



City of St. Francis Common Council Meeting

3400 East Howard Avenue

October 4, 2016
7:00 p.m.

Roll Call:

Mayor St. Marie-Carls

Alderspersons Wattawa, Schandel, Brickner, McSweeney, Klug and Tutaj

Statement of Open Meetings Compliance: City Clerk to announce that the meeting has been properly posted

Public Hearings:

Presentation:

Citizens Comments (Sign-In required - 5 minutes per person): This is an opportunity for residents to discuss topics relevant to City of St. Francis

Approval of Minutes

1. Minutes of the Common Council meeting held September 20, 2016 - [09-20-2016 Council Minutes](#)

Reports from Committees/Commissions/Boards (For Information Only):

1. Minutes of the License Committee meeting held September 20, 2016 - [License Minutes 09-20-2016](#)
2. Minutes of the Bargaining Committee meeting held September 19, 2016 - [Bargaining Minutes 09-19-2016](#)
3. Minutes of the Board of Health meeting held September 15, 2016 - [Board of Health Minutes 09-15-2016](#)

Recommendation of Action from Committees/Commissions/Boards:

Action to be taken from the License Committee meeting held October 4, 2016

- License Committee Agenda dated October 4, 2016 - [10-04-16 License Com Agenda](#)

Action to be taken from the Bargaining Committee meeting held September 19, 2016

- Recommendation to increase Police Chief wages to \$96,532.80

Resolutions and Ordinances:

1. Resolution Concerning Discontinuance of a Portion of Unimproved Right-of-Way of South Barland Avenue and Unimproved Public Alleys North and South of East Howard Avenue in the City of St. Francis (Pending) - [Resolution No. - Barland Avenue](#)
2. Ordinance to Conditionally Rezone Certain Lands in the City of St. Francis as R-3 Residential Mixed

Use District with a Special Use Under §455-23(C) of the City of St. Francis Zoning Code – 3849 South Packard Avenue - [3849 So. Packard Special Use Zoning Ordinance 092916](#)

Discussion Items with Possible Action:

1. Voucher List in the amount of \$135,820.62 dated October 4, 2016 - [10-04-16 Voucher List](#)

Training/Conference/Seminar Requests:

1. Commercial Building Codes Update Training – Building Inspector Vretenar - [Building Inspector Training Request](#)

Appointments to Committees/Commissions/Boards:

1. Action concerning any currently outstanding appointments to Committees, Commissions and Boards provided for under the City of St. Francis Code

Correspondence with Possible Action or Referral to Committees/Commissions/Boards:

1. Mayor's Update #93 - [Mayors Update 93](#)
2. Correspondence from the St. Francis Historical Society re: Funding for Lake Protestant Cemetery - [Cemetery funds2](#)
3. Correspondence from Building Inspector re: Special Use for 2520 East Norwich Avenue - [2520 E Norwich SU application](#)
4. Correspondence from Building Inspector re: 2300 East Layton Avenue - [Change of Zoning 2300 E Layton Ave](#)

Comments on Prior, Present and Potential Agenda Items:

1. City Attorney
2. City Administrator
3. Department Head
 - In Person Absentee Voting Hours - [IN-PERSON FALL ABSENTEE VOTING DATES - NOVEMBER 2016 ST FRANCIS](#)
4. Alderpersons
5. Mayor
 - Building Schedule Update
 - Upcoming Public Hearing Dates
 - Mayor's Ad Hoc Task Force Update

Announcement by Mayor Concerning Closed Session:

Convene into Closed Session: Roll Call Vote Required

- Convene into closed session pursuant to Wis. Stat. sec. 19.85(1)(c) for purposes of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. Upon conclusion of the closed session, the Common Council will reconvene in Open Session prior to taking any action regarding those matters that were discussed in Closed Session for which action in open session is required. Items for discussion: City Administrator Review

Reconvene into Open Session:

Upon conclusion of the closed session item, the Council will reconvene into open session prior to acting on any matter that needs to be acted upon in open session

Adjourn

NOTE: The Council may discuss other matters as authorized by law. Some of the correspondence, ordinances and resolutions may or may not be acted upon or discussed by Council.

PUBLIC NOTICE

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. Requests 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 was called to order at 7:00 p.m. by Mayor St. Marie-Carls. Following the Pledge of Allegiance and a moment of silence for the community, roll call was taken.

Present: Mayor St. Marie-Carls, Alderpersons Schandel, Brickner, McSweeney, Klug and Tutaj

Also Present: City Administrator Johnsrud, City Attorney Alexy, City Clerk/Treasurer Uecker, Police Chief Dietrich, City Engineer Dejewski, Building Inspector Vretenar, and interested citizens

Excused: Alderman Wattawa and Fire Chief Lockwood

Statement of Open Meetings Compliance:

City Clerk/Treasurer Uecker stated that the meeting had been properly posted and noticed.

Approval of Minutes:

Moved by Alderman Brickner, seconded by Alderwoman Schandel to place on file the minutes of the Common Council meeting held September 6, 2016 as amended. Motion carried.

Reports from Committees/Commissions/Boards:

Moved by Alderman Brickner, seconded by Alderman McSweeney to place on file the Reports from Committees/Commissions/Boards as listed on the September 20, 2016 Common Council agenda. Motion carried.

Recommendation of Action from Committees/Commissions/Boards:

License Committee

Moved by Alderman Brickner, seconded by Alderman Klug to approve Beverage Operator's Licenses for Christina Burzynski and Nastassia Malin. Motion carried.

Resolutions and Ordinances:

Moved by Alderman Brickner, seconded by Alderman Tutaj to introduce and adopt an Ordinance to Create Section 435-3(A) (19) and to Repeal Section 435-3(A) (32) of the City of St. Francis Code of Ordinances Concerning Certain Parking Restrictions on South Nicholson Avenue in the City of St. Francis as amended. Motion carried. **Ordinance No. 1399**

Discussion Items with Possible Action:

Moved by Alderman Brickner, seconded by Alderman McSweeney to place on file and approve all vouchers on the Voucher List dated September 7, 2016 through September 20, 2016 in the amount of \$256,739.39. Motion carried.

Moved by Alderman Klug, seconded by Alderman McSweeney to place on file with reference in the minutes the correspondence dated September 16, 2016 from LF Green Development regarding Professional Environmental Services Work Plan for Site Investigation – Former D-F Property and to approve the work plan and contract in the amount of \$3,920. Motion carried.

Training/Conference/Seminar Requests:

Moved by Alderman Brickner, seconded by Alderman Tutaj to place on file with reference in the minutes the Training/Conference/Seminar Requests as listed on the September 20, 2016 Common Council agenda and to grant the requests with the necessary expenses as they are budgeted items. Motion carried.

Appointments to Committees/Commissions/Boards:

None

Correspondence with Possible Action or Referral to Committees/Commissions/Boards:

Moved by Alderman Brickner, seconded by Alderwoman Schandel to place on file with reference in the minutes the Mayor's Update #92. Motion carried.

Moved by Alderman McSweeney, seconded by Alderman Klug to place on file with reference in the minutes the Application for Special Event through City – Holiday Parade (December 3, 2016) and to grant the request. Motion carried.

Announcement by Mayor Concerning Closed Session:

Mayor St. Marie-Carls stated that the Common Council will convene to Closed Session per Wisconsin Statutes as noticed on the Common Council Agenda dated September 20, 2016.

Moved by Alderman Brickner, seconded by Alderman Klug to convene to Closed Session per Wis. Stat. section 19.85(1) (g) for purposes of Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Item for discussion - HOLIE, Inc. development proposal and Wis. Stat. section 19.85(1)(e) for purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Item for discussion – Hidden Ponds development. The following voted “aye”: Alderman Tutaj, Alderwoman Schandel, Alderman McSweeney, Alderman Klug, Alderman Brickner. Motion carried.

Time: 8:14 p.m.

Reconvene into Open Session:

Moved by Alderman Brickner, seconded by Alderman Tutaj to reconvene into Open Session. Motion carried.

Time: 8:55 p.m.

City Attorney Alexy reported out the items from Closed Session. The Council was briefed on recent communications from representatives of HOLIE, Inc. The consensus had been to not move forward with the proposal from them regarding a development proposal. No action was taken during Closed Session.

The Council was also briefed on communication to the City regarding potential financial assistance to Hidden Ponds. The City Administrator will contact the financial institution holding the mortgage for further information. City Administrator Johnsrud did state that the City wants to protect the property owners within that development.

Adjourn:

Moved by Alderman Brickner, seconded by Alderman Tutaj to adjourn. Motion carried.

Time: 9:00 p.m.

STATE OF WISCONSIN

CITY OF ST. FRANCIS

MILWAUKEE COUNTY

ORDINANCE NO. 1399

**AN ORDINANCE TO CREATE SECTION 435-3(A)(19) AND
TO REPEAL SECTION 435-3(A)(32)
OF THE CITY OF ST. FRANCIS CODE OF ORDINANCES
CONCERNING CERTAIN PARKING RESTRICTIONS
ON SOUTH NICHOLSON AVENUE IN THE CITY OF ST. FRANCIS**

WHEREAS, Section 435-3(A) of the City of St. Francis Code of Ordinances establishes certain restrictions on the parking, and the leaving while operating, of vehicles on certain specified streets within the City of St. Francis including, but not limited to South Nicholson Avenue; and

WHEREAS, City of St. Francis Staff has recommended modification of the existing parking regulations on South Nicholson Avenue in relation to its intersection with East Van Norman Avenue; and

WHEREAS, the Common Council finds that adoption of such recommended revisions to the parking restrictions concerning parking on South Nicholson Avenue will promote the health, safety, and welfare of the public;

NOW, THEREFORE, the Common Council of the City of St. Francis, Wisconsin do ordain as follows:

SECTION 1. Section 435-3(A)(19) of Chapter 435, entitled "Vehicles and Traffic", of the City of St. Francis Code of Ordinances is hereby created to read as follows:

(19) South Nicholson Avenue.

- (a) East side, from a point 85 feet north of the center line of East Van Norman Avenue south to the southeast corner of the intersection of South Nicholson and East Van Norman and Avenues.
- (b) West side, from 60 feet north of the entrance to the City of St. Francis Municipal Parking Lot to the entrance of said parking lot.

SECTION 2: Section 435-3(A)(32) of Chapter 435, entitled "Vehicles and Traffic", of the City of St. Francis Code of Ordinances is hereby deleted in its entirety.

~~(32) On the west side of South Nicholson Avenue from 60 feet north of the entrance to the City of St. Francis Municipal Parking Lot to the entrance of said parking lot.~~

SECTION 3: SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect.

MINUTES OF THE COMMON COUNCIL MEETING HELD SEPTEMBER 20, 2016

Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This ordinance shall take effect immediately upon passage and publication as provided by law.

Passed and adopted at a regular meeting of the Common Council of the City of St. Francis this 20th day of September 2016.

CITY OF ST. FRANCIS

BY: /s/CoryAnn St. Marie-Carls

CoryAnn St. Marie-Carls, Mayor

ATTEST: /s/Anne B. Uecker, MMC/WCPC

Anne B. Uecker, City Clerk/Treasurer

**MINUTES OF THE LICENSE COMMITTEE MEETING HELD
SEPTEMBER 20, 2016**

Present: Alderpersons Brickner and Klug

Also Present: City Administrator Johnsrud, City Clerk/Treasurer Uecker, Police Chief Dietrich, City Attorney Alexy, Christina Burzynski, Nastassia Malin and Amanda Meyers

Excused: Alderman Wattawa

Chairman Brickner called the meeting to order at 6:45 p.m.

Moved by Alderman Klug, seconded by Alderman Brickner to place on file the minutes of the License Committee meeting held September 6, 2016. Motion carried.

Moved by Alderman Klug, seconded by Alderman Brickner to deny the Beverage Operator's License for Amanda Meyers based on her arrest and conviction record as a habitual offender. Motion carried.

Moved by Alderman Klug, seconded by Alderman Brickner to recommend approval of Beverage Operator's Licenses for Christina Burzynski and Nastassia Malin. Motion carried.

Moved by Alderman Klug, seconded by Alderman Brickner to place on file with reference in the minutes the correspondence dated September 7, 2016 to Rails Inn Deport regarding an after-hours violation. Motion carried.

Moved by Alderman Klug, seconded by Alderman Brickner to adjourn. Motion carried.

Time: 6:57 p.m.

**MINUTES OF THE BARGAINING COMMITTEE MEETING HELD
SEPTEMBER 19, 2016**

Present: Alderpersons Tutaj, Brickner and Schandel

Also Present: City Administrator Johnsrud, City Clerk/Treasurer Uecker, Police Chief Dietrich, Fire Chief Lockwood and Fire Captain Trost

Chairman Tutaj called the meeting to order at 3:00 p.m.

Moved by Alderman Brickner, seconded by Alderwoman Schandel to place on file the minutes of the Bargaining Committee meeting held June 28, 2016. Motion carried.

Meeting Dates for Union Negotiations:

City Administrator Johnsrud informed the committee that he has been contacted by Ben Barth of LAW (the Police Union) with some dates that they would be available to meet to work on settling the Police Union Contract. The dates are: October 5th, 12th, 17th, 24th or 26th. Consensus was that all of the Committee members would be available on any of those days after 2:00 p.m. City Administrator Johnsrud will reach out to Mr. Barth and lock down a date. He also stated that he has not been contacted by the Fire Union and will reach out to them.

Moved by Alderman Brickner, seconded by Alderwoman Schandel to convene into Closed Session for discussion regarding: Wisconsin Statutes §19.85(1) (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – Wage Increase for Police Chief and Updates on Union Negotiations with Police and Fire Unions. The following voted “aye”: Alderwoman Schandel, Alderman Tutaj and Alderman Brickner. Motion carried.

Time: 3:10 p.m.

Move by Alderwoman Schandel, seconded by Alderman Brickner to reconvene into Open Session. Motion carried.

Time: 4:14 p.m.

Alderman Brickner stated that Chief Dietrich had bargained in good faith when he was promoted to Chief in 2015 and part of the arrangement at the time of promotion was that he would receive an increase as of September 1, 2016 to \$94,640. His current wage, including the Pay for Performance increase, is \$94,220.26. The Committee felt that the 2% Pay for Performance increase should be added to the negotiated amount.

Moved by Alderwoman Schandel, seconded by Alderman Brickner to increase the wages for the Police Chief, effective September 1, 2016 to \$96,532.80. Motion carried.

Moved by Alderman Brickner, seconded by Alderman Tutaj to adjourn. Motion carried.

Time: 4:23 p.m.



City of St. Francis

HEALTH DEPARTMENT

MINUTES FROM THE BOARD OF HEALTH MEETING HELD ON SEPTEMBER 15, 2016

Meeting was called to order at 0730.

Members present: Mrs. Vickie Dominski, Mrs. Sandy Jaskowski, Mrs. Jackie Hemmer, Dr. Brian McSorley and Kathy Scott. EXCUSED: Mrs. Debbie Fliss and Alderwomen Janis Shandel. Also present: Mrs. Jackie Stueck, Mayor CoryAnn St. Marie-Carls and City Administrator Mark Johnsrud.

Presentation given to Mrs. Jackie Stueck for 19 years of service to the BOH. Thank you Jackie for your support and dedication.

Minutes were read and accepted by Sandy Jaskulski and seconded by Vickie Dominski, motion carried.

An update of current Communicable Diseases within the City and the surrounding area.

Environmental Health Consortium will remain the Cities of South Milwaukee, St. Francis and Cudahy. The cost for the program will be increasing for 2017. St. Francis will be paying \$3,500, an increase of \$500. The City of South Milwaukee will be paying \$17,400 and Cudahy will be paying \$14,000. Our contribution is considered small because we are a "light user" of the service, due to the Health Officer doing the complaints, follow-ups, dog bites complaints and numerous things. There will also be an increase of 5% in the license fees for the Food and Recreational Licensing Program.

Grant funding has also been decreased for this year. The funding numbers for Childhood Immunization, Maternal and Child Health and Prevention grants are not yet available. Currently working on budgets for Public Health Preparedness and City Ready Initiative.

All grant objectives were fulfilled for Preparedness and CRI. Adult Immunization grant has been very difficult to increase our number of adults over the age of 19yrs to receive the Tdap vaccine. There is a 5% increase needed by the end of the year. The difficulty comes from providers not changing addresses of their clients. Letters have been sent out to residents and have been returned with "address unknown, unable to forward". Voter registration list has been used in conjunction with the Wisconsin Immunization Registry.

We are currently working on the 2017 budget. The only increase noted at this time is the \$500.00 for the Environmental Health Program.

This quarter the City newsletter will be online. Included will be a survey for individuals to take an Opioid Use Perception Survey. We are hoping to gain the residents opinion regarding Opioid use and possible solutions. We will be using this information for possible programing.

No old business.

New Business: The Mayor spoke on the upcoming Fall Harvest & Heritage Festival on Sunday, October 2, 2016 from 1-4 pm. She stated this is a Packer by week. Invited the Health Department to have a table such as at the National Night Out.

Meeting adjourned at 0805.

Next meeting is scheduled for December 15, 2016. The meeting place will be at Wixon.



License Committee Agenda

October 4, 2016
6:45 p.m.

NOTICE

There will be a License Committee meeting on **Tuesday, October 4, 2016 at 6:45 p.m.** at the Civic Center in the Committee Room located at 3400 E. Howard Avenue.

