



City of St. Francis
Common Council Meeting

3400 East Howard Avenue

June 7, 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:

- Presentation of Resolution to Miss St. Francis

Citizens Comments (Sign-In required with 5 minute time limit): This is an opportunity for residents to discuss topics relevant to City of St. Francis

Resolutions and Ordinances:

1. Resolution Relative to Approval of an Amendment to Exhibit C of the Domestic Animal Control Services Agreement for in the Milwaukee Area Domestic Animal Control Commission [Resolution - MADACC](#)

Minute Approval:

1. Minutes of the Common Council meeting held May 17, 2016 - [05-17-2016 Council Minutes](#)

Reports from Committees/Commissions/Boards:

1. Minutes of the License Committee meeting held May 17, 2016 - [License Minutes 05-17-2016](#)
2. Minutes of the Finance Committee meeting held May 17, 2016 - [Finance Minutes 05-17-2016](#)
3. Minutes of the Legislative Committee meeting held May 17, 2016 - [Legislative Minutes 05-17-2016](#)
4. Minutes of the Planning Commission meeting held April 27, 2016 - [minutes of the apr 27 2016 planning commission mtg 5-20-2016](#)
5. Notes of the Special Search Committee meeting held May 16, 2016 - [notes of may 16 2016 meeting](#)

Action Items from Committees/Commissions/Boards:

Action to be taken from the License Committee meeting held June 7, 2016

- License Committee Agenda dated June 7, 2016 - [6-7-16 License Agenda - public version](#)

Action to be taken from the Planning Commission meeting held May 24, 2016

- Recommendation to approve the revised Certified Survey Map for 3849 South Packard Avenue - [34698_CSM_REVIEW_051816](#)
- Recommendation to approve the rezoning of 4550 South Brust Avenue from PUD to PUD-SU contingent upon the scheduling and holding of a public hearing with the location of the structure for the Farmer's Market to be located between the driveways on the west side of the building and having a sign posted on the patio to keep alcohol on the patio area - [4550 brust SU app 5-13-16](#)
- Recommend to approve the amendment to the agreement for 4630 South Brust Avenue - [Agreement Amendment \(brust ave\) 051216 redlined](#)

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 – None

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

1. Mayor's Update #86 - [Mayor Update 86 with Attachments](#)
2. 05/27/2016 from WI-DNR re: 2016 Recycling Grant award - [Recycling Grant 2016 Award Notification Letter](#)
3. Correspondence from Milwaukee Water Works re: Proposed Water Rate Increase - [Simplified rate case sub_160527](#)
4. 05/25/2016 from Rep. Christine Sinicki re: St. Francis lake bluffs - [Ltr to St F Common Council re Lake M bluff property May 16](#)
5. 05/31/2016 from Becker Property Services, LLC re: KK and East Norwich Avenue Site - [Becker Property Services Letter](#) [Catalyst Project Description 5.30.16](#) [CATALYST Conceptual Site Development Plans 5-30-16](#)

Discussion Items with Possible Action:

1. Voucher List dated June 7, 2016 in the amount of \$201,614.91 - [6-7-16 Voucher List](#)

Training/Conference/Seminar Requests:

Comments on Prior, Present and Potential Agenda Items:

1. City Attorney
2. City Administrator
3. Department Head
 - ✓ Possible Change in Use of Railroad Tracks through the City
4. Alderpersons
5. Mayor
 - Special Search Committee Update
 - Building Schedule Update
 - Upcoming Public Hearing Dates
 - Change of Zoning – 3876 S. Kinnickinnic Avenue on June 28, 2016 - [Change of Zoning 3876 S Kinnickinnic Avenue SFAH](#)
 - Mayor's Ad Hoc Task Force Update

Adjourn

NOTE: The Council may discuss other matters as authorized by law, and reserves the right to reconvene in Open Session after

Closed Session action. 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.

**Milwaukee Area Domestic Animal Control Commission
3839 W. Burnham St.
West Milwaukee, WI 53215
(414) 649-8640 FAX (414) 763-6234**

**MADACC Member Agreement
Executive Summary**

The MADACC Board, at its April 19, 2016 meeting, approved changes to Exhibit C of the MADACC Member Agreement. The revised Agreement has to be unanimously approved by all participating municipalities in order to replace the current agreement. So the revised Agreement has to be submitted to each municipal member with a resolution authorizing approval.

The revisions to the agreement are technical in nature. All of the changes are listed below:

Technical Changes:

- Update section 1(C) due to the recent passage of new state law that changes hold times for some stray animals with language that accurately reflects that MADACC will follow all applicable State Statutes and hold all animals as required.
- Eliminate language in Section 3.a(3) as the Wisconsin Department of Trade and Consumer Protection inspects animal shelters and rescues and MADACC only works with organizations that have been inspected and licensed through the DATCP eliminating the necessity of this function by deleting that line.
- Eliminate duplicative language dealing with the hold times of animals since there are different hold times for different intake times by deleting 3.b(1).

To quickly facilitate this matter, attached please find the redline copy of the original Exhibit C, a clean copy of revised Exhibit C, and a copy of the Resolution that needs to be approved, signed and returned to MADACC.

We would like to have all copies of this resolution signed and returned no later than June 30, 2016.

Resolution No. _____

A Resolution relative to approval of an amendment to Exhibit C of the "Domestic Animal Control Services Agreement" for the Milwaukee Area Domestic Animal Control Commission (MADACC).

