



CITY OF ST. FRANCIS
PLANNING COMMISSION MEETING

MAY 24, 2016
7:00PM

NOTICE

There will be a Planning Commission meeting on Tuesday, May 24, 2016 at 7:00pm in the Committee Room at the St. Francis City Civic Center located at 3400 E. Howard Avenue.

PLANNING COMMISSION AGENDA

1. Call to Order
2. Minutes of the meeting held April 27, 2016
3. Public Comment
4. Discussion and Possible Action
 - A. Revised Proposed Certified Survey Map for 3849 S. Packard Avenue
 - B. Special Use Application – 4550 S. Brust Avenue – Superior Equipment
 - C. Agreement Amendment – 4630 S. Brust Avenue
 - D. Southeast Corner E. Howard/S. Kinnickinnic Avenues – Letter of Interest
5. Unfinished Business
 - A. 4235 S. Nicholson Avenue Site – RFP Review
6. Adjourn.

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings, who have a qualifying disability under the Americans with Disabilities Act. Request should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the St. Francis City Clerk at 481-2300. The meeting room is wheelchair accessible from the East and West entrances.

Note: There is the potential that a quorum of the Common Council may be present.

**MINUTES OF THE PLANNING COMMISSION MEETING
HELD APRIL 27, 2016, 6:30 PM**

The meeting was called to order by Mayor St. Marie-Carls at 6:30 PM.

Members present: Mayor St. Marie-Carls, Alderperson Ken Tutaj, Commission Members Eric Stemwell, Rick Grubanowitch, Charles Buechel, Eric Manders and Tom Kiepczynski.

Members excused: None.

Also present: Alderman Mike McSweeney, Alderman Steve Wattawa, City Engineer/Director of Public Works Melinda Dejewski, Building Inspector/Zoning Administrator Craig Vretenar, JP Minchillo, Darrick Dysland of BRI 2040 LLC, Kelly Cronin and Luis Barbosa of St. Francis Animal Hospital, Robert Zingara, Richard Adamczewski, Larry Kortendick.

1. Call to Order

2. Minute Approval

A motion was made by Commissioner Buechel, seconded by Commissioner Stemwell to approve the minutes of the March 23, 2016 meeting as amended. Motion carried. The amendment was the inclusion of the vote of Commissioner Stemwell voting in favor of the motion.

3. Public Comment

There was no comment from the public in attendance. Mayor St. Marie-Carls provided an update regarding the relocation of Foamation out of the City. It is being relocated to the former Horney Goat site in the City of Milwaukee. Mr. Bruno informed the Mayor that the location was just too appealing and good for expansion. He also stated that the Packard Avenue site will remain under his ownership.

Mayor St. Marie-Carls then stated that the CDA will be reviewing a rental capacity study done for the City of Brookfield. Special Projects Coordinator Todd Willis will be customizing for the City of St. Francis.

4. Discussion and Possible Action

A. Proposed Certified Survey Map for 3849 S. Packard Avenue

City Engineer Dejewski explained that the CSM was being brought forward to allow the construction of a duplex behind an existing multi-family property. The owner has been working on rehabilitating the former "stucco" 3-family house. If the house had been razed, then a duplex would not be consistent with the area; however, since the house has been rehabilitated, a duplex is appropriate. Building Inspector Vretenar added that the existing house had 2 units condemned but Mr. Minchillo has been brining the units in compliance. Commissioner Kiepczynski inquired if all the units would be rentals and what the timing of the construction would be. Mr. Minchillo indicated that the duplex and the existing house would all be rental units. He is anticipating beginning construction on the duplex late summer. Commissioner Grubanowitch asked if the units were intended to be market rate and if he had determined the monthly rent. Mr. Minchillo stated that he did not know yet. He had not anticipated on the renovation being so involved so he has to have all the costs before he determines the rents. Commissioner Stemwell stated that he looked at proposed Lot 1 of the CSM which has the existing house on it and has seen 4 electrical connections to the house so he is confused if the existing house will be 3 or 4 units and if there is enough parking for all the units. Mr. Minchillo stated that it will be 3 units with a common area. Building Inspector Vretenar added that there is enough space for 12 vehicles and that a special use permit is needed for the existing house to have 3 units since the current zoning is R-3 which only allows duplexes without a special use permit. Commissioner Kiepczynski inquired about the size of the proposed duplex. Mr. Minchillo stated that it would be approximately 1500 square feet and look more like a townhome. Commissioner Manders asked about the vacated streets referenced on the CSM. City Engineer Dejewski

stated that a long time ago, a subdivision had been preliminarily platted showing proposed streets and blocks for houses. When We Energies owned the property, the streets were vacated but not deleted so they still are included in legal descriptions but are not going to be constructed by the City. Mayor St. Marie-Carls informed the Commission that Mr. Minchillo is working with the Historical Society to have the existing house have an unofficial designation of historical significance to the City. A motion was made by Commissioner Kiepczynski, seconded by Commissioner Manders to recommend to the Common Council to approve the Certified Survey Map. Motion carried.

B. St. Francis Animal Hospital Site – Northeast Corner of S. Kinnickinnic/E. Howard Avenue

1. Rezoning Application

Ms. Cronin gave an overview of the project. She stated that an architect had been retained to begin the design of the building and the services that the veterinarians wanted to offer had expanded from the previous meeting. The services now include some indoor boarding along with the clinic. The boarding would be completely indoors. Commissioner Grubanowitch stated that he liked the look of the building and asked if the site met the parking requirement. Building Inspector Vretenar stated that it did. Commissioner Manders stated that he, as an architect, realizes that the site is more important at this time but had some suggestions on the building. He suggested that the corner of the building needed some additional treatment; that the roof-line could be broken more to add depth to the structure; that the facade needed the colors to contrast more and that the corner of the entrance might benefit from a clear story to add some interest to the building. Mayor St. Marie-Carls asked what would be in front part of the building on the corner of S. Kinnickinnic and E. Howard where all the windows were planned. Ms. Cronin stated that nothing definite had been planned. Originally they thought that maybe the offices would be there but the veterinarians need to have their offices located in the midst of the clinic so they are still deciding. She also added that the boarding area would have a separate ventilating system for the smell and a noise barrier for the clinic. Commissioner Grubanowitch asked about the number of kennels and if there will be any training at the facility. Ms. Cronin stated that 8-10 kennels are proposed with an option for dog daycare. There will be open space for multiple play groups. No training is anticipated at this time but maybe in the future. Building Inspector Vretenar stated that if the Animal Hospital is including boarding in the plan of operation, then the application for rezoning would need to be amended to request the new zoning to be M1-SU which allows boarding. M-1 zoning is in the area so it would not be inconsistent to have an M1-SU zoning on the site. A motion was made to recommend to the Common Council to approve the zoning from R-3 to M1-SU and to set the public hearing date.

There was discussion on the motion. A question was asked about dumpster location and what type of waste was generated from the operation. Ms. Cronin stated that there is not a lot of waste. Some of the waste is considered biohazard and there is a separate company which handles the cremation of pets. It was indicated that it would be desirable for the dumpsters to be in a location not adjacent to the residences. Ms. Cronin stated that the topography was challenging for a dumpster location. Questions regarding how close to E. Howard Avenue the dumpster could be located were asked by the Commission. City Engineer Dejewski provided an update on the progress of the E. Howard Avenue right-of-way dedication.

The discussion concluded. The vote was taken and the motion carried.

2. Site Plan

Commissioner Kiepczynski asked if the dumpsters would be enclosed. Ms. Cronin stated that they would. Commissioner Manders asked if the entrance to the building could be pulled out a bit. Mr. Barbosa indicated that there are two separate groups of people coming to the clinic – one for appointments and one for day care/boarding. They can look at separating them more. Commissioner Grubanowitch inquired if consideration as to the design of the signage has been completed. Ms. Cronin stated that there will be a monument sign closer to the corner but they also are considering signage on the building along Howard Avenue. Commissioner Manders asked about the lighting. Building Inspector Vretenar stated that a more detailed design will come back to the Planning Commission after the public hearing for the change in

zoning if it is successful. A concept is needed however for the public hearing to be held. No action was taken on this item.

C. 2040 E. St. Francis Avenue Change in Operation

1. Description of Change

2. Site Plan

Mayor St. Marie-Carls stated that items 1 and 2 would be discussed together. She then stated that Mr. Dysland has a letter in the packet and requested Mr. Dysland to review his proposal with the Commission.

Mr. Dysland stated that the original proposal in 2015 has self storage in the rear of the property and retail in the front which included office space for his environmental business. Since that time, his business has grown 40%. He has added some designations such as DVB (Disabled Veterans Business) which is considered a minority business. Many companies need to include minority owned businesses in their projects so he has been able to expand his client base. He could move his office into the location as originally proposed but it would only work for about one year then he would have to move again. He does not want to move twice within a year so he wants to find a suitable location to operate the environmental business out of for a longer period of time and convert the remaining space in the retail area to climate controlled indoor storage. This would mean that the entire building abutting St. Francis Avenue will be climate controlled indoor storage. There will be less traffic than when retail was proposed so there is adequate parking. To convert the space, he is going to have to tear out plumbing already installed and remove the overhead door in the rear since it will no longer be needed. He will have a small office with a store which will sell packing supplies and a shipping company similar to FedEx or UPS in Building 3 which is back by the self storage units. Alderman Wattawa asked why Mr. Dysland did not just expand into the entire retail building. Mr. Dysland said there have been many unanticipated issues on the site which have cost over \$250,000. He needs the space to pay rent and he needs a bigger space for his operation than the retail space offers. Alderman McSweeney stated that it seemed like a lot of money to invest in just a warehouse. Mr. Dysland concurred but many of the costs were unable to be anticipated even with the soil borings. They had to install helical piers instead of the traditional footings due to the poor soils in the area where the soil borings were not taken. Commissioner Grubanowitch stated that the residents and the City were told that there would be a person from the environmental company on site during the business hours of the storage. Mr. Dysland stated that he will own and operate the franchise in Building 3. There was general discussion on the issue of the shipping business and his office being staffed and on site. There was consideration to moving the office to Building 1 but it was decided that Building 3 offered more security to the rear storage units. Commissioner Manders made the suggestion to remove unit 170 from the interior storage to keep the exit for safety reasons. Mr. Dysland concurred and agreed to remove the unit. Alderman Wattawa stated that there were 3 major concerns of the residents: the look of the buildings which look great; staff to be on site during office hours which Mr. Dysland has agreed to; and concerns about additional traffic which actually gets better without retail or office so the neighborhood concern is reduced. Alderman Wattawa also indicated that Mr. Dysland is working with his neighbor to the north on some renovations to their building. There was general discussion on the types of improvements being done the former Starfire Building. There was also general discussion regarding potential improvements to the other site in St. Francis that Mr. Dysland owns – RDI on E. Crawford Avenue.