LICENSE COMMITTEE AGENDA

1. Call to order by Chairperson Brickner.
2. Approval of the Minutes of the License Committee Meeting held September 20, 2016
3. Licenses:

New:

Beverage Operator License
Ezekiel J. Burzynski (Needs Class)

Renewal:

Jonathan Bermudez

4. Discussion and Possible Action:
5. Correspondence:
6. Unfinished Business:

Ordinance regarding venues with large gatherings
Marian Center – Special Use Ordinances No. 840 and No. 987

7. Adjourn

PUBLIC NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public hearings, which have a qualifying disability under the Americans with Disabilities Act. Requests 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 a potential that a quorum of the Common Council may be present.

Posted 9/30/16

STATE OF WISCONSIN

MILWAUKEE COUNTY

CITY OF ST. FRANCIS

RESOLUTION NO. _____

RESOLUTION CONCERNING DISCONTINUANCE
OF A PORTION OF THE UNIMPROVED RIGHT-OF-WAY OF S. BARLAND AVENUE AND
UNIMPROVED PUBLIC ALLEYS NORTH AND SOUTH OF E. HOWARD AVENUE
IN THE CITY OF ST. FRANCIS

WHEREAS, Wis. Stat. § 62.11(5) provides, in pertinent part, that the Common Council shall have the management and control of the city property, finances, highways, navigable waters, and the public service, and shall have power to act for the government and good order of the city, for its commercial benefit, and for the health, safety, and welfare of the public”; and

WHEREAS, Wis. Stat. § 66.1003 sets forth the procedures for discontinuing all or any part of a road or street; and

WHEREAS, the Planning Commission has recommended vacation of a portion of the Unimproved S. Barland Avenue right-of-way north and south of E. Howard Avenue and the Unimproved Public Alley right-of-way north and south of E. Howard Avenue legally described and depicted in Exhibit A and Exhibit B attached hereto and incorporated by reference; and

WHEREAS, no landlocked parcel will be created by the proposed vacation; and

WHEREAS, record notice of the introduction of this Resolution was recorded by the City Clerk with the Register of Deeds for Milwaukee County; and

WHEREAS, the Plan Commission, at a meeting held on August 24, 2016 has recommended that the Common Council approve the vacation of the right-of-ways described and depicted in Exhibit A and Exhibit B; and

WHEREAS, following introduction of this Resolution, the Common Council scheduled a public hearing concerning the discontinuation of a portion of the Unimproved S. Barland Avenue right-of-way north and south of E. Howard Avenue and the Unimproved Public Alley right-of-way north and south of E. Howard Avenue not less than forty (40) days after such introduction; and

WHEREAS, a public hearing concerning this matter was duly conducted by the Common Council on _____, 2016 and

WHEREAS, notice of said public hearing was duly provided to the public and to the owners of the real property adjacent to that portion of the Unimproved S. Barland Avenue right-of-way north and south of E. Howard Avenue and the Unimproved Public Alley right-of-way north and south of E. Howard Avenue for which discontinuation is contemplated in the manner provided in Wis. Stat. §§ 66.1003(4)(b) and (8); and

WHEREAS, the Common Council has duly considered the recommendations of the Planning Commission, City Engineer, and any and all information received in the course of the public hearing concerning this matter;

NOW, THEREFORE, the Common Council of the City of St. Francis hereby ordains as follows:

IT IS HEREBY RESOLVED that:

1. The Common Council hereby declares that the public interest requires the vacation of the portion of the Unimproved S. Barland Avenue right-of-way north and south of E. Howard Avenue and the Unimproved Public Alley right-of-way north and south of E. Howard Avenue legally described and depicted in the attached Exhibit A and Exhibit B.
2. That portion of the Unimproved S. Barland Avenue right-of-way north and south of E. Howard Avenue and the Unimproved Public Alley right-of-way north and south of E. Howard Avenue depicted and described in the legal description and map attached hereto and incorporated by reference as Exhibit A and Exhibit B is hereby DISCONTINUED pursuant to Wis. Stat. § 66.1003;
3. The City Clerk shall record a certified copy of this Resolution together with the attached Exhibit A and Exhibit B with the Milwaukee County Register of Deeds

Adopted this ____ day of _____, 2016.

CITY OF ST. FRANCIS

By: _____
CoryAnn St. Marie-Carls, Mayor

ATTEST:

Anne B. Uecker, City Clerk/Treasurer

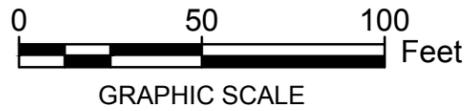
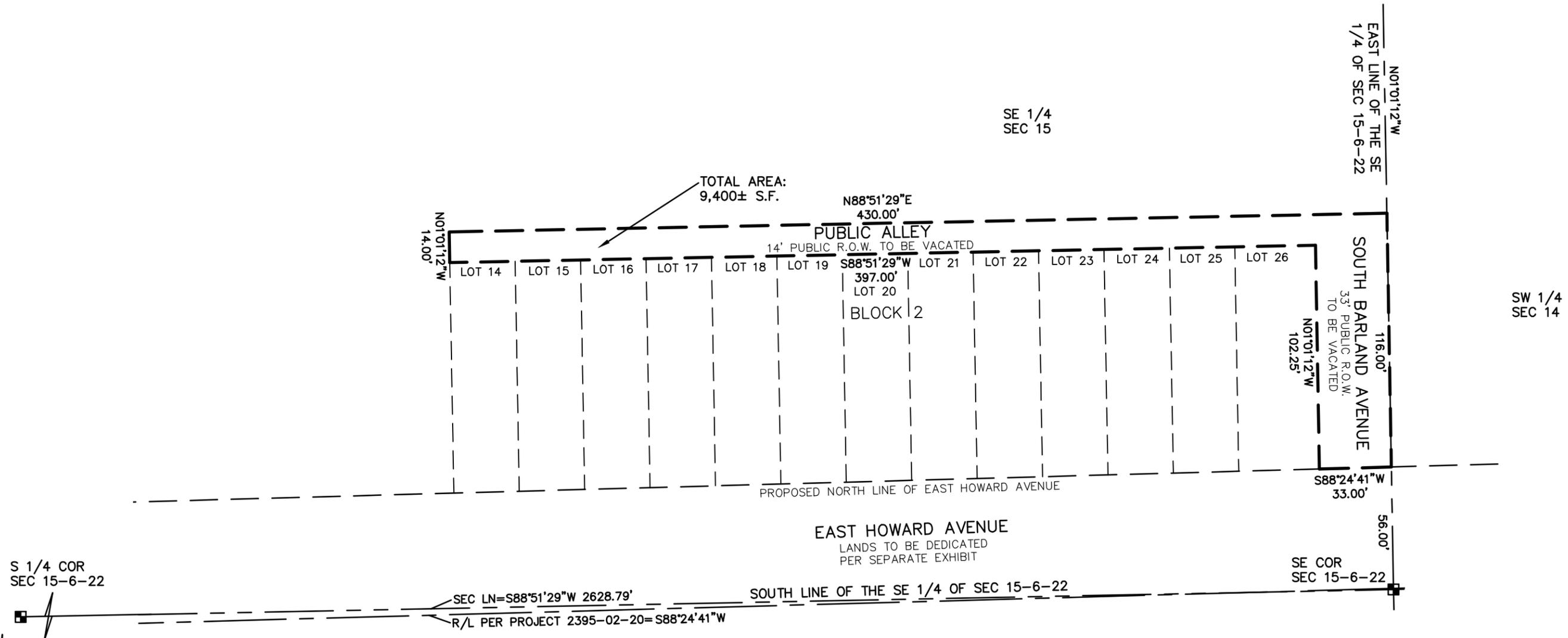
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RIGHT OF WAY VACATION EXHIBIT A

Part of the Southeast 1/4 of Section 15, Township 6 North, Range 22 East, in the City of St. Francis, Milwaukee County, Wisconsin described as follows:

Public Alley being a part of Block 2, Sivyer & Betz Land Company's Subdivision No.3, also the West 33' of South Barland Avenue.
Said lands containing 9,400± Square Feet.

NOTE:
Bearings are based on SEWRPC Control Summary for Township 6 North, Range 22 East, Milwaukee County.



R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA

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SHEET 1 OF 1

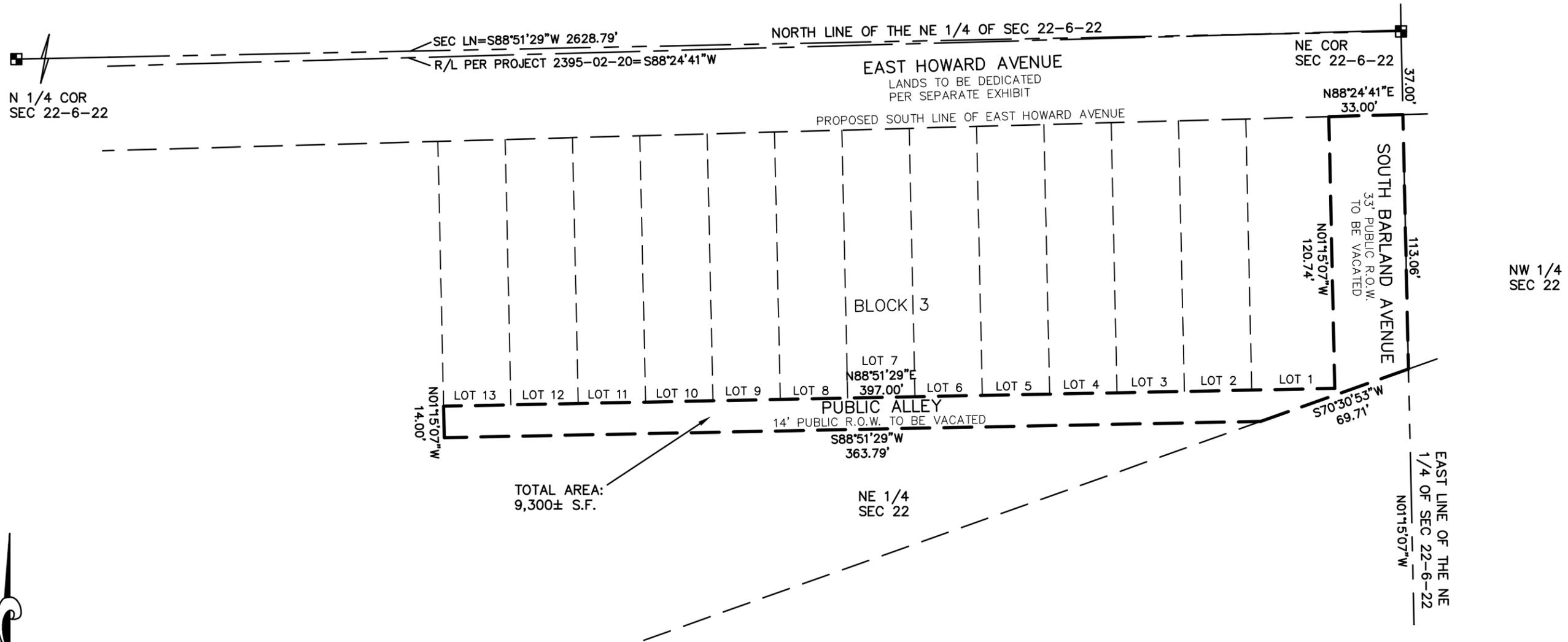
R.A. Smith National, Inc.

RIGHT OF WAY VACATION EXHIBIT B

Part of the Northeast 1/4 of Section 22, Township 6 North, Range 22 East, in the City of St. Francis, Milwaukee County, Wisconsin described as follows:

Public Alley being a part of Block 3, Sivyer & Betz Land Company's Subdivision No.3, also the West 33' of South Barland Avenue.
Said lands containing 9,300± Square Feet.

NOTE:
Bearings are based on SEWRPC Control Summary for Township 6 North, Range 22 East, Milwaukee County.



N 1/4 COR
SEC 22-6-22

NW 1/4
SEC 22

BLOCK 3

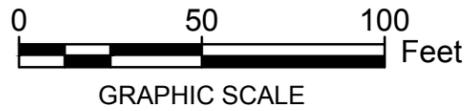
LOT 7

PUBLIC ALLEY

NE 1/4
SEC 22

SOUTH BARLAND AVENUE

EAST LINE OF THE NE
1/4 OF SEC 22-6-22



R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA

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SHEET 1 OF 1

R.A. Smith National, Inc.

ORDINANCE NO. _____

AN ORDINANCE TO CONDITIONALLY REZONE CERTAIN LANDS
IN THE CITY OF ST. FRANCIS AS R-3 RESIDENTIAL MIXED-USE DISTRICT
WITH A SPECIAL USE UNDER § 455-23(C) OF
THE CITY OF ST. FRANCIS ZONING CODE
3849 South Packard Avenue

WHEREAS, an Application dated April 15, 2016 has been filed by J. P. Minchillo (“Applicant”) to rezone the lands commonly referred to as 3849 South Packard Avenue in the City of St. Francis, Milwaukee County, Wisconsin, which are more particularly described in the attached Exhibit A (the “Subject Property”); and

WHEREAS, the Subject Property is currently zoned as part of the R-3 Residential Mixed-Use District; and

WHEREAS, the Applicant seeks to maintain and use the property for purposes of an existing three-unit multi-family dwelling; and

WHEREAS, use of the property for a three-unit multi-family dwelling is only permitted in the R-3 Residential Mixed Use District if a Special Use is approved by the Common Council under §§ 455-23(C) and 455-48 of the City of St. Francis Zoning Code following a public hearing and receipt of Planning Commission recommendations; and

WHEREAS, the Applicant has supplied all required data pursuant to § 455-48(D) of the City of St. Francis Zoning Code including, but not limited to all information required under § 455-47 of the City of St. Francis Zoning Code, in sufficient detail to permit the evaluation of the approval criteria set forth in § 455-48 of the City of St. Francis Zoning Code; and

WHEREAS, the Application and related information provided by Applicant has been available for public inspection in the office of the City Clerk since April 15, 2016; and

WHEREAS, the Application was considered by the City of St. Francis Planning Commission at a regular meeting held on July 27, 2016 upon due notice to the public; and

WHEREAS, pursuant to § 455-48(E), entitled “Review”, prior to making any recommendation to the Common Council regarding the requested Special Use approval, the Planning Commission reviewed the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, street access, traffic generation and circulation, drainage, sanitary and storm sewer, water systems, landscaping, park requirements

and proposed plan of operation in relation to the standards and considerations detailed in § 455-48 of the City of St. Francis Code of Ordinances; and

WHEREAS, § 455-48(F) of the City of St. Francis Code of Ordinances provides that no special use permit shall be recommended or granted pursuant to Chapter 455 of the City Code of Ordinances unless the applicant shall establish the following:

- (1) Chapter and Comprehensive Smart Growth Plan purposes and intent. The proposed use and development will be in harmony with the general and specific purposes for which Chapter 455 was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of St. Francis Comprehensive Smart Growth Plan or element thereof.
- (2) No undue adverse impact. The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and will not substantially diminish and impair property values within the community or neighborhood.
- (3) No interference with surrounding development. The proposed use and development will be constructed, arranged, and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.
- (4) Adequate public facilities. The proposed use and development will be served adequately by essential public facilities and services, such as streets, public utilities, including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities, or the applicant will provide adequately for such facilities.
- (5) No traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) No destruction of significant features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
- (7) Compliance with standards. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such

regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Planning Commission.

WHEREAS, the Planning Commission has recommended to the Common Council for the City of St. Francis ("Common Council") that the requested zoning be made and that the General Development/Site Plan be approved upon satisfaction of certain conditions that are incorporated herein; and

WHEREAS, the Planning Commission in making its recommendation, and the Common Council, having carefully reviewed the recommendation of the Planning Commission in making its determination as to the approval of the zoning requested, have given consideration to the following "considerations" as required by § 455-48(H) of the City of St. Francis Code of Ordinances:

- (1) Public benefit. Whether and to what extent the proposed use and development at the particular location requested are necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.
- (2) Alternative locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.
- (3) Mitigation of adverse impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.
- (4) Establishment of precedent of incompatible uses in the surrounding area. Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

WHEREAS, notice having been properly given, a public hearing was held before the Common Council on September 6, 2016 as required by said Section 455-48(C); and

WHEREAS, having determined that all procedural and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety, and welfare of the community and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the community as to noise, dust, smoke, odor, and others, hereby determines that the rezoning will not violate the spirit or intent of the Zoning Code for the City of St. Francis, will not be contrary to the public health, safety, or general welfare of the City of St. Francis, will not be hazardous, harmful,

noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other similar factors and will not, for any other reason, cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the operation is conducted pursuant to the following conditions and in strict compliance with the same and is consistent with the recommendations found in the City of St. Francis comprehensive plan;

NOW, THEREFORE, the Common Council of the City of St. Francis, Milwaukee County Wisconsin, DO ORDAIN AS FOLLOWS:

SECTION 1: Commencing upon the date hereof, the Zoning Map of the City of St. Francis is hereby conditionally amended to rezone the Subject Property R-3 Residential Mixed-Use District – Special Use to permit use of the property as a three-unit multi-family residential property, subject to the conditions stated in Section 2 of this Ordinance being fully met.

SECTION 2: CONDITIONS IMPOSED.