WHEREAS, all nineteen (19) municipalities in Milwaukee County approved a resolution in 1997 approving the original "Domestic Animal Control Services Agreement" for participation in the Milwaukee Area Domestic Animal Control Commission, and;

WHEREAS, the Common Council of the City of St. Francis approved its original participation under said agreement, and;

WHEREAS, all nineteen (19) municipalities approved an amendment to the agreement in 2009 to reflect changes to Wisconsin State Statutes and operations, and;

WHEREAS, Exhibit C to the agreement defines the scope and extent of services provided by MADACC to member municipalities;

WHEREAS, after recent changes to Wisconsin State Statutes, it is necessary to update Exhibit C to the agreement, and;

WHEREAS, the MADACC Board of Directors has voted to recommend that this resolution be adopted approving the attached revised Exhibit C.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of St. Francis that the amendment to Exhibit C of the "Domestic Animal Control Services Agreement," as reflected in the attached document which is incorporated herein by reference, is hereby approved.

BE IT FURTHER RESOLVED that the proper City officials are hereby authorized and directed to execute said agreement on behalf of the City.

PASSED AND APPROVED this 7th day of June, 2016.

Mayor

Attest:

City Clerk/Treasurer

The Milwaukee Area Domestic Animal Control Commission (MADACC) will be established with the following service framework to be provided to the municipalities participating in MADACC and their residents:

1. Provide shelter for stray and running-at-large dogs and cats, also safekeeping and quarantine.
 - a. Include housing, feeding, veterinary care.
 - b. Response to calls for capture and pickup; general vehicular patrol not provided.
 - c. Comply with applicable State law with regard to shelter, care and minimum hold requirements, will use euthanasia only as a last resort.
 - d. Provide morgue, cold storage, disposal of carcasses.
 - e. Submit specimens as required to State Department of Public Health.
 - f. Provide euthanasia on customer fee-for-service basis for old, sick, and injured dogs and cats.
 - g. Dispose of dead dogs and cats on a customer fee-for-service basis; however, no pick-up service for dead animals.
 - h. Provide for, through referral, implanting of computer chips in dogs and cats on a customer fee-for-service basis.
 - i. The facility would have hours as follows:
 - (1) 64 open hours
 - (2) 104 closed hours (available for drop off, response basis for call-in.)
2. Promote Education and Licensing, Marketing (see report of other subcommittee.) Administrative handling and promotions reflecting proactive approach.
3. Provide adoption referral, networking and coordination.
 - a. Establish memorandum of understanding/agreements to accept dog and cat animal adoption referrals with:
 - (1) Metropolitan area humane societies (e.g. Wisconsin Humane Society, Washington County Humane Society, Waukesha County Humane Society, Racine County Humane Society, Ozaukee County Humane Society, Elmbrook Humane Society, etc. Animal rights groups (e.g. Wisconsin Society for the Prevention of Cruelty to Animals, Wisconsin Animal Protection Society, etc.)

- (2) Animal rights groups (e.g. Wisconsin Society for the Prevention of Cruelty to Animals, Wisconsin Animal Protection Society, etc.)

b. Related operating considerations

- (1) Encourage patrons to take adoptable dogs and cats directly to Humane Society and Animal Rights groups; does not apply to lost and stray animals.
- (2) Establish drop-off charge
- (3) Handle other domestic animals as required by law.
- (4) Law enforcement investigation of animal abuse complaints to be done by local police departments, unless later determined to be cost and operationally efficient for the facility to assume that responsibility

4. Provide wildlife referral, networking and coordination.

- a. Each municipality will be responsible for the capture, handling, and transmittal of wildlife through its health department, police department, or public works department.
- b. The facility would provide networking and coordination, as well as referral to private trappers/pest control services.

5. The following services may be referred to private veterinarian and/or other service providers, humane societies, etc.

- Cruelty investigation
- Veterinary treatment and surgery for old, sick and injured animals
- Advocacy and legislative lobbying
- Outreach
- Search and recovery

6. Provide limited adoption service

7. Provide limited veterinary services

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 Wattawa, Schandel, Brickner, McSweeney, Klug and Tutaj

Also Present: City Administrator Rhode, City Attorney Alexy, City Clerk/Treasurer Uecker, Fire Chief Lockwood, Police Chief Dietrich, City Engineer Dejewski, Building Inspector Vretenar, Public Health Administrator Scott and interested citizens

Statement of Open Meetings Compliance:

City Clerk/Treasurer Uecker stated that the meeting has been properly posted.

Resolutions and Ordinances:

Minute Approval:

Moved by Alderman Brickner, seconded by Alderman Wattawa to place on file the minutes of the Common Council meeting held May 3, 2016. Motion carried.

Reports from Committees/Commissions/Boards:

Moved by Alderman Brickner, seconded by Alderman Wattawa to place on file the Reports from Committees/Commissions/Boards as listed on the May 17, 2016 Common Council Agenda. Motion carried.

Action Items from Committees/Commissions/Boards:

Moved by Alderman Brickner, seconded by Alderman Wattawa to approve the Beverage Operator's Licenses – New for Joshua Chilson, Debra Miller, Angela Shemeld and Lindsey Tice. Motion carried.

Moved by Alderman Brickner, seconded by Alderman Wattawa to deny the Combination Class "B"/"Class B" Beer and Liquor Retail License for Locicero Properties, LLC – Carols LoCicero, Agent for 2227 East St. Francis Avenue based on the history of drug usage on the property, an incomplete application and falsification of the application. Alderman Brickner requested a roll call vote. The following voted "aye": Wattawa, Klug, McSweeney, Schandel, Tutaj and Brickner.

Moved by Alderman Brickner, seconded by Alderman Wattawa to deny the Special Event – Outdoor Cabaret License for 42 Ale House as the applicant did not comply with the notice requirement and an incomplete application. Motion carried.