A motion was made by Commissioner Buechel, seconded by Alderman Tutaj to recommend to the Common Council to approve the change in operation with the stipulation that unit 170 of the interior storage will be eliminated and that Building 3 will be staffed by an employee of Mr. Dysland's during the hours of operation. The motion carried with one descending vote by Commissioner Stemmwell.

5. Unfinished Business

A. 4235 S. Nicholson Avenue Site – RFP Review

Mayor St. Marie-Carls gave an update on the portion of the CDA meeting where these projects were discussed. Brinshore provided a financial proposal to the CDA for review. The CDA discussed the request

and eventually voted to provide \$100,000 to the potential development. Brinshore is now reviewing the funding that the CDA is willing to provide and will be letting the City know if they can make their project work with that amount of City funding. Commissioner Kiepczynski asked why Bear did not provide a financial request. Mayor St. Marie-Carls stated that Bear was not clear on what discussion was going to be held at the CDA meaning if it was just a global discussion on if the CDA was going to fund any development on the site or if it would be project specific. She is unsure if Bear is still interested in the site.

B. Bear Lakefront Development Update

Mayor St. Marie-Carls stated that the CDA had an opportunity to discuss the financial developers agreement in closed session. There are some items that need to be resolved but the agreement is close and moving forward. She also reported that Bear would not be constructing in 2016. Commissioner Grubanowitch inquired as to why the project is delayed. Mayor St. Marie-Carls indicated that Bear had some internal issues and is still planning on developing. Building Inspector Vretenar asked if Bear had purchased the land yet since that has an impact on the elevator tower at The Landing. Mayor St. Marie-Carls stated that Thomson Development has sent a letter to the condo board and is waiting for their approval of the project since Thomson does not have a controlling interest in the property any longer.

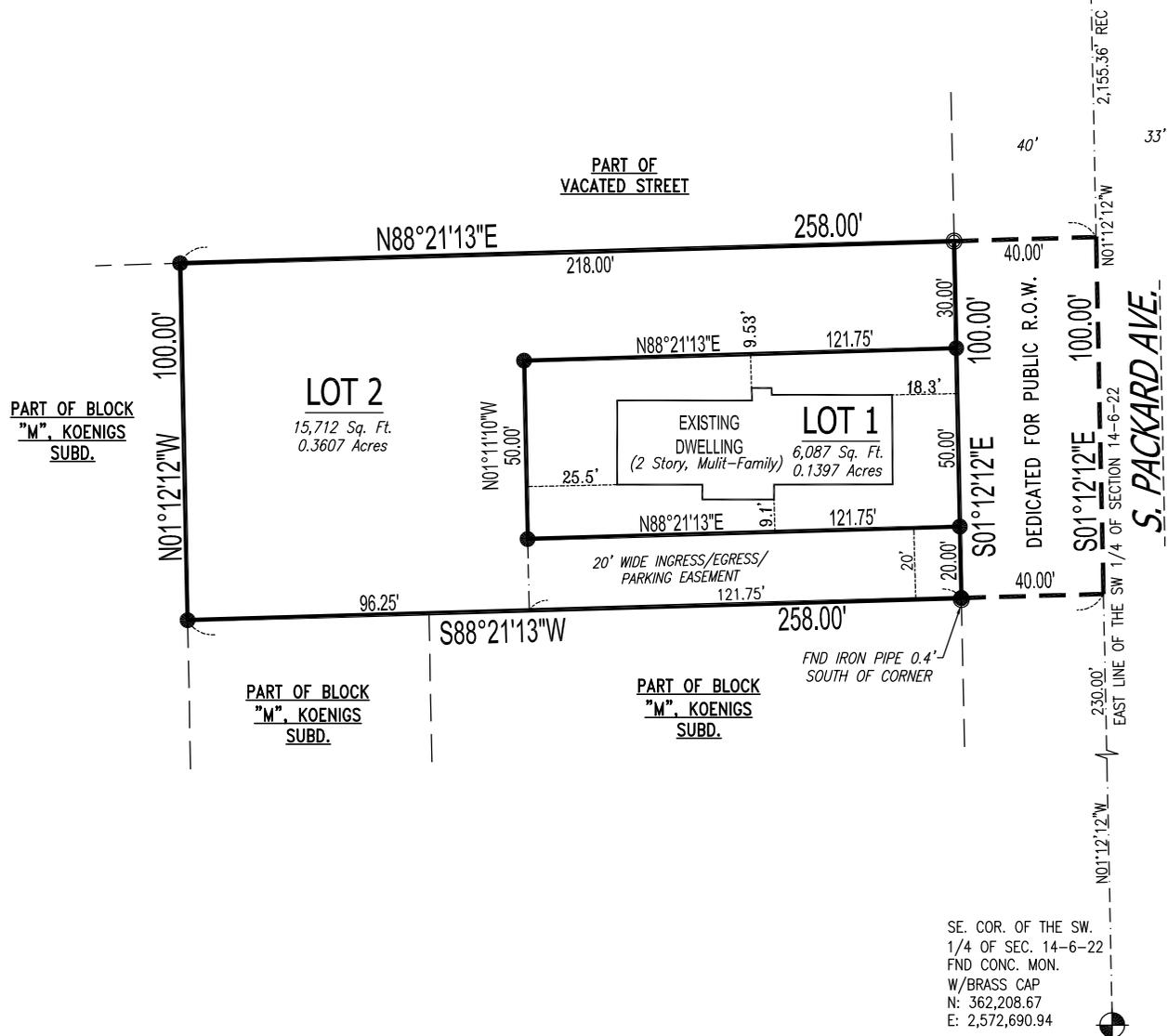
6. Adjourn

A motion was made by Commissioner Buechel, seconded by Commissioner Kiepczynski to adjourn. Motion carried. Meeting adjourned at 8:07pm.

CERTIFIED SURVEY MAP NO. _____

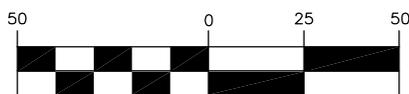
BEING A DIVISION OF A PART OF BLOCK M, TOGETHER WITH THE ADJACENT VACATED STREET, IN KOENIGS SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF ST. FRANCIS, MILWAUKEE COUNTY, WISCONSIN.

SOUTH WITNESS COR.
NE. COR. OF THE SW.
1/4 OF SEC. 14-6-22
FND CONC. MON.
W/BRASS CAP
N: 364,363.40
E: 2,2572,645.68



SE. COR. OF THE SW.
1/4 OF SEC. 14-6-22
FND CONC. MON.
W/BRASS CAP
N: 362,208.67
E: 2,572,690.94

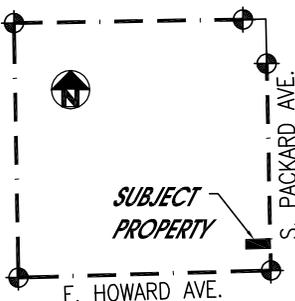
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



SURVEYING ASSOCIATES, INC.
2554 N. 100th STREET
WAUWATOSA, WI. 53226
PHN 414-257-2212
FAX 414-257-2443



VICINITY MAP
SW 1/4 OF SEC. 14-6-22
1" = 2000'

● - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING A MINIMUM OF 1.13 LBS PER LINEAL FOOT.

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 14-6-22, WHICH IS ASSUMED TO BEAR N01°12'12"W, STATE PLANE COORDINATE SYSTEM SOUTH ZONE, DEC. 2011 DATUM.

FREDERICK W. SHIBILSKI

S - 1154

City of St. Francis

3400 E Howard Ave
St. Francis, WI. 53235

PAID IN FULL

MAY 13 2016

APPLICATION FOR CHANGE OF ZONING ORDINANCE, PLANNED UNIT DEVELOPMENT OR SPECIAL USE

CITY OF ST. FRANCIS

Important: No application for a change of zoning will be given consideration by the City Planning Commission or Common Council, unless made on this form. This application form will be the permanent record in this case. Applicant should use care in setting forth clearly and completely all facts relied upon to support the zoning change applied for. Be sure property description given in petition and on accompanying survey(s) is correct.

Note: All applications must be accompanied by a check or cash in the sum of \$195.00 for regular change of zoning or \$300.00 for Planned Development or Special Use (Plus .00065 per dollar of development cost to be paid at permit application)

To the Honorable Mayor and Common Council of the City of St. Francis,

WE (I -We) the under signed owner(s), representative(s) (check one) of all or part of real property described below, hereby petition your Honorable Body to change, alter, and amend the boundaries of use districts by changing from the PD District to the PD SU District the following described property, a plat of which, as well as a statement of facts pertaining to the change requested are attached hereto and made part of this petition. outdoor sales farmers market

Address(s) 4550 S. Brust Ave, Saint Francis, WI 53235

Current use Food Service Equipment Dealer w/g Restaurant + Test Kitchen

Proposed use Adding Outdoor Sales Farmers Market

Tax Key Nos. 592-9928-002

Signed Samina Mahmood Date 5/11/16 Title CEO

Print name Samina Mahmood

State of Wisconsin) Milwaukee County) SS.

NOTE: CC: Applicant - City Engineer Zoning Administrator

ACKNOWLEDGMENT

FEE \$

Personally came before me this 11 day of May, 2016 the above named Samina Mahmood and to me known to be the persons who executed this document, and I hereby acknowledge the same.



Sandra Lee Doran (Signed)

Notary Public, Wisconsin

Sandra Lee Doran (Print name)

My Commission (expires) (is permanent) 10/17/17 (Strike one) (Date)

STATEMENT OF FACTS PERTAINING TO THE ACCOMPANYING REQUEST FOR A
CHANGE OF
ZONING ORDINANCE

The following deed restrictions are in effect on the above property: (Here set out restrictions or state none exist. If there were ever restrictions and some have expired or have been removed state former restrictions and date of expiration or removal.)

Maybe height restrictions because of being in the flight path of General Mitchell international Airport.

Ord. 239-35 feet "cv"

The following deed restrictions are in effect on property immediately opposite above property. (Here set out restrictions or state none exist. If there were ever restrictions and some have expired or have been removed state former restrictions and date of expiration or removal.)

