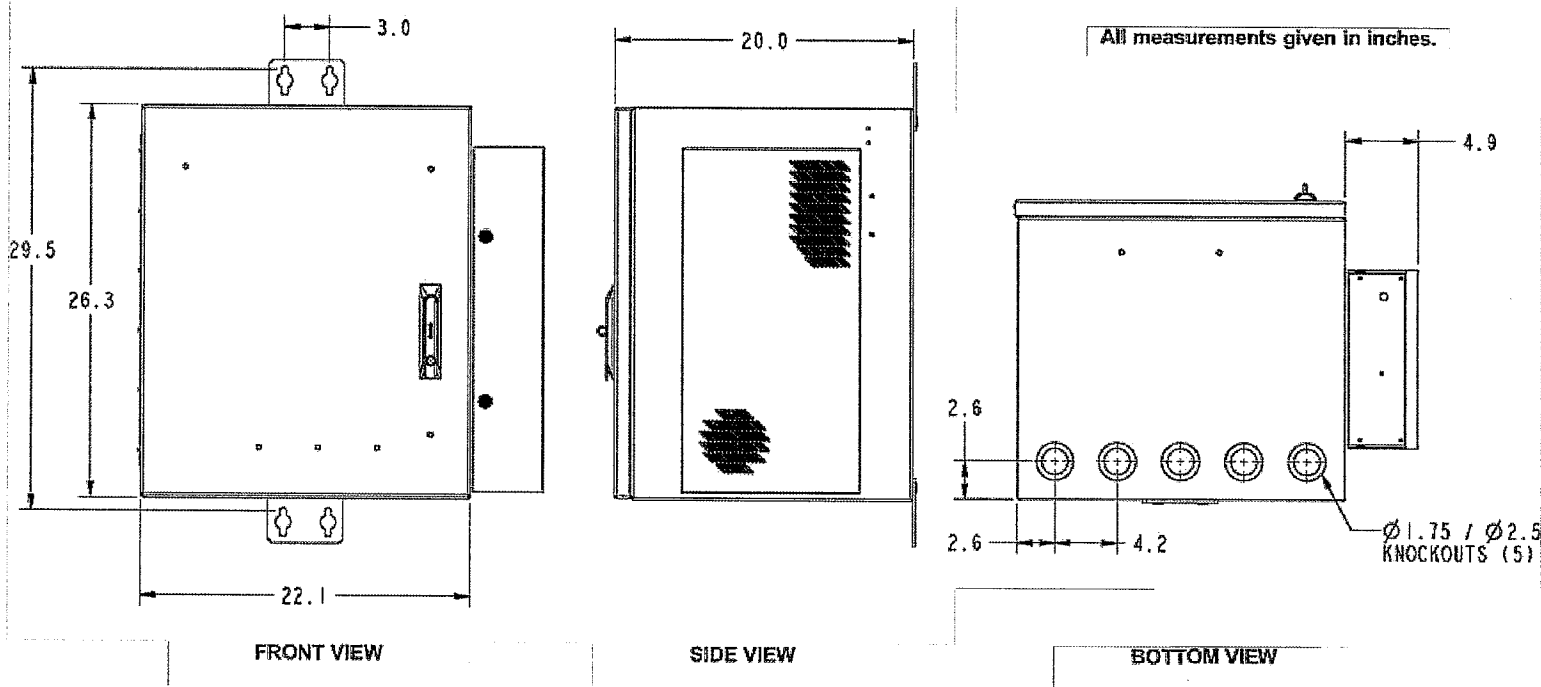
SHEET TITLE:
VAULT SPEC SHEET

SCALE: NONE

PROJECT
NUMBER 62656
SHEET
NUMBER E-1D

VAULT SPECIFICATIONS
SCALE: NONE

Charles Universal Broadband Enclosures (CUBE)
RL1000 Series Backhaul Cabinets



CUBE Accessories

Pole Mount Kit
H-Frame Hardware Kit
Slide-Out Tray
10" Plinth Kit

CI Part #

97-CABPMTKIT
97-001971-A
97-001990-A
97-002127-A

INNOVATIVE ENCLOSED SOLUTIONS™

Charles Industries, Ltd.

Phone: (847) 806-6300
Fax: (847) 806-6231
Web: www.charlesindustries.com



06-OSP021-K16

OVERALL DIMENSION	26"H X 22"W X 20"D
RACK SPACE	14RU
RACK WIDTH	19" EIA STANDARD
HOLE SPACING ON RACKS	1" TAPPED 12-24
BONDING & GROUNDING	(1) 8 POSITION, 2-HOLE GROUND BARS
FUSE PANEL	(1) WALLMOUNT 10 POSITION GMT TYPE
CABLE ENTRANCE	(5) 1.75/2.5" DOUBLE KNOCKOUTS
COLOR	OFF-WHITE
CONSTRUCTION	WELDED ALUMINUM
WEIGHT (EMPTY)	80 LBS.
MOUNTING	WALL OR H-FRAME, POLE MOUNT WITH OPTIONAL KIT
THERMAL MANAGEMENT	17 W/F HEAT EXCHANGER, 24 VDC POWER
MANUFACTURER	CHARLES INDUSTRIES
MODEL	CUBE-RL1003
DIMENSIONS	26.3" X 22.1" X 20.0" (H X W X D)
ACCESSORIES:	
POLE MOUNT KIT	97-CABPMKIT
H-FRAME HARDWARE KIT	97-001971-A
SLIDE OUT TRAY	97-001991-A
10" PLINTH KIT	97-002127-A

CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



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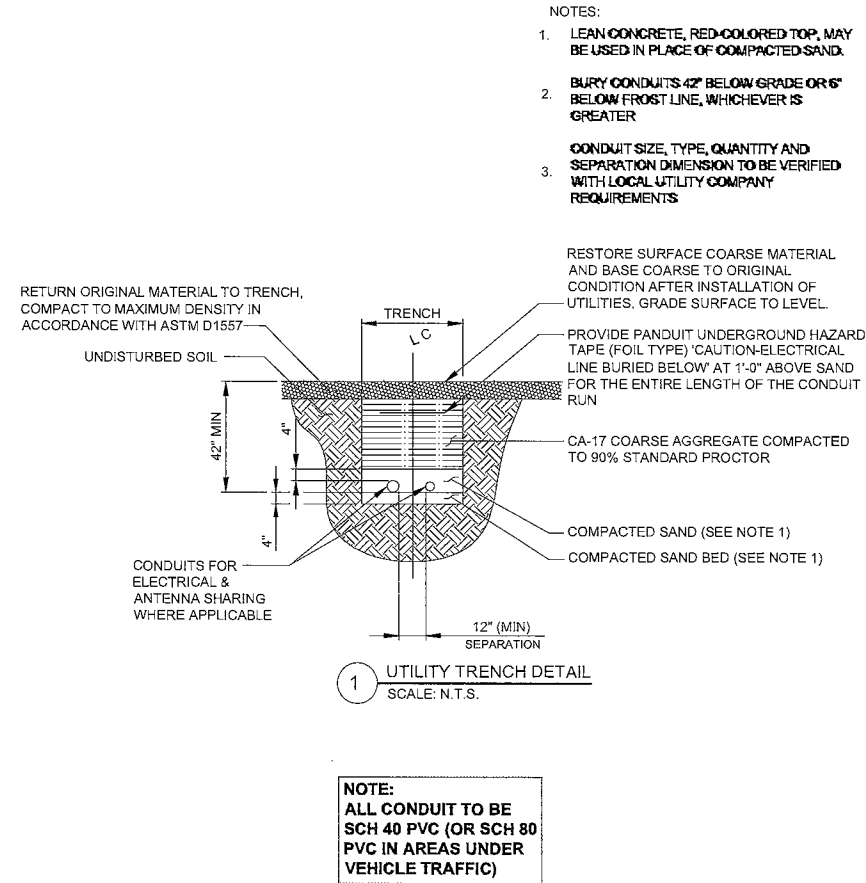
PROJECT TITLE:
**DOCPARK_MCR
5000974975**