Moved by Alderman Brickner, seconded by Alderman Wattawa to approve the Amusement Device Supplier License plus Tags for those listed on the May 17, 2016 License Committee agenda. Motion carried.

Moved by Alderman Brickner, seconded by Alderman Wattawa to approve the Beverage Operator License Renewals as listed on the May 17, 2016 License Committee agenda. Motion carried with Alderman McSweeney abstaining.

Moved by Alderman Brickner, seconded by Alderman Wattawa to approve the City of St. Francis Sponsored Events – St. Francis Art’s Council for the dates listed on the May 17, 2016 License Committee agenda. Motion carried.

Moved by Alderman McSweeney, seconded by Alderman Klug to fund the Highway Department College Laborers Program for full time employment from May 15th through August 5th and to refer this to the Finance Committee. Motion carried.

Moved by Alderman McSweeney, seconded by Alderwoman Schandel to refer to the Planning Commission the Amended Agreement for 4630 South Brust Avenue. Motion carried.

Appointments to Committees/Commissions/Boards:

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

Moved by Alderman Wattawa, seconded by Alderman McSweeney to place on file with reference in the minutes the Mayor’s Update #85. Motion carried.

Moved by Alderman McSweeney, seconded by Alderman Wattawa to place on file with reference in the minutes the correspondence from Friebert, Finerty and St. John re: Gallagher Development LLC and Self-Storage Ventures, LLC/St. Francis, WI and refer to the Planning Commission for preliminary concept review. Motion carried.

Moved by Alderman McSweeney, seconded by Alderman Klug to take Items #3 and #4 under Correspondence together. Motion carried.

Moved by Alderman Brickner, seconded by Alderman Wattawa to end discussion on Items #3 and 4. Motion carried.

Moved by Alderman Klug, seconded by Alderman McSweeney to appoint Debbie Fliss as the interim City Administrator. Alderman Klug requested a roll call vote. The following voted “no”: Schandel, Tutaj, Brickner, and Wattawa. The following voted “aye”: Klug, McSweeney. Motion fails.

Moved by Alderwoman Schandel, seconded by Alderman Tutaj to concur that Mayor St. Marie-Carls and Council President Brickner will jointly perform the duties of interim City Administrator. Alderman Brickner requested a roll call vote. The following voted “aye”: Wattawa, Schandel, Tutaj, and Brickner. The following voted “no”: Klug, McSweeney. Motion carried.

Moved by Alderman McSweeney, seconded by Alderman Klug to place on file with reference in the minutes the correspondence from Mayor St. Marie-Carls and Alderwoman Schandel regarding an Ethics Committee request and to refer the item to the Legislative Committee. Motion carried.

Moved by Alderman McSweeney, seconded by Alderwoman Schandel to place on file with reference in the minutes the Agreement by and between the Community Development Authority and Bear St. Francis 1, LLC; Bear St. Francis 2, LLC; and Bear St. Francis 3, LLC and to approve the agreements. Motion carried.

Moved by Alderman McSweeney, seconded by Alderman Wattawa to place on file with reference in the minutes the Certification by City Clerk Concerning a Referendum Petition a Charter Ordinance to define the Role of Mayor as Chief Executive Officer and to Establish the Office of City Administrator. Motion carried.

Discussion Items with Possible Action:

Moved by Alderman Brickner, seconded by Alderman Wattawa to place on file and approve all vouchers on the Voucher List dated May 4, 2016 through May 17, 2016 in the amount of \$233,171.51. Motion carried.

Training/Conference/Seminar Requests:

Adjourn:

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

Time: 9:43 p.m.

**MINUTES OF THE LICENSE COMMITTEE MEETING HELD
MAY 17, 2016**

Present: Alderpersons Brickner, Wattawa and Klug

Also Present: City Clerk/Treasurer Uecker, City Attorney Alexy, Chief Dietrich, Alderwoman Schandel, Joshua Chilson, Debra Miller, Angela Shemeld, Lindsey Tice, Lynn Nilles

Chairman Brickner called the meeting to order at 6:34 p.m.

Moved by Alderman Wattawa, seconded by Alderman Klug to place on file the minutes of the License Committee meeting held May 3, 2016. Motion carried.

Moved by Alderman Klug, seconded by Alderman Wattawa to recommend approval of Beverage Operator's Licenses – New for Joshua Chilson, Debra Miller, Angela Shemeld and Lindsey Tice. Motion carried.

Moved by Alderman Klug, seconded by Alderman Wattawa to deny the Combination Class "B"/"Class B" Beer and Liquor Retail License for Locicero Properties, LLC – Carols LoCicero, Agent for 2227 East St. Francis Avenue based on the history of drug usage on the property, an incomplete application and falsification of the application. Motion carried.

Moved by Alderman Wattawa, seconded by Alderman Klug to deny the Special Event – Outdoor Cabaret License for 42 Ale House as the applicant did not comply with the notice requirement and an incomplete application. Motion carried.

Moved by Alderman Wattawa, seconded by Alderman Klug to recommend approval of Amusement Device Supplier License plus Tags for those listed on the May 17, 2016 License Committee agenda. Motion carried.

Moved by Alderman Wattawa, seconded by Alderman Klug to recommend approval of Beverage Operator License Renewals as listed on the May 17, 2016 License Committee agenda. Motion carried.

Moved by Alderman Wattawa, seconded by Alderman Klug to recommend approval of City of St. Francis Sponsored Events – St. Francis Art's Council for the dates listed on the May 17, 2016 License Committee agenda. Motion carried.