Not aware- again probably height restrictions.

Property in the block in which the above described property is situated is now devoted to the following uses: (Describe fully all existing uses.)

Retail Store-open to the public

Cash N Carry-commercial foodservice customers

Restaurant-Test Kitchen-Rental of Office Space

Petitioner proposes to erect on the above property: (State fully, proposed building, structure or other improvements and accompany with site, grading, parking, landscape and building plans.)

Tent or tents to house Farmer's Market. Market to be once a week on Saturday.

Farmer's Market Produce Stand

If you are petitioning for a change to a Business District:

1. What percentage of lots within a radius of 1000 feet is now improved with buildings:

N/A

2. How far is your property from the two nearest local Business Districts, and the extent of each district?

N/A

Owners of property(s) actually included in the proposed change to sign below.

Samina Mahmood 5 / 13 / 2016 _____
(Signed) (Date) (Signed) (Date)

Samina Mahmood Samina Mahmood
(Print Name) (Print Name)

Mohi Mahmood 5 / 13 / 2016 _____
(Signed) (Date) (Signed) (Date)

Mohi Mahmood _____
(Print Name) (Print Name)

(Signed) (Date) (Signed) (Date)

CITY OF ST. FRANCIS

LIST OF DATA AND PLANS REQUIRED

BEFORE SCHEDULING FOR A PLANNING COMMISSION REVIEW

OF

APPLICATION FOR CHANGE OF ZONING

10 SETS OF PLANS AND DATA FOR PLANNING COMMISSION

12 SETS OF PLANS AND DATA FOR PUBLIC HEARING

- ___ 1) Name of owner(s) – (Including proof)
- ___ 2) Option(s) on property – (Including proof)
- ___ 3) Recent plat of Survey – (One year limit) & Legal Property Description(s) of all properties requested to be rezoned.
- ___ 4) Preliminary Site Development Plan(s) – (Showing Structures, Parking & Traffic patterns, Proposed and Present Elevations (including adjacent parcels) and preliminary Landscape plans.
- ___ 5) Building Plan(s) – To include Floor Plans, Elevations and Individual Living Unit Plans
- ___ 6) Estimated Cost of Improvements – (Structure & Land)

NOTE: X denotes information required pending Planning Commission review.

Council Meetings held on Tuesday of the first full week of the month and Tuesday of the third week of every month at 7:00 PM in the Council Chambers, 2nd floor of City Hall.

Planning Commission meetings held the fourth Wednesday of the month (or call of the Chair). 7:00 PM – Committee Room, adjacent to the Council Chambers.

All applications to be reviewed by Zoning Administrator prior to filing with City Clerk. Please make an appointment. Office hours 8 to 9 AM & 1 to 2 PM.

Craig Vito
Zoning Administrator

5 / 13 / 16
(Date)

**ACKNOWLEDGEMENT AND CERTIFICATE OF THE APPLICANT'S
RESPONSIBILITY FOR ALL CITY'S COSTS AND EXPENSES**

Applicant, OWNER hereby acknowledges the applicants responsibility
for all City's costs and expenses directly or indirectly related to the applicant's request under
Article IV 455- 31 and Article VIII 455-48

455-9 FEES

- D. Costs recoverable. All costs incurred by the City in the consideration of any requests by an applicant related to this chapter or Chapter 402, Subdivision of Land, shall be recoverable, including, without limitation by enumeration, the following:
- (1) All professional and technical consultant services and fees retained by the City and rendered in review of any application, including but not limited to the City Engineer, Planner, City Attorney or any other professional or expert hired by the City for purposes of review of the application or presubmission request.
 - (2) Legal publication costs.
 - (3) Court reporter costs, as deemed necessary by the City Planning Commission.
 - (4) Copy reproduction.
 - (5) Postage.
 - (6) Inspection fees incurred by the City Building Inspector.
 - (7) Document recording (if required).
- E. Billing of costs. The City Clerk shall, on a monthly basis, bill all costs recoverable, other than all professional City Attorney fees, including fees of any designee of the City Attorney, pursuant to this chapter to the applicant, which said costs shall be paid by the applicant within 10 days of receipt of the City's billing. The Common Council may require an applicant to submit an advance deposit against future billings by the City for the recovery of costs provided by this chapter. Surplus deposit shall be returned to the applicant at the conclusion of the project if such deposit exceeds the amount of billings for recoverable costs. Any billed costs from the City unpaid at the expiration of said ten-day period shall bear interest at the rate of 18% per annum.
- F. Billing of attorney fees. The City Attorney shall, on a monthly or quarterly basis, bill all costs recoverable pursuant to this chapter to the applicant, which said costs shall be paid by the applicant within 10 days of receipt of the City Attorney's billing. Any billed costs from the City Attorney unpaid at the expiration of said ten-day period shall bear interest at the rate of 18% per annum.
- G. Conditions of all applications. Notwithstanding anything in the City Code to the contrary, payment in full of all recoverable costs pursuant to this chapter shall be a precondition to the final approval of any application. This precondition shall extend to any City board request for an advance deposit against future billings for recoverable costs as called for herein.

Applicant shall be provided with a signed copy of this document.

Dated this 13th day of MAY, 20 16

Samina Mahmood

Name of Applicant

Representative of Applicant

Confirmation of Receipt Of
Original Acknowledgement And Certificate

Anne B. Uecker

ANNE B. UECKER, CMC CITY CLERK

Receipt No: 7.001386

May 13, 2016

Superior Equipment & Supply, Co.

Previous Balance: .00
PERMITS
Change of Zoning 4550 S.
Brust Ave. 300.00

Total: -----
300.00
=====

CHECK - GENERAL CHECKING
Check No: 48805 kf 300.00
Total Applied: 300.00

Change Tendered: -----
.00
=====

Duplicate Copy
05/13/2016 02:43PM

Statistical information for 3550 S. Brust Ave

Gross land area 6.6479 total Acres

Land covered by buildings 50,000 Square feet or 1.14 Acres (49,658 SF)

Land for driveways and parking is 1.13 Acres (49,228 SF)

Land with green space and landscaping 4.37 Acres (190,357 SF)

107 parking spaces with 4 handicap accessible spaces.



St Francis Farmers Market

Farmers markets used to be frequented only by chefs stocking up on fresh ingredients, or locals looking for their weekly produce supply. All that has changed, however, because travelers now flock to these markets to sample the best a region has to offer, including fruits, vegetables, and herbs as well as locally made treats and pastries. From fresh cuts of free-range lamb or beef to a small Wisconsin market with samples of sweet Wisconsin maple syrup, travelers will delight in these markets' fresh, seasonal offerings.

Show up early on the weekend for a taste of Oasis breakfast burritos, or grab an organic crepe as you browse the stands. In peak season, the market features produce like plump organic raspberries and crisp Asian greens, and local chefs stop by to stock up on colorful fruit and vegetables. St Francis Farmers Market brings together more than 50 of the region's best farmers and producers to offer fresh, homemade wares. Visitors can find everything from fresh fruit smoothies to, cuts of free-range meats. Come and support your local farmers market so it becomes a destination place where residents can not only purchase fresh Wisconsin grown products, but also make it a weekend morning ritual to enjoy brunch or just coffee at the outdoor Oasis Bar and Grill and watch the planes take off and land!

Farmers markets are a solution to the multifaceted problem of our culture's growing isolation—from other people, from the environment, and from the sources of our food. People perceive farmers markets as gathering places where families can bond with neighbors and visit with friends. Farmers markets also provide a medium by which people can get closer to their food sources.

Many consumers feel good about supporting local farmers. They also tend to distinguish the produce offered at farmers markets as higher in quality, more flavorful, fresher, and healthier than the produce typically found in other outlets. Farmers, in turn, can interact directly with their customers, building

relationships and fostering customer loyalty while potentially generating greater profits than if they sell their produce wholesale.

Our Community

Come out and find the finest local farmers and producers of local goods. You'll feel good about building a market for local farm produce in your neighborhood. **Don't Miss** - Most Saturdays, there's a meet-the-farmer talk at 10:30 a.m., followed by a free seasonal cooking demonstration at 11:30am and a kids seasonal cooking or activity on Sundays at 10.30am. On most Saturday nights, the market hosts a Picnic in the Park event with music, farm-fresh food, and family-friendly activities.

Freshness & Flavor

Nothing's sweeter than a fresh red apple or crisp cabbage from your own backyard, our markets the next best thing, don't miss our various events and competitions both for the Foodie and Junior chef. The Locavores will rejoice at St Francis Farmers Market, as all produce is required to be grown within a 50-mile radius of the market. Only the freshest seasonal fruits and vegetables are displayed, and visitors can talk with vendors to learn more about their produce's origins. Popular spring and summer wares include red rhubarb, green lettuce, fresh flowers, and vegetable seedlings to start your own garden. For those who want a quick snack, don't miss the fresh smoothies and juice drinks.

Purchase Locally

We're part of the local economy, so you understand how important it is to keep this market vibrant and moving forward. With your support we're doing that! The Farmers Market is an outdoor oasis with a diverse selection of products. Shoppers can purchase freshly picked fruits and vegetables, farmstead cheeses, and artisan breads, or choose from a selection of cut flowers, wine, and jam. Vendors offer everything from foraged food like mushrooms and huckleberries, to farm crafts like beeswax candles and lavender body butter. Don't miss the market's live cooking demonstrations by popular local chefs

Nutrition Education Workshops

The St Francis Farmers Market program provides free, bilingual nutrition education and cooking demonstrations at St Francis Farmers Market from May 15th - October 31st Using the Wisconsin State Health Department's, Fruits and Vegetables curriculum. St Francis Farmers Market aims to increase fruit and vegetable consumption by teaching participants how and why to prepare healthy meals using fresh, Chef Tom will be demonstrating over one hundred fast, easy, affordable, and delicious recipes using fresh fruits and vegetables at the seasonal produce workshop!

Groups of 12 or more are encouraged to email info@supequ.com to schedule a group visit.

Farmers' Markets for Kids

The St Francis Farmers Market is intended to be a destination for the whole family. Each week, we provide an education space at The St Francis Farmers Market for all ages. With the help of community

St Francis Farmers Market | 4550 S Brust Ave. St Francis WI 53235 | 414.671.1200 | info@supercc.org

organization we are able to offer a variety of activities designed to make the market an interactive experience for people of all ages. Our hope is to provide fun, educational activities for children that reinforce our goals of connecting the environment, city, and farm as well as building community. **We provide** free, bilingual food-based activities for children at St Francis Farmers Market from May 15th – October 31st. Classes encourage children to eat more fresh fruits and vegetables by engaging them in hands-on activities. Children explore fruits and vegetables, and taste featured recipes.