The rezoning of the Subject Property to permit a residential duplex as set forth in the Application dated April 15, 2016 and related plans and materials submitted by the Applicant and on file in the office of the Zoning Administrator is hereby granted subject to initial and continued compliance with each and every one of the following conditions:

1. The Subject Property shall be used in compliance with all applicable provisions of the City Code including, but not limited to, fire safety, noise, parking, public health, sign regulations, and zoning regulations.
2. The Applicant is required and must have all plans current, approved by the Planning Commission for the City of St. Francis, and on file with the Planning Commission for the City of St. Francis. The Applicant shall be entitled to amend or change any plan contemplated herein subject to the aforementioned conditions and subject to the Planning Commission for the City of St. Francis approval and without a public hearing, if such amendments and/or change is not a substantial change from the original plan as approved and as allowed herein.
3. Permitted and accessory uses for the Subject Property shall be as set forth in § 455-23, R-3 Residential Mixed-Use District, of the City of St. Francis Zoning Code, as amended from time-to-time.
4. Use of the Subject Property, including but not limited to the lot layout, shall be in substantial conformity with the Application, site plan, plan of operation, and related plans considered by the Planning Commission at its meeting on July 27, 2016.
5. Use of the Subject Property shall be subject to two (2) vehicles per dwelling unit restriction

6. Use of the Subject Property shall be subject to the common area above the garage being limited to storage and not being occupied as a dwelling unit.
7. The Applicant shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property. In the event any applicable law(s), regulation(s), condition(s), restriction(s), and/or ordinance(s) conflict, the more restrictive shall control.
8. The Applicant is required to properly maintain the Subject Property at all times and in full compliance with the property maintenance ordinance provisions of the City of St. Francis, as amended from time-to-time, to the satisfaction of the Building Inspector.
9. The Applicant must pay all fees, costs, and assessments due and owing to the City of St. Francis and all costs and expenses incurred by the City of St. Francis, including legal and engineering fees and costs, arising out of or related to the Application, the review thereof, this Ordinance, and subsequent development of the Subject Property.
10. Any application for use of, or construction on, the lands described on Exhibit A, is an acknowledgement by Applicant that the Subject Property is subject to these conditions of approval. Applicant waives any claim(s) that it may have against the City of St. Francis, including, but not limited to, claims for damages, costs, and expenses, and claims of vested rights to the proposed development of the Subject Property, in the event any owner(s) of the Subject Property do not agree to the required terms.
11. Applicant shall satisfy all comments and concerns of the Building Inspector, City Engineer, Fire Chief, Police Chief, and Health Department pertaining to the Application and subsequent development and operation on the Subject Property under this Ordinance.
12. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In the case of a question as to the classification of use, the question shall be submitted to the Planning Commission for determination.
13. No use is hereby authorized unless that use is conducted in a lawful, orderly, and peaceful manner. Nothing in this Ordinance 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 City of St. Francis, 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 a nonconforming use of the Subject Property in specific respects expressly described herein. This Ordinance shall not be deemed to constitute a building permit, nor shall this Ordinance constitute any other license or permit required by City Ordinance or other law or regulation.

14. The special use hereby granted shall be subject to all applicable limitations set forth in § 455-48(L) of the City of St. Francis Zoning Code, as amended from time to time.
15. The special use granted under this Ordinance may be amended, varied, or altered only pursuant to the procedures and subject to the standards and limitations provided in Chapter 455 of the City of St. Francis Zoning Code for its original approval.
16. Any violation of this Ordinance shall constitute a violation of the Zoning Ordinance for the City of St. Francis and shall be subject to the enforcement procedures contained in the City of St. Francis Zoning Code, as amended from time-to-time, and such other remedies as may be available to the City of St. Francis under Wisconsin law.

SECTION 3: SEVERABILITY.

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

SECTION 4: EFFECTIVE DATE.

This Ordinance shall take effect upon its passage and posting/publication as provided by law.

Passed and adopted at a regular meeting of the Common Council of the City of St. Francis this ___ day of October 2016.

City of St. Francis

By: _____
CoryAnn St. Marie-Carls, Mayor

ATTEST:

Anne B. Uecker, City Clerk/Treasurer

Exhibit A

Legal Description of Subject Property

Check No	Per	Date	Payee	Description	Inv Amount	V/M
69695	09/16	09/21/2016	ICMA-RC	PLAN NUMBER 301536	1,190.00	
69696	09/16	09/21/2016	CITY OF MADISON TREASURER	K9 REGISTRATION/MCMANUS	225.00	
69697	09/16	09/21/2016	NORTH SHORE BANK FSB	MISC DEDUCTION	5,707.00	
69698	09/16	09/21/2016	ST FRANCIS DAYS COMMITTEE	ST FRANCIS DAYS	3,100.00	
69699	09/16	09/21/2016	WE ENERGIES	SIGNALS	601.78	
	09/16	09/21/2016	WE ENERGIES	PARKS	639.82	
	09/16	09/21/2016	WE ENERGIES	LIGHTS	14,563.56	
	09/16	09/21/2016	WE ENERGIES	GARAGE	363.92	
	09/16	09/21/2016	WE ENERGIES	GARAGE	36.06	
	09/16	09/21/2016	WE ENERGIES	SIREN	20.17	
	09/16	09/21/2016	WE ENERGIES	CIVIC CENTER	4,395.76	
	09/16	09/21/2016	WE ENERGIES	CIVIC CENTER	139.97	
69700	09/16	09/21/2016	WI SCTF	CASE IDENTIFIER 3998990	121.46	
	09/16	09/21/2016	WI SCTF	CASE IDENTIFIER 1302486	46.15	
69701	09/16	09/27/2016	ST FRANCIS POLICE DEPARTMENT	PETTY CASH	16.24	
	09/16	09/27/2016	ST FRANCIS POLICE DEPARTMENT	PETTY CASH	6.78	
	09/16	09/27/2016	ST FRANCIS POLICE DEPARTMENT	PETTY CASH	14.77	
69702	09/16	09/29/2016	CAMPBELL, BRADLEY D	HARVEST FEST	300.00	
69703	09/16	09/29/2016	POLONEZ RESTAURANT LLC	BUSINESS OF YEAR DINNER	1,680.00	
69704	09/16	09/29/2016	SWEDBERG, MARY JANE	FALL HARVEST FEST	550.00	
69705	10/16	10/04/2016	A PETHKE SERVICE	LAWNMOWERS	34.95	
69706	10/16	10/04/2016	ABOX INC	HWY #5	14.70	
	10/16	10/04/2016	ABOX INC	HWY #5	34.30	
69707	10/16	10/04/2016	ACE ELECTRIC SEWER CLEANERS	TELEVISE MAIN LINE AT CORA	1,400.00	
69708	10/16	10/04/2016	ADVANCED WILDLIFE CONTROL INC	SERVICE CALL	159.00	
69709	10/16	10/04/2016	ALSCO	CLOTHING NEW/REPLACE	35.62	
	10/16	10/04/2016	ALSCO	CLOTHING NEW/REPLACE	35.62	
69710	10/16	10/04/2016	ARENZ MOLTER MACY	CONTRACTED LEGAL FEES	9,768.65	
	10/16	10/04/2016	ARENZ MOLTER MACY	TIF #4 LEGAL FEES	3,280.80	
	10/16	10/04/2016	ARENZ MOLTER MACY	TIF #5 LEGAL FEES	687.10	
69711	10/16	10/04/2016	ASSOC APPRAISAL CONSULTANTS	MONTHLY PROFESSIONAL FEES/ASSESSOR	1,965.03	
69712	10/16	10/04/2016	AT&T/SBC	CIVIC CENTER CONSTRUCTION	182.96	
	10/16	10/04/2016	AT&T/SBC	PARK SECURITY	210.48	
	10/16	10/04/2016	AT&T/SBC	GARAGE	195.49	
	10/16	10/04/2016	AT&T/SBC	SIGNALS	105.26	
69713	10/16	10/04/2016	B I A S E W	REGISTRATION:CRAIG VRETENAR	150.00	
	10/16	10/04/2016	B I A S E W	2015 ICC BOOK SUITE	325.00	

Check No	Per	Date	Payee	Description	Inv Amount	V/M
69714						
	10/16	10/04/2016	BADGER TRUCK CENTER INC	HIGHWAY	387.00	
69715						
	10/16	10/04/2016	BAKER & TAYLOR	CREDIT MEMO	6.90-	
	10/16	10/04/2016	BAKER & TAYLOR	AD FIC	225.63	
	10/16	10/04/2016	BAKER & TAYLOR	REC BORR ANF	189.68	
	10/16	10/04/2016	BAKER & TAYLOR	Y BOOKS	261.97	
	10/16	10/04/2016	BAKER & TAYLOR	REC BORR AD FIC	44.60	
	10/16	10/04/2016	BAKER & TAYLOR	AD FIC	139.81	
	10/16	10/04/2016	BAKER & TAYLOR	AD FIC	33.05	
69716						
	10/16	10/04/2016	BLUE TARP FINANCIAL	GARAGE	96.94	
69717						
	10/16	10/04/2016	BOBCAT PLUS	HWY #66	127.27	
69718						
	10/16	10/04/2016	BONTEMPO, CHRIS	REPLACE FILTERS	225.00	
69719						
	10/16	10/04/2016	BRAEGER CHEVROLET INC	SQUAD #9	64.06	
69720						
	10/16	10/04/2016	CAVENDISH SQUARE	Y BOOKS	193.91	
69721						
	10/16	10/04/2016	COMPLETE LAWN & LANDSCAPE SU	TREE TREATMENTS	3,614.24	
69722						
	10/16	10/04/2016	CORY GRAPHICS	NAME TAGS	20.00	
	10/16	10/04/2016	CORY GRAPHICS	NAME TAGS	10.00	
	10/16	10/04/2016	CORY GRAPHICS	NAME TAGS	10.00	
69723						
	10/16	10/04/2016	DEMCO INC	LIBRARY	158.28	
69724						
	10/16	10/04/2016	DEMORES, JEAN	MILEAGE	142.99	
69725						
	10/16	10/04/2016	DIVERSIFIED BENEFIT SERVICES	FSA ADMINISTRATIVE SERVICES	184.93	
69726						
	10/16	10/04/2016	FILKINS, PATRICIA A	WITNESS FEE;NEIL J GORDON	10.00	
69727						
	10/16	10/04/2016	FIVE ALARM	FIRE DEPT - SPREADER ACCESSORIES	278.23	
	10/16	10/04/2016	FIVE ALARM	FIRE DEPT - SPREADER	42,130.80	
	10/16	10/04/2016	FIVE ALARM	FIRE DEPT - SPREADER ACCESSORIES	807.22	
69728						
	10/16	10/04/2016	GALE/CENGAGE LEARNING	LIBRARY	24.79	
	10/16	10/04/2016	GALE/CENGAGE LEARNING	LIBRARY	25.59	
69729						
	10/16	10/04/2016	GEIGER INC	BUSINESS OF YEAR	32.87	
69730						
	10/16	10/04/2016	GENERAL COMMUNICATIONS INC	POLICE	215.50	
69731						
	10/16	10/04/2016	GENUINE PARTS COMP - MILWAUKE	SHOP	89.75	
	10/16	10/04/2016	GENUINE PARTS COMP - MILWAUKE	HWY #49	38.94	
	10/16	10/04/2016	GENUINE PARTS COMP - MILWAUKE	SHOP	199.00	
	10/16	10/04/2016	GENUINE PARTS COMP - MILWAUKE	SHOP	270.99	
69732						
	10/16	10/04/2016	GOTTFRIED, ERICH	WITNESS FEES;JASENIA ALICEA	21.60	
69733						
	10/16	10/04/2016	GRAEF	LAYTON AVE MONUMENT	731.50	
	10/16	10/04/2016	GRAEF	S BROOK PL	1,400.00	
	10/16	10/04/2016	GRAEF	LAYTON AVE MONUMENT	133.00	

Check No	Per	Date	Payee	Description	Inv Amount	V/M
69734						
	10/16	10/04/2016	GROSS, RONALD T.	CLEANING & MAINTENANCES SERVICES	255.78	
69735						
	10/16	10/04/2016	GUARDIAN	RETIREE	379.09	
	10/16	10/04/2016	GUARDIAN	CLERK/TREAS	61.65	
	10/16	10/04/2016	GUARDIAN	INSPECTION	61.65	
	10/16	10/04/2016	GUARDIAN	COURT	29.34	
	10/16	10/04/2016	GUARDIAN	POLICE	987.60	
	10/16	10/04/2016	GUARDIAN	FIRE	608.51	
	10/16	10/04/2016	GUARDIAN	HEALTH	29.34	
	10/16	10/04/2016	GUARDIAN	ENGINEERING	114.71	
	10/16	10/04/2016	GUARDIAN	HIGHWAY	144.05	
	10/16	10/04/2016	GUARDIAN	LIBRARY	29.34	
69736						
	10/16	10/04/2016	HAUKE'S FLORAL N MORE	FLORAL ARRANGEMENT	58.95	
69737						
	10/16	10/04/2016	HOUSE OF CORRECTION	AUGUST BOARDING	2,042.20	
69738						
	10/16	10/04/2016	HUMPHREY SERVICE AND PARTS	HWY #23	26.54	
	10/16	10/04/2016	HUMPHREY SERVICE AND PARTS	HWY #23	11.38	
69739						
	10/16	10/04/2016	INTERNATIONAL CODE COUNCIL	MEMBER #5078625	135.00	
69740						
	10/16	10/04/2016	IVES-GRAY, KAREN	REFUND:OVERPAYMENT OF CITATION	10.00	
69741						
	10/16	10/04/2016	LAKESIDE OIL COMPANY	DIESEL	2,408.44	
69742						
	10/16	10/04/2016	MANTHEI, DALE	EYE GLASS REIMBURSEMENT	200.00	
69743						
	10/16	10/04/2016	MARQUETTE UNIVERSITY	REC BORR - ANF	65.00	
69744						
	10/16	10/04/2016	MCSORLEY, DR BRIAN P	BOARD OF HEALTH MTG	100.00	
69745						
	10/16	10/04/2016	MENARDS	GARAGE	7.71	
	10/16	10/04/2016	MENARDS	GARDENING	41.99	
69746						
	10/16	10/04/2016	MEYERS, MELISSA A	WITNESS FEE:ALICIA POINTER	10.00	
69747						
	10/16	10/04/2016	MIDWEST FIBER NETWORKS LLC	INTERNET SERVICE	800.00	
69748						
	10/16	10/04/2016	MIELCAREK, JOHNNIE	TRAINING	20.00	
69749						
	10/16	10/04/2016	MILW PAPER COMPANY	HWY	87.34	
	10/16	10/04/2016	MILW PAPER COMPANY	ELECITONS	5.14	
	10/16	10/04/2016	MILW PAPER COMPANY	BUSINESS OF YEAR	153.52	
69750						
	10/16	10/04/2016	MILW TRACTOR & EQUIPMENT INC	HWY #10	250.00	
69751						
	10/16	10/04/2016	MOUA, VUE	REFUND: DUPLICATE PAYMENT	68.00	
69752						
	10/16	10/04/2016	MUSZYTOWSKI, ANDREW M	WITNESS FEE: TERREN J FEZER	10.00	
69753						
	10/16	10/04/2016	NEU'S BUILDING CENTER INC	HWY #107	37.03	
69754						
	10/16	10/04/2016	NORTHERN SEWER EQUIPMENT CO	MAGNUM WARTHOG S/N#WGR0895	813.75	
	10/16	10/04/2016	NORTHERN SEWER EQUIPMENT CO	MAGNUM WARTHOG S/N#WGR0895	1,898.75	