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

Time: 6:55 p.m.

**MINUTES OF THE FINANCE COMMITTEE MEETING HELD
MAY 17, 2016**

Present: Alderpersons Schandel, McSweeney and Tutaj

Also Present: City Clerk/Treasurer Uecker, City Engineer Dejewski, Chief Dietrich, Chief Lockwood, Alderman Brickner, Alderman Wattawa, Alderman Klug, Mayor St. Marie-Carls and interested citizens

The meeting was called to order at 6:18 p.m.

Moved by Alderman Tutaj, seconded by Alderman McSweeney to nominate Alderman McSweeney as chair. Motion carried with Alderwoman Schandel opposed.

Moved by Alderwoman Schandel, seconded by Alderman Tutaj to place on file the minutes of the Finance Committee meeting held March 1, 2016. Motion carried.

Moved by Alderman Tutaj, seconded by Alderwoman Schandel to place on file the March 2016 Bank Reconciliation, Investment Report and General Fund Financial Report. Motion carried.

SWOT Analysis:

Mayor St. Marie-Carls brought this forward to the Committee for discussion. She had presented this to the Common Council several years ago at a development session. She felt this would give the City a baseline as to where we are at and where we are going in the future. Alderwoman Schandel asked how it would work. The Mayor stated that the Department Heads would list three items in each SWOT area and then return them to the Finance Committee. After further discussion, it was decided that the Finance Committee would come up with a template for the Department Heads to use and then ask for input.

Assessor Proposals:

Mayor St. Marie-Carls requested this item for the agenda. She stated that the current contract expires at the end of 2016 and that the Committee should start the process to go out for RFP's for Assessor Services. The Committee can review the RFP that was included in the packet and make changes/deletions/additions with the idea that the RFP's would go out after Board of Review in July.

Moved by Alderwoman Schandel, seconded by Alderman Tutaj to adjourn. Motion carried.

Time: 6:30 p.m.

**MINUTES OF THE LEGISLATIVE COMMITTEE MEETING HELD
MAY 17, 2016**

Present: Alderperson Wattawa, Brickner and Klug

Also Present: City Clerk/Treasurer Uecker, City Engineer Dejewski, Chief Dietrich, Chief Lockwood, Alderwoman Schandel, Alderman Tutaj, Alderman McSweeney, Mayor St. Marie-Carls and interested citizens

The meeting was called to order at 6:03 p.m.

Moved by Alderman Brickner, seconded by Alderman Klug to nominate Alderman Wattawa as Chair. Motion carried.

Moved by Alderman Brickner, seconded by Alderman Klug to place on file the minutes of the Legislative Committee meeting held March 15, 2016. Motion carried.

No Parking Zone:

City Engineer Dejewski gave an explanation for the request for no parking on the east side of Kinnickinnic Avenue. She stated that this will help move the traffic through the stop lights and is needed for the left turn lane. It will not impact the bus stop and the cost is nominal as the City has No Parking signs in their inventory as well as the paint, so it would be labor costs for the Highway Department to perform the work.

Moved by Alderman Brickner, seconded by Alderman Klug to approve the No Parking Zone on the east side of Kinnickinnic Avenue from East Denton Avenue to a point approximately 340 feet south of the centerline of East Denton Avenue and to direct the City Attorney to prepare the appropriate ordinance. Motion carried.

Development of an Organizational Chart:

Mayor St. Marie-Carls asked the Committee to develop an Organizational Chart as it would be a good guideline to follow for citizens. She would bring more examples to the Committee for their review, but stated that the one from Middleton shows all management positions, including middle-management with authority. This is something that once developed and approved could go on the website, in the newsletter and other City publications.

This will be placed on upcoming agendas and the Department Heads will need to have input on their respective department structure.

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

Time: 6:16 p.m.

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

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

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

Members excused: None.

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

1. Call to Order

2. Minute Approval

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

3. Public Comment

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

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

4. Discussion and Possible Action

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

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

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

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

1. Rezoning Application

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

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

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

2. Site Plan

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

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

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

1. Description of Change

2. Site Plan

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

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

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

5. Unfinished Business

A. 4235 S. Nicholson Avenue Site – RFP Review

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

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

B. Bear Lakefront Development Update

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

6. Adjourn

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

**NOTES OF THE SPECIAL SEARCH COMMITTEE MEETING
HELD MAY 16, 2016, 6:30 PM**

The meeting was called to order by Mayor St. Marie-Carls at 6:31 PM.

Members present: Mayor St. Marie-Carls, Alderman Ken Tutaj, Alderwoman Janis Schandel, John Vugrinovich, LuAnne Coyne, Stan Raclaw, Russ Rutkowski, Roberta Anderson-Smith, and Larry Kortendick.

Excused: Alderman Don Brickner, Sue Shafer, Amanda Bednarski, and Shawn Feirer.

Also present: City Engineer/Director of Public Works Melinda Dejewski, and City Clerk/Treasurer Anne Uecker.

1. Citizen Comments:

None

2. Minute Approval:

A motion was made by Committee Member Raclaw, seconded by Alderman Tutaj to approve the minutes of the April 14, 2016 meeting. Motion carried.

3. Items for Discussion with Possible Action:

1. Discussion regarding functions, organization and scheduling.

Mayor St. Marie-Carls began the meeting with asking for any confidentiality forms that were completed to be turned in. If anyone needed a copy, the form was in the packet.