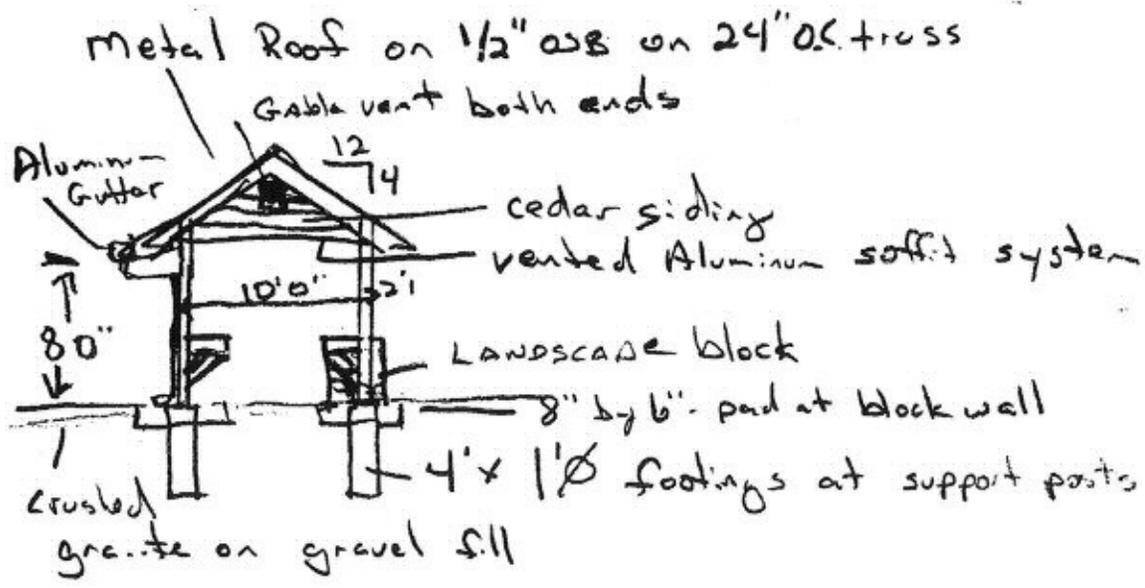
May 15th thru Oct 31st

Friday: 11:00-6:00pm

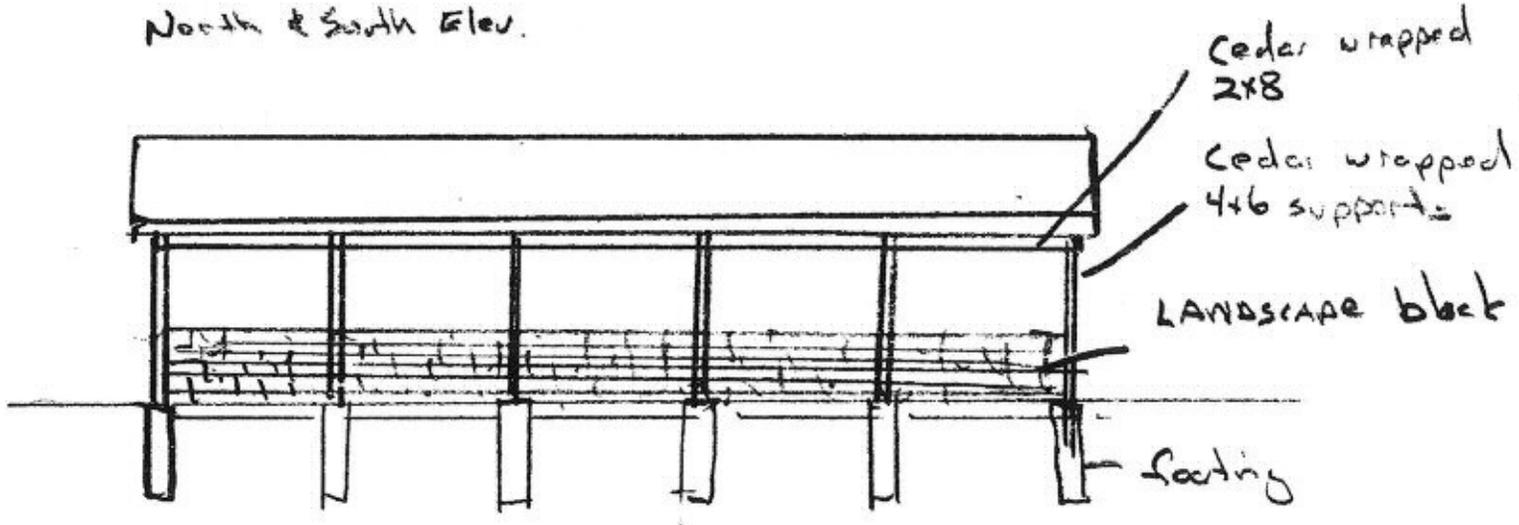
Saturday 9:00 – 1:00pm

Sunday 9:00- 12:00pm

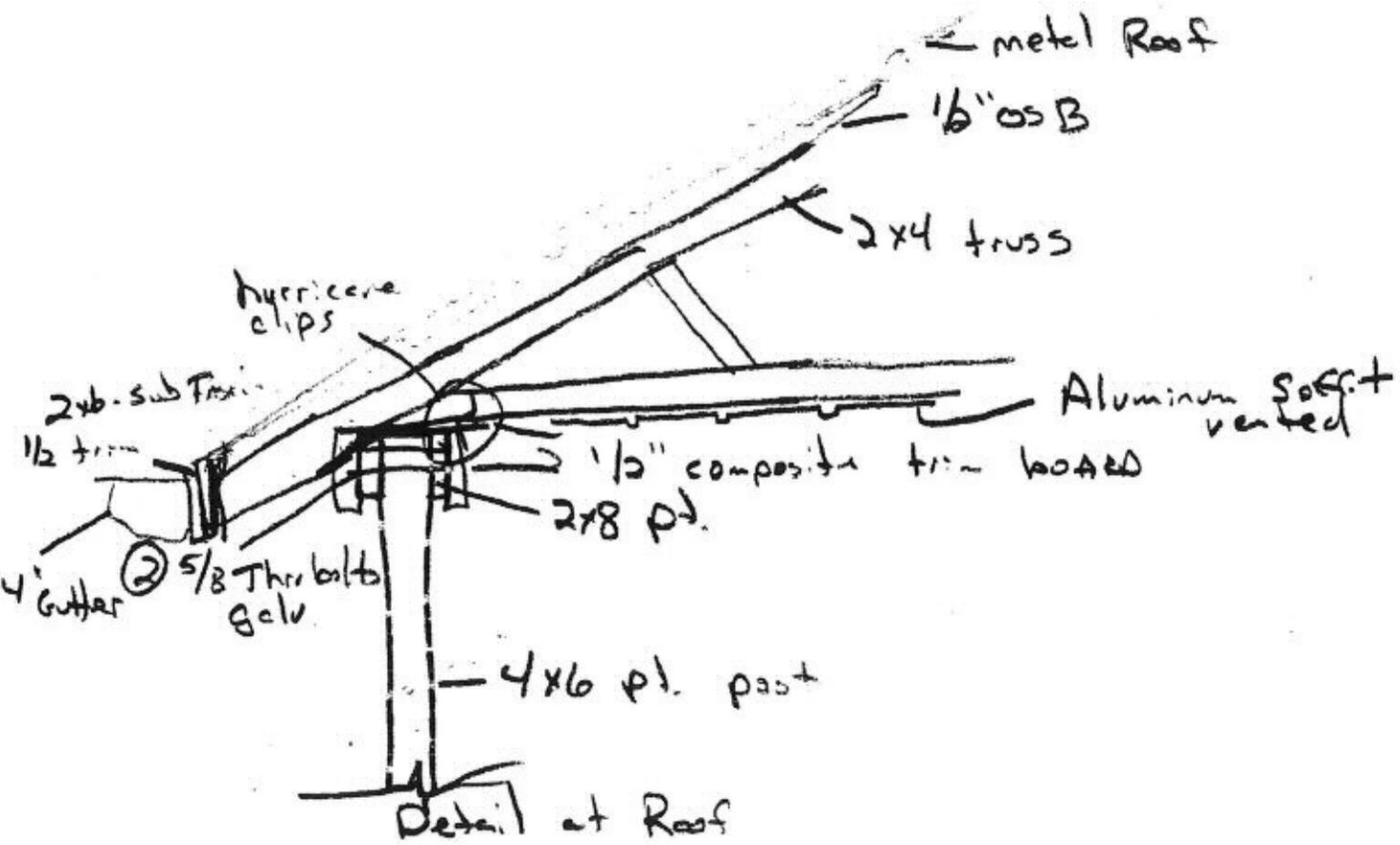
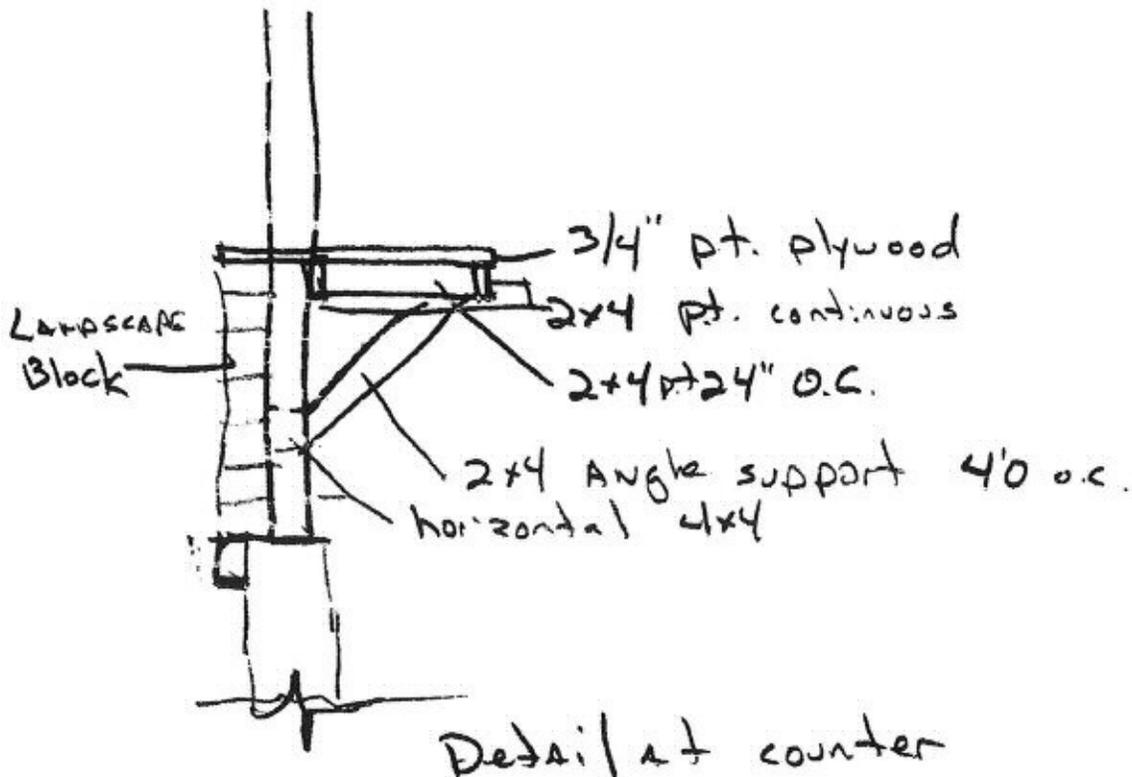