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
VAULT SPEC SHEET

SCALE: NONE

PROJECT NUMBER 62656
SHEET NUMBER E-1E

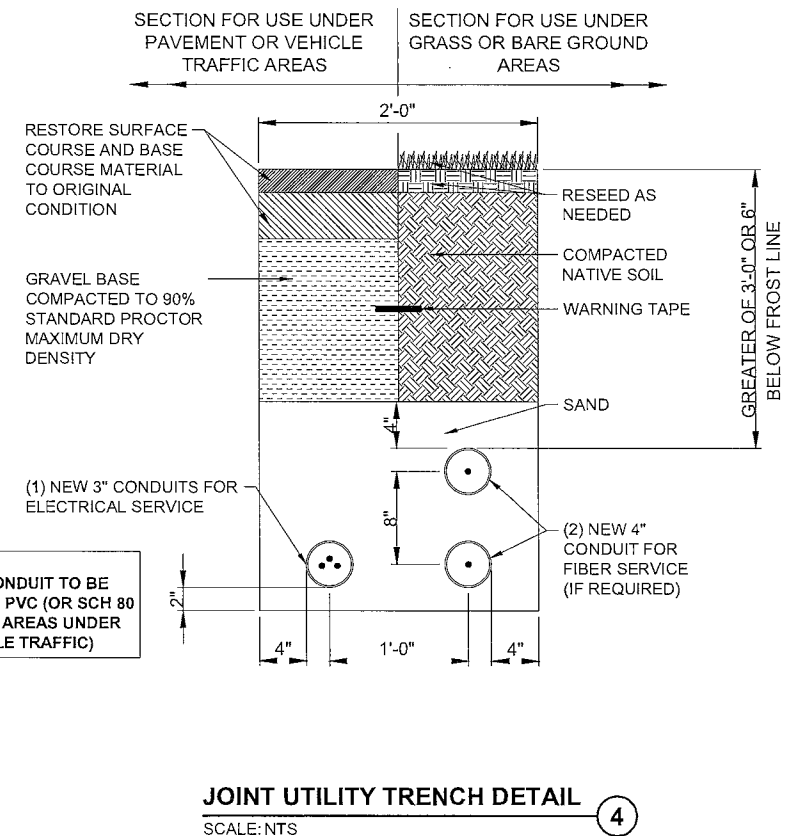
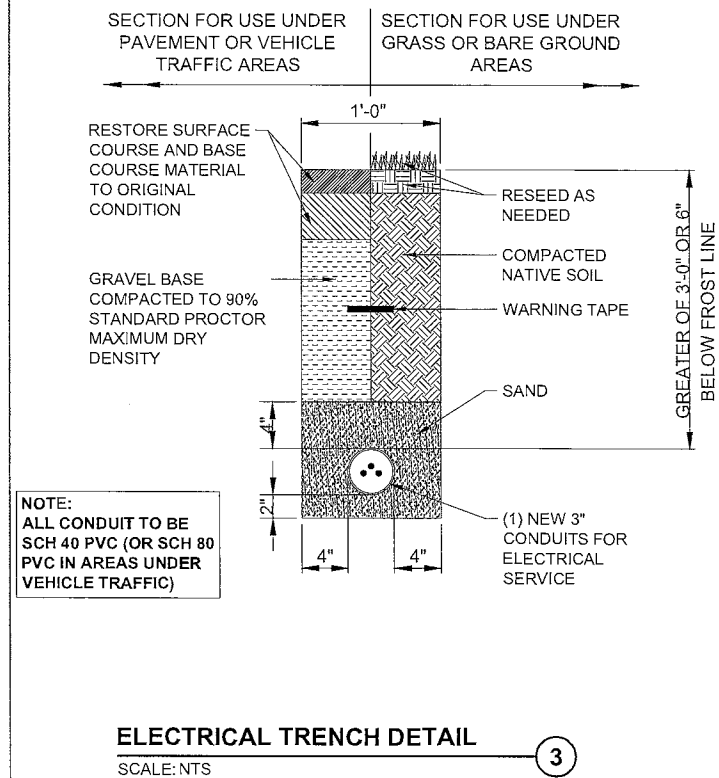
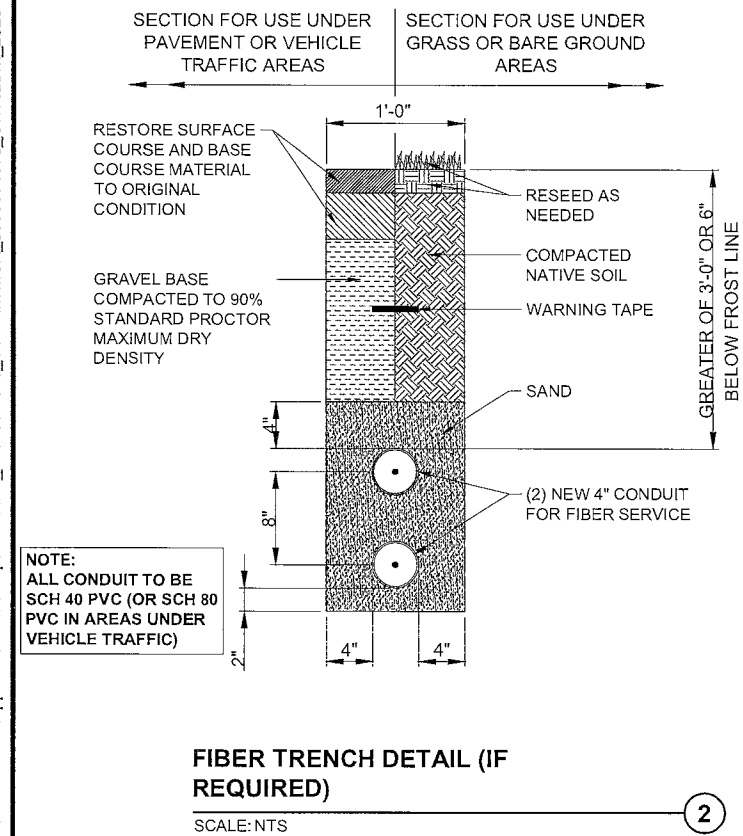


VERIZON WIRELESS PANEL "A" SCHEDULE									
MAIN: 200		VOLTAGE: 120/240		PHASE: 1		WIRE: 3			
TO AUTOMATIC TRANSFER SWITCH									
DESCRIPTION	BRKR.	WATTS	S/G	A	B	S/N	WATTS	BRKR.	DESCRIPTION
RECTIFIER 1	40/2	1250	1			2	1250	40/2	RECTIFIER 5
		1250	3			4	1250		
RECTIFIER 2	40/2	1250	5			6	1250	40/2	RECTIFIER 6
		1250	7			8	1250		
RECTIFIER 3	40/2	1250	9			10	1250	40/2	RECTIFIER 7
		1250	11			12	1250		
RECTIFIER 4	40/2	1250	13			14	1250	40/2	RECTIFIER 8
		1250	15			16	1250		
SPACE			17			18		20/1	SPACE
SPACE			19			20		20/1	SPACE
SPACE			21			22			SPACE
SPACE			23			24			SPACE
SPACE			25			26			SPACE
SPACE			27			28			SPACE
SPACE			29			30			SPACE
SPACE			31			32			SPACE
SPACE			33			34			SPACE
SPACE			35			36			SPACE
LIGHTS	20/1		37			38	360	20/1	GFCI RECEPTACLE *
SMOKE DETECTORS	20/1		39			40	1200	20/1	EQUIPMENT
EMERG LIGHTS/ EQUIP	20/1		41			42	1000	20/1	GEN. GFCI RECEPTACLE *
			SURGE ARRESTOR						
SUBTOTALS:		6000 5000					6360 6200		
TOTAL:						23.56kW (98.2A)			

SURFACE MOUNTED NEMA 3R W/ DOOR
22K AIC BREAKERS
(CONTRACTOR SHALL VERIFY AIC RATINGS W/ LOCAL POWER CO.)

2 PANEL BOARD SCHEDULE
N.T.S.

NOTE:
1. VERIZON WIRELESS EQUIPMENT ENGINEERING TO SUPPLY BREAKER FOR RADIO AND POWER CABINETS
2. GENERAL CONTRACTOR TO SUPPLY BREAKERS NOTED WITH " * "



CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



Certification # 5541

MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED
ISSUE	DATE	DATE
PHASE	PRELIMINARY	ISSUED 11/10/2025
PROJECT TITLE:		
DOCPARK_MCR 5000974975		
PROJECT INFORMATION:		
7200 N SANTA MONICA BLVD VILLAGE OF FOX POINT, WI 53217 MILWAUKEE COUNTY		
SHEET TITLE:		
ELECTRICAL DETAILS		
SCALE: NONE		
PROJECT NUMBER	62656	
SHEET NUMBER	E-2	

ELECTRICAL INSTALLATION NOTES

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS THE NATIONAL ELECTRICAL CODE (N.E.C.), AND ALL APPLICABLE LOCAL CODES.
- WIRING RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE N.E.C.
- ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE N.E.C.
- CABLES SHALL NOT BE ROUTED THROUGH LADDER CABLE TRAY RUNGS.
- EACH END OF EVERY POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH N.E.C. & OSHA
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE, ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
- PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
- ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
- POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE NOTED.
- POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER) 600 V, OIL RESISTANT THHN OR THHN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR LOCATION USED,UNLESS OTHERWISE SPECIFIED.
- ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE)
- RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND N.E.C.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT(I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED; IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREWS FITTINGS ARE NOT ACCEPTABLE.
- CABINETS, BOXES AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND N.E.C.
- WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL) AND RATED NEMA 1 (OR BETTER).
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1(OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS

- METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED; OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
- THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY

GROUNDING NOTES

- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE N.E.C.
- THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
- THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT & PROVIDE TESTING RESULTS.
- METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- METAL RACEWAY SHALL NOT BE USED AS THE N.E.C. REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE N.E.C., SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
- CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK TO BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
- ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR & EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
- COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
- ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
- APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS, IF REQUIRED BY EQUIPMENT INSTALLATION INSTRUCTIONS (NEC 110-3 (B)).
- ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TOT HE GROUND RING, IN ACCORDANCE WITH THE N.E.C.
- BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH (1) #2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.
- GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE SUED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

CELLCO PARTNERSHIP
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Certification # 561

A	11/13/25	PRELIM CDs ISSUED
MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE
PHASE		ISSUED 11/10/2025

PROJECT TITLE:

**DOCPARK_MCR
5000974975**

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:

**ELECTRICAL & GROUNDING
NOTES**

SCALE: NONE

PROJECT NUMBER	62656
SHEET NUMBER	E-3

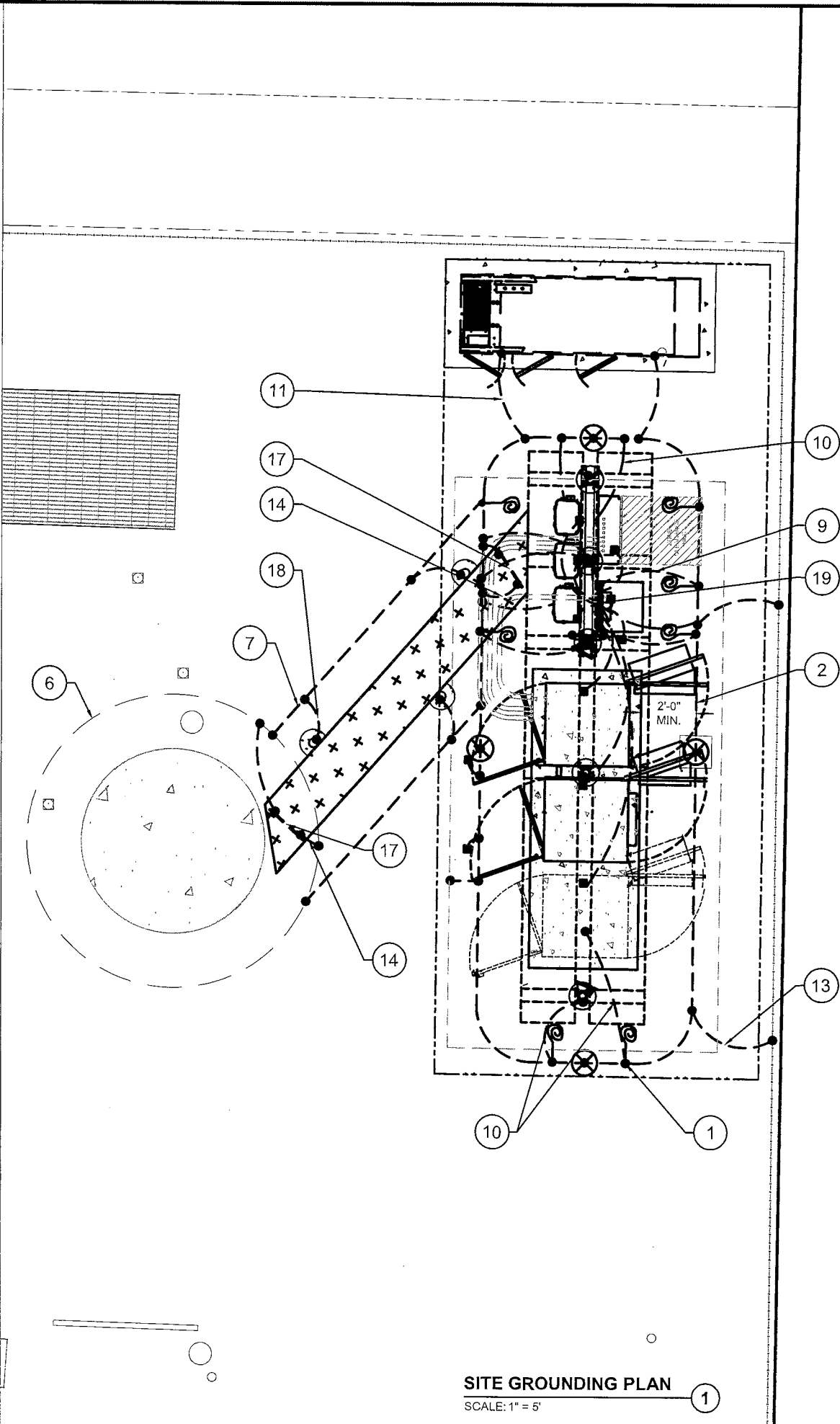
TYPICAL KEYED GROUNDING NOTES

- #2 AWG TNN D SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS (BY VERIZON WIRELESS)
- MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES. (BY VERIZON WIRELESS)
- 5/8" x 10' COPPER CLAD GROUND ROD (BY VERIZON WIRELESS)
- 5/8" x 10' LONG COPPERCLAD GROUND ROD WITH INSPECTION WELL, TOP OF GROUND ROD MAX 24" BURY (BY VERIZON WIRELESS)
- PROPOSED COMPOUND GROUND RING (BY VERIZON WIRELESS)
- PROPOSED TOWER GROUND RING (BY VERIZON WIRELESS)
- BOND TOWER GROUND RING TO PROPOSED PLATFORM/ PAD GROUND RING WITH #2 AWG TNN D SOLID COPPER CONDUCTOR IN 2 LOCATIONS. (BY VERIZON WIRELESS)
PROVIDE AN EXTERNAL #2 TNN COATED GROUND LEAD FROM GROUND RING TO ALL METAL CABINETS ON UTILITY BACKBOARD (TELCO,ELECTRIC,BREAKER PANELS, METER RACKS, JUNCTION BOXES, ETC.) SLEEVED IN CONDUIT FROM JUST BELOW GRADE TO SAND CABINETS USING BURNDY TYPE 2 LONG BARREL LUGS WITH NO-OK OR COPPER SHIELD (BY VERIZON WIRELESS)
- TWO #2 LEADS FROM THE EGR TO THE GROUND BAR AT UTILITY FRAME LOCATED ON PLATFORM/PAD STEEL. CADWELD AT EGR AND DOUBLE HOLE LUGS ON PLATFORM/PAD. (BY VERIZON WIRELESS)
- # 2 LEADS FROM THE EGR TO PLATFORM/ PAD CORNER POST, STEEL COLUMN, STEEL BEAM, ICE BRIDGE POST & CANOPY GROUND (BY VERIZON WIRELESS)
- EXTEND GROUND CONDUCTORS IN 1/2" RIGID H.W. CONDUIT ADJACENT TO PAD, OFFSET AND ATTACH TO EXTERIOR OF GENERATOR HOUSING AND EXTEND TO GROUND LUGS AS REQUIRED, VERIFY LOCATION WITH GENERAC. (BY VERIZON WIRELESS)
- VZW DISCONNECT AND ELECTRIC SERVICE GROUND TO GROUND ROD (BY VERIZON WIRELESS)
- GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION. GROUND FENCE POST WITHIN 6 FEET OF EQUIPMENT (BY VERIZON WIRELESS)
- EXOTHERMICALLY WELD COPPER GROUND BAR TAIL TO HALO GROUND RING (EXOTHERMIC CONNECTION TYPE TA) BY ANTENNA CONTRACTOR. FINAL CONNECTION (BY VERIZON WIRELESS G.C.)
- CABINET GROUND BOLTED TO UNIT HOUSING (BY VERIZON WIRELESS G.C.)
- GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 1'-0" FROM PLATFORM AND INSTALL LIGHTNING SURGE ARRESTORS ON EACH CABLE GROUND. (BY VERIZON WIRELESS G.C.)
- 4"x20"x1/4" TNN D INSULATED COPPER GROUND BAR, NON ISOLATED WITH 10.0' LONG #2 AWG TNN D SOLID COPPER WIRE WELDED TAILS (HARGER GB1 14420VW) (BY VERIZON WIRELESS G.C.)
- GROUND CABLE WAVEGUIDE BRIDGE (TYP.) (BY VERIZON WIRELESS)
- MGB MOUNTED ON UTILITY FRAME (BY VERIZON WIRELESS)
- ALL GROUNDING CONNECTIONS TO VERIZON WIRELESS EQUIPMENT BY VERIZON WIRELESS G.C.

THE LOCATION, SIZE AND TYPE OF MATERIAL OF EXISTING UTILITIES INDICATED ON THE PLANS IS NOT REPRESENTED AS BEING ACCURATE, SUFFICIENT OR COMPLETE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES, INCLUDING THE SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES DETAILED INFORMATION AND ASSISTANCE RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULE OF THE COMPANIES FOR REMOVAL OR ADJUSTMENT WHERE REQUIRED. IN THE EVENT AN UNEXPECTED UTILITY INTERFERENCE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF JURISDICTION. THE ENGINEER SHALL ALSO BE IMMEDIATELY NOTIFIED.

SYMBOLS LEGEND

- | | | | |
|--|----------------------------|--|----------------------------|
| | GROUND ROD WITH ACCESS | | MECHANICAL CONNECTION |
| | GROUND ROD | | GROUND BAR |
| | EXOTHERMIC CONNECTION | | VERIZON WIRELESS GROUNDING |
| | GROUND BAR OR ARRESTOR BAR | | VERIZON GROUNDING |



SITE GROUNDING PLAN

SCALE: 1" = 5'



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Certification & Seal:

MARK	DATE	DESCRIPTION
A	11/13/25	PRELIM CDs ISSUED
ISSUE PHASE	PRELIMINARY	DATE ISSUED 11/10/2025

PROJECT TITLE:

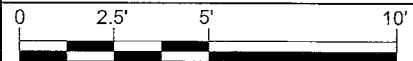
DOCPARK_MCR
5000974975

PROJECT INFORMATION:

7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

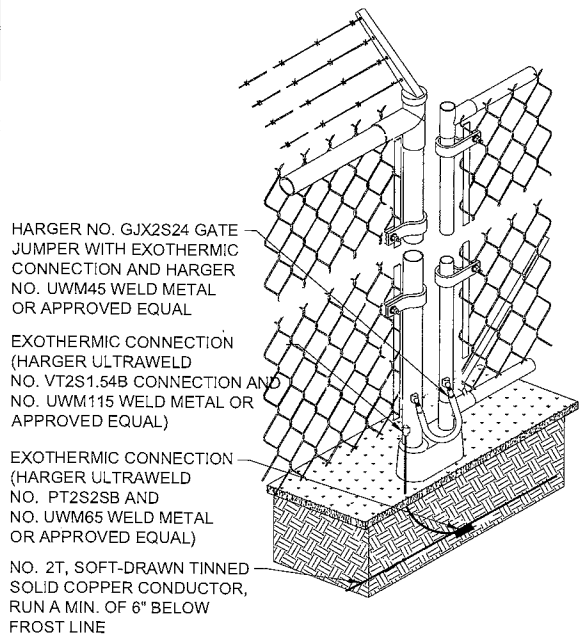
SHEET TITLE:

SITE GROUNDING PLAN



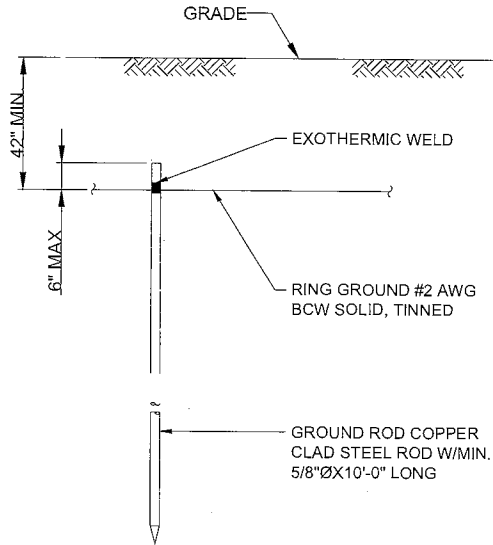
11" x 17" - 1" = 5'
22" x 34" - 1" = 2.5'