Check No	Per	Date	Payee	Description	Inv Amount	V/M
69755	10/16	10/04/2016	NOTARY BOND RENEWAL SERVICE	RENEWAL:CZERNIAKOWSKI	25.00	
69756	10/16	10/04/2016	OFFICE DEPOT INCORPORATED	PD OFFICE SUPPLIES	400.38	
69757	10/16	10/04/2016	OSI ENVIRONMENTAL INC	USED OIL COLLECTION	65.00	
69758	10/16	10/04/2016	OSTHOFF RESORT	LODGING/CZERNIAKOWSKI	164.00	
69759	10/16	10/04/2016	OSTHOFF RESORT	LODGING/KAMOLOV	164.00	
69760	10/16	10/04/2016	PAFFENROTH, TERRANCE F	WITNESS FEES: ALICIA POINTER	10.00	
69761	10/16	10/04/2016	PAIGE, SHANNON	WITNESS FEES:ALICIA POINTER	10.00	
69762	10/16	10/04/2016	PIEPER ELECTRIC INC	CIVIC CENTER	166.00	
69763	10/16	10/04/2016	POMP'S TIRE SERVICE	HWY #66	175.00	
	10/16	10/04/2016	POMP'S TIRE SERVICE	HWY #6	696.50	
	10/16	10/04/2016	POMP'S TIRE SERVICE	HWY #6	298.50	
	10/16	10/04/2016	POMP'S TIRE SERVICE	HWY #1	664.00	
69764	10/16	10/04/2016	PORT-A-JOHN INC	ST FRANCIS DAYS	290.00	
	10/16	10/04/2016	PORT-A-JOHN INC	CREDIT	50.00-	
69765	10/16	10/04/2016	RODGERS, CARLA	WITNESS FEES: TERRENJ FEZER	10.00	
69766	10/16	10/04/2016	SALGADO, EDY A	REFUND PAYMENT TO WRONG MUNICIPALIT	140.00	
69767	10/16	10/04/2016	SANOFI PASTEUR INC	FLU VACCINE	1,419.39	
	10/16	10/04/2016	SANOFI PASTEUR INC	PROMPT PAYMENT DISCOUNT	27.04-	
69768	10/16	10/04/2016	SITEONE LANDSCAPE SUPPLY HOL	ARBOR JET PLUGS	450.00	
	10/16	10/04/2016	SITEONE LANDSCAPE SUPPLY HOL	CREDIT	450.00-	
	10/16	10/04/2016	SITEONE LANDSCAPE SUPPLY HOL	ARBOR JET PLUGS	225.00	
69769	10/16	10/04/2016	SOUTH MILWAUKEE POLICE DEPT	WARRANT: BUTTKE-CROFT, SARA C	500.00	
69770	10/16	10/04/2016	STELLOH, CLAIRE	TRAINING REIMBURSEMENT	504.99	
69771	10/16	10/04/2016	TAPCO	KK & HOWARD	404.80	
	10/16	10/04/2016	TAPCO	794 & HOWARD	210.00	
	10/16	10/04/2016	TAPCO	HOWARD & IOWA	520.00	
69772	10/16	10/04/2016	THORMODSON, OLIVIA J	REFUND OVERPMT CITATION	20.00	
69773	10/16	10/04/2016	TILLMAN, ERIN	REFUND OVERPAYMENT OF SA	1,669.17	
69774	10/16	10/04/2016	TIME WARNER CABLE	10404-705943701-2001 INTERNET/GARAGE	105.59	
69775	10/16	10/04/2016	TRI-STATE EQUIPMENT CO. INC.	HWY #49 & 5	8.88	
	10/16	10/04/2016	TRI-STATE EQUIPMENT CO. INC.	HWY #49 & 5	29.04	
	10/16	10/04/2016	TRI-STATE EQUIPMENT CO. INC.	HIGHWAY	46.61	
69776	10/16	10/04/2016	TYCO INTEGRATED SECURITY	SECURITY SERVICE	467.15	

Check No	Per	Date	Payee	Description	Inv Amount	V/M
69777	10/16	10/04/2016	US BANK NATL ASSOC	KONICA MINOLTA COPIER	246.00	
69778	10/16	10/04/2016	WE ENERGIES	SIGNALS	285.86	
	10/16	10/04/2016	WE ENERGIES	PARKS	408.45	
	10/16	10/04/2016	WE ENERGIES	GARAGE	402.25	
	10/16	10/04/2016	WE ENERGIES	GARAGE	39.95	
	10/16	10/04/2016	WE ENERGIES	CIVIC CENTER	174.63	
	10/16	10/04/2016	WE ENERGIES	CIVIC CENTER	4,225.03	
	10/16	10/04/2016	WE ENERGIES	LIBRARY	1,757.25	
69779	10/16	10/04/2016	WEDIGE RADIATOR & A/C INC	2012 AMBULANCE REPAIR	1,513.50	
69780	10/16	10/04/2016	WI DEPT OF FINANCIAL INSTITUTIO	RENEWAL:CZERNIAKOWSKI NOTARY	20.00	
69781	10/16	10/04/2016	WI DEPT OF JUSTICE	BACKGROUND CHECKS	49.00	
69782	10/16	10/04/2016	WIL KIL PEST CONTROL	PEST CONTROL	90.00	
69783	10/16	10/04/2016	WILNET ENGINEERING LLC	MCAFEE	267.75	
	10/16	10/04/2016	WILNET ENGINEERING LLC	FAXING	99.90	
	10/16	10/04/2016	WILNET ENGINEERING LLC	POLICE DEPT	111.65	
Grand Totals:					135,820.62	

CERTIFY APPROPRIATION IS AVAILABLE TO MEET THESE CLAIMS AND RECOMMEND THEIR ALLOWANCE:

COMMON COUNCIL:

 Council President

 1st District Alderperson

 1st District Alderperson

 2nd District Alderperson

 3rd District Alderperson

 3rd District Alderperson



City of St. Francis Building Inspector

3400 E Howard Ave
St. Francis, Wisconsin 53235
Ph 414-316-4311
Fax 414-481-6483

Office Hours Mon.– Fri. Craig Vretenar
8:00- 9:00 AM
1:00-2:00 PM
E-mail craigv@stfranwi.org

9/26/2016

Mayor St. Marie-Carls and Members of Council,

I am requesting authorization to attend training on November 9th and 10th for one and two family inspection and updates on the soon to be adopted Commercial Building Codes. There is an additional cost of purchasing the 2015 suite of International Codes which the State of Wisconsin will be adopting. The previous code version was the 2009 codes. These are budgeted items.

The South Eastern Building Inspectors Association is purchasing the Code suite in bulk to distribute to the membership at a substantial cost savings of several hundred dollars.

Thank you for your consideration in this matter.

Craig Vretenar
Building Inspector/
Zoning Administrator

CITY OF ST FRANCIS TRAVEL AUTHORIZATION

NAME: Craig Vretenar DEPARTMENT: Inspection
 TITLE: Building Inspector DESTINATION: Clarion Hotel Milwaukee
 DEPARTURE DATE: 11/9/16 RETURN DATE: 11/10/2016
 PURPOSE OF TRIP: Training – commercial and residential training
 EXPENSE SUMMARY:

Transportation: [] City [] Private Miles Estimate miles	\$0.00
Lodging:	\$0.00
Meals: [] Breakfast [x] Lunch [] Dinner Included	meal & breaks included in registration
Registration Fee	\$150.00
Parking/Taxi Fees	\$0.00
Code books Miscellaneous: (Receipts Attached)	\$325.00
TOTAL	\$475.00

IS THIS A BUDGETED ITEM? Yes No

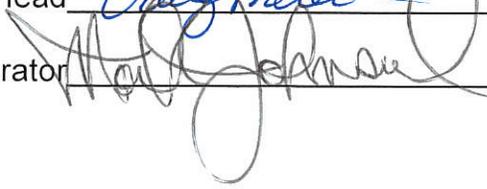
TO BE COMPLETED BY DEPARTMENT HEAD

- 1) Travel Will Require Overtime Yes No
If Required, Cost of Overtime for Employee \$ _____

- 2) Overtime Replacement Required Yes No
If Required, Cost of Replacement: \$ _____

Department Head 

Date: 9-26-16

City Administrator 

Date: 9-26-16

SUBMIT ACTUAL RECEIPT COPIES TO CLERK'S OFFICE FOR REIMBURSEMENT

WI Fire Inspector Assoc. Area 1, Wisconsin Code Officials Alliance, and Building Inspector
Assoc. of SE Wisconsin Combined Training
November 9th, & 10th 2016
Clarion Hotel and Conference Center
5311 South Howell Ave
Milwaukee, WI 53207

2015 IBC International Building Code Transition from 2009 IBC (Nov 9th or Nov 10th)
6 CEU's for WI Comm BI - Instructor is from the ICC – John Gibson
This class is offered both days – same class, all day class.

2015 IFC International Fire Code & IBC Fire Protection Systems (Nov 9th)
6 CEU's for WI Comm BI - Instructor is from the ICC – Chris Reeves
This class is offered only one day – all day class.

UDC Uniform Dwelling Code – Deck Code & Energy/HVAC Training
3 CEU's UDC CI - Instructor LeRoy Stublaski, Morning session (Nov 10th)
3 CEU's UDC CI & HVAC - Instructor Joe Nagen, Afternoon session (Nov 10th)
This class is offered only one day – all day class.

Includes all class materials, snacks, and lunch. 2015 ICC book suite at additional cost.
Registration 7:45AM Classes Start at 8:30AM

No reservations will be accepted after October 14, 2016
Class size limited to the first 100 registrants per class

November 9 th (\$80.00) _____	November 10 th (\$80.00) _____	Both Days (\$150.00) <u>X</u>
IBC Class <u>X</u>	IBC Class _____	11/9 choose 1 - IBC or IFC
or	or	and
IFC Class _____	UDC Class <u>X</u>	11/10 choose 1 - IBC or UDC

Name: Craig Vretenar

Address: 3400 E. HOWARD AVE

State St. Francis WI Zip Code 53235

Municipality CITY of St. Francis

Phone # 414-316-4311

WI Credential # 70490 ICC Credential # 5078625

E-Mail Address Craig.vretenar@stfranwi.org

OPTIONAL 2015 ICC Book Suite (includes IBC, IMC, IFGC, IEBC, IECC, ANSI A117)

Soft Cover Version (\$325.00 ea) X qty or Loose Leaf Version (\$360.00 ea) _____ qty

Checks are to be made out to **BIASEW**

\$475.00 TOTAL

Send to: Mark Pelzek ph# 414-286-3445
City of Milwaukee
841 N Broadway 10th Floor
Milwaukee, WI 53202



9/29/2016

Memo:

To: Honorable Common Council, Staff & Citizens

From: Mayor St. Marie-Carls

Re: Info Sharing Update #93 - from Mayor

ITEMS IN THIS UPDATE:

Next Mayor's Task Group Meeting - NEXT MTG: October 11th 2016

Business of the Year Dinner –Congrats and Thank you

County Executive Appointment to Airport Advisory Committee

Thanks to decorators for Fall Fest

New Electronic/Digital newsletter released

FALL HARVEST HERITAGE FEST – Thank yous

Trick or Treat – October 30th

1. Mayor's task Group meeting Wednesday, September 29th 7p.m. Polonez –Topic: "Getting Involved" Information on Volunteering for groups and events.
2. *Business of the Year Event, September 28th—Big Success! Thank you all involved! See program for acknowledgements!*
Lakeside Chiropractic was the honoree and guest speaker was Robert Botsch, Assistant Special Agent in Charge for the FBI Office in St. Francis.
3. *FYI – see attached the County Executive appointment to the Airport Advisory Committee- Laura Martin*
4. *Thank you to Carol Wojtecki, Laura Martin, Jennifer Martin and LuAnne Coyne for their help with Fall Fest décor placement at the Civic Center. (thanks also to the Fire Department, some hay did fly into their bays!)*
5. *Thank you to Rebecca Gagnon and the staff n the Clerk's Office for their assistance with our first Electronic Newsletter released September 24th. Hard copies are available upon request.*
6. *Fall Harvest Heritage Fest – Reminder October 2nd 1-4pm at the Civic Center*
THANK YOU for your support and assistance! DPW, Clerk's Office, Fire Department, Police Department, Historical Society, City Administration, Health Department everyone helped with the success as well as Jeff Jankowski, several volunteers, SF Poms, Friends of St. Francis Optimist! Volunteers from the Council, Ray Klug, Ken Tutaj and Don Brickner our guest Chili servers!
7. *Trick or Treat will take place on October 30th from 5-7p.m. – turn your porch light on so the parents and trick or treaters know you are participating!*



St. Francis 53235 Lakeside Pride

Community Connections project to promote and increase awareness of our local business, attract visitors, and newcomers.

www.saintfrancis53235.com new website to learn more about St. Francis and show your Lakeside Pride

This is a project of Community volunteers, Miss St. Francis Pageant and Mayor CoryAnn St. Marie-Carls – supported by donations/fundraising (no City funds)

PROGRAM

Welcome - Mayor CoryAnn St. Marie-Carls

Pledge of Allegiance

Invocation - Greg Schlect, Civic Association President

DINNER

Toastmaster -

Tom Bilot, Civic Association & Economic Development Committee Member

Guest Speaker -

Robert Botsch, Assistant Special Agent in Charge, FBI Milwaukee Office

Salute to St. Francis Business & Introduction of City and Association Officials -

Mayor St. Marie-Carls & Rick Wier, Economic Development Committee Chairman

Presentation of Certificates of Recognition for New and Expanded Businesses -

Mayor St. Marie-Carls & Rick Wier, Economic Development Committee Chairman

Presentation of Awards -

Mayor St. Marie Carls & Greg Schlect, Civic Association President

Acceptance of Awards -

Chris Dwyer, Lakeside Chiropractic

Benediction -

Greg Schlect, Civic Association President

ABOUT LAKESIDE CHIROPRACTIC

Lakeside Chiropractic was established in May 2005 by Dr. Chris Dwyer and has been the sole chiropractic care centered facility in the city of St. Francis, WI since that time. Lakeside Chiropractic prides itself on the dedication of providing effective, focused, thorough, and cost effective natural health care for the city of St. Francis and its neighboring communities.

With services including chiropractic care, nutritional counseling, physical rehabilitation therapy, deep tissue massage therapy, and reflexology, Lakeside Chiropractic features treatment options for patients of all ages and conditions.

The chiropractic model that alignment and structural issues to the body's joints and skeletal system can cause negative health effects is the root of Lakeside Chiropractic's health care focus. The clinic understands the importance of taking a holistic approach to improving one's well-being.

An integral aspect of Lakeside's mission statement is its role in enhancing the overall public health and goodwill of the community in which it serves. A frequent provider of free health screenings and educational health talks to schools and to community based forums, Lakeside Chiropractic is dedicated to providing resources to help citizens gain knowledge on ways to improve their health and well-being.

As the sole in house and on site provider for geriatric chiropractic care at St. Francis' own Howard Village and South Shore Manor senior care centers, Lakeside Chiropractic goes out of its way to care for its community's elderly populations during their golden years by providing much needed pain relief and lifestyle support within the facilities that they reside.

Finally, in keeping with the mission of the clinic, the members of the Lakeside Chiropractic community frequently serve as volunteers on behalf of the clinic for many community based events and non-profit organizations, such as National Night Out, St. Francis Days, Miss St. Francis Pageant, as well as conducting various free public health talks and seminars within the community and schools.

PAST RECIPIENTS

		1990	Supreme Meats Donn Powers Jewelers
1970	Wolf's St. Francis Rexall Pharmacy EZ Painter Corp	1991	J&L Honing Co.
		1992	PDQ Tooling
1971	Arnold Baewar Greenhouse Kitzinger Cooperage Corporation	1993	EZ Paintr Corporation
		1994	George P. George Agency
1972	St. Francis Savings & Loan Assoc. Dittmore Freimuth Corporation	1995	Quality Candy/Buddy Squirrel
		1996	Vretenar Construction
1973	Wolf's Cleaners & Launderers Advance Screw Products Co., Inc.	1997	Lakeside Centerless Grinding Company
		1998	USF Seko Worldwide
1974	Ola's (Weinhold Enterprise) Wire and Metal Specialties, Inc.	1999	Salute to St. Francis Business
		2000	Madjecki's
1975	Southernaire Nursing Home Black Bear Beverages, Inc.	2001	City of St. Francis 50th Anniversary
		2002	Greg's True Value Hardware, Inc.
1976	All Industry & Commerce Bicentennial Program	2003	Appearances
		2004	Hauke's Floral n More/ Hauke's Landscaping
1977	All Industry & Commerce Bicentennial Program	2005	Advance Screw Products
		2006	Dobie's Steakhouse
1978	Wisconsin Electric Power Company	2007	Pekar's Liquor
		2008	Polonez Restaurant
1979	Schoof's Plumbing World Becker Boiler Co.	2009	Suzy's Cream Cheesecakes & Distinctive Desserts
		2011	Wixon Industries
1980	Cudahy Roofing and Supply Utility Tool and Machine Company	2012	Foamation
		2013	Layton Fruit Market
1981	Food & Beverage Industry	2014	St. Francis Brewery
		2015	Superior Equipment & Supply
1982	St. Francis State Bank		
1983	Easterday Paint		
1984	Televue Electronics		
1985	Marshall Erecting Inc. Wixon Industries		
1987	Supreme Meats		
1988	Potters Piggly Wiggly		
1989	Leonard Machine		

2016

New and Expanded Businesses

42 Ale House
3807 Packard Avenue
Lynn Nilles

Abrazo Salon
3090 Layton Avenue
Luis Arturo Munoz Mercado

Active Property Maintenance
1323 Waterford Avenue
Tome Synderguard/Jaimie Martinez

Apollo Machine
2700 Norwich Avenue
Glenn Dickmann

Brew City Snow and Landscape Service, LLC
3770 Pennsylvania Avenue, Suites 4 & 5
Dan Zweck

Cigarette Depot
4267 Packard Avenue
Gurcharan Grewel

Continental Carbonic Products
4250 Nevada Avenue
Jason Jacobson

Cream City Restoration Co.
3546 & 3550 Sivyer Avenue
Kelsy Berg

Cricket Wireless
3042 Layton Avenue
Eyad Qaisieh

Diamond Freight Systems
4630 Brust Avenue, Suite 100
Nick Crawley

Dollar Express
3048 Packard Avenue
Denestiney McAllister

Fantastic Sam's
4698 Whitnall Avenue, Suite 10

Fuel Up Go
3542 Sivyer Avenue
Eric Gramza

Government PH St. Francis, LLC
3600 Lake Drive
Matt Connolly

JEM Management LLC
1337 Waterford Avenue
Rick Muelver

Landry & Steele Logistics
4630 Brust Avenue, Suite 200
Nicholas Steele

Maia Group Inc.
dba Shilon Blankets
4392 Kansas Avenue
Harbaksh Kaleka

Meadowlark Coaching
2918 Layton Avenue
Amy Szuta

Nikki's Cookies
1775 Bolivar Avenue
Nikki Taylor

Pettis Martial Arts
2300 Layton Avenue
Anthony Pettis

Sun Lighting Productions Inc.
4376 Kansas Avenue
Richard Sellers

Victoria's Hair Portraits
3554 Sivyer Avenue
Vicki Maliborski

**AN AGELESS, YET ENDEARING MESSAGE FROM
THE LATE WARREN P. KNOWLES**

I am pleased that the St. Francis Association of Commerce has launched a special program to extend recognition to the businesses that are contributing to community development and growth. Clearly, these expanding enterprises are essential to the prosperity of our economy and help provide an improved quality of life for all our citizens.