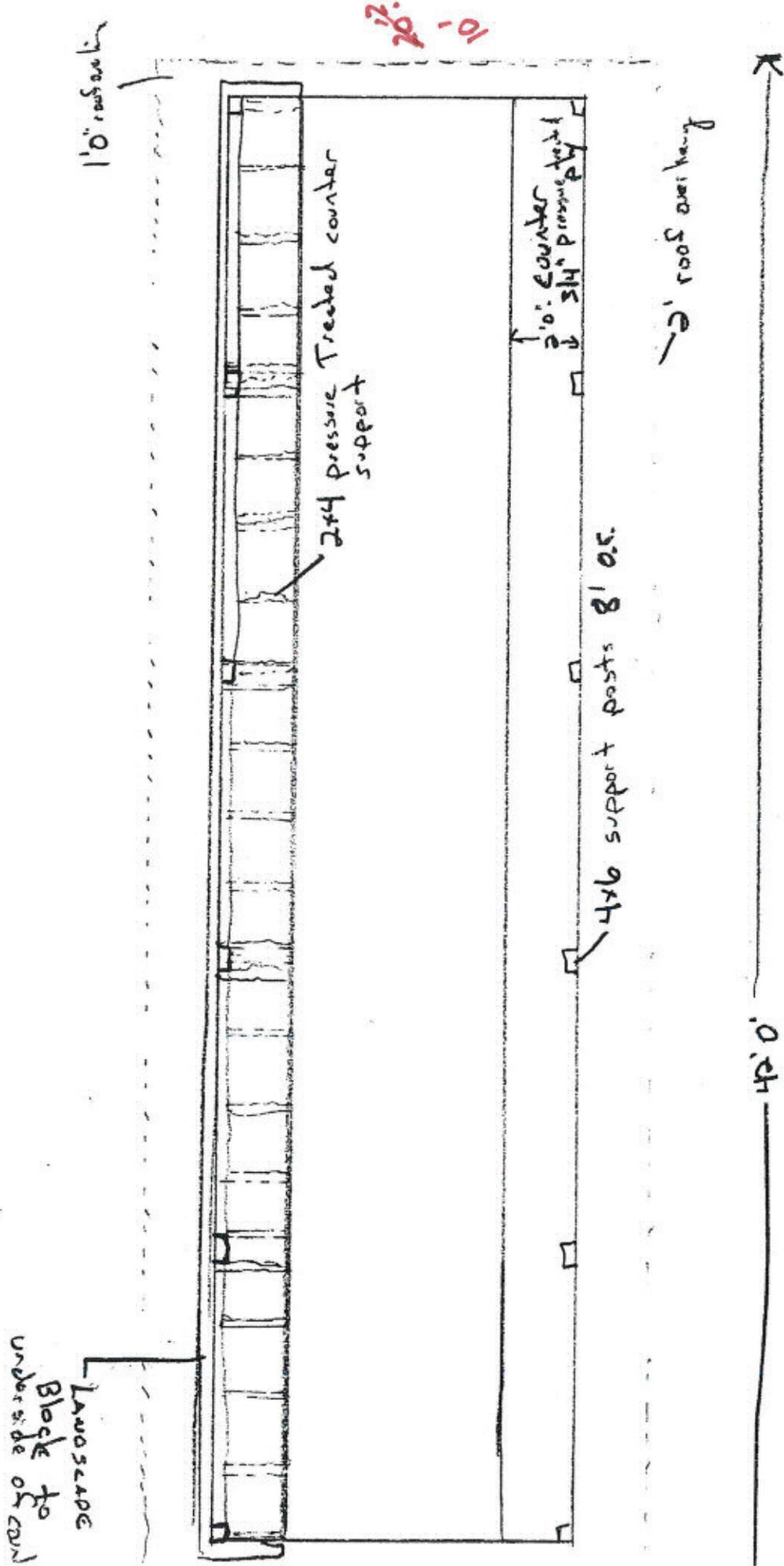
North & South Elev.



East & West Elevation



SUPERIOR EQUIPMENT AND SUPPLY
FARMERS MARKET SHELTER



PLAN View 1/4" = 1'

City of Milwaukee

City of St. Francis

4401 E
Whitnall Ave

100' boundary

SOUTH

SOUTH

BRUST

4450

SOUTH

4430

4464

4468

WHITNALL

592-9926 001

4447

4451

4469

4501

4509

4517

4521

4537

4541

4545

4555

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4625

4637

AVENUE

KANSAS

4465

4471

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4596

4604

4612

4618

4624

4630

4640

4630

ANNE UECKER
 TREASURER
 4235 SOUTH NICHOLSON AVE
 ST FRANCIS WI 53235

STATE OF WISCONSIN
2013 REAL ESTATE PROPERTY TAX
 CITY OF ST. FRANCIS
 MILWAUKEE COUNTY

MAHOOD INVESTMENTS LLC

TAX KEY: 592-9928-002

592-9928-002 003346
 MAHOOD INVESTMENTS LLC
 19140 BLUE RIDGE CT
 BROOKFIELD WI 53045

Full Payment of: \$77,835.19
 or First Installment of: \$46,018.03
 Due on or Before: January 31, 2014
 Make Check Payable to: TREASURER

Please Write In the
 Amount Enclosed

\$

Check for Address Change

592992800220131

RETURN THE TOP PORTION WITH PAYMENT - KEEP BOTTOM FOR RECEIPT

TREASURER

STATE OF WISCONSIN

2013 REAL ESTATE PROPERTY TAX

Assessed Value Land	Assessed Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect Lottery Credit)
498,800	1,975,900	2,474,700	113.5%	.025745314
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Est. Fair Mkt.	* A star in this box means unpaid prior year taxes.	School taxes reduced by school levy tax credit
439,600	1,741,300	2,180,900		4208.83

Taxing Jurisdiction	2012		2013		% Tax Change	
	Est. State Aids Allocated Tax District	2012 Net Tax	Est. State Aids Allocated Tax District	2013 Net Tax		
STATE OF WISCONSIN		386.02		368.68	-4.5	
MILWAUKEE COUNTY	594,467	13,909.78	572,122	13,415.58	-3.6	
LOCAL TAX	2,759,317	20,574.60	2,772,965	21,750.51	5.7	
MATC	163,617	4,798.76	154,288	4,621.59	-3.7	
SALES TAX CREDIT		-2,480.06		-2,269.77	-8.5	
ST FRANCIS SCHOOL DIS	3,952,826	21,912.25	3,841,935	22,125.78	1.0	
MMSD		3,691.24		3,699.55	0.2	
Total	7,470,227	62,792.59	7,341,310	63,711.92	1.5	
		First Dollar Credit		75.66	2.5	
		Lottery and Gaming Credit		77.58		
PARCEL NUMBER: 592-9928-002		Net Property Tax		62,716.93	63,634.34	1.5

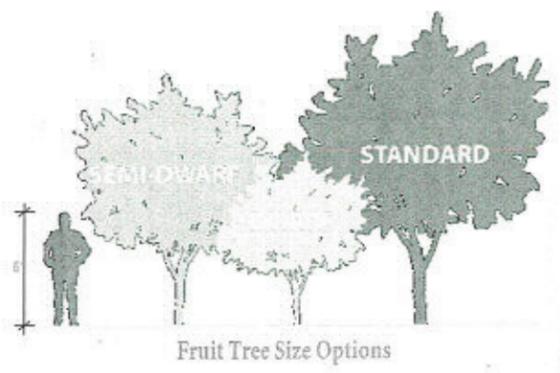
When paying on or before January 31, 2014 Make Check Payable to: TREASURER DEPT 9285 PO BOX 1157 MILWAUKEE WI 53201-1157	Full Payment Due On or Before January 31, 2014 \$77,835.19	O T H E R	RESURFACING	14113.53
	First Installment Due On or Before January 31, 2014 \$46,018.03		WEED CUTTING	87.32
When paying after January 31, 2014 Make Check Payable to: TREASURER 4235 SOUTH NICHOLSON AVE ST FRANCIS WI 53235	Second Installment Due On or Before March 31, 2014 \$15,908.58		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2014 \$77,835.19	
Third Installment Due On or Before May 31, 2014 \$15,908.58				

Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and penalty (See Reverse).

IMPORTANT: Correspondence should refer to PARCEL. See reverse side for more information.