PROJECT NUMBER	62656
SHEET NUMBER	E-4



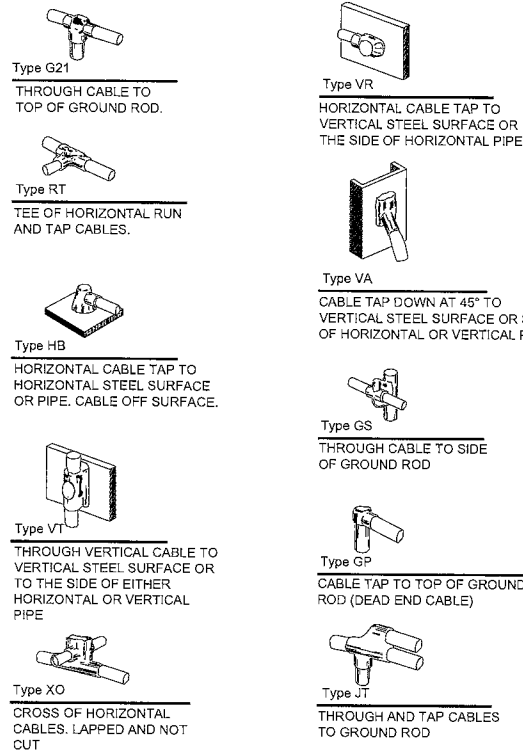
FENCE GROUNDING DETAIL
SCALE: NTS

1



GROUND ROD DETAIL
SCALE: NTS

2

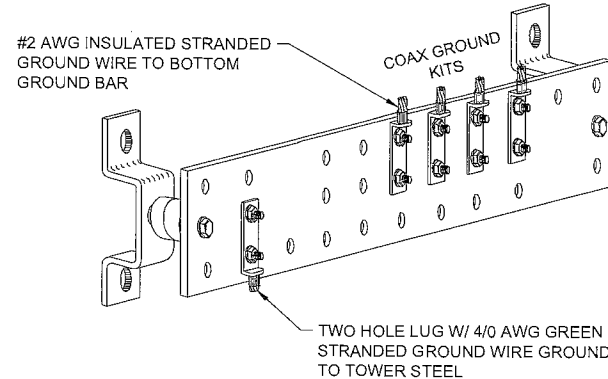


EXOTHERMIC WELD DETAIL
SCALE: NTS

3

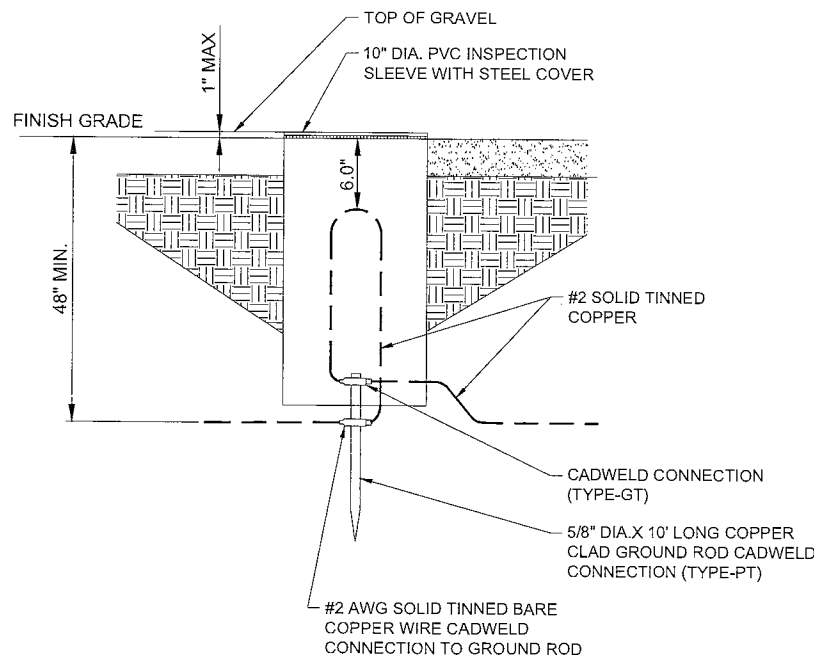
NOTES:

1. PROPOSED HARGER 2x14.5" GROUND BAR (PN/ TGBR14214.5VER) MOUNT DIRECTLY TO TOWER STEEL.
2. INSULATORS TO BE NEWTON CAT. NO. 3015-8 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS; NEWTON CAT. NO. A-6056 OR APPROVED EQUAL
4. 5/8" - 11 X 1" M.M.C.S. BOLTS; NEWTON CAT. NO. 3012-1 OR APPROVED EQUAL
5. COAT ALL SURFACES WITH 'KOPER SHIELD' BEFORE MATING
6. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED
7. NUTS TO FACE OUT



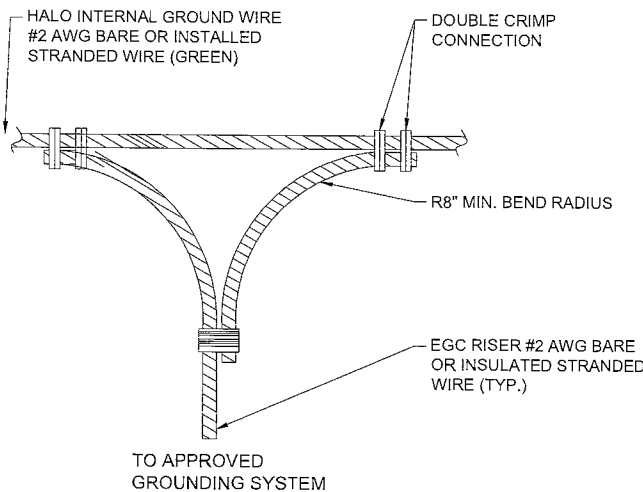
GROUND COLLECTOR BAR
SCALE: NTS

4



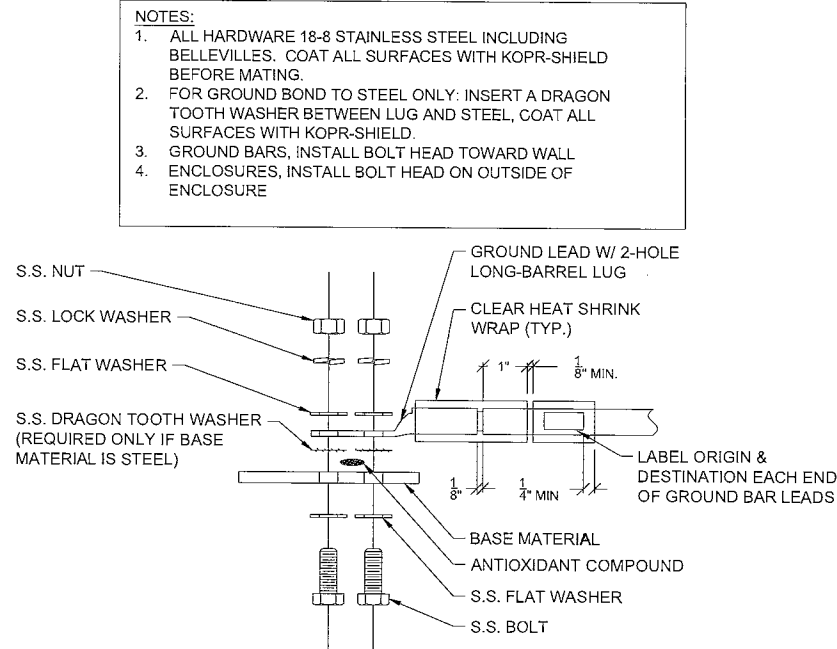
INSPECTION SLEEVE DETAIL
SCALE: NTS

5



HALO NON-DIRECTIONAL GROUND RING SPLICE DETAIL
SCALE: NTS

6



GROUND LIG INSTALLATION DETAIL
SCALE: NTS

7

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A	11/13/25	PRELIM CDs ISSUED
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PROJECT TITLE:		
DOCPARK_MCR 5000974975		
PROJECT INFORMATION:		
7200 N SANTA MONICA BLVD VILLAGE OF FOX POINT, WI 53217 MILWAUKEE COUNTY		
SHEET TITLE:		
GROUNDING DETAILS		
SCALE: NONE		
PROJECT NUMBER	62656	
SHEET NUMBER	E-5	



Certification & Seal:

A	11/13/25	PRELIM CDs ISSUED	
MARK	DATE	DESCRIPTION	
ISSUE PHASE	PRELIMINARY	DATE ISSUED	11/10/2025
PROJECT TITLE: DOCPARK_MCR 5000974975			
PROJECT INFORMATION: 7200 N SANTA MONICA BLVD VILLAGE OF FOX POINT, WI 53217 MILWAUKEE COUNTY			
SHEET TITLE: GROUNDING & ELECTRICAL DETAILS			
SCALE: NONE			
PROJECT NUMBER		62656	
SHEET NUMBER		E-6	

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ISSUE PHASE	PRELIMINARY	DATE ISSUED 11/10/2025
PROJECT TITLE:		

DOCPARK_MCR
5000974975

PROJECT INFORMATION:
7200 N SANTA MONICA BLVD
VILLAGE OF FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:

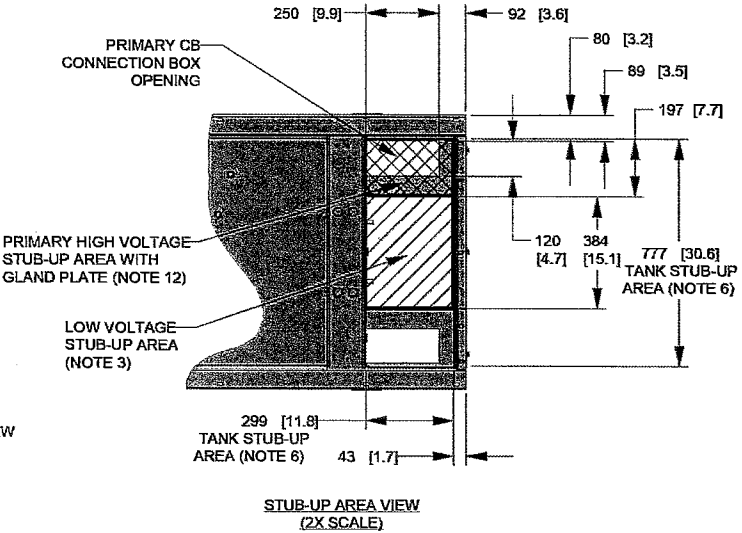
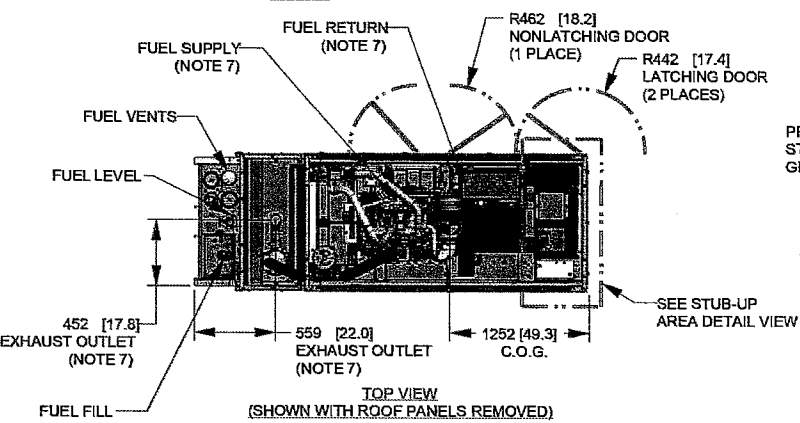
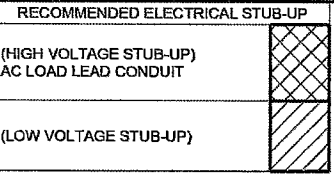
GENERATOR CUT-SHEET

SCALE: NONE

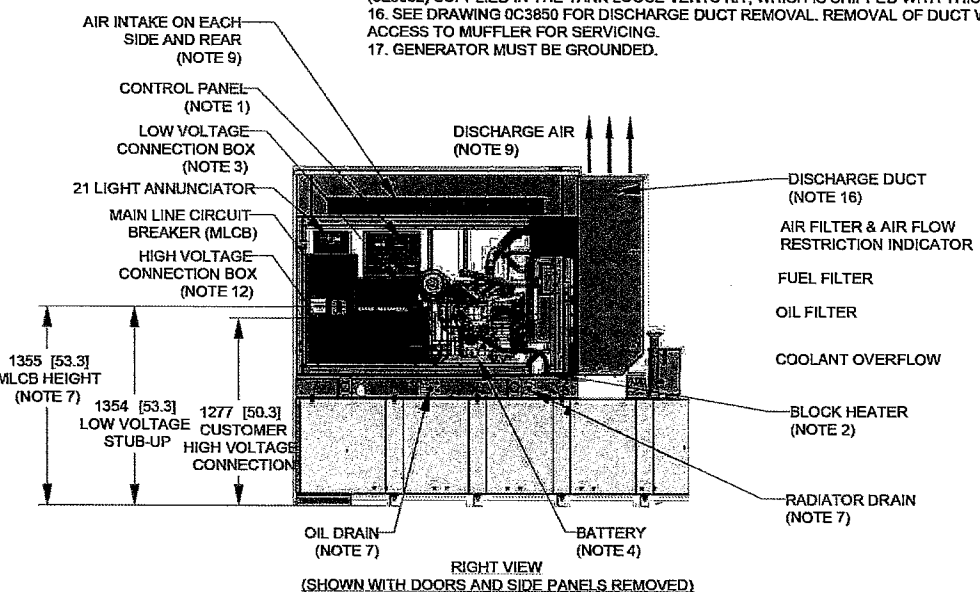
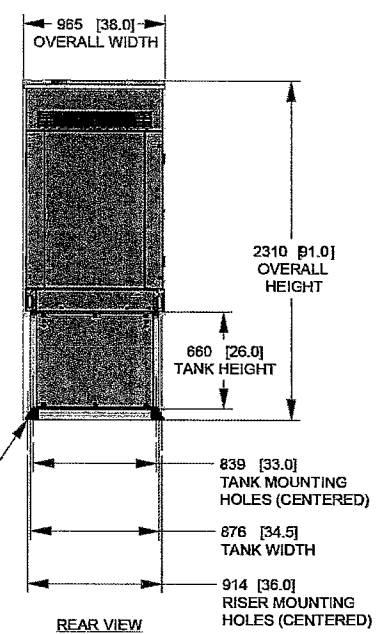
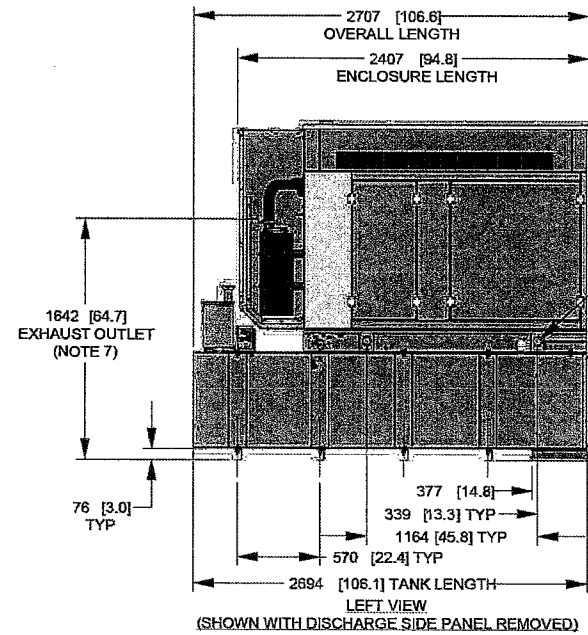
PROJECT NUMBER 62656
SHEET NUMBER EX-1

GENERATOR TYPE: DIESEL (PENDING ENVIRONMENTAL VERIFICATION)
MAKE: GENERAC
MODEL #: SD030-1PE-190JT - STANDARD GENERAC SD030 30kw DIESEL - 190 GALLON

SH 1/1 REV B WINDCHILL VERSION B.3 1



- NOTES:
1. CONTROL PANEL INCLUDES BATTERY CHARGER WITH THREE PRONG CORD
 2. 1500W 120 VAC ENGINE BLOCK HEATER WITH THREE PRONG CORD.
 3. CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX. BOTTOM HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS. (USE LOW VOLTAGE STUB-UP AREA).
 4. BATTERY (12 VOLT NEGATIVE GROUND SYSTEM).
 5. MAIN LINE CIRCUIT BREAKER (MLCB) (MLCB HEIGHT MAY VARY WITH CB SELECTION) AC LOAD LEADS CONNECT DIRECTLY TO BOTTOM OF BREAKER.
 6. CENTER OF GRAVITY & WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS.
 7. ENGINE SERVICE CONNECTIONS:
INLET DIESEL = 3/8" NPT
RETURN DIESEL = 3/8" NPT
OIL DRAIN = 1/2" NPT
RADIATOR DRAIN = 1/2" NPT
EXHAUST OUTLET = 2.5" I.D.
 8. STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
 9. GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND DISCHARGE AIR IS NOT RECIRCULATED. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 10. BOTTOM OF GENERATOR SET MUST BE CLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
 11. BOLTS OR STUDS USED TO MOUNT UNIT TO PAD SHALL BE 5/8-11 GRADE 5. USE STANDARD SAE TORQUE SPECS.
 12. HIGH VOLTAGE STUB-UP AREA INCLUDES THE AC LOAD LEAD CONNECTIONS TO MLCB, NEUTRAL CONNECTION AND AUXILIARY 120/240V CONNECTION.
 13. 190 GALLON USEABLE CAPACITY BASETANK STANDARD WITH GENERATOR.
 14. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
 15. UNIT IS SHIPPED WITH FUEL SUPPLY AND RETURN LINES DISCONNECTED AND PLUGGED BETWEEN ENGINE AND FUEL TANK. THIS HAS BEEN DONE TO FACILITATE PRESSURE TESTING OF THE TANK IN THE FIELD. FOR INFORMATION REGARDING CONNECTING THE FUEL SUPPLY AND RETURN LINES PRIOR TO START UP, SEE THE FUEL TANK FIELD TESTING PROCEDURE (0E5082) SUPPLIED IN THE TANK LOOSE VENTS KIT, WHICH IS SHIPPED WITH THIS GENERATOR.
 16. SEE DRAWING 0C3850 FOR DISCHARGE DUCT REMOVAL. REMOVAL OF DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.
 17. GENERATOR MUST BE GROUNDED.



WEIGHT DATA: (INCLUDES FUEL TANK)
GENERATOR: 1358 [2995]
GENERATOR WITH SHIPPING SKID: 1424 [3139]
WEIGHT: KG [LBS]
DIMENSIONS: MM [INCHES]

TITLE			
INSTALL D2.2L G22 30KW SSS L2A Y02 EXT			
ISSUE DATE: 12/18/17			
SIZE B	CAGE NO N/A	DWG NO 10000019074	REV B
SCALE 0.025	WT-KG	SEE ABOVE	SHEET 1 of 1

INSTALLATION DRAWING

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INSIDE WINDCHILL

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PROJECT NUMBER	62656
SHEET NUMBER	EX-2