Governor Knowles, August 31, 1970

A Message from your Mayor

Welcome to our honorees, public officials, area officials, association members, business representatives, supporters, and friends that are in attendance at our City of St. Francis 47th Annual Industry & Commerce Appreciation Night. Tonight we honor Lakeside Chiropractic and Dr. Chris Dwyer and his staff.

My sincere congratulations go out to "Dr. Chris" as we all know him, for all he has done for the City of St. Francis as a great supporter, volunteer, and dedicated member of our business community. In addition, I would like to also express my gratitude to the Economic Development Committee for coordinating this event with the St. Francis Civic Association, partnering with City officials Melinda Dejewski and Craig Vretenar.

This event thanks our City's newest businesses for choosing St. Francis together with our existing businesses for expanding or renovating. I would like to reflect on the contributions of our past honorees who have all worked toward the advancement of Commerce in our City. Our industry and commerce leaders play an important role in sustaining our quality of life and sense of community, and this night is in honor of them, and their contributions to St. Francis.

In my mind you can never recognize and promote your community businesses too much, thus I kicked off "Shop St. Francis Week" in 2015 and again in 2016 where many of you participated alongside Lakeside Chiropractic. The Lakeside Pride website was launched in December 2016; it was built with volunteers, private support in partnership with the Miss St. Francis Pageant. www.saintfrancis53235.com serves as a directory for our City, and showcases our businesses and events.

In 2016, business and development is increasing and our City is being rediscovered for its development potential by outside interests. The City Council has been supportive and committed to results that will help grow our tax base. Additionally, I would like to take this opportunity to acknowledge our Planning Commission, our Community Development Authority, and the members of our St. Francis City Staff for their time, effort, and dedication to the economic and businesses development in our City.

To everyone in attendance, I appreciate your commitment to our community and willingness to join us in this celebration and appreciation of industry and commerce in the City of St. Francis!

Yours in St. Francis,

Mayor CoryAnn St. Marie-Carls

Economic Development Committee

Chairman - Rick Wier

Mayor - Cory-Ann St. Marie-Carls

MEMBERS

Thomas Bilot

Joseph Moriarty

Melinda Dejewski

Greg Schlect

Tom Dillon

Craig Vretenar

Sandy Jaskulski

St. Francis Civic Association

Greg Schlecht, President

Anne Uecker, Secretary

Dr. Chris Dwyer, Vice President

Tom Bilot, Treasurer

Elected Board of Directors

Bob Boknovitz

Jackie Hemmer

Brandon Wier

Kurt Wier

Rick Wier

City of St. Francis Elected Officials

Mayor	CoryAnn St. Marie-Carls
Alderspersons - District 1	Janis Schandel Steve Wattawa
Alderspersons - District 2	Don Brickner, Council President Mike McSweeney
Alterpersons - District 3	Ken Tutaj Ray Klug
Municipal Judge	Peter Hemmer

City of St. Francis Appointed Officials

City Administrator	Mark Johnsrud
City Clerk/Treasurer	Anne Uecker
City Building Inspector	Craig Vretenar
City Engineer / Director of Public Works	Melinda Dejewski
Fire Chief	Frank Lockwood
Library Director	Amy Krahn
Police Chief	Tom Dietrich
Public Health Administrator	Kathy Scott

47th Annual

Industry & Commerce
Appreciation Night
September 28, 2016

Honoring



Lakeside Chiropractic

Natural Health Care Center



Proudly Sponsored Jointly by
The City of St. Francis
&
St. Francis Civic Association





OFFICE OF THE COUNTY EXECUTIVE

Milwaukee County

CHRIS ABELE • COUNTY EXECUTIVE

September 19, 2016

Ms. Laura Martin
3781 S. Artic Avenue
St. Francis, WI 53235

Dear Ms. Martin,

I am pleased to appoint you to the Airport Noise Advisory Committee representing the City of St. Francis as the nominee of Mayor CoryAnn St. Marie-Carls. Your appointment will expire on May 31, 2020.

This committee provides a valuable forum for balanced examination of the complex and technical issues involving aircraft noise and its impact on the area around General Mitchell International and Lawrence J. Timmerman Airports.

I appreciate your willingness to join this group of citizens and officials who will invest many hours studying and making recommendations about aircraft noise issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Abele".

Chris Abele
County Executive

cc: Mayor CoryAnn St. Marie-Carls, City of St. Francis
Kim Berry, Noise Program Manager- GMIA



Fall Harvest & Heritage Festival

St. Francis Civic Center, 3400 E. Howard Ave.

Sunday, October 2nd, 2016

For immediate release: September 22nd, 2016

From Mayor CoryAnn St. Marie-Carls - City of St. Francis, 414-399-0797

Community Calendar and or Preview Article - also invitation to cover!



You are invited to attend our Fall Harvest and Heritage Festival on – Sunday, October 2nd at the St. Francis Civic Center, 3400 E. Howard Ave. St. Francis, WI. There are activities starting at NOON to 4p.m. FREE for Children & adults.

Join us at Noon to View Historical Exhibits in the Civic Center Rotunda with Violin music from Molly Pappenheim and refreshments from Aggies's Cakes. Complimentary booklets will be available outlining our exhibits!

At 1p.m. Join us in the Civic Center West Parking Lot. There will be a set up of tables and tents with Entertainment from the musical Trio – **Tango en Fuego** classic to current music! Tables and Booths also feature Police Community Relations, Officers Dima & Shane, Firefighter Jeff's Chili, walking tacos, hot dogs, as well as the St. Francis Historical Society, St. Ann's with other Harvest vendors! Special Guest Chili servers will join us from our City Council!

From 1-4p.m. at our Nogoshing Trail head also behind the Civic Center; tables will have FREE - Pumpkin Painting, Scavenger Hunt information, treats and other children's activities with help from the St. Francis Poms

A special feature also at NO cost from 1-3p.m. at Howard Ave & Civic Center Drive Horse Drawn Hay Rides will be provided from Hoof Beat Express with help from the Friends of St. Francis Optimist Club and Miss St. Francis.

Back by popular demand at 3 p.m. the St. Francis Historical Society Homemade Pie Auction. You can buy it by the piece and eat it right away or take it home. It is all for a good cause to preserve our History in St. Francis!

The guest auctioneer is Papa Luigis "Sal" *how ya doin!*

All FREE activities for the 2nd Annual Fall Harvest and Heritage Festival are made possible by generous business and individual contributions made to the Civic Center, Buy a Stone initiative. Keep up to date on St. Francis, WI events and businesses at www.saintfrancis53235.com

More information can be obtained by calling St. Francis Mayor CoryAnn at 414-316-4323.

Lake Protestant Cemetery

Letter to the Common Council from the St. Francis Historical Society:

Over the decades, the old Lake Protestant Cemetery has had the reputation of being an abandoned cemetery. For years, especially in the 1960s and 70s, the cemetery was in a sorry state, overgrown with weeds. In 1986, due to a Wisconsin statute requiring municipalities to take over and maintain abandoned cemeteries, the city of St. Francis took over ownership of the cemetery.

The city of St. Francis is fortunate to have a pioneer cemetery, where a number of early Town of Lake settlers are buried. When the early settlers arrived in the mid-1830s, there were no cemeteries so farmers, like Jared Thompson, created burial grounds on their farms. In 1855, Thompson incorporated the cemetery, naming it the Lake Protestant Cemetery, to be run by trustees who were to oversee the sale of the lots and maintenance. The oldest grave in his cemetery is 1848 and the newest is 1951.

The historical society wishes to partner with the city in restoring this cemetery. Over \$3,000 has been raised by the historical society so far for this project. Fifteen grave restorations are scheduled for this fall. For 2017, the society hopes to raise enough funds for more stone restoration and to have ground penetrating radar (GPR)¹ performed on the ¾ acres. GPR will identify gravesites and combined with other clues will help identify gravesites.

In partnership with the historical society, it is hoped that the city will allocate funds for tree trimming, tree removal, stump removal, and application of an herbicide to control weeds. The ground is uneven in places but a little soil in these low spots would make a stroll in the cemetery an easier one, especially for seniors.

Proper signage is a priority for the Society, to help educate visitors, both residents and school children, about who is buried in this hallowed ground.

When families buried their relatives in the cemetery, especially their young children, they expected perpetual care. We owe it to these early residents from the Town of Lake---now Cudahy, Bay View, and St. Francis----to do the right thing. As Alderperson Brickner has said, the cemetery is a treasure, a gem, and if we work together we can give some dignity back to those buried there and to the families who mourned their loss.

Sincerely,

Anna Passante
President, St. Francis Historical Society.

¹ Ground-penetrating radar (GPR) is a geophysical method that uses radar pulses to image the subsurface. This nondestructive method uses electromagnetic radiation in the microwave band (UHF/VHF frequencies) of the radio spectrum, and detects the reflected signals from subsurface structures.



City of St. Francis Building Inspector

3400 E Howard Ave
St. Francis, Wisconsin 53235
Ph 414-316-4311
Fax 414-481-6483

Office Hours Mon.– Fri. Craig Vretenar
8:00- 9:00 AM
1:00-2:00 PM
E-mail craigv@stfranwi.org

9/20/2016

Mayor St. Marie- Carls and Members of Common Council,

Attached is an application for Special Use for 2520 E Norwich Ave. the current zoning is M-1. The request is for ground transportation service (towing). The proposal is to tow repossessed vehicles for storage for small local dealerships. Please forward to the Plan Commission for their review and recommendation.

Sincerely,

Craig Vretenar
Building Inspector/
Zoning Administrator

City of St. Francis

3400 E Howard Ave
St. Francis, Wi. 53235

PAID IN FULL

SEP 14 2016

CITY OF ST FRANCIS

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

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,

____ (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 M1 District to the M1SU 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.

Address(s) 2520 E Norwich

Current use Vacant

Proposed use Ground transportation Services and watchman service headquarters.

Tax Key Nos. 584-9981-000

Signed _____ Date 09/07/16 Title Owner

Print name Carlos N Gutierrez

State of Wisconsin)
Milwaukee County) SS.

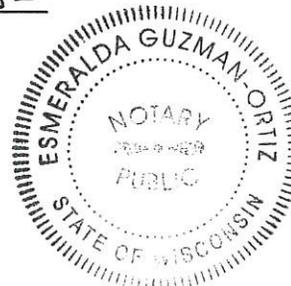
NOTE: CC: Applicant – City Engineer
Zoning Administrator

FEE \$ 300.00

ACKNOWLEDGMENT

Personally came before me this 07 day of September, 2016, the above named Carlos N Gutierrez and _____

to me known to be the persons who executed this document, and I hereby acknowledge the same.



Esmeralda Guzman-Ortiz Notary Public, Wisconsin
(Signed) _____ sep-7-20

Esmeralda Guzman-Ortiz My Commission (expires) (is permanent)
(Print name) _____ (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.)

None to our knowledge

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.)

None to our knowledge

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

Mid-America Steel Drum Company Inc.
a company that processes and reconditions
containers

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.)

Looking to open a garage door
on the east side of the
building

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.

(Signed) _____ (Date) 9/15/16 _____ (Signed) _____ (Date) ____/____/____

(Print Name) Carlos Gutierrez _____ (Print Name) _____

(Signed) _____ (Date) ____/____/____ _____ (Signed) _____ (Date) ____/____/____

(Print Name) _____ (Print Name) _____

(Signed) _____ (Date) ____/____/____ _____ (Signed) _____ (Date) ____/____/____

(Print Name) _____ (Print Name) _____

(Signed) _____ (Date) ____/____/____ _____ (Signed) _____ (Date) ____/____/____

(Print Name) _____ (Print Name) _____

NOTE:

Please provide us with the Names, Addresses and/or Email of people to be notified for all meetings and Public Hearings relating to this change of Zoning request.

**Failure of representative to attend a meeting
will result in no action being taken.**

Carlos Gutierrez
(414) 406-4039
2948 S 9th ST
Milwaukee, WI 53215

Esmeralda Guzman
414-208-8557
kenya0622@aol.com

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) *Lease agreement*
- 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.

_____ / / _____
 Zoning Administrator (Date)

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

Applicant, Carlos Gutierrez 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 15 day of September, 2016

Carlos Gutierrez
Name of Applicant

Representative of Applicant

Confirmation of Receipt Of
Original Acknowledgement And Certificate

Anne B. Uecker
ANNE B. UECKER, CMC CITY CLERK

OVERVIEW

Gutierrez Auto Repair is a family own complete car care business located on 2948 s 9th ST Milwaukee WI 53215. Gutierrez Auto repair has been in business since 2010 and has been growing ever since adding a Tow Truck in 2012 and now offering our repossession services to small local auto dealerships in order for us to provide a better service we are looking to use the building located on 2520 w Norwich Ave ST Francis, WI 53235 as a secure storage facility and work office as well as using the small apartment upstairs as a watchman headquarters. As stated before we are only serving auto dealerships to do repossessions which means the cars are in total working condition but customers were unable to make their payments. There is not going to be any wreck car storage at this facility. Since we are the ones delivering the vehicles to and from the facility there is no going to be any traffic concerns or customers walking in and out of the building.