Mayor St. Marie-Carls stated that she had taken the recruitment schedule and inserted committee members names at each point to participate in that part of the recruitment process. City Clerk Uecker stated that her understanding was that only the Common Council would be conducting the interviews on the Saturday and that the Search Committee would only be involved on the Friday "meet and greet". City Engineer Dejewski inquired if the committee members would be in with the Council for the review of the video interviews. There was general discussion and it was recommended that City Clerk Uecker reach out to PAA and get a clarification on their understanding which may need to be reviewed by the Bargaining Committee.

There was then discussion on the timing of the mini resume review by the committee members assigned to that task. The mini resume review and ranking by the committee members assigned to that task need to be turned in to City Clerk Uecker by June 3 to be included in the information presented to the Common Council at their June 6 review meeting.

Mayor St. Marie-Carls then stated that the June 20 review of the video interviews would probably start around 6pm but the time would need to be confirmed. (A copy of the recruitment process with committee assignments is attached to these minutes.)

Mayor St. Marie-Carls then presented and the Committee reviewed a sample list of questions provided by PAA with the Committee. Each section was reviewed and three questions from each section were selected. There was general discussion on each question and section. Committee Member Rutkowski inquired if the questions were going to be used in the final interview or the video interview. Mayor St. Marie-Carls indicated that it was her understanding that these questions were to be used in the final interview. City Clerk Uecker added that her understanding of the video questions were that they were leading and open ended to try to see each person's personality. Committee Member Rutkowski then stated that he did not

see any mention of TIF experience in the questions and that maybe it should be included. Alderwoman Schandel thought it could be added to question E3 and the Committee agreed.

Mayor St. Marie-Carls then stated that another priority from the questionnaires was the relationships and integrity of the new administrator. Alderwoman Schandel stated that she thought it could be covered during the written exercise. Alderman Tutaj stated that he thought it would be interesting to see how each person defined integrity. His definition might be different than others definition. Mayor St. Marie-Carls indicated that PAA had found a template for the ethics test. There was general discussion on where to incorporate the integrity question. The consensus was to include it in the final question section. (A copy of the selected and/or amended questions are attached to these minutes.)

A motion was made by Committee Member Raclaw, seconded by Committee Member Anderson-Smith to recommend to the Common Council to consider using the selected and/or amended questions from the sample provided by PAA and the additional integrity question in the final interviews. Motion carried.

2. Confidentiality Agreement.

Mayor St. Marie-Carls again reminded the Committee that if they had the confidentiality agreement ready to turn in, she would accept them at this time.

Committee Member Kortendick inquired how many applications had been received. City Clerk Uecker stated 10 but it was unknown if any of the most recent applications were from in-state or in the area.

Adjourn

A motion was made by Committee Member Vugrinovich, seconded by Alderman Tutaj to adjourn. Motion carried. Meeting adjourned at 7:39pm.

Belleville Village Administrator
Final Interview Questions-April 2,
2016

P.O. Box 282
Oshkosh WI 54903
Phone: 262-903-9509
Email: brunner_kevin@yahoo.com
Fax: 1-801-659-8673

A. General Questions

1. What do you find appealing about Belleville and the Village Administrator position here?
- ② As you look at your management experience so far, what has been the biggest challenge you have had to face, how did you deal with it, and what did you learn from it? If you faced the same challenge again, how would you respond?
- ③ What role, if any, should the Village Administrator play (as a citizen) in civic ~~organizations and~~ events? How 'active' should the Village Administrator be in the community?
4. How do you plan your day?
5. What do you do to balance work with leisure time?
6. What will people remember and talk about regarding you and your time as Village administrator 20 years later?
7. At the pinnacle of your career, where do you expect to be and what do you expect you will be doing?
- ⑧ What challenges are you looking for in a new position?

B. Administration Questions

- ① Based on your experience, what do you think is the appropriate relationship between the elected Governing Body and the appointed Administrator? *Combine with #5*
2. Assuming you accept the position, what would you do during the first three weeks on the job? During your first year?
- ③ While local governments may be fairly clear on what services should be offered, there often is debate about how these services should be offered. Have you had any experience in contracting, either with private providers or with other governmental units?

- I got 55/100*
4. In recent years, a growing number of municipalities have adopted the approach that citizens should be treated as customers. Describe this approach and discuss what you would do to implement a "Citizen as Customer" approach?
 5. Discuss your understanding of the difference in roles and responsibilities between the elected Council and the Village Administrator. *Combine with #1*
 6. How do you keep up with recent developments and changes occurring in the municipal management profession?
 7. Give me an example of a time when you played a leadership role in an event, an activity, a department or work unit, or a project. Describe how you led the efforts. Tell us how people responded to your leadership.

C. Budgeting/Finance Questions

1. Discuss your experience in developing and managing a budget. What procedures would you use in preparing the annual budget?
2. Would you use a separate Capital Improvement budget process? If so, describe it.
3. What has been your experience in funding debt and finding alternative sources of financing?
4. What has been your experience in the application of computers in local government? What software packages do you have experience using?
5. Discuss your knowledge of and your experience with governmental accounting systems.

D. Human Resource Questions

1. Briefly discuss your background in personnel management, hiring employees, determining salaries and evaluation procedures.
2. What type of evaluation process do you find most appropriate in evaluating appointed Department Heads? *combine with #3*
3. How would you deal with an employee who is not performing up to expectations? *combine with #2*
4. The Village has a Department Head who you believe is doing his/her job very well, but this individual is a little blunt. Two members of the Village Board come to you with complaints about the Department Head and demand that you recommend that he/she be terminated. What would you do in this situation?
5. In a unit of government with a relatively small staff, employees, including the administrator, will get to know each other quite well. Yet, the Village administrator is responsible for directing, evaluating, and occasionally disciplining employees. Given your style, what is the appropriate relationship between the administrator and other employees, particularly department heads? What about similar relationships with individual members of the Village Board?