4550 S BRUST AVE
 -- Acres: 0.000
 COM 572.40 FT N & 30.0 FT E OF
 SW COR SW 1/4 SEC 22-6-22 TH N
 3.42 FT NELY ON E LI RELOCATED

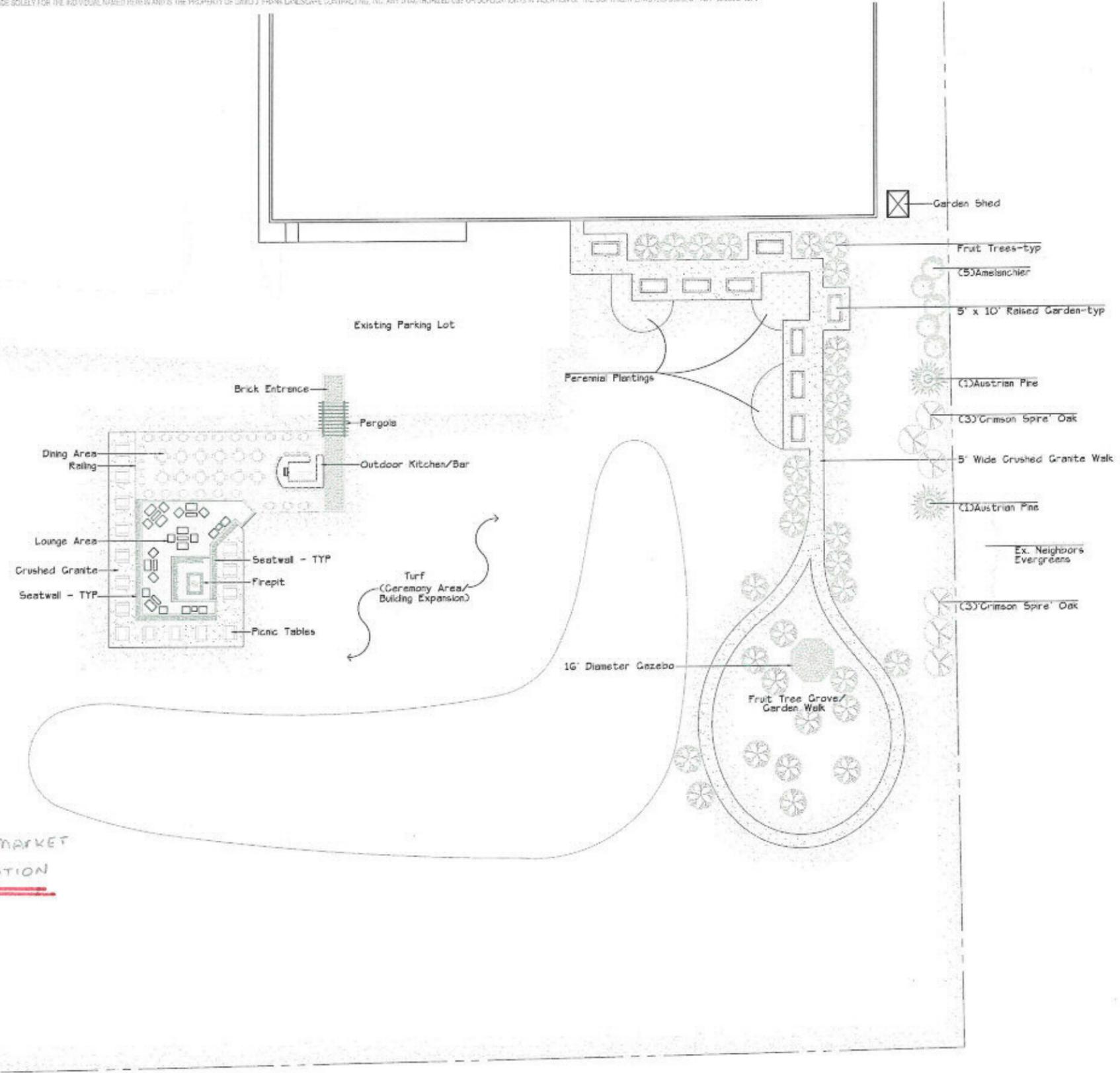
MAHOOD INVESTMENTS LLC
 19140 BLUE RIDGE CT
 BROOKFIELD WI 53045



BRUST AVE



Farmers Market Bldg location



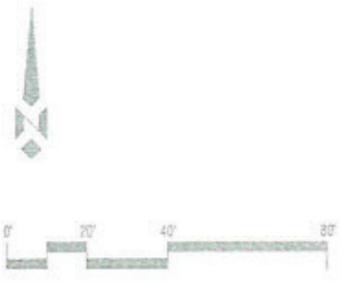
Landscape Development for
Superior Equipment and Supply
4550 South Brust Avenue
Milwaukee, Wisconsin

David J. Frank
Design Group

1740 W. 23rd Street
P.O. Box 73
Greenfield, WI 53221
U.S.A.
Tel: (262) 219-8888
Fax: (262) 619-0739
Email: info@djfrank.com
www.djfrank.com

Landscape
Development by
Allan P. Schraufnagel,
Assoc. L.A.

Drawn By
SRR
Sheet
1
of 1
Date: 4/14
Revised: 5/14
5/14



FOR AN EXCERPT OF
PARTICIPATING LANDSCAPE
DESIGNERS VISIT
www.djfrank.com
CALL US TODAY!
1-800-242-8211
TOLL FREE
WE SERVICE RESIDENTS
COMMERCIAL PROPERTIES
AND MUNICIPALITIES
MILWAUKEE, WISCONSIN

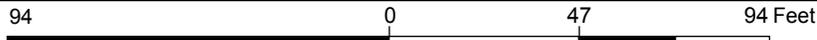
Landscape Plan

Scale: 1" = 20'-0"





MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
© MCAMLIS

1:564



DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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AMENDED AND RESTATED
PLANNED DEVELOPMENT AGREEMENT

Document Number

Document Title

THIS AMENDED AND RESTATED PLANNED DEVELOPMENT AGREEMENT (this "Amended and Restated Planned Development Agreement") is made this ____ day of June 2016 by and between the City of St. Francis, a Wisconsin municipal corporation (the "City"), and Airport I, LLC, a Wisconsin limited liability company (the "Owner").

RECITALS:

WHEREAS, on March 6, 2001 the City enacted Ordinance No. 1070, "An Ordinance Establishing or Changing Zoning of Certain Lands in the City of St. Francis (City of St. Francis, owner) (Tax Key Nos. 592-0001 to 592-0016, inclusive)" (the "Ordinance"); and

WHEREAS, by virtue of its adoption, the Ordinance rezoned the properties referred to therein as a planned unit development for "commercial and light industrial only"; and

WHEREAS, the Ordinance further provides, in pertinent part, that "there shall be no retail establishment and the hours of operation shall be such to minimize disturbance of the neighborhood. Specific uses, restrictions and grants shall follow in a Planned Development Agreement"; and

WHEREAS, pursuant to the provisions of the Ordinance concerning establishment of "specific uses, restrictions and grants", the City and the Owner entered into a Planned Development Agreement dated April 23, 2001, recorded as Document No. 8071939, and amended on December 17, 2002, recorded as Document No. 8424210 (collectively, the "Original Agreement") related to the use of the property located at 4630 South Brust Avenue, St. Francis, Wisconsin (the "Property"); and

WHEREAS, City and Owner desire to amend and restate the Original Agreement in its entirety as set forth below.

Recording Area

This Document should be returned to:

Anne B. Uecker,
City Clerk/Treasurer
3400 E. Howard Ave.
St. Francis, WI 53235

592-0005-002

Parcel Identification Number (PIN)

NOW THEREFORE, in consideration of the RECITALS and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the City and the Owner agree as follows:

1. **ORIGINAL AGREEMENT SUPERSEDED**. This Amended and Restated Planned Development Agreement hereby amends and restates the Original Agreement in its entirety. The Original Agreement shall be deemed terminated, released and of no further force and effect.
2. **EXISTING UTILITIES**. The City acknowledges that all existing City utilities under former Price Avenue have been abandoned.
3. **EASEMENTS**. The City hereby releases, terminates and forever discharges any and all easement rights, if any, encumbering the Property that the City may have acquired pursuant to Wisconsin Statute Section 66.1005.

4. **USE.** The Property is currently zoned as a Planned Unit Development for commercial and light industrial uses.

(a) Pursuant to the provisions of Ordinance No. 1070, the Property shall not be used for retail purposes and hours of operation shall be such to minimize disturbance of the neighborhood.

~~(a)~~(b) Pursuant to the provisions of Section 1070.01 of the Ordinance providing that specific uses, restrictions and grants shall follow in a Planned Development Agreement the following specific uses, restrictions, and grants are hereby established:

(i) Permitted -uses on the Property shall be limited to those uses expressly enumerated in the Exhibit A attached hereto and incorporated herein by reference(collectively, the "Permitted Uses") and uses that are accessory or incidental to such uses provided, however, that the Owner may, from time-to-time request that the City grant permission for a "special use" listed on the Exhibit B attached hereto and incorporated herein by reference. Permission to use the Property, or any part thereof, for any special use(s) listed on Exhibit B shall be applied for and reviewed in accordance with the provisions of sec. 455-48 of the City of St. Francis Code of Ordinances. Any approval granted by the City of a requested special use from time-to-time shall be memorialized in the form of an amendment to this Amended and Restated Planned Development Agreement.

(ii) Restrictions. There shall be no retail establishment and the hours of operation shall be such to minimize disturbance of the neighborhood. In addition, the following uses are also expressly prohibited:

- [a] Heavy Manufacturing as defined in the St. Francis Municipal Code, current zoning classification Manufacturing District M-2, or comparable section as it may be amended from time to time;
- [b] Trucking terminals for heavy (cross-dock) trucking;
- [c] Residential units; and
- [d] Retail stores.

~~(b)~~(iii) Operational Restrictions. Operations on the Property shall be subject to the following restrictions:

- [a] No unreasonably loud, environmentally disruptive noises, including but not limited to air compressors, continuously running motors, generators, air hammers, power tools, construction equipment/machinery or loud playing radios, shall be allowed where such noise(s) may be a nuisance to adjacent properties.
- [b] No refrigeration trucks are permitted except when actively loading/unloading.
- [c] Diesel trucks shall not be cold-started on the Property. The engines from such trucks shall be kept warm.
- [d] No idling of truck engines shall be permitted in excess of 15 minutes for parked or stopped vehicle/trucks unless express approval is granted by

the Planning Commission as part of the approval of a site plan/plan of operation for specific use(s) of the Property, in which case the permitted location(s) and number of parked/stopped trucks shall be set forth on the approved Site Plan. .

~~{c}~~ Hours of operation shall be Monday through Saturday 2:00 a.m. to 5:00 p.m.

~~{f}~~ One semi tractor trailer, non refrigerated truck shall be permitted onto the premises at approximately 2:00 a.m. to deliver to this building. Non diesel delivery trucks are permitted to load the product from the tractor trailer.

~~{g}{e}~~ Cushioning shall be provided around loading dock doors.

~~{h}~~ Between 9:00 p.m. to 7:00 a.m., ~~there shall be~~loading additional restrictions:

~~{i}{f}~~ Loading dock doors shall be closed except when actually loading or unloading vehicles,; and

~~{ii}~~ All employee parking shall be South of the building.

(iv) PLAN OF OPERATION AND SITE PLAN APPROVAL, REQUIREMENTS.