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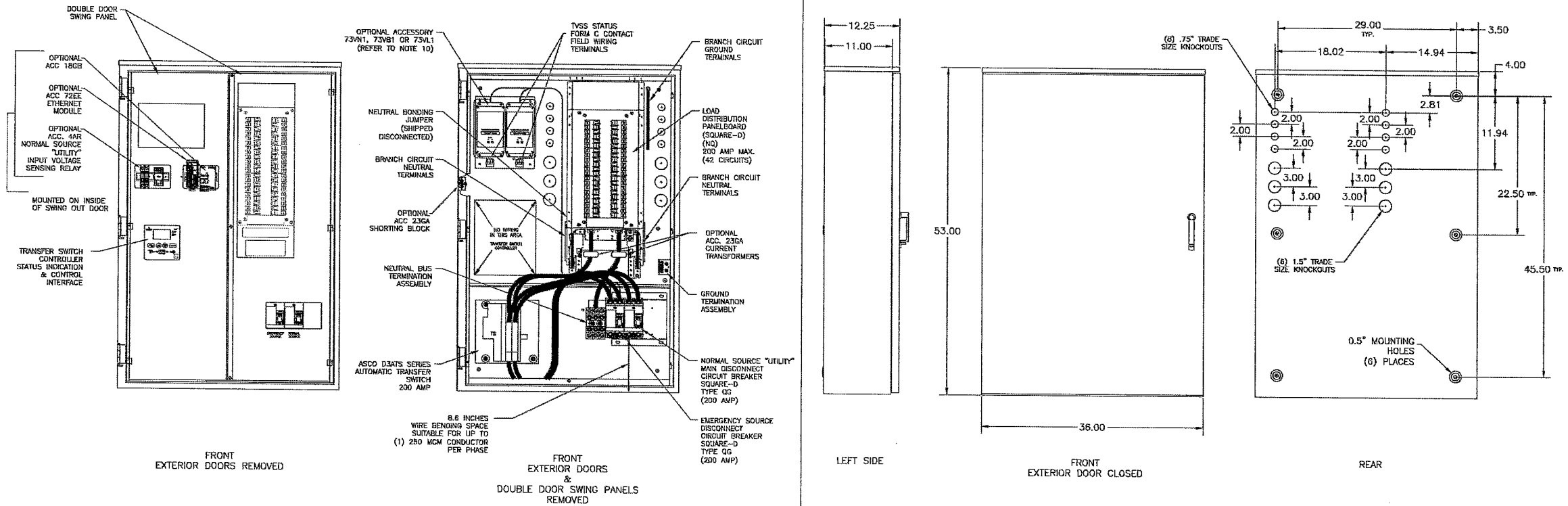
CELLCO PARTNERSHIP
d/b/a VERIZON WIRELESS



Certification & Seal:

A			11/13/25	PRELIM CD's ISSUED
MARK	DATE	DESCRIPTION		
ISSUE	PHASE	PRELIMINARY	DATE	11/10/2025
PROJECT TITLE:				
DOCPARK_MCR 5000974975				
PROJECT INFORMATION:				
7200 N SANTA MONICA BLVD VILLAGE OF FOX POINT, WI 53217 MILWAUKEE COUNTY				
SHEET TITLE:				
INTEGRATED LOAD CENTER				
SCALE: NONE				
PROJECT NUMBER		62656		
SHEET NUMBER		EX-3		

ASCO D300L Series Power Transfer Load Center Rated 200 Amps, 240 Vac max., Single Phase/3 Wire, Type 3R Enclosure



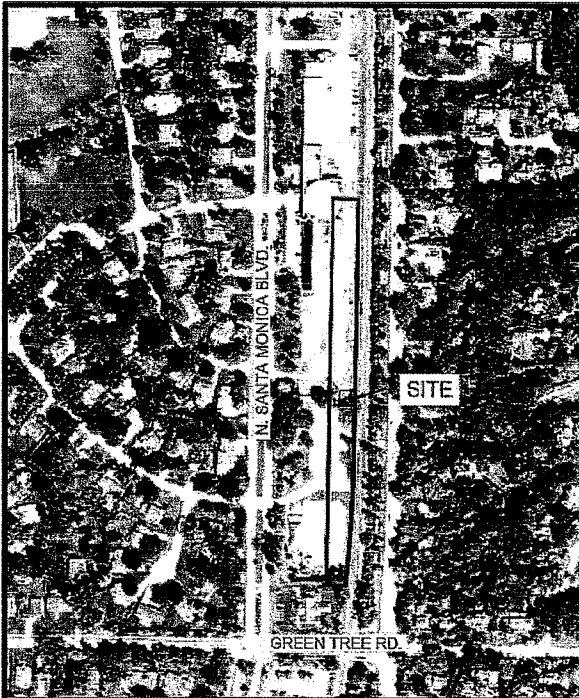
Notes:

- Power Transfer Load Center constructed in accordance with UL 67 Standard for Panelboards. Suitable for Use as Service Equipment.
- Automatic Power Transfer Switch: ASCO D3ATS, 2 Pole, 200 Amp, 240 Vac max. UL Listed to UL 1008 Standard for Transfer Switching Equipment.
Transfer Controller - ASCO Group G Automatic Transfer Switch Controller including: Automatic Engine Starting Contacts.
Single Phase voltage sensing of Normal and Emergency sources.
Frequency sensing of Emergency source.
- Short Circuit Ratings:
Accessory 117CB7 (Standard)
(Main): Normal Source - 42kA at 240 Vac max., (Utility Main Disconnect circuit breaker), Square-D Cat. Type QG, 2 Pole, 200 Amps.
Emergency Source - 42kA at 240 Vac max., (Generator Disconnect circuit breaker), Square-D Cat. Type QG, 2 Pole, 200 Amps.
(Branch): Branch ratings as follows when used with the specified branch devices:
42kA using Sq-D QH or QH8: 1 Pole 15-30A, 2 Pole 15-30A, 3 Pole 15-30A
22kA using Sq-D QO-VH or QO8-VH rated: 2 Pole 150A, 3 Pole 35-150A
10kA using Sq-D QO or QO8 rated: 1 Pole 15-70A, 2 Pole 15-125A, 3 Pole 15-30A
- Panelboard: Square-D NQ, 225 Amps max., 240 Vac max., single phase with 100% rated neutral. 42 Circuits, accepts bolt-on or plug-in branch devices.
- Accessory 4AR (Optional) - Voltage Sensing Relay to indicate the presence of the Normal Source 'Utility' voltage ahead of the Normal Source main disconnect circuit breaker, regardless of the position of the circuit breaker.

- Accessory 119E (Optional) - A Four-Function Software Bundle that provides the following functions:
 - Serial Communications (RS-485)
 - Programmable Engine Exerciser with Battery Back-up
 - Event Log
 - Common alarm signal capability on Group G Controller "OP1" output.
- Accessory 18BC (Optional) - Signals the availability of the Normal & Emergency sources when provided. Output contacts "RL5" (Emergency Source Available) and "RL6" (Normal Source Available) change position when the source is acceptable.
- Accessory 23GA (Optional) - Single Phase Current Sensing Module with current transformers and shunting blocks. Phase current measurements are available for display on the Group G Controller.
- Accessory 72EE (Optional) - ASCO 5140 Ethernet Connectivity Module. Provides remote ATS and Generator control, Monitoring and Connectivity Features via integrated web page dashboards.
- Accessory 73VN1, 73VB1, or 73VL1 as Specified (Optional):
Transient Voltage Surge Suppressors: ASCO Pulsar TVSS, PN 458120SS, with six (6) mode protection (L-L, L-N, L-G, N-G, N-G), integral LED status indication per phase signaling (Service Available & Status OK), and one (1) Form 'C' contact wired to a terminal block to signal overall Status OK.
Supplied as one of the following accessories:
Acc. 73VN1: one (1) TVSS connected to Normal
Acc. 73VB1: two (2) TVSS's, one (1) connected to the Emergency source and one (1) connected to the Normal source.
Acc. 73VL1: one (1) TVSS connected the Load only

- Enclosure:
Type 3R Listed to UL 50/50E. Single Compartment Wall Mount provides Type 1 protection with exterior open and swing panels closed.
Box - Constructed of 0.095 thick aluminum alloy (5052-H32)
Doors (Interior/Exterior) - Constructed of 0.095 thick aluminum alloy (5052-H32)
Finishes - All interior and exterior surfaces: Textured Polyester Powder Coat, Light Gray (RAL 7035)
- Grounding provisions for Normal, Emergency & Load.
- Overall Dimensions:
53"H x 35"W x 12.3"D
- Weight: Approx. 210 lbs.

PROJECT NAME:		TYPE 3R	
OUTLINE and MOUNTINGS		TYPE 3R	
D300L SERIES, SINGLE PHASE, 200 AMP		POWER TRANSFER LOAD CENTER	
DESIGN BY	DL	DATE	06/14
CHECKED		DATE	
PROJECT APPROVAL		DATE	
FINAL APPROVAL	JPB	DATE	06/14
MANUFACTURING TOLERANCES TO BE IN ACCORDANCE WITH ASME Y14.5-2009 FOR PLACED PARTS SEE MFG-DWG		ASCO, INC. N.J.	
PROPERTY OF ASCO POWER TECHNOLOGIES, INC. PERMITTED FOR OUR REUSE ONLY. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.		1015683-006	
ASCO POWER TECHNOLOGIES, L.P. ELIZABETH PARK, NEW JERSEY 07208 U.S.A.		DRAWING A	
		REV 252620	
		1 OF 1	



TITLE REPORT REVIEW

PREPARED BY: CHICAGO TITLE COMPANY
REPORT NUMBER: CO-16629M
EFFECTIVE DATE: 08/26/2025

THE FOLLOWING EASEMENTS AND RESTRICTIONS AFFECT THE ABOVE DESCRIBED LAND:

- EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED ON SEPTEMBER 20, 1928, AS DOCUMENT NO. 1844423. **(DOES NOT AFFECT PARENT PARCEL AND THEREFORE NOT SHOWN ON SURVEY.)**
- AGREEMENT BETWEEN THE VILLAGE OF FOX POINT AND CHICAGO AND NORTH WESTERN RAILWAY COMPANY RECORDED SEPTEMBER 24, 1929 AS DOCUMENT NO. 1734305. **(NON-SURVEY EXCEPTION.)**
- COVENANTS, CONDITIONS AND RESTRICTIONS, EXCEPTING AND RESERVING, HOWEVER, UNTO THE PARTY OF THE FIRST PART, ITS SUCCESSORS AND ASSIGNS FOREVER, THE OWNERSHIP OF ALL THE COAL, OIL, GAS, CASING HEAD GAS, AND ALL MINERALS OF EVERY KIND AND NATURE, IN, ON OR UNDER THE SURFACE OF THE LAND HEREIN DESCRIBED; ALSO RESERVING, HOWEVER, UNTO SAID PARTY OF THE FIRST PART, ITS LESSEES, LICENSEES, SUCCESSORS AND ASSIGNS, THE SIGNAL POLE LINE NOW LOCATED UPON SAID PREMISES, TOGETHER WITH THE RIGHT TO MAINTAIN AND RECONSTRUCT THE SAME UNTIL SUCH TIME AS THEY ARE PERMANENTLY REMOVED BY SAID PARTY OF THE FIRST PART, ITS LESSEES, LICENSEES, SUCCESSORS OR ASSIGNS, AND BY THE ACCEPTANCE OF THIS CONVEYANCE THE PARTY OF THE SECOND PART FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AGREES TO ASSUME THE ENTIRE COST AND EXPENSE OF REMOVING SAID SIGNAL POLE LINE FROM THE PREMISES HEREIN CONVEYED, IN THE EVENT SUCH REMOVAL IS DESIRED BY SAID PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, AS SET FORTH IN THE DOCUMENT RECORDED ON SEPTEMBER 16, 1953, AS DOCUMENT NO. 3236702. **(NON-SURVEY EXCEPTION.)**
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED ON FEBRUARY 8, 1956, AS DOCUMENT NO. 3466951. **(DOES NOT AFFECT PARENT PARCEL AND THEREFORE NOT SHOWN ON SURVEY.)**
- EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED ON JULY 28, 1956, AS DOCUMENT NO. 3503036. **(DOES NOT AFFECT PARENT PARCEL AND THEREFORE NOT SHOWN ON SURVEY.)**
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED MEMORANDUM OF GROUND LEASE AGREEMENT, VILLAGE OF FOX POINT, WISCONSIN MUNICIPAL CORPORATION, LESSOR, PI TELECOM INFRASTRUCTURE T, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, RECORDED ON JANUARY 13, 2016, AS DOCUMENT NO. 10532250. **(AFFECTS PARENT PARCEL. EXISTING LEASE AREA & ASSOCIATED EASEMENTS ARE SHOWN ON SURVEY.)**
- ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 3, 2016 AND DOCUMENT NO. 10537474. **(AFFECTS PARENT PARCEL. EXISTING LEASE AREA & ASSOCIATED 12' WIDE ACCESS EASEMENT ARE SHOWN ON SURVEY.)**
- ELECTRICAL AND FIBER OPTIC CABLE EASEMENT AGREEMENT RECORDED FEBRUARY 3, 2016 AS DOCUMENT NO. 10537475. **(AFFECTS PARENT PARCEL. EXISTING LEASE AREA & ASSOCIATED 8' WIDE & 10' WIDE UTILITY EASEMENTS ARE SHOWN ON SURVEY.)**
- MEMORANDUM OF SITE LICENSE AGREEMENT MADE BY AND BETWEEN PI TELECOM INFRASTRUCTURE T, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSOR AND T-MOBILE CENTRAL, LLC, A DELAWARE LIMITED LIABILITY RECORDED NOVEMBER 11, 2016 AS DOCUMENT NO. 10622425. **(AFFECTS PARENT PARCEL. REFERENCES EXISTING TOWER SITE.)**

PARENT PARCEL DESCRIPTION PER TITLE REPORT BY CHICAGO TITLE COMPANY
(PARCEL NUMBER: 129-9983-001)

PART OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHWEST 1/4 OF SECTION 21, OF TOWNSHIP 8 NORTH, RANGE 22 EAST IN THE VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: THE FOLLOWING BEARINGS AND DISTANCES ARE REFERRED TO WEST LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST, WHICH IS TAKEN TO BEAR NORTH 0°11'34" EAST, COMMENCING AT A POINT 1250.89 FEET EAST AND 1.25 FEET NORTH OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST WHICH IS ALSO DISTANT 33 FEET WEST, AT RIGHT ANGLES FROM THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S MOST WESTERLY MAIN TRACK; THENCE WEST 75 FEET TO A POINT; SAID POINT BEING 200 FEET EAST OF THE CENTER LINE OF RICHARDS STREET; THENCE SOUTH AND PARALLEL WITH CENTER LINE OF RICHARDS STREET, 1262.38 FEET TO A POINT 45 FEET NORTH OF THE CENTER LINE OF GREEN TREE ROAD; THENCE NORTH 89°47'24" EAST ALONG THE NORTH LINE OF GREEN TREE ROAD, 47 FEET, MORE OR LESS, TO A POINT 33 FEET WEST AT RIGHT ANGLES FROM SAID CENTER LINE OF MAIN TRACK; THENCE NORTHEASTERLY AND NORTH PARALLEL WITH SAID CENTER LINE OF MAIN TRACK 1265 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE LANDS CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT NO. 3253685 AND BY WARRANTY DEED RECORDED AS DOCUMENT NO. 5707774.

N. SANTA MONICA BLVD. (120')



SURVEYOR'S NOTES

- ALL EASEMENTS AND/OR LEASE AREAS SHOWN AND NOT LABELED AS EXISTING SHALL BE PENDING UNTIL RECORDED.
- AN ATTEMPT WAS MADE TO LOCATE ALL PROPERTY CORNERS AND MONUMENTS. WHERE NO MONUMENTS WERE FOUND, THE PROPERTY LINE WAS DRAWN BASED ON RECORDED AND/OR FILED DOCUMENTS.
- NOT TO BE USED AS CONSTRUCTION DRAWINGS.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE, EVIDENCE FROM PLANS PROVIDED TO THE SURVEYOR OR MARKINGS PURSUANT TO A UTILITY LOCATE REQUESTED BY THE SURVEYOR. WISCONSIN DIGGER'S HOTLINE UTILITY LOCATE NUMBER 20254118964.
- FIELDWORK WAS PERFORMED BY RAMAKER & ASSOCIATES AND REVIEWED BY TRENT D. NELSON, WISCONSIN SURVEYOR NUMBER 3132-8.
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A LEASE AREA AND ASSOCIATED EASEMENTS FOR TELECOMMUNICATIONS EQUIPMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. SETTING MISSING PROPERTY CORNER MONUMENTS IS OUTSIDE THE SCOPE OF THE WORK BEING PERFORMED.
- PARENT PARCEL DESCRIPTION FROM RECORDED AND/OR FILED DOCUMENTS.
- THIS MAP WAS PREPARED WITH THE AID OF A TITLE REPORT BY CHICAGO TITLE COMPANY, REPORT NUMBER: CO-16629M, EFFECTIVE DATE: 08/26/2025.
- AN EXTENSIVE SEARCH WAS PERFORMED TO PROVIDE ALL EXISTING LEASE AREAS AND ASSOCIATED EASEMENTS ON THE SURVEY. IN THE EVENT THAT NO DOCUMENTATION WAS FOUND, ONLY THE EXISTING EQUIPMENT AREA WAS DEPICTED ON THE SURVEY.
- BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW1/4 OF SECTION 21, T8N, R22E, MEASURED TO BEAR S89°10'56"E BY GPS GRID USING THE WISCONSIN COUNTY COORDINATE SYSTEM, MILWAUKEE COUNTY, U.S. FOOT.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988.
- F.E.M.A. FLOOD PANEL MAP NUMBER 55079C0044F, ZONE X, OTHER AREAS (AREA OF MINIMAL FLOOD HAZARD).

LEGEND	
● P.O.C.	1" IRON PIPE, FOUND POINT OF COMMENCEMENT
()	RECORDED DATA
---	PARENT PARCEL BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	EXISTING LOT LINE
---	EXISTING HISTORIC LOT LINE
---	EXISTING EASEMENT SIDELINE
---	EXISTING EASEMENT CENTERLINE
---	EXISTING LEASE AREA
---	EXISTING STREET CENTERLINE
---	LEASE AREA
---	SECTION LINE


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Certification & Seal:
I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.

PRELIMINARY FOR
CLIENT REVIEW

Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION
ISSUE	PRELIMINARY	DATE ISSUED 10/30/2025