2520 NORWICH



EAST SIDE OF Building



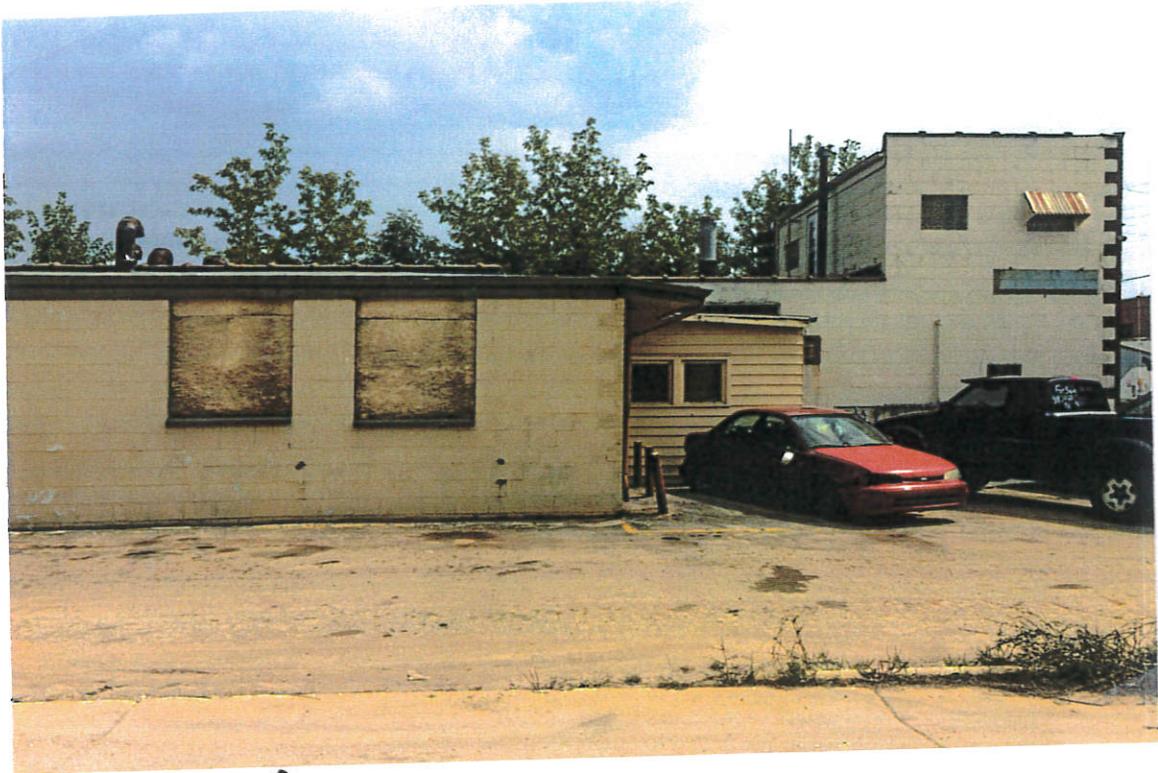
EAST SIDE OF BUILDING

FRONT SIDE OF BUSINESS



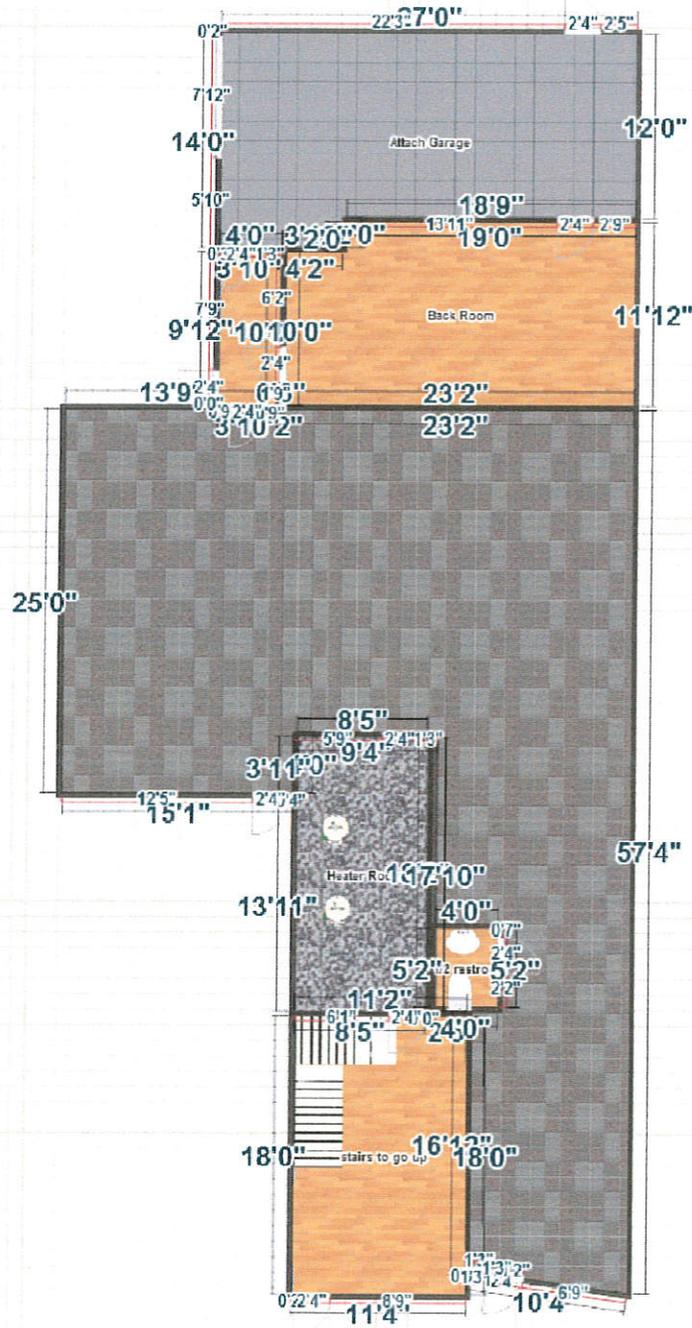
WEST SIDE OF BUILDING





↑
Looking to build a garage
Door-

1ST FLOOR



2nd Floor



Land Description - 2520 East Norwich Avenue - Tax Key 584-9981-000

A part of the N.E.¼ of Section 22,T.6 N.R.22 E. in The City of St. Francis, Milwaukee County, Wisconsin, which is bounded and described as follows: COMMENCING at a point which is 457.60 ft. South of the North line and 491.43 ft. East of the West line of said ¼ Section; THENCE West and parallel to the North line of said ¼ Section, 65.00 ft. to a point; THENCE South and parallel to the West line of said ¼ Section, 202.40 ft. to a point; THENCE East and parallel to the North line of said ¼ Section, 65.00 ft. to a point; THENCE North and parallel to the West line of Said ¼ Section, 202.40 ft. TO THE PLACE OF BEGINNING. RESERVING the South 33.00 ft. for street purposes.

2015 Real Estate Tax Summary

01/06/2016 11:35 AM

Page 1 Of 1

Parcel #: 584-9981-000
 Alt. Parcel #:

CITY OF ST. FRANCIS
 MILWAUKEE COUNTY, WISCONSIN

Tax Address:
 ARTURO FLORES
 2520 E NORWICH AVE
 ST.FRANCIS WI 53235

Owner(s): O = Current Owner, C = Current Co-Owner
 O - FLORES, ARTURO

Districts: SC = School, SP = Special

Type	Dist #	Description
SC	5026	ST FRANCIS SCHOOL DIST
SP	0900	MATC

Property Address(es): * = Primary
 * 2520 E NORWICH AVE

Legal Description: Acres: 0.000
 E 65 FT OF W 491.43 FT OF S 202.40 FT.
 OF N 660 FT. OF NE1/4 SEC 22-6-22

Parcel History:

Date	Doc #	Vol/Page	Type
------	-------	----------	------

Plat: * = Primary **Tract:** (S-T-R 40% 160% GL) **Block/Condo Bldg:**

Tax Bill #:	89768	Net Mill Rate	0.029104061	Installments		
Land Value	31,000	Gross Tax	3,586.79			
Improve Value	83,500	School Credit	254.37			
Total Value	114,500	Total	3,332.42	1	01/31/2016	1,628.69
Ratio	0.9390	First Dollar Credit	75.07	2	03/31/2016	814.33
Fair Mrkt Value	121,900	Lottery Credit	0.00	3	05/31/2016	814.33
		Net Tax	3,257.35			
		0 Claims				

	Amt Due	Amt Paid	Balance	Bal. Codes
Net Tax	3,257.35	3,257.35	0.00	N
Special Assmnt	0.00	0.00	0.00	N
Special Chrg	0.00	0.00	0.00	
Delinquent Chrg	0.00	0.00	0.00	
Private Forest	0.00	0.00	0.00	
Woodland Tax	0.00	0.00	0.00	
Managed Forest	0.00	0.00	0.00	
Prop. Tax Interest		0.00	0.00	
Spec. Tax Interest		0.00	0.00	
Prop. Tax Penalty		0.00	0.00	
Spec. Tax Penalty		0.00	0.00	
Other Charges	0.00	0.00	0.00	
TOTAL	3,257.35	3,257.35	0.00	
Over-Payment		0.00		

PAID IN FULL

JAN 06 2016 *KF*

CITY OF ST. FRANCIS

Notes:

Payment History: (Posted Payments)

Date	Receipt #	Source	Type	Amount	GPT	SA	Int.	Pen.	Total
01/06/2016	19529	C	T	2,838.31	P	N	0.00	0.00	2,838.31
01/06/2016	19530	C	T	419.04	N	N	0.00	0.00	419.04

Key: Balance Code: D - Delinquent, P - Postponed, N - No Balance
 Payment Source: C - County, M - Municipality
 Payment Type: A - Adjustment, L - Lottery, R - Redemption, T - Tax

LEASE AGREEMENT

This Lease Agreement dated the 20th day of July, 2016, is by and between **GUADALUPE FLORES and ARTURO FLORES** ("Landlord"), and **JOSEFINA GUTIERREZ and CARLOS GUTIERREZ**, ("Tenants").

WITNESSETH:

Landlord hereby leases to Tenants, and Tenants hereby lease from Landlord, the Premises hereinafter described upon the terms and conditions set forth herein. This Lease Agreement is made between the parties with the intent that upon the expiration of the Lease Term, Tenants will take ownership of the Premises

1. PREMISES

The Premises is 2520 E. Norwich Avenue, St. Francis, WI. Tenants shall have the right to occupy, and Landlord shall deliver occupancy of the Premises upon full execution of this Lease Agreement by all parties. It is understood by the parties that occupancy shall take place prior to the commencement of the Lease term.

2. TERMS

The term begins on July 20, 2016, commencement date, and shall terminate on October 19, 2020, at 11:59 p.m.

3. RENT AND MONTHLY PAYMENT

Throughout the Lease Term, Tenants shall pay monthly payments, as installment payments to Landlord for the Premises in the amount of \$110,000.00 as provided below:

\$8,000.00 at the time of signing;

\$2,000.00 per month, beginning on August 1, 2016 for fifty-one (51) months. Payable on the 1st day of each calendar month.

Payments shall be made to **ARTUTO FLORES AND GUADALUPE FLORES** at 3300 W. Lakefield Dr. Milwaukee, WI 53215, or at any other location specified by Landlord in writing.

4. USE OF PREMISES

Tenants covenants and agrees that during the term of this Lease Agreement, the Premises shall be used solely as warehouse for motor vehicles, trucks and motor vehicle parts. Tenants shall obtain all necessary permits, licenses and approvals, and otherwise comply with all applicable laws.

Tenants shall not sell, display or otherwise harbor any products or accessories that may be used for the consumption or use of any illegal substances.

Tenants shall not permit any practices to occur on the Premises which are unlawful or constitute a private or public nuisance. Tenants will conduct its business and control its employees, agents, and invitees in such a manner as not to create any nuisance or interfere with, annoy, or disturb any other Tenants or occupants of the building or Landlord in its operation of the Property.

5. ASSIGNMENT AND SUBLETTING

Tenants shall not sublet or encumber all or any part of Premises or assign or transfer this Agreement or any interest in it, without the prior written consent of Landlord, which shall not be unreasonably withheld.

6. PERMITS AND OTHER LICENSES

Tenants shall, at Tenants' sole cost, obtain and comply with any and all present and future permits, consents, authorizations, licenses, fees, charges and other governmental authorizations and approvals of whatever type necessary for Tenants' use of the Leased Premises permitted by this Lease Agreement.

7. INSURANCE

A. At all times during the term, Tenants shall carry and maintain, at Tenants' sole expense, the following insurance, in the amounts specified below or such other amounts as Landlord may from time to time reasonably request, with insurance companies and on forms satisfactory to Landlord:

(1) Bodily injury and property damage liability insurance, with a combined single limit of not less than \$500,000.00 on an occurrence basis. All such insurance will be equivalent to coverage offered by a commercial general liability form, including without limitation personal injury and contractual liability coverage for the performance by Tenants of the indemnity agreements set forth in Section 8 of this Lease Agreement;

(2) Insurance covering all of Tenants' interest in the improvements on the property, furniture and fixtures, machinery, equipment, stock, and any other personal property owned and used in Tenants' business and found in, on, or about the Premises, in an amount not less than the full replacement cost. Property forms will provide coverage on a broad form basis insuring against "all risks of direct physical loss." All policy proceeds will be used for the repair or replacement of the property damaged or destroyed; however, if this Lease Agreement ceases under the provisions of Section 15 hereof, Tenants will be entitled to any proceeds resulting from damage to Tenants' interest in the property, furniture and fixtures, machinery, equipment, stock, and any other personal property; and

B. Certificates of insurance, together with copies of the endorsements, when applicable, naming Landlord and any others specified by Landlord as additional

insureds, and evidence of premium payment shall be delivered by Tenants to Landlord prior to the commencement of the term of this Lease Agreement, and from time to time at least ten (10) days prior to the expiration of the term of each such policy. All commercial general liability or comparable policies maintained by Tenants will name Landlord.

C. Landlord agrees to keep and maintain on the building containing the Premises a policy or policies of fire and extended coverage insurance on the Premises in the amount of the replacement value thereof.

D. Tenants waive any and all rights to recover against Landlord for any loss or damage to Tenants arising from any cause covered by any property insurance required to be carried by such party pursuant to this Section 7 or any other property insurance actually carried by such party to the extent of the limits of such policy. Tenants shall cause its respective insurers to issue appropriate waiver of subrogation rights endorsements to all property insurance policies carried in connection with the Property or the Premises or the contents of the Property of the Premises.

8. INDEMNIFICATION

A. Tenants hereby agrees to defend, indemnify and hold Landlord and agents harmless from and against any and all claims, demands, damages, judgments, liability, losses, costs and expenses, including reasonable attorney's fees, in any matter arising out of or in connection with the use of the Premises by Tenants, the breach or default on the part of Tenants in the performance of any covenant or agreement contained in this Lease Agreement, or any negligent or intentional acts or omissions of Tenants.

B. Tenants shall indemnify, defend and hold harmless Landlord and Landlord's Related Parties from any and all conditions, liabilities, damages, costs, losses, expenses and claims of every kind or nature (including, but not limited to, court costs, attorney's fees and engineering and consulting fees) that may be asserted against Landlord and Landlord's Related Parties, or that any of them may incur, relating to, arising from or attributable to (i) the use, existence, handling, generation, storage, treatment, disposal, transportation or release of any hazardous materials, substances, waste or other environmentally regulated substances (including without limitation, any materials containing asbestos, PCB's and all petroleum derivatives or distillates) on, in, at, from or under the Premises or Property, or used in connection therewith, by Tenants or Tenants' agent or (ii) the presence of such hazardous substances on the Premises or Property at any time during the Lease Term.

9. NOTICES

All notices or demands under this Lease Agreement shall be in writing and (i) personally served, or (ii) sent by certified or registered U.S. mail, return receipt requested, postage prepaid.

Any notice or demand sent to Tenants shall be addressed:
JOSEFINA GUTIERREZ and CARLOS GUTIERREZ
2520 E. Norwich Avenue
St. Francis, WI 53235

Any notice or demand to Landlord shall be addressed:
ARTUTO FLORES AND GUADALUPE FLORES
3300 W. Lakefield Dr.
Milwaukee, WI 53215

10. SIGNS

The Tenants understands that it will be their responsibility to purchase and install a building sign. The size, shape, construction and content of any such sign, including any alterations thereto, shall be subject to Landlord's approval. Landlord shall not unreasonably withhold approval of the Tenants' sign design or type of sign

11. LANDLORD'S INSPECTION RIGHTS

Landlord shall have the right at all reasonable times upon reasonable notice to enter upon the Premises for the purpose of inspecting same. The exercise of such right shall not be deemed an eviction or disturbance of Tenants' use or possession.

12. ALTERATIONS

A. Tenants shall accept Premises in its present condition "AS IS" and without calling upon Landlord to make any expenditures or to perform any work for the preparation of the Premises for Tenants' occupation or use.

Tenants shall, at its sole expense, make all other alterations and installations in and to the Premises necessary for Tenants' occupation and use, including, but not limited to, any changes to the existing plumbing, electrical system or partition walls necessary for Tenants' intended uses. Before commencing such alterations and installations, Tenants shall submit any plans for such alterations and installations and obtain Landlord's prior approval, such approval not to be unreasonably withheld.

B. Tenants shall indemnify and hold Landlord and Landlord's Related Parties harmless from and against any and all bills for labor performed and equipment, fixtures and materials furnished to the Tenants; from and against any and all liens, bills or claims therefore or against the Premises; and from and against any and all losses, damages, costs, expenses, suits, claims and demands, in connection with said alterations and additions.

13. MAINTENANCE AND REPAIRS

A. After occupancy, Landlord shall not be obligated to incur any expense for repairing any improvements upon the interior of the Premises or connected therewith. Tenants shall, at Tenants' own expense, keep the interior of the Premises and all improvements thereto, and all equipment, facilities and fixtures therein contained, in good order and repair (with the exception of ordinary wear and tear) and in a clean, sanitary and safe condition and in accordance with all applicable laws, ordinances and regulations of any governmental authority having jurisdiction. Tenants shall not permit the accumulation of refuse on or about the Premises nor permit any other damage or waste to the Premises.

B. As part of Tenants' obligation to keep the interior of the Premises in good repair, Tenants shall replace all broken glass with glass of the same size and quality as that broken and shall replace all damaged plumbing fixtures with fixtures of equal quality.

14. SURRENDER OF POSSESSION/ALTERATIONS

A. In the event Tenants fail to fulfill this Agreement, Tenants shall quit and surrender the Premises in good condition and repair, reasonable wear and tear excepted, and will deliver the keys at the place of payment of rent, or as directed by Landlord. Holes in the drywall shall not be considered reasonable wear and tear. Failure to surrender the Premises in good condition and repair at the expiration of the tenancy created hereunder, whether by lapse of time, default or otherwise, shall constitute a default of this Lease Agreement.

B. Tenants shall not make substantial changes, alterations, additions or improvements to the Premises without the prior written consent of Landlord. Alterations, additions or improvements on or in the Premises at the expiration of this Lease Agreement or in the event of default shall be and become a part of the Premises and shall remain upon and be surrendered with the Premises at the termination of this Lease Agreement, unless removal of same is authorized in advance in writing by Landlord. Tenants shall be liable for damages caused to the Premises by Tenants' authorized or unauthorized removal of any alterations, additions or improvements to Premises or for any damage caused by Landlord's removal of alterations, additions or improvements.

15. DAMAGE AND DESTRUCTION

If the Premises are damaged or destroyed, in whole or in part, by fire or other casualty, Landlord has the option to repair and restore the Premises to the condition that the same were in prior to the damage or destruction, or to terminate this Lease Agreement. Landlord shall exercise its option by written notice to Tenants within sixty (60) days of the date of such damage or destruction. If Landlord fails to give notice, Landlord shall be deemed to have elected to repair and restore. If Landlord elects to terminate, the Lease Agreement shall terminate effective on the date the Premises were damaged or destroyed. Monthly payment shall abate pro rata during any period beginning on the occurrence of the damage or destruction and ending when the Premises are restored or the Lease Agreement terminates pursuant to Landlord's election. Landlord has no obligation under this Lease Agreement to expend funds in repairing and restoring the Premises in excess of the Landlord's property insurance proceeds payable as a result of such damage or destruction.

16. CONDEMNATION

A. If the whole of the Premises shall be condemned by any governmental agency or political subdivision or sold to any governmental agency or political subdivision in lieu of condemnation, the term of this Lease Agreement shall cease upon the date of condemnation, monthly payments shall be paid only up to such date and Landlord shall be entitled to the award or proceeds of sale.