{a} Site Plan and Plan of Operation approval shall be required for those uses specified in Exhibit A and for any special use listed in Exhibit B that may be granted from time to time.

~~Site Plan/Plan of Operation approval shall be required for those uses specified in Exhibit A and for any special use specified in Exhibit B that may be granted.~~

{b} In addition to meeting the requirements set forth in Sec. 455-36(E)(6) of the City of St. Francis Code of Ordinances, Site Plans shall address the number of diesel and refrigerator trucks that are permitted on the Property between the hours of 10:00 p.m. and 7:00 a.m. and the frequency of deliveries to and departures from the Property during such hours.

{c} In considering proposed Site Plan and Plan of Operations from time-to-time, the Planning Commission shall consider the intended use of the Property for commercial and light industrial uses, the intention to minimize the disturbance to neighboring residential properties resulting from such uses, prior and existing uses of the Property under Ordinance No. 1070, the impact from the Property on neighboring residential properties in light of other existing commercial/industrial properties lawfully existing and, in appropriate cases, whether a request for a new or expanded use may be granted conditioned upon the addition of landscaping/screening as may be reasonably necessitated to avoid additional disturbance to neighboring residential properties.

{ii}{v} LANDSCAPING AND EXTERIOR LIGHTING. The Owner shall maintain landscaping and exterior lighting in accordance with approved plans on file with the City.

~~(iii)~~(vi) MAINTENANCE. The Owner shall insure that the building is properly maintained at all times by personnel who are either employees of owner or management agents directly accountable to owner. The name, phone number and pager number of such persons shall be made available to City personnel at all times.

~~(iv)~~(vii) UTILITIES UNDERGROUND. All utility installations on the Property, including electrical, shall be installed underground.

~~(v)~~(viii) FIRE SUPPRESSION. The entire building shall be sprinklered per NFPA 13 and Chapter 245 of the City of St. Francis Municipal Code regarding such, and copies of installation plans be submitted to the Fire Chief prior to installation or alteration. Owner shall be responsible for maintenance and testing of fire suppression system(s) in accordance with Chapter 245 of the City of St. Francis Municipal Code.

~~(vi)~~(ix) SNOW REMOVAL. The Owner shall provide for private snow removal. Such shall be done in such a manner that snow is not deposited in the street right-of-way.

~~(vii)~~(x) GARBAGE/RECYCLING. The Owner shall provide and maintain proper garbage and recycling facilities on the site. Such facilities shall be located in the structure shielded from any adjoining properties, near the north end of the property. The Owner shall comply with all recycling laws and cooperate with the City for any reports required by the State of Wisconsin.

5. **AGREEMENT BINDING.** This Amended and Restated Planned Development Agreement is binding upon all the heirs, successors, assigns and personal representatives of the parties, and shall be recorded in the Office of the Register of Deeds of Milwaukee County, to become a binding restriction upon the Property and all subsequent owners and occupiers of the Property. If the Property is ever transferred to a person or entity that is a not-for-profit organization, the subsequent owner shall make payments to the City in lieu of taxes in an amount equal to what the City portion of real estate taxes would be for each year in a manner identical to actual real estate taxes. Failure to make such payments shall result in a lien against the Property for such amount and bear 12% annual interest.
6. **SEVERABILITY.** If any part of this Amended and Restated Agreement, or any supplemental agreements hereto, shall be held invalid by operation of law or by any tribunal of competent jurisdiction, or if compliance with or enforcement of any part should be restrained, or be found unconstitutional or otherwise invalid by such tribunal, the remainder of this Amended and Restated Planned Development Agreement shall not be affected thereby.
7. **ENFORCEABILITY.** This Amended and Restated Planned Development Agreement is enforceable under the Code, and particularly Chapter 17 of the Code, as a valid Ordinance of the City of St. Francis.
8. **CONTINUING OBLIGATIONS.** The parties hereto shall continue their respective obligations hereunder in all aspects. All plans shall be adhered to and proper maintenance shall continue as long as Planned Unit Development zoning shall continue.
9. **COMPLETE AGREEMENT.** This Amended and Restated Planned Development Agreement is the complete and entire agreement of the parties with respect to the matters covered by this Amended and Restated Planned Development Agreement, and it shall supersede all prior agreements to the contrary. No agreements, promises, or representations made during or in

connection with the negotiations for or approval of this Amended and Restated Planned Development Agreement shall be binding or effective unless they are included herein. This Amended and Restated Planned Development Agreement may be introduced into evidence by any party without objection in any action to enforce the terms of this Amended and Restated Planned Development Agreement. No modification of this Amended and Restated Planned Development Agreement shall be binding unless in writing and signed by Owner and City.

10. **INTERPRETATION.** The Parties acknowledge and represent that this Amended and Restated Planned Development Agreement is the subject of negotiation by all parties and that all parties together shall be construed to be the drafter hereof and this Amended and Restated Planned Development Agreement shall not be construed against any party individually as drafter.

~~-(Signatures on following page)~~

EXHIBIT A
PERMITTED USES

Artist Studio

Office, general

Medical Research laboratory

Building maintenance service

Business service

Catering service

Personal service, general

Tool/equipment rental facility (inside only)

Limited wholesale facility

Indoor mini-warehouse

Light Motor Vehicle Repair facility

Contractor's shop

Manufacturing, light

Wholesale and distribution facility, indoor ~~(subject to Site Plan & Plan of Operation approval)~~

Mechanical household repair and maintenance services

EXHIBIT B
POTENTIAL "SPECIAL USES" THAT MAY BE REQUESTED UNDER SEC. 455-48 OF
THE CITY OF ST. FRANCIS CODE OF ORDINANCES

Broadcasting or recording studio

Educational Uses; specialty, technical, trade or personal instruction

Dry cleaning, processing

Research and Development – Light Industrial



FRIEBERT, FINERTY & ST. JOHN, S.C.
ATTORNEYS AT LAW

330 East Kilbourn Ave. • Suite 1250 • Milwaukee, Wisconsin 53202
Phone 414-271-0130 • Fax 414-272-8191 • www.ffmpeg.com

WILLIAM B. GUIB
S. TODD FARRIS
TED A. WARPINSKI
LAWRENCE J. GLUSMAN
BRIAN C. RANDALL
CHRISTOPHER M. MEULER
M. ANDREW SKWIERAWSKI

May 11, 2016

VIA E-MAIL

projects@stfranwi.org

Mr. Todd Willis
Special Project Coordinator
City of St. Francis
3400 E. Howard Avenue
St. Francis, WI 53235

ROBERT H. FRIEBERT
(1938-2013)

EMERITUS
JOHN D. FINERTY

OF COUNSEL
THOMAS W. ST. JOHN

RE: Gallacher Development LLC and Self-Storage Ventures, LLC / St. Francis, WI

SUBJ: *Letter of Interest to Purchase and Develop the Properties at the Southeast Corner of Kinnickinnic Avenue and Howard Avenue and the Northeast Corner of Kinnickinnic Avenue and Norwich Avenue*

Dear Mr. Willis:

We represent Gallacher Development and Self-Storage Ventures, an experienced development and operating team for modern, attractively-designed self-storage facilities. We are seeking to purchase and develop the above-referenced sites owned by the City of St. Francis. To that end, Self-Storage Ventures submitted its March 10, 2016 letter of intent to the City's real estate listing broker for the site.

We appreciate the time that you, several other City officials and the City's brokers have recently devoted to answering our team's questions and we have been advised to submit in writing the preliminary project details and be prepared to speak to the proposal at the May 17th Common Council meeting.

Accordingly, we are pleased submit this Letter of Interest.

Developer Background

Self-Storage Ventures and its principals are experienced developers for long-term hold ownership of self-storage facilities offering both climate and non-climate controlled units. Over the past 35 years our team has developed more than 75 projects in 5 countries on 2 continents. We are excited to make the St. Francis project one of our first in Wisconsin.

Site Challenges and Compatibility for Self-Storage

While the combined properties form a sizeable overall site and the site is located at the key intersection of Kinnickinnic Avenue and Howard Avenue, the major WE Energies utility infrastructure that bisects the site with above-ground and subsurface facilities poses significant development challenges. In addition, the rolling site contains steep slopes in several areas.

Mr. Todd Willis
May 11, 2016
Page 2

These development challenges prevent a conventional retail layout on the site and adversely affect the parking arrangement options. Parking, of course, is imperative for retail and commercial users. Accordingly, these site challenges have impeded traditional commercial development on the site whether it be the northern portion that the City has listed for sale, the southern portion along Norwich Avenue, or both together.

Despite the site challenges, our self-storage project can be accommodated on the site because of its limited need for parking and the developer's ability to use and arrange smaller buildings that fit the unique site layout.

Self-Storage Project Proposal

We look forward to providing the City with additional, more detailed information as we proceed through the process. At this initial stage, we have been asked to submit the preliminary details of our project so we are happy to provide the requested information and speak to any of these matters at the May 17th Common Council meeting.

- **Self-Storage Land Use and Design:** Our self-storage development will be comprised of a set of buildings with attractively-designed facades abutting the public streets. *See Attachment pp. 1-2* (representative project picture and renderings). The facility will have a mix of climate controlled (interior access) and non-climate controlled (exterior access) units. *See Attachment pp. 3-4* (representative project pictures). The facility will generate minimal daily traffic and, because it will thus have a limited need for parking, we can maximize the challenging site in the layout of the project.

Our self-storage use is not permitted under the current zoning classification for the site. As we proceed, we will work with the City to identify the appropriate and necessary zoning code text amendments or rezoning steps for the project.

- **Self-Storage Operations:** Our personnel generally staff the onsite office during regular daytime business hours and a wide variety of storage and packing materials are commonly available at the office. *See Attachment p. 5* (representative office pictures). The facility will *not* operate as a 24-hour business. Security cameras and a monitoring system will be installed.
- **Accommodating Retail Uses:** We understand that the City has asked whether retail uses can be compatibly co-developed in a mixed use fashion with the self-storage use. In some circumstances, it may be possible to accommodate retail use(s) as part of a self-storage project. It is worth noting, however, that the overall values of self-storage facilities can be greater than retail uses so the highest-and-best use of a site by way of value can be maximized through a self-storage use.

In order to possibly accommodate any retail use, the general variables to consider include the proximity of the site within the commercial trade area, the retail uses already present in the trade area, the site-specific conditions and development challenges, access to the site,

Mr. Todd Willis
May 11, 2016
Page 3

the layout and availability of sufficient parking, among other factors. Where these variables align to support a mixed use scenario, we have found it possible to successfully accommodate retail uses as part of our self-storage facility. *See Attachment p. 1 (top)* (Greenwood, IN Extra Space Storage/AutoZone project rendering).