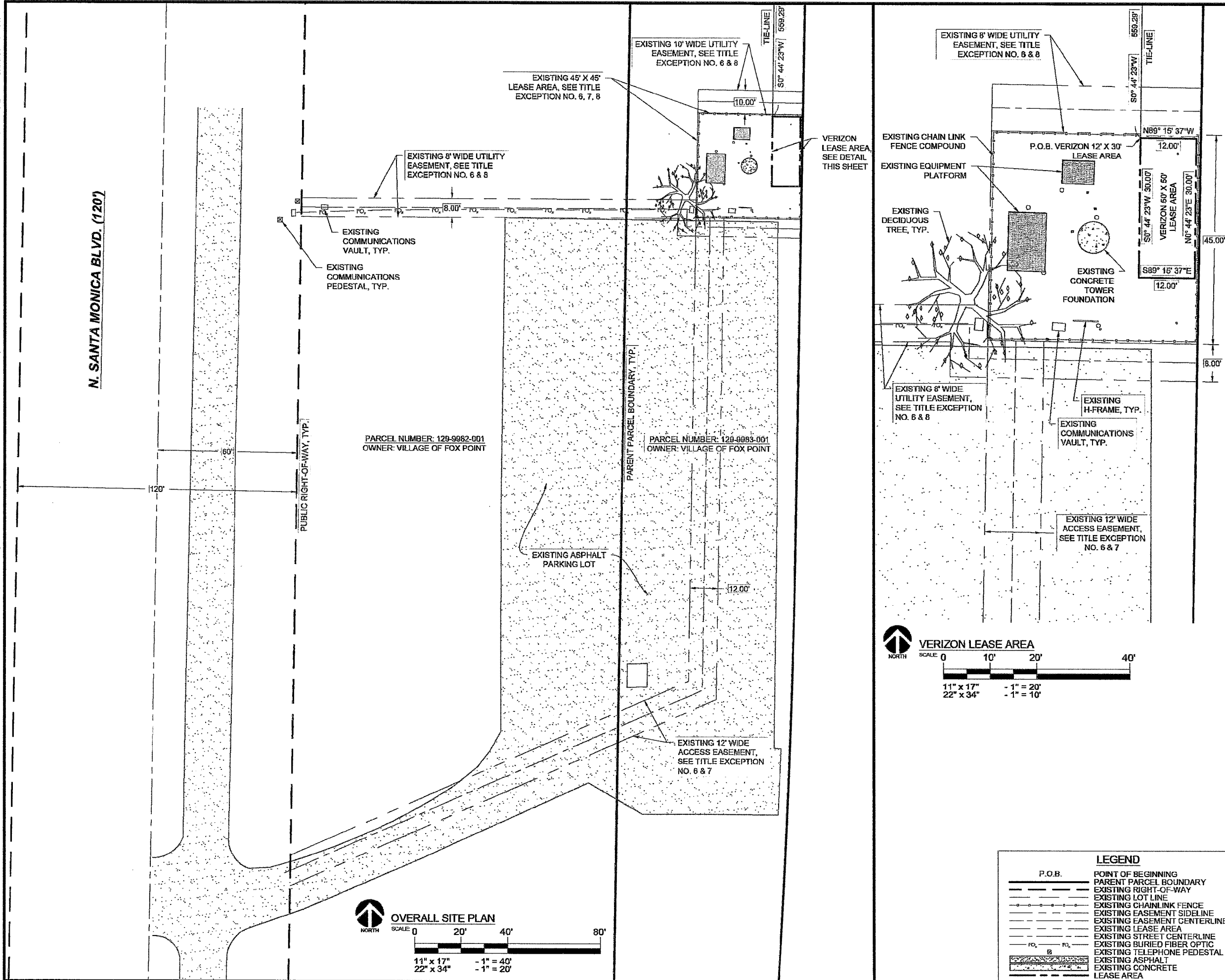
PROJECT TITLE:
DOCPARK_MCR_16TDN272800

PROJECT ADDRESS:
7200 SANTA MONICA BOULEVARD
FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:
LEASE SURVEY

SCALE:
NONE

PROJECT NUMBER: 62656
SHEET NUMBER: 1 OF 3



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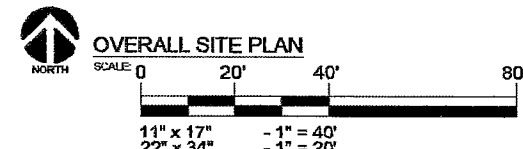
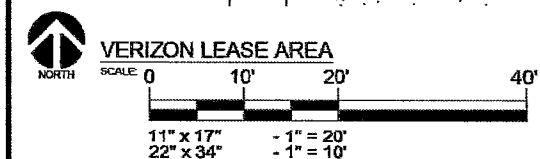
verizon

NORTH

**PRELIMINARY FOR
CLIENT REVIEW**

Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION
ISSUE	10/30/2025	DATE ISSUED
PHASE	PRELIMINARY	
PROJECT TITLE:	DOCPARK_MCR_16TDN272800	
PROJECT ADDRESS:	7200 SANTA MONICA BOULEVARD FOX POINT, WI 53217 MILWAUKEE COUNTY	
SHEET TITLE:	LEASE SURVEY	
SCALE:	AS NOTED	
PROJECT NUMBER	62656	
SHEET NUMBER	2 OF 3	



LEGEND	
P.O.B.	POINT OF BEGINNING
---	PARENT PARCEL BOUNDARY
- - -	EXISTING RIGHT-OF-WAY
---	EXISTING LOT LINE
- - -	EXISTING CHAINLINK FENCE
---	EXISTING EASEMENT SIDELINE
- - -	EXISTING EASEMENT CENTERLINE
---	EXISTING LEASE AREA
---	EXISTING STREET CENTERLINE
---	EXISTING BURIED FIBER OPTIC
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING ASPHALT
---	EXISTING CONCRETE
---	LEASE AREA

C:\Users\jeyvnd\AppData\Local\Temp\AcPublish_1451262656 DocPark_MCR_16TDN272800 Survey.dwg Printed by: jeyvnd on Oct 30, 2025 - 4:47pm Copyright 2025 - Ramaker & Associates, Inc. - All Rights Reserved DRAWN BY: JAS CHECKED BY: TDN

EXISTING 45' X 45' LEASED PREMISES DESCRIPTION

PART OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST IN THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARENT PARCEL A, AS DESCRIBED IN DEED DOCUMENT NUMBER 3236702, WHICH POINT IS 777.76 FEET SOUTH OF THE NE CORNER OF PARCEL PER PLAT OF SURVEY OF S.A.I. DATED JULY 11, 2007; THENCE ALONG THE EASTERLY LINE OF SAID PARENT PARCEL A, S00°25'17"E, A DISTANCE OF 552.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, S00°25'17"E, 45.00 FEET; THENCE N89°34'43"E, A DISTANCE OF 45.00 FEET; THENCE N00°25'17"W, A DISTANCE OF 45.00 FEET; THENCE N89°34'43"E, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,025 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

BEING A PORTION OF TAX KEY: 129-9983-001 OF PARENT PARCEL (PARCEL A) DESCRIBED IN DEED TO VILLAGE OF FOX POINT RECORDED AS DOCUMENT NO. 3236702 IN THE RECORDS OF MILWAUKEE COUNTY, WISCONSIN.

EXISTING 12' WIDE ACCESS EASEMENT AREA DESCRIPTION

A 12.00' STRIP PARCEL IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST IN THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARENT PARCEL A, AS DESCRIBED IN DEED DOCUMENT NUMBER 3236702, WHICH POINT IS 777.76 FEET SOUTH OF THE NE CORNER OF PARCEL PER PLAT OF SURVEY OF S.A.I. DATED JULY 11, 2007; THENCE ALONG THE EASTERLY LINE OF SAID PARENT PARCEL A, S00°25'17"E, A DISTANCE OF 597.10 FEET; THENCE S89°34'43"W, A DISTANCE OF 39.00 FEET TO THE POINT OF BEGINNING; THENCE S00°23'49"E, A DISTANCE OF 202.84 FEET; THENCE S64°54'23"W, A DISTANCE OF 196.21 FEET TO THE EASTERLY RIGHT OF WAY OF NORTH SANTA MONICA BOULEVARD THE POINT OF TERMINATION. CONTAINING 4,811 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

BEING A PORTION OF TAX KEY: 129-9983-001 AND 129-9982-001 OF PARENT PARCEL (PARCELS A AND B) DESCRIBED IN DEED TO VILLAGE OF FOX POINT RECORDED AS DOCUMENT NOS. 3236702 AND 1767264, RESPECTIVELY, IN THE RECORDS OF MILWAUKEE COUNTY, WISCONSIN.

EXISTING 10' WIDE UTILITY EASEMENT AREA DESCRIPTION

AN 10.00' STRIP PARCEL IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST IN THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, LYING 10.00 FEET NORTH AND PARALLEL OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARENT PARCEL A, AS DESCRIBED IN DEED DOCUMENT NUMBER 3236702, WHICH POINT IS 777.76 FEET SOUTH OF THE NE CORNER OF PARCEL PER PLAT OF SURVEY OF S.A.I. DATED JULY 11, 2007; THENCE ALONG THE EASTERLY LINE OF SAID PARENT PARCEL A, S00°25'17"E, A DISTANCE OF 552.10 FEET TO THE POINT OF BEGINNING; THENCE S89°34'43"W, A DISTANCE OF 45.00 FEET TO THE POINT OF TERMINATION. CONTAINING 450 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BEING A PORTION OF TAX KEY: 129-9983-001 OF PARENT PARCEL (PARCEL A) DESCRIBED IN DEED TO VILLAGE OF FOX POINT RECORDED AS DOCUMENT NO. 3236702 IN THE RECORDS OF MILWAUKEE COUNTY, WISCONSIN.

EXISTING 8' WIDE UTILITY EASEMENT AREA DESCRIPTION

AN 8.00' STRIP PARCEL IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 22 EAST IN THE VILLAGE OF FOX POINT, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARENT PARCEL A, AS DESCRIBED IN DEED DOCUMENT NUMBER 3236702, WHICH POINT IS 777.76 FEET SOUTH OF THE NE CORNER OF PARCEL PER PLAT OF SURVEY OF S.A.I. DATED JULY 11, 2007; THENCE ALONG THE EASTERLY LINE OF SAID PARENT PARCEL A, S00°25'17"E, A DISTANCE OF 601.10 FEET TO THE POINT OF BEGINNING, THENCE S89°34'43"W, A DISTANCE OF 49.00 FEET; THENCE N00°25'17"W A DISTANCE OF 7.57 FEET; THENCE S88°43'39"W A DISTANCE OF 166.00 FEET TO THE EASTERLY RIGHT OF WAY OF SANTA MONICA BOULEVARD AND THE POINT TERMINATION. CONTAINING 1,776 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

BEING A PORTION OF TAX KEY: 129-9983-001 AND 129-9982-001 OF PARENT PARCEL (PARCELS A AND B) DESCRIBED IN DEED TO VILLAGE OF FOX POINT RECORDED AS DOCUMENT NOS. 3236702 AND 1767264, RESPECTIVELY, IN THE RECORDS OF MILWAUKEE COUNTY, WISCONSIN.

VERIZON 12' X 30' LEASE AREA METES & BOUNDS DESCRIPTION

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY-TWO (22) EAST, VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND CONCRETE MONUMENT WITH BRASS MONUMENT LOCATING THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S89°10'56"E, 1235.16 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 21; THENCE S0°44'23"W, 559.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S0°44'23"W, 30.00 FEET; THENCE S89°15'37"E, 12.00 FEET; THENCE N0°44'23"E, 30.00 FEET; THENCE N89°15'37"W, 12.00 FEET TO THE POINT OF BEGINNING. SAID LEASE AREA CONTAINS 380 SQUARE FEET (0.008 ACRES) AND IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS, RECORDED OR UNRECORDED.



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NORTH

Certification & Seal:

I hereby certify that this Survey Document was prepared and the related Survey Work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the Laws of the State of Wisconsin.

**PRELIMINARY FOR
CLIENT REVIEW**

Trent D. Nelson, PLS
License Number: 3132-8

REV	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY	DATE ISSUED 10/30/2025

PROJECT TITLE:

DOCPARK_MCR_16TDN272800

PROJECT ADDRESS:

7200 SANTA MONICA BOULEVARD
FOX POINT, WI 53217
MILWAUKEE COUNTY

SHEET TITLE:

LEASE SURVEY

SCALE:

NONE

PROJECT NUMBER	62656
SHEET NUMBER	3 OF 3

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