B. In the event of a partial condemnation or sale to any governmental agency or political subdivision in lieu of condemnation and the remaining portion of the Premises is not within the reasonable judgment of Tenants of sufficient utility to permit Tenants to carry on its business in the same manner as before the condemnation, Tenants shall so notify Landlord of that fact no later than thirty (30) days after possession of the condemned property is turned over the governmental agency or political subdivision, and this Lease Agreement shall terminate as of the date Tenants vacates the remaining portion of the Premises, and monthly payment shall be paid only up to said date and Landlord shall be entitled to the entire award or proceeds of sale. In the event Tenants do not so notify Landlord or the remaining portion of the Premises remains suitable for the carrying on of Tenants' business, Landlord shall repair or restore as nearly as possible to their condition immediately prior to the condemnation or sale in lieu thereof any portions of the improvements to the Premises affected by the condemnation or sale in lieu thereof; provided, however, that Landlord's obligation to restore is limited to the amount of the condemnation proceeds paid to Landlord.

17. UTILITIES, GARBAGE REMOVAL AND TAXES

A. Tenants shall transfer the utility and services into their name upon the date they open for business, and are responsible to pay bills when due. If any such bills are not paid when due, Landlord shall have the right to pay the same and the amounts so paid shall become additional rent and payable with the installment of base rent next due thereafter.

B. Tenants shall pay water, garbage/trash removal, outside landscape maintenance. Tenants shall pay for real estate taxes when due and furnish Landlord with a copy of a receipt for said payment by February 1st of the following year.

18. NO LIABILITY UPON LANDLORD

Landlord shall not be liable for any claims, demands, losses, costs, expenses or damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tanks or plumbing fixtures, in, above, upon or about the Property or Premises or any building or improvement thereon, nor for any damage occasioned by trap door or otherwise, nor for any damages arising from acts or negligence of any owners or occupants of adjacent or contiguous property.

19. DEFAULT

If any one or more of the following events shall occur:

(a) Tenants fails to pay the monthly payment or any other sum due under this Lease Agreement, and such default shall continue for sixty (60) days after notice thereof in writing by Landlord to Tenants; or

(b) Tenants defaults in the prompt and full performance of any other covenant, condition, agreement or provision of this Lease Agreement and such default shall continue for fifteen (15) days after notice thereof in writing by Landlord to Tenants, except no such notice shall be required for defaults that Landlord does not acquire

knowledge about until after Tenants' abandonment of the Premises or termination of the Lease Agreement; or

(c) Tenants abandon the Premises or the same shall become vacant or unoccupied and remain so for any period of sixty (60) consecutive days during the term of this Lease Agreement;

then in any such event of default, as herein described, Landlord may, at its option and in addition to any other remedies provided by law, and without any further demand or notice, declare this Agreement at an end, re-enter the Premises with process of law, eject all parties in possession thereof therefrom, and repossess and enjoy the Premises together with all additions, alterations and improvements thereto and Tenants shall forfeit all monies paid.

The remedies specified herein shall not limit or restrict in any manner any other remedy available to Landlord by law.

20. COMPLIANCE WITH LAWS

Tenants shall comply with all laws, regulations, ordinances and orders of federal, state, county or municipal authorities and with any direction made pursuant to law of any public offices, relating to Tenants' use of the Premises. Tenants shall not use or permit the Premises to be used or occupied for any purpose or in any manner prohibited by any applicable laws, for the use or purposes of demonstrations or picketing, or for any improper, immoral, unlawful, pornographic, sexually explicit, or objectionable use or purpose. Tenants shall not commit waste or suffer or permit waste to be committed in, on, or about the Premises.

21. CONDITION OF PREMISES

Tenants accept the Premises in "AS IS" condition, and shall return and surrender the same to Landlord after the termination of the Lease Agreement in substantially similar or better condition.

22. AGREEMENT TO SELL

The Landlord agrees that upon completion of the Term of Four(4) years three (3) months and Tenants' compliance and fulfillment of all the terms of this Agreement, they will convey the Premises to the Tenants, free and clear of all mortgages, liens and encumbrances

23. APPLICABLE LAW

This Lease Agreement shall be governed by the laws of the State of Wisconsin.

24. RIGHTS CUMULATIVE; NONWAIVER

All rights and remedies of parties stated herein shall be cumulative and none shall exclude any other rights or remedies allowed by law, and such rights and remedies may be exercised and enforced concurrently and whenever and as often as the occasion

therefore arises. No delay or omission of the exercise of any rights by either party to this Lease Agreement shall impair any such right or shall be deemed a waiver of any default.

25. COUNTERPARTS

This Lease Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one document.

26. SEVERABILITY

The invalidation of any one or more of the provisions herein shall not affect the validity of the remaining provisions herein.

27. AMENDMENT

This Lease Agreement may not be amended, except by an instrument in writing signed by all of the parties hereto.

28. SUCCESSORS

This Lease Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

29. ENTIRE AGREEMENT

This Agreement contains the entire agreement of the parties with respect to the subject matter hereof, and supersedes any and all written or oral negotiations, warranties, representations, agreements or other understandings in regard thereto and supersedes any and all prior Lease Agreements of the Premises to which Landlord and Tenants are a party.

Dated: 7-20-16

Dated: 7/20/16

Landlord/Seller:

Tenants/Buyer:

Guadalupe Flores
GUADALUPE FLORES

Josefina Gutierrez Parra
JOSEFINA GUTIERREZ

Arturo Flores
ARTURO FLORES

Carlos N. Gutierrez
CARLOS N. GUTIERREZ



City of St. Francis Building Inspector

3400 E Howard Ave
St. Francis, Wisconsin 53235
Ph 414-316-4311
Fax 414-481-6483

Office Hours Mon.– Fri. Craig Vretenar
8:00- 9:00 AM
1:00-2:00 PM
E-mail craigv@stfranwi.org

9/26/2016

Mayor St Marie-Carls & Members of Common Council,

Attached is an application for expansion of the Pettis Martial Arts center located at 2300 E Layton Ave. They currently lease 3,972 square feet and wish to incorporate 1,100 additional square feet for their training center. Please send to the Plan Commission for their review and recommendation.

Sincerely,

Craig Vretenar
Building Inspector/
Zoning Administrator



City of St. Francis

Building Inspector

3400 E Howard Ave
St. Francis, Wisconsin 53235
Ph 414-481-2300 ex #4311
Fax 414-481-6483

Office Hours Mon.– Fri. Craig Vretenar
8:00- 9:00 AM
1:00-2:00 PM
E-mail craigv@stfranwi.org

7/8/2016

Anthony Pettis
2300 E Layton Ave
Suite B
St Francis WI 53235

David & Benjy Keren
5135 N Hollywood
Whitefish Bay WI 53217

RE: Pettis Martial Arts 2300 E Layton Ave

INSPECTION ORDER

The property addressed as 2300 E Layton Ave is in violation of Zoning Ordinance 1388 relating to the Pettis Martial Arts Studio. It has been expanded into the ASP Wireless space. This is not what has been approved for the Special Use requested and approved for this address.

There is also a violation of Municipal Code section 455-50 Certificate of Occupancy. An occupancy certificate has not been applied for or issued for the space previously occupied by ASP Wireless.

There have also been complaints related to parking issues at this property.

You will be required to attend the regular Plan Commission meeting in July which will be held on Wednesday the 27th to discuss this change of operation for this business and issues related to parking.

Failure to attend to address these issues will result in the issuance of citations. Each day of violation constitutes a separate offense. Contact the Inspection Department with any questions.

Craig Vretenar
Building Inspector

CC: District Alderpersons
Via: Certified & first class mail

Pettis Martial Arts

Dear Mayor, Common Council Members, Plan Commission Members, and City Officials:

Pettis Martial Arts is a family friendly place, where people of all ages learn multiple martial arts. This training facility is a part of the Roufusport mixed martial arts training facilities found all over the United States!

Instructors teach children, teens, and adults certain techniques in martial arts styles such as Taekwondo, Kickboxing and Jujitsu. Students are taught to equally focus on lessons in discipline, focus, and confidence. At Pettis Martial Arts our goal is to promote growth outside of the dojo.

It is taught by a one of four different instructors, including 4th degree world champion Mr. Anthony Pettis. Mr. Pettis was born and raised in Milwaukee. He is an inspiration to many and is very active in the Milwaukee community to this day. As of June 29, 2015, he is ranked as the #1 lightweight and #13 pound-for-pound in official UFC rankings.

While teaching these fundamentals, we keep our classes smaller to ensure each person gets the attention they need. Our typical class sizes are between 8-10 people and expect about 35-40 people over the course of a full day. Classes are staggered every 15 minutes in the different rooms, and are approx. 45 mins long to work with the drop-off/pick-up demand. There are main room classes that take place in the center of the space, as well as personal fitness/exercise classes that will take place on the smaller side of our unit. Our hours of operation will be approx. 10:00am to 8:00pm; due to a recent expansion, we have opened up morning classes before noon.

This facility will have no significant impact on traffic facilities, storm drainage, sewer disposal, or portable water supply. Also, it will not have a negative impact on the environmental character of the area as well. We will not be creating any odor or dust; the noise will be minimal and limited to short classes.

Our students who join are making a pact with our friendly staff and Mr. Pettis to develop focus, confidence, respect, and discipline. All of these traits combined form what it means to be a black belt. Pettis Martial Arts set the goals and aim high! Our programs are specifically designed to teach students to become leaders. We are committed to providing a safe, caring, and educational environment supporting and encouraging personal growth from our students. Our slogan is "Train like a winner and perform like a champion!"

We are very happy operating a new location in St. Francis. Thank you very much for your time and consideration!

Best Regards,

Rey Pettis

Operations Manager of Pettis Martial Arts

July 19th 2016



City of St. Francis Building Inspector

3400 E Howard Ave Office Hours Mon.– Fri. Craig Vretenar
St. Francis, Wisconsin 53235 8:00- 9:00 AM
Ph 414-481-2300 ex #4311 1:00-2:00 PM
Fax 414-481-6483 E-mail craigv@stfranwi.org

September 6, 2016

Mr. Benjy Keren
5135 N Hollywood
Whitefish Bay WI 53217

Subject: Pettis Martial Arts 2300 E Layton Ave

Mr. Keren:

As you are aware, your property at 2300 E. Layton Avenue has a tenant who is in violation of their Special Use Permit due to the expansion of the Pettis Martial Arts school expanding into the former ASP Wireless space without amending the Plan of Operation and applying for an Certificate of Occupancy. There are two options for your property to become compliant. They are as follows:

1. Pettis Martial Arts can vacate the area formerly occupied by ASP Wireless and return to the original 3,972 square feet of building space along with providing the City a Letter of Credit in the amount of \$93,750 to guarantee the parking bank all as provided in the Special Use Ordinance.
2. An Application of Change of Zoning Ordinance can be submitted to be reviewed by the Planning Commission. The Application needs to include an updated Plan of Operation, revised site plan which includes a parking plan, and all other applicable exhibits. The fee for the application will be waived in this circumstance since a public hearing will not be required due to the proposed expansion not being considered a substantial changed from the original plan as was approved.

The City is willing to grant you until October 7, 2016 to either cure the violations as set forth in the first option or to file the application together with all necessary plans with the City. Please be advised that failure to comply with the City's ordinances may result in the City pursuing a revocation of the special use ordinance and/or legal action seeking a forfeiture for each day of each violation and an injunction prohibiting further violation(s) of the Zoning Code.

If you have any questions, please let me know.

Craig Vretenar
Building Inspector

cc: Common Council and Planning Commission
Mark Johnsrud, Administrator; Paul Alexy, Attorney; Melinda Dejewski, PE, Engineer

City of St. Francis

3400 E Howard Ave
St. Francis, WI. 53235

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

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,

I (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 B-2 SU District to the B-2 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.

Address(s) 2300 E. Layton Ave.

Current use Pettis Martial Arts

Proposed use Pettis Martial Arts - Expansion

Tax Key Nos. 5920068002

Benjy Keren 9/24/16 Manager/co-owner
Signed Date Title

Benjy Keren
Print name

State of Wisconsin)
Milwaukee County) SS.

NOTE: CC: Applicant - City Engineer
Zoning Administrator

ACKNOWLEDGMENT

FEE \$ N/C

Personally came before me this 26th day of September, 2016, the above named Benjy Keren and _____ to me known to be the persons who executed this document, and I hereby acknowledge the same.



Kelly A. Fislser Notary Public, Wisconsin
(Signed)

My Commission (expires)(is permanent) 09/29/2019

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.)

None

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.)

35 ft. height restrictions on new structures

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

A restaurant/Bar, hair cut place, loan store, and homes behind the property

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.)

No change to existing site.

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:

None

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

Adjacent

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

Benj Keren 9/24/16 / /
(Signed) (Date) (Signed) (Date)

Benj Keren _____
(Print Name) (Print Name)

(Signed) / / _____ / /
(Date) (Signed) (Date)

(Print Name) _____
(Print Name)

(Signed) / / _____ / /
(Date) (Signed) (Date)

NOTE:

Please provide us with the Names, Addresses and/or Email of people to be notified for all meetings and Public Hearings relating to this change of Zoning request.

Failure of representative to attend a meeting will result in no action being taken.

Benjy Keren

414-573-3839

5135 N. Hollywood Ave.

Milw. WI 53217

BenjaminKeren@gmail.com

Kerenproperties@gmail.com

Reynaldo Pettis

(414) 791-3228

1601 E. Morgan Ave.

Milw. WI 53207

rey9848@yahoo.com

LIST OF DATA AND PLANS REQUIRED

BEFORE SCHEDULING FOR A PLANNING COMMISSION REVIEW

OF

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.

EXISTING

___ 4) Preliminary Site Development Plan(s) – (Showing Structures, Parking & Traffic patterns, Proposed and Present Elevations (including adjacent parcels) and preliminary Landscape plans.

no change

___ 5) Building Plan(s) – To include Floor Plans, Elevations and Individual Living Unit Plans

no change

___ 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 Vretene
Zoning Administrator

9/26/16
(Date)

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

Applicant, Keren Properties 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

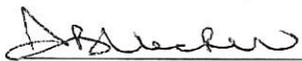
455-9 FEES

- 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.

Keren Properties Dated this 26 day of September, 2016
Pettis Martial Arts Berj Kon
Name of Applicant Representative of Applicant

Confirmation of Receipt Of
Original Acknowledgement And Certificate


ANNE B. UECKER, MC CITY CLERK



Label	Sq Ft
Gross Lot	41,360
Parking & Driveway	24,900
Primary Structure	9,778
Open Space	965

Parking Spaces: 47
 Parking Ratio: 4.81 per 1,000 sf



S Pennsylvania Ave

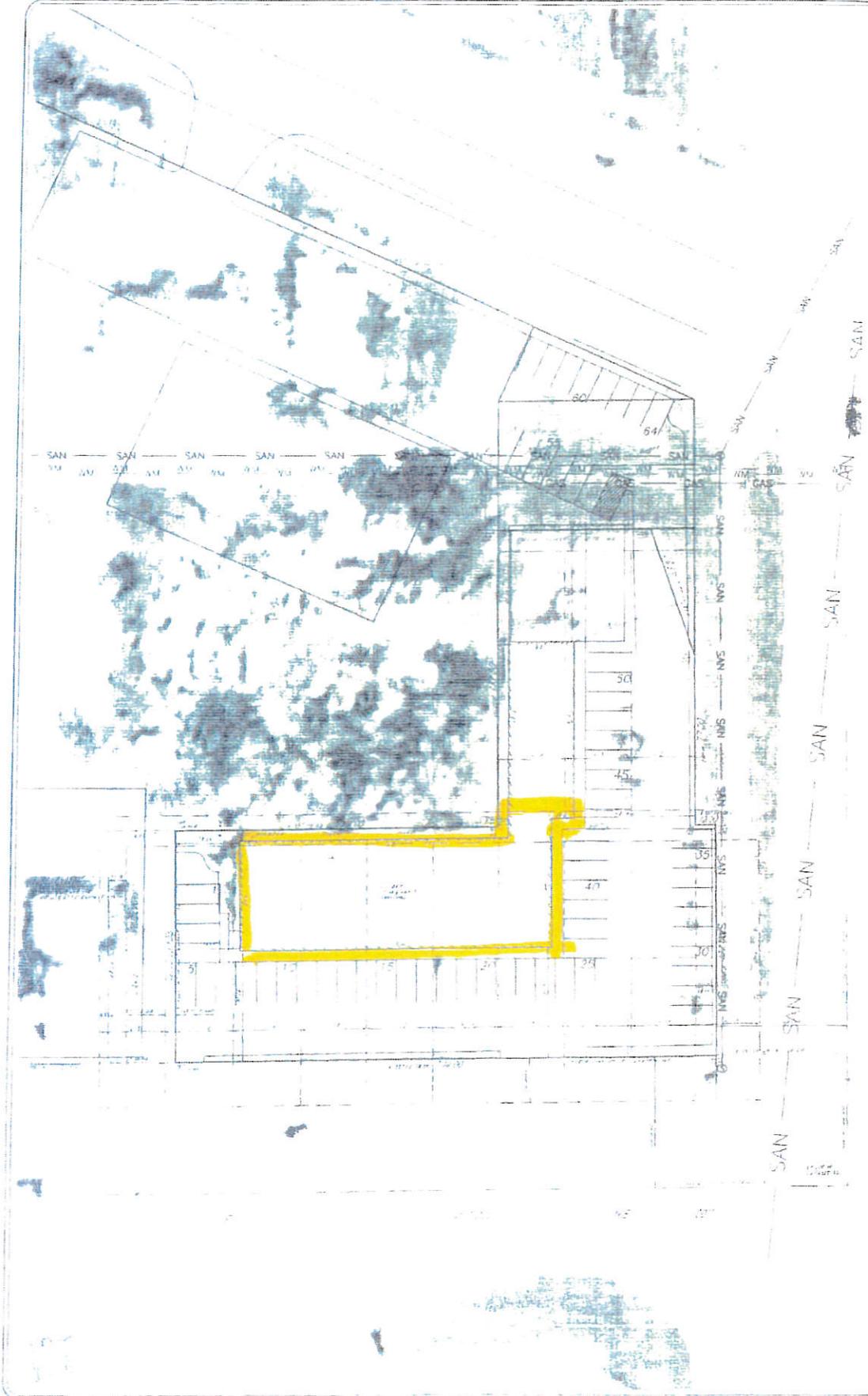
S Whitmall Ave

Hwy 794

E Layton Ave

1,000 Feet
(From Property Line)