6. One of the most costly and most coveted of employee benefits is health insurance. Can you describe specific measures you have implemented or would propose to contain health care costs?

E. Planning and Economic Development Questions

1. What are your views on intermediate and long range planning?
2. What role should the Village Administrator take with the Elected Officials during the planning process?
3. Describe your knowledge of the grants process and any grants experience that you have relevant to local government, *including TIF districts.*
4. What experience have you had with land use planning and zoning?
5. Describe your experience planning for and managing capital improvement projects.
6. Describe your experience in the area of economic development. What role should the Village Administrator play in the area of economic development? *Combine with #7*
7. What do you think municipal government should do to encourage economic development? *Combine with #6*
8. Like many communities, we are facing the dual economic challenge of static or declining revenue growth, ~~coupled with increasing need for expensive infrastructure improvements.~~ How will you address that challenge?

F. Closing Questions

1. Are there any questions that you would like to ask us? (Time Permitting)
2. Are there any particular strengths that you would bring to the job that we have not yet covered?
3. What are your salary expectations for the position?
4. If you are offered the position, when can you begin?
5. *Describe what integrity means to you?*



License Committee Agenda

June 7, 2016
6:30 p.m.

NOTICE

There will be a License Committee meeting on **Tuesday, June 7, 2016 at 6:30 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 May 17, 2016
3. Licenses:

New:

Beverage Operator License

Meagan A. Bertram
Layla L. Kuback
Clayton C. Olson (Need class or previous license)
Pimponesawan Phongrattana
Anthony J. Pollman
Adam J. Rogge (Need class or previous license)
Samantha R. Struck - Reapplying
Ramzi R. Tashman

Renewals:

Amusement Device Supplier License plus tags

D-J Novelty Co. Inc. – Dale M. Gartside
Kenny's Amusements – Ken Mitsche
Mitchell Novelty Co. – Ralph H. Fleege
Reggie's Amusements – Reginald L. Zeniecki

Automobile Salvage Dealer License

St. Francis Auto Wreckers, Inc. – Howard Melton

Beverage Operator License

Scott M. Alpren
Richard R. Beebe
Jennifer L. Beilke
Kristen M. Bower
Kyle T. Cajski

Beverage Operator License (cont.)

Clarisa C. Checkai
Richard A. D'Acquisto
Sandra L. Doran
Jocelyn L. Drake

Michael M. Middlemas
Alysia L. Moga
Michele R. Morchinek
Andrea L. Nedbal
Michael D. McSweeney

Kayla M. Nicolai * (see below)
Anthony P. Nilles
Justin M. Olson
Debra L. Otto

Patricia L. Emshoff
Eriald Fekollari
Kastriot Fekollari
Marilyn A. Gamroth
Karen E. Gazdik
Robert M. Gonzalez
Gurmit S. Grewal
Karmjit K. Grewal
Chelsea E. Hassi
Carol L. Hink
Allison J. Hooper
Matthew M. Jasinski
Terri M. Jimenez
Dana L. Johnson
Sandra J. Kozey
Merry N. Krajewski
Deborah A. Kuras
Amy V. Lancaster
Brandon J. Lawler
John R. Leboeuf
Lori L. Lemmer
Jessica E. Lucht
Angelica N.L. McHenry
Victoria McManus

Jacquelyn C. Pedroza
Susan M. Pinkos
Allison A. Proite
Patrick J. Renier
Rebecca E. Ryan
Joshua W. Schmitt
Aaron J. Schricker
Thomas J. Schultz
Britanie J. Sexton
Edward J. Simpson
Aaron J. Sippel
Jillian E. Smith
Gina M. Smithyman
Jeannette L. Smolarz
David A. Speth
Jeffrey J. Stefanik
Martin H. Szucs
Brenda A. Trolinger
Hannah R. Wirhanowicz
Angelia L. Wiroll
Thomas D. Witkowski
Elizabeth Wozniak
Lori A. Zalewski
Jose E. Zuniga

*Background check letter included, offense was listed on renewal application by applicant

Cigarette and Tobacco Products License

Tobacco City – Awni A. Ali

Class “B” Beer Retail License

Wisconsin Wings, Inc – d/b/a Wingstop – Kurt J. Hodermann, Agent

Combination “Class A” Liquor/Class “A” Beer Retail License

Cudahy Petroleum, Inc. – d/b/a Packard Liquor – Gurcharan S. Grewal, Agent

Amardeep Singh Khehra – d/b/a Ask Petroleum, LLC

Mega Marts, LLC – d/b/a Pick ‘n Save #6857 – Amy Lanier, Agent

P & M Liquor, Inc. – d/b/a Pekar Liquor – Jeffery J. Pekar, Agent

Combination “Class B” Liquor/Class “B” Beer Retail License

42 St. Francis LLC – d/b/a 42 Ale House – Lynn Nilles, Agent

Jongvatanabandit Boonthan – d/b/a Bangkok House

Pierce & Pierce (Gordon & Joyce) – d/b/a Gordie’s

Izzy’s Tap II LLC – d/b/a Izzy’s Tap II – William W. Franz, Agent

Anna Marie Kasianowicz – d/b/a Kaz’s Pub

Charlene A. Sanfelippo – d/b/a Nino’s II

Polonez Restaurant, LLC – d/b/a Polonez Restaurant – Aleksandra Burzynski, Agent

Ronald Cook d/b/a Rails Inn Depot LLC – d/b/a Rails Inn Depot – Ronald Cook, Agent

Fekollari Enterprises LLC – d/b/a Saraphino’s – Ervis Tujani, Agent

Swayz Mexican Restaurant, LLC – d/b/a Swayz Mexican Restaurant – Jenny Bustillos, Agent

Used Car Dealer License

Airport Motors of St. Francis LLC – Blerim Terzija

United Motors LLC – Arif Abdiu

4. Discussion and Possible Action:

Request of Lester Billodeau to appear before License Committee regarding denials of licenses for 2227 E. Saint Francis Ave.