At this time, we have not made a determination whether a retail use can be added to this site but even if it cannot be accommodated, the overall valuation of the project with solely a self-storage facility will likely be higher for purposes of the City's tax base.

- Economic Development Impact: We are *not* seeking any tax incremental financing support from the City as part of the project. The final valuation for the project depends upon how the final site layout can be designed in light of the site challenges and the total rentable square feet that can be achieved as a result. The possible self-storage facility valuation will be approximately \$50 per rentable square foot such that the total value could be \$5 million or more. It is worth noting that the City-owned site currently has a value of \$0.

We are pleased to submit this Letter of Interest on behalf of Gallacher Development and Self-Storage Ventures, and we welcome the opportunity to introduce and address any questions about our self-storage proposal at the May 17th Common Council meeting.

While we will provide the City with additional and more detailed information as we proceed through the process, please do not hesitate to contact us with any immediate questions. We look forward to working with the City of St. Francis staff, its elected officials and the community stakeholders to develop this challenging site into a modern self-storage facility.

Very truly yours,

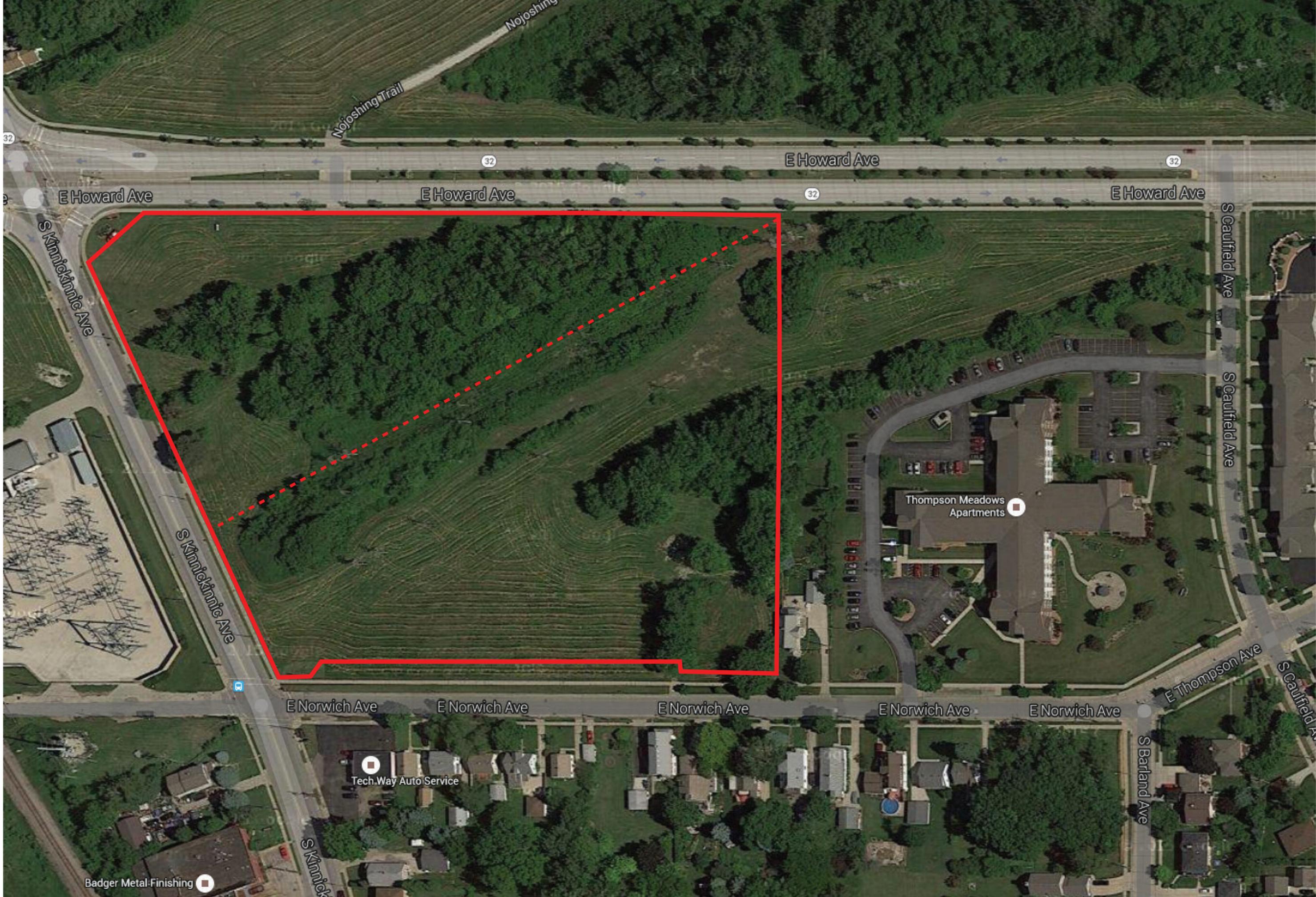
FRIEBERT, FINERTY & ST. JOHN, S.C.



Brian C. Randall
bcr@ffsj.com

BCR:las
Attachment

cc: Mr. Tim Rhode, City Administrator – w/Attach. (Via E-Mail)
Anne Uecker, MMC/WCPC, City Clerk/Treasurer – w/Attach. (Via E-Mail)
Mr. Cale S. Berg – w/Attach. (Via E-Mail)
Mr. Kelly J. Gallacher – w/Attach. (Via E-Mail)
Mr. Chris Duke – w/Attach. (Via E-Mail)



Nojoshing Trail
Nojoshing

E Howard Ave
E Howard Ave
E Howard Ave

S Kinnickinnic Ave

S Kinnickinnic Ave

S Caulfield Ave
S Caulfield Ave

Thompson Meadows Apartments

E Norwich Ave
E Norwich Ave
E Norwich Ave
E Norwich Ave
E Norwich Ave

E Thompson Ave

S Caulfield Ave

S Barland Ave

Tech Way Auto Service

Badger Metal-Finishing

LETTER OF INTEREST
by
GALLACHER DEVELOPMENT, LLC & SELF-STORAGE VENTURES, LLC
for
the Four City-owned parcels at the Southeast Corner of Kinnickinnic Avenue and Howard Avenue and
the Northeast Corner of Kinnickinnic Avenue and Norwich Avenue

Date: May 10, 2016



Brooks School Self Storage – Fishers, IN



Extra Space Storage – Indianapolis, IN

LETTER OF INTEREST
by
GALLACHER DEVELOPMENT, LLC & SELF-STORAGE VENTURES, LLC
for
the Four City-owned parcels at the Southeast Corner of Kinnickinnic Avenue and Howard Avenue and
the Northeast Corner of Kinnickinnic Avenue and Norwich Avenue

Date: May 10, 2016



Extra Space Storage – Greenwood, IN



Noblesville Self Storage – Noblesville, IN

LETTER OF INTEREST
by
GALLACHER DEVELOPMENT, LLC & SELF-STORAGE VENTURES, LLC
for
**the Four City-owned parcels at the Southeast Corner of Kinnickinnic Avenue and Howard Avenue and
the Northeast Corner of Kinnickinnic Avenue and Norwich Avenue**

Date: May 10, 2016



Interior Access, Climate Controlled Storage

LETTER OF INTEREST
by
GALLACHER DEVELOPMENT, LLC & SELF-STORAGE VENTURES, LLC
for
the Four City-owned parcels at the Southeast Corner of Kinnickinnic Avenue and Howard Avenue and
the Northeast Corner of Kinnickinnic Avenue and Norwich Avenue

Date: May 10, 2016



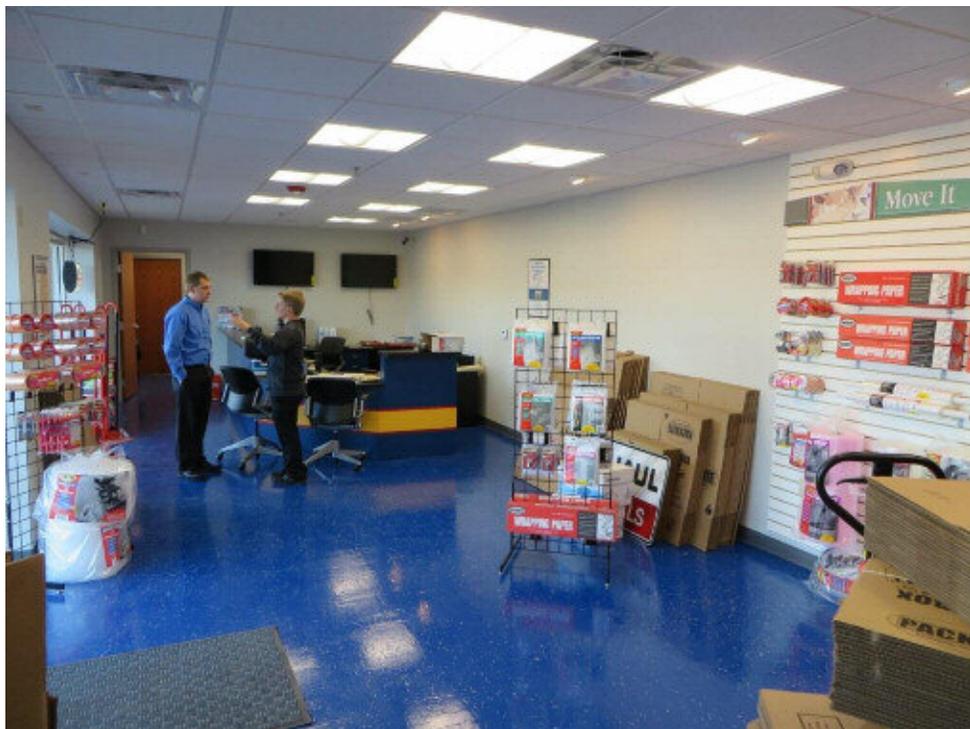
Exterior Access, Non-Climate Controlled Storage

LETTER OF INTEREST
by
GALLACHER DEVELOPMENT, LLC & SELF-STORAGE VENTURES, LLC
for
**the Four City-owned parcels at the Southeast Corner of Kinnickinnic Avenue and Howard Avenue and
the Northeast Corner of Kinnickinnic Avenue and Norwich Avenue**

Date: May 10, 2016



Self-Storage Facility Office



Self-Storage Supplies