PLAN SHEET NAME
 SUPERBLOCK LOCATION
 SAN JOHNS WINDPORT

SHEET 1 OF 4
 PREPARED BY: JOURNAL ENGINEERING ARCHITECTS
 10 EAST HAVEN AVENUE, EAST HAVEN, CONNECTICUT 06424

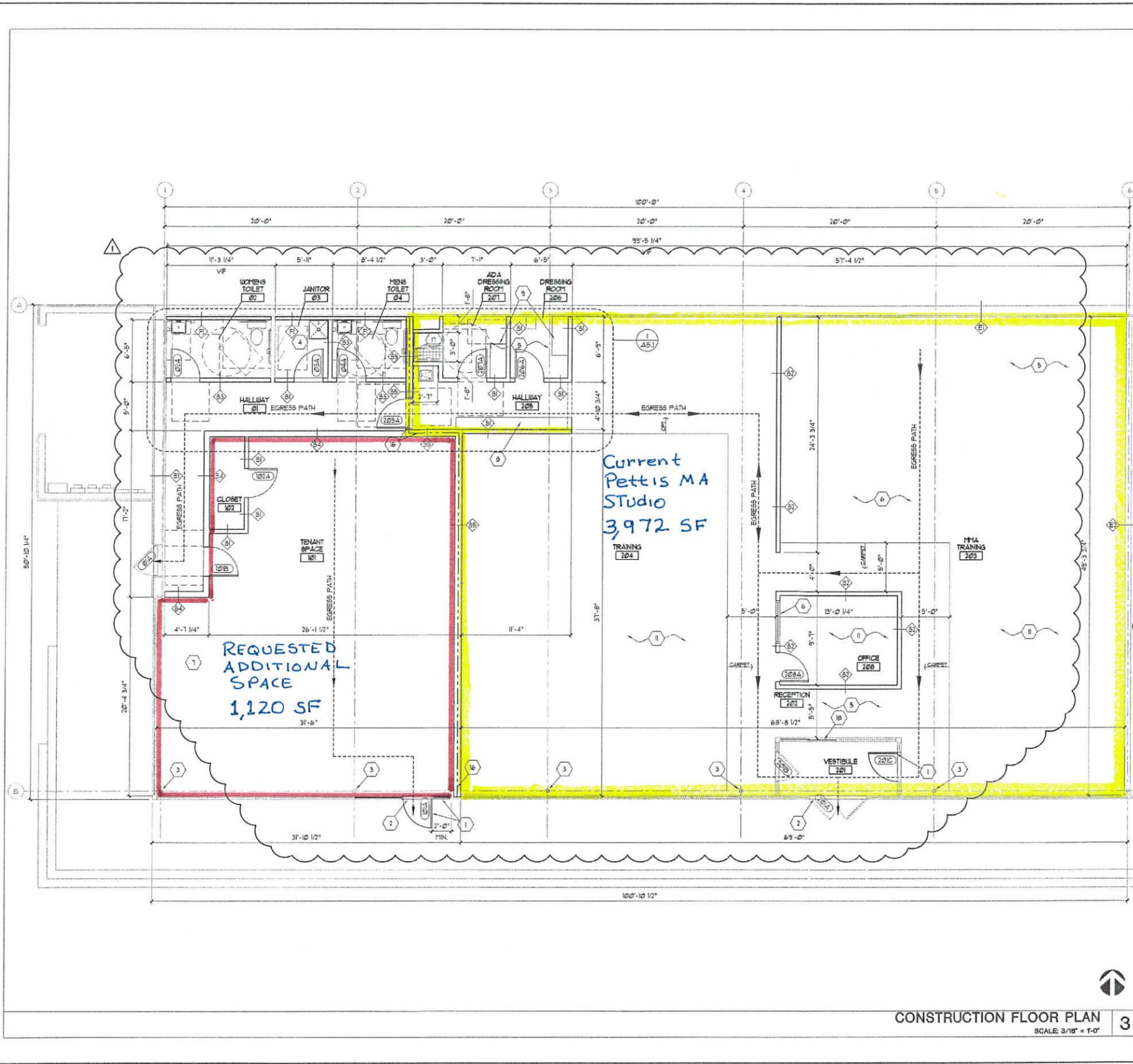
DATE: 08/14/2013
 DRAWN BY: MICHAEL J. LITTLE
 CHECKED BY: MICHAEL J. LITTLE
 APPROVED BY: MICHAEL J. LITTLE
 PROJECT NO. 13080001
 PLAN SCALE: 1/8" = 1'-0" (SEE SHEET 1 OF 4)



NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.







WALL TYPE	DESIGN	DESCRIPTION
91		INTERIOR STUD WALL, 3 5/8" MTL STUDS @ 16" O.C. FROM FINISH FLOOR TO 6" ABOVE HIGHEST FINISH CEILING BRACE TO STRUCTURE ABOVE AS NEEDED. INSTALL (1) LAYER 5/8" GYP. BD. AT EACH SIDE FOR FULL WALL HEIGHT. PROVIDE SOUND BATT INSULATION FOR FULL WALL HEIGHT.
92		INTERIOR STUD WALL, 3 5/8" MTL STUDS @ 16" O.C. FROM FINISH FLOOR TO UNDERSIDE OF EXISTING FINISH CEILING BRACE TO STRUCTURE ABOVE AS NEEDED. INSTALL (1) LAYER 5/8" GYP. BD. AT EACH SIDE FOR FULL WALL HEIGHT. PROVIDE SOUND BATT INSULATION FOR FULL WALL HEIGHT.
93		INTERIOR STUD WALL, 3 5/8" MTL STUDS @ 16" O.C. FROM FINISH FLOOR TO 6" ABOVE HIGHEST FINISH CEILING BRACE TO STRUCTURE ABOVE AS NEEDED. INSTALL (1) LAYER 5/8" GYP. BD. AT EACH SIDE FOR FULL WALL HEIGHT. PROVIDE SOUND BATT INSULATION FOR FULL WALL HEIGHT.
94		DRESSING STUD WALL, 6" MTL STUDS @ 16" O.C. FROM FINISH FLOOR TO APPROX. 12'-0" AFF. INSTALL (1) LAYER 5/8" TYPE "X" GYP. BD. AT EACH SIDE FOR FULL WALL HEIGHT. PROVIDE SOUND BATT INSULATION FOR FULL WALL HEIGHT.
95		2-HR FIRE BARRIER DEMISING STUD WALL, 6" MTL STUDS @ 16" O.C. FROM FINISH FLOOR TO BOTTOM OF ROOF DECK. INSTALL 2 LAYERS 5/8" TYPE "X" GYP. BD. AT EACH SIDE FOR FULL WALL HEIGHT. PROVIDE SOUND BATT INSULATION FOR FULL WALL HEIGHT. PROVIDE MINIMUM 2-HR FIRE RATING.
96		EXISTING EXTERIOR WALL, EXISTING FURRING AND INSULATION ON MASONRY WALL. PATCH AND REPAIR WALL FINISH AS NEEDED TO PROVIDE PROETH PAINTABLE SURFACE. INSULATE ANY EXPOSED VOIDS W/ MATCHING INSULATION MATERIAL.
97		EXISTING 2-HR FIRE BARRIER DEMISING STUD WALL, EXISTING TAPED 2-HR FIRE BARRIER WALL. PROPERLY SEAL TOP OF WALL AND ALL PENETRATIONS TO MAINTAIN MIN 2-HR FIRE RATING.
98		EXISTING WALL, 3 5/8" MTL STUDS @ 16" O.C. INSTALLED AGAINST EXISTING EXTERIOR WALL GYP. BOARD FINISH TO A HEIGHT 6" ABOVE FINISH CEILING. INSTALL MOISTURE RESISTANT GYP. BOARD FULL HEIGHT W/ BATT INSULATION.

WALL TYPES
SCALE: NOT TO SCALE

- FLOOR PLAN KEYED NOTES:**
- NEW STOREFRONT FRAMING ENTRY DOOR AND GLAZING REPLACEMENT AT ADJACENT SIDEWALK. REFER TO DOOR AND WINDOW TYPES.
 - ASSESS EXIST. SIDEWALK TO INTERIOR SLAB CONDITION FOR POSSIBLE UNEVEN FLUSH CONDITIONS. THRESHOLD AND GRADE DIFFERENCES TO MEET THE MAXIMUM LEVEL CHANGES AS DEPICTED IN FIGURES 3032 AND 3033 ON SHEET AG1. IN ORDER TO MEET ADA REQUIREMENTS, MODIFY CONCRETE SLABS AND/OR PROVIDE APPROPRIATE THRESHOLDS IN ORDER TO MEET CHANGE IN LEVEL REQUIREMENTS.
 - PATCH/REPAIR EXISTING COLUMNS TO PROVIDE SMOOTH PAINTABLE SURFACE. PAINT COLUMN W/ (1) PRIMER COAT AND MINIMUM (1) FINISH COAT OF APPROPRIATE PAINT BASED ON MATERIAL APPLIED TO. VERIFY PAINT TYPE, COLOR, AND SHEEN W/ TENANT AND LANDLORD.
 - EXIST. ELECTRICAL PANELS TO BE REUSED. ELECTRICIAN TO MODIFY EXIST. CIRCUITRY AND SWITCHING TO ACCOMMODATE NEW TENANT LAYOUT.
 - PATCH ALL DRYWALL DAMAGE OR HOLES ON WALLS PRIOR TO PAINTING FOR SMOOTH FINISH. PAINT ALL WALLS W/ (1) PRIMER COAT AND MINIMUM (1) FINISH COAT OF APPROPRIATE PAINT BASED ON MATERIAL APPLIED TO. VERIFY PAINT TYPE, COLOR, AND SHEEN W/ TENANT AND LANDLORD.
 - 4'-0" W x 3'-0" H GLAZED WINDOW WITH COMMERCIAL GRADE FRAME. PROVIDE SAFETY GLAZING AS NEEDED DUE TO LESS THAN 7'-0" PROXIMITY TO DOOR.
 - FUTURE TENANT TO PROVIDE BOTTLED WATER DISPENSER W/ CUP DISPENSER. LOCATION TBD.
 - TENANT TO PROVIDE AND INSTALL CLOTHING STORAGE CUBICLE MILLWORK.
 - TENANT TO PROVIDE AND INSTALL PLASTIC LAMINATED CHANGING ROOM BENCH. MOUNT ADA COMPLIANT BENCH TO WALL AND FLOOR FOR STABILITY. REFER TO AG1 FOR SPECIFIC ADA SIZES AND MOUNTING REQUIREMENTS.
 - REPLACE ENTIRE CEILING THROUGHOUT W/ NEW ACOUSTICAL CEILING TILE AND GRID SYSTEM.
 - FUTURE TENANT TO PROVIDE AND INSTALL USE SPECIFIC FLOORING. FLOORING TO MEET ADA REQUIREMENTS FOR STABILITY, FIRMNESS, AND SLIP RESISTANCE. GRADE CHANGE REQUIREMENTS TO BE MET VIA APPROPRIATE THRESHOLDS AND TRANSITIONS PER ANSI A117.1-2003 REQUIREMENTS. MATERIALS TO MEET FINISH CLASSIFICATION REQUIREMENTS AND CRITICAL RADIANT FLUX REQUIREMENTS PER IBC 904.
 - EXISTING CEILING LIGHT FIXTURES TO BE REUSED THROUGHOUT. ASSESS ALL LIGHTING FOR PROPER WORKING ORDER AND CONSISTENT LIGHT INTENSITY AND BULB COLOR THROUGHOUT. SERVICE, REPAIR, AND REPLACE COMPONENTS AND RELOCATE LIGHT FIXTURES AS NEEDED TO ACCOMMODATE NEW FLOOR PLAN LAYOUT AND CONSISTENT LOOK. ELECTRICAL DESIGN/BUILDER TO VERIFY FINAL LAYOUT W/ TENANT AND LANDLORD.
 - ALL EXIST. HVAC EQUIPMENT, DISTRIBUTION, AND DIFFUSERS TO BE REUSED THROUGHOUT. HVAC TECHNICIAN TO ASSESS EXISTING ROOF TOP UNIT, DISTRIBUTION, AND EXHAUST FANS FOR PROPER WORKING ORDER AND APPROPRIATE DISTRIBUTION. HVAC TECHNICIAN TO MODIFY DISTRIBUTION AND EXISTING ROOF TOP UNITS AS NEEDED. ALL DESIGN AND CONSTRUCTION BY HVAC DESIGN/BUILDER. ALL HVAC DUCTWORK THROUGH FIRE RATED ASSEMBLIES TO HAVE PROPER FIRE DAMPERS INSTALLED PER FIRE RATED ASSEMBLY REQUIREMENTS.
 - PROVIDE NEW TENANT SIGNAGE JUNCTION BOX (AT INTERIOR) WIRING BACK TO ELECTRICAL PANEL, AND CIRCUITING AT PANEL TO ACCOMMODATE SIGN. IF EXISTING, VERIFY AS NEEDED TO ACCOMMODATE NEW TENANT SIGNAGE.
 - PROVIDE DUPLEX OUTLETS EVERY 10' AT STOREFRONT PER ELECTRICAL REQUIREMENTS. VERIFY W/ DESIGN/BUILD ELECTRICIAN.
 - PHANTOM LINE DENOTES EXTENT OF NEW 2-HOUR FIRE BARRIER WALL TO EXTEND TO EXISTING NORTH EXTERIOR MASONRY WALL. (2) LAYERS TYPE "X" GYP. BD. TO WRAP FRONT FACE WALL AT STOREFRONT AND FRONT SOUTH WALL ABOVE STOREFRONT. PROPERLY SEAL TOP OF WALL AND ALL PENETRATIONS W/ APPROPRIATE 2-HOUR MINIMUM SEALING MATERIAL. PROVIDE APPROPRIATE FIRE DAMPERS AS REQUIRED FOR ALL HVAC PENETRATIONS THROUGH WALL.
 - INSTALL (1) LAYER MOISTURE RESISTANT GYP. BOARD OVER (2) LAYERS OF TYPE "X" GYP. BOARD OF 2-HOUR FIRE BARRIER ASSEMBLY FOR WIDTH OF SHOULDER.
 - MODIFY EXISTING GLAZING TO PROVIDE LOCKABLE SLIDING WINDOW. COORDINATE WITH OWNER. VERIFY THAT EXISTING GLAZING IS SAFETY GLAZING. PROVIDE SAFETY GLAZING AS NEEDED.

FLOOR PLAN KEYED NOTES

CONSTRUCTION FLOOR PLAN
SCALE: 3/16" = 1'-0"

FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY
072H15		STATE PLAN REVIEW	BMD
0911H15		REVISED STATE PLAN REVIEW	BMD
0911H15		ADDITIONAL INFO PLAN REVIEW SET	BMD

Project:

KEREN PROPERTIES
West Tenant Demising
2300 E LAYTON AVE.
ST. FRANCIS, WI

Tenant Build-out for:

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1780 Fax: (414) 302-1781

Drawing Title:
CONSTRUCTION FLOOR PLAN

Date: 07.21.15
Scale: NOTED
Drawn: BMD
Job:
Sheet:

This Box is 1/2" x 1/2"

A1.1

CONSTRUCTION SET
USE NO OTHER



NOTICE



IN-PERSON, ABSENTEE VOTING

2016 FALL GENERAL ELECTION WILL BE HELD AT CITY HALL ONLY **October** **24 through November 4**

City of St. Francis Clerk's Office, per State Stats§6.86(1)(b), cannot have extended hours past posting. Please understand we cannot permit absentee voting to anyone entering after the time specified. Hours are to be adhered to by the posting noticed. We appreciate your understanding!

DATES	HOURS
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Monday, October 24, 2016.....	8:00 am - 5:00 pm
Tuesday, October 25, 2016	8:00 am - 5:00 pm
Wednesday, October 26, 2016	8:00 am - 5:00 pm
Thursday, October 27, 2016	8:00 am - 5:00 pm
Friday, October 28, 2016	8:00 am - 4:30 pm

Monday, October 31, 2016.....	8:00 am - 5:00 pm
<i>Early Hours</i>	<i>7:00 am - 8:00 am</i>
Tuesday, November 1, 2016	8:00 am - 5:00 pm
<i>Early Hours</i>	<i>7:00 am - 8:00 am</i>

Wednesday, November 2, 2016 8:00 am - 5:00 pm
Extended Hours 5:00 pm - 7:00 pm
Thursday, November 3, 2016 8:00 am - 5:00 pm
Extended Hours 5:00 pm - 7:00 pm
Friday, November 4, 2016 8:00 am - 5:00 pm