Clarification/Amending action regarding waiving fees for bartenders working City sponsored events to included 4th of July Celebration, Art’s Council, plus St. Francis Days.

Request from 4th of July Commission to serve alcohol at Vretenar Memorial park on the 4th of July – pursuant to City of St. Francis Municipal Code 273-1C

5. Correspondence:

Letter regarding serving minors at Swayze Mexican Restaurant, Inc. 4048 S. Packard Ave.

Letter of denial for Combination "Class B"/Class "B" License for Locicero Properties LLC, Carlos Locicero at 2227 E. Saint Francis Ave. d/b/a Box Car Inn

E-mail from Paul A. Rogers of Airshows of Wisconsin, Inc. regarding cancellation of the 12th Annual Bay View Wine Fest scheduled for June 24 & 25, 2016

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.

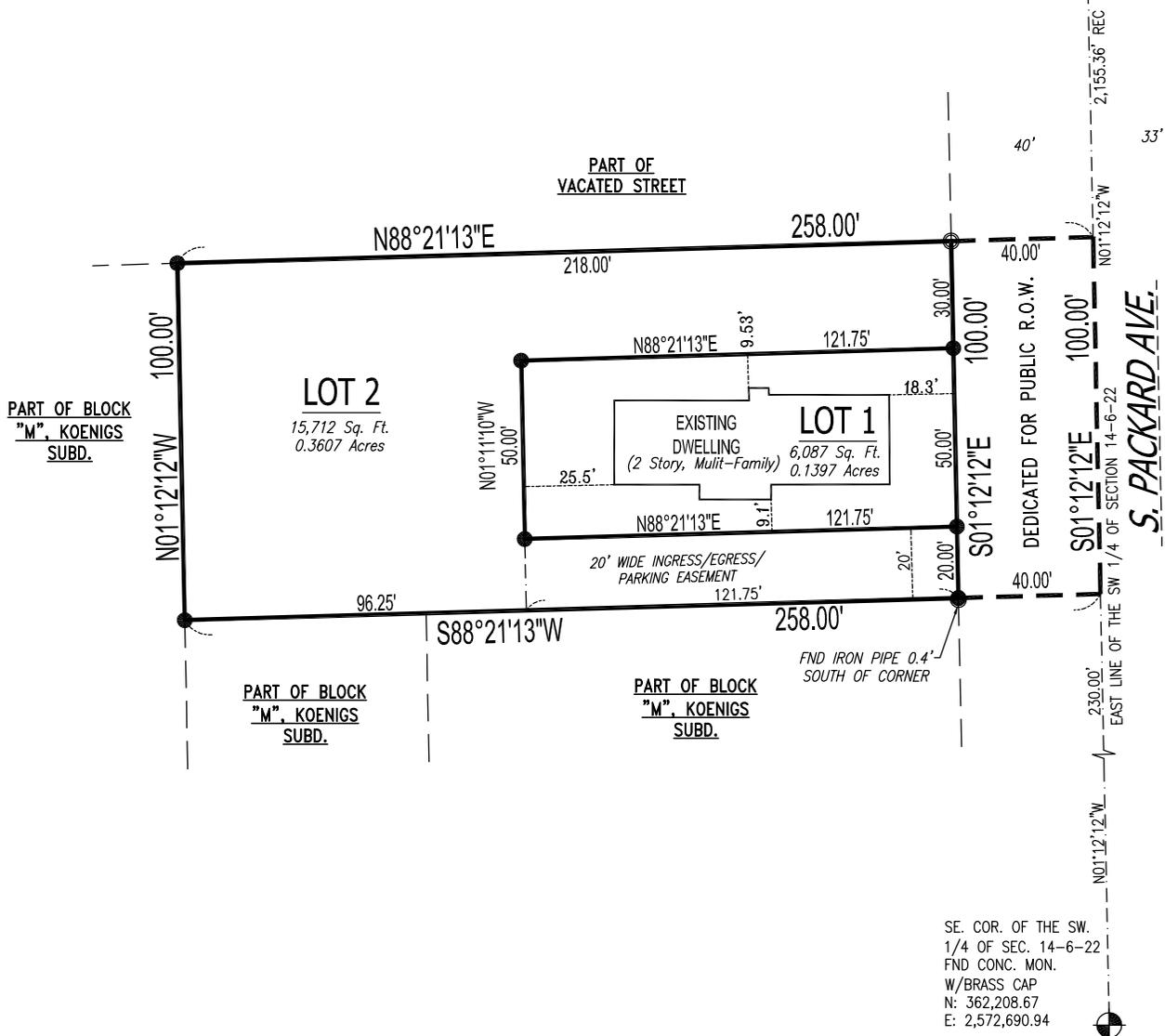
NOTE: There is a potential that a quorum of the Common Council may be present.

Posted 6/3/16

CERTIFIED SURVEY MAP NO. _____

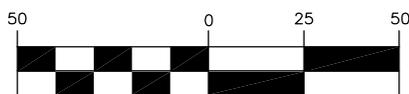
BEING A DIVISION OF A PART OF BLOCK M, TOGETHER WITH THE ADJACENT VACATED STREET, IN KOENIGS SUBDIVISION, LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF ST. FRANCIS, MILWAUKEE COUNTY, WISCONSIN.

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



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

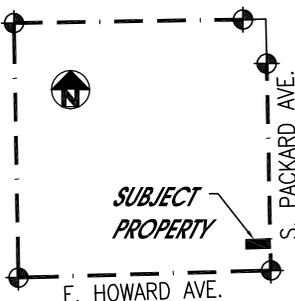
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



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



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

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

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

FREDERICK W. SHIBILSKI

S - 1154

City of St. Francis

3400 E Howard Ave
St. Francis, WI. 53235

PAID IN FULL

MAY 13 2016

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

CITY OF ST. FRANCIS

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

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

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

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

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

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

Proposed use Adding Outdoor Sales Farmers Market

Tax Key Nos. 592-9928-002

Signed Samina Mahmood Date 5/11/16 Title CEO

Print name Samina Mahmood

State of Wisconsin)
Milwaukee County) SS.

NOTE: CC: Applicant - City Engineer
Zoning Administrator

ACKNOWLEDGMENT

FEE \$

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



Sandra Lee Doran Notary Public, Wisconsin

(Signed)

Sandra Lee Doran (Print name)

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

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

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

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

Ord. 239-35 feet "cv"

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

Not aware- again probably height restrictions.

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

Retail Store-open to the public

Cash N Carry-commercial foodservice customers

Restaurant-Test Kitchen-Rental of Office Space

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

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

Farmer's Market Produce Stand

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

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

N/A

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

N/A

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

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

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

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

Mohi Mahmood _____
(Print Name) (Print Name)

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

CITY OF ST. FRANCIS

LIST OF DATA AND PLANS REQUIRED

BEFORE SCHEDULING FOR A PLANNING COMMISSION REVIEW

OF

APPLICATION FOR CHANGE OF ZONING

10 SETS OF PLANS AND DATA FOR PLANNING COMMISSION

12 SETS OF PLANS AND DATA FOR PUBLIC HEARING

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

NOTE: X denotes information required pending Planning Commission review.

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

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

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

Craig Vieto
Zoning Administrator

5 / 13 / 16
(Date)

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

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

455-9 FEES

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

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

Dated this 13th day of MAY, 20 16

Samina Mahmood

Name of Applicant

Representative of Applicant

Confirmation of Receipt Of
Original Acknowledgement And Certificate

ANNE B. UECKER

ANNE B. UECKER, CMC CITY CLERK

Receipt No: 7.001386

May 13, 2016

Superior Equipment & Supply, Co.

Previous Balance: .00

PERMITS

Change of Zoning 4550 S. 300.00

Brust Ave.

Total: -----
300.00

=====

CHECK - GENERAL CHECKING

Check No: 48805 kf 300.00

Total Applied: 300.00

Change Tendered: .00

=====

Duplicate Copy

05/13/2016 02:43PM

Statistical information for 3550 S. Brust Ave

Gross land area 6.6479 total Acres

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

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

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

107 parking spaces with 4 handicap accessible spaces.



St Francis Farmers Market

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

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

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

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

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

Our Community

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

Freshness & Flavor

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

Purchase Locally

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

Nutrition Education Workshops

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

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

Farmers' Markets for Kids

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

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

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

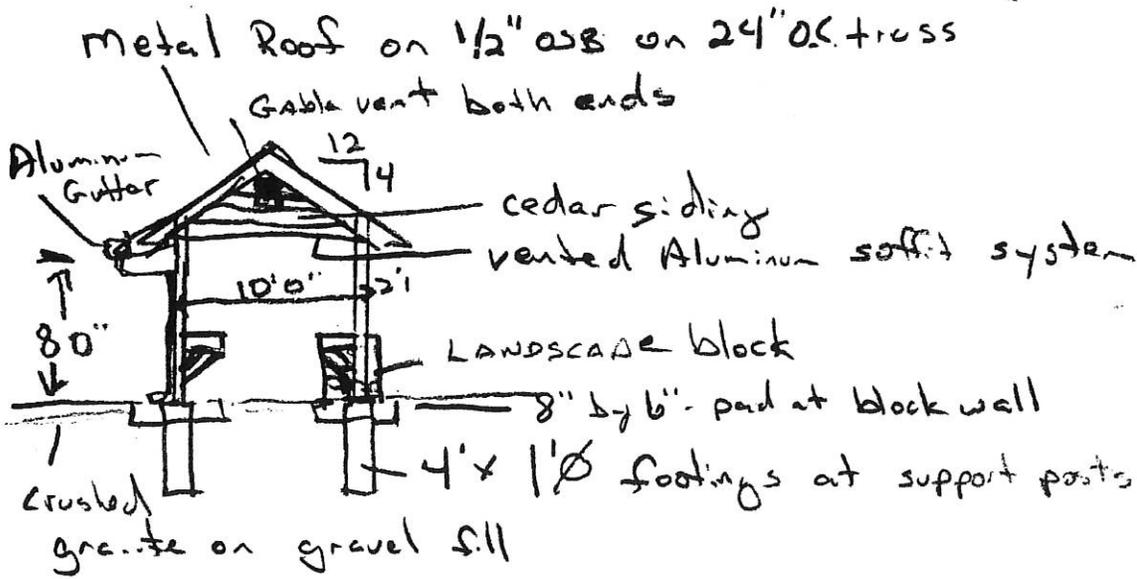
May15th thru Oct 31st

Friday: 11:00-6:00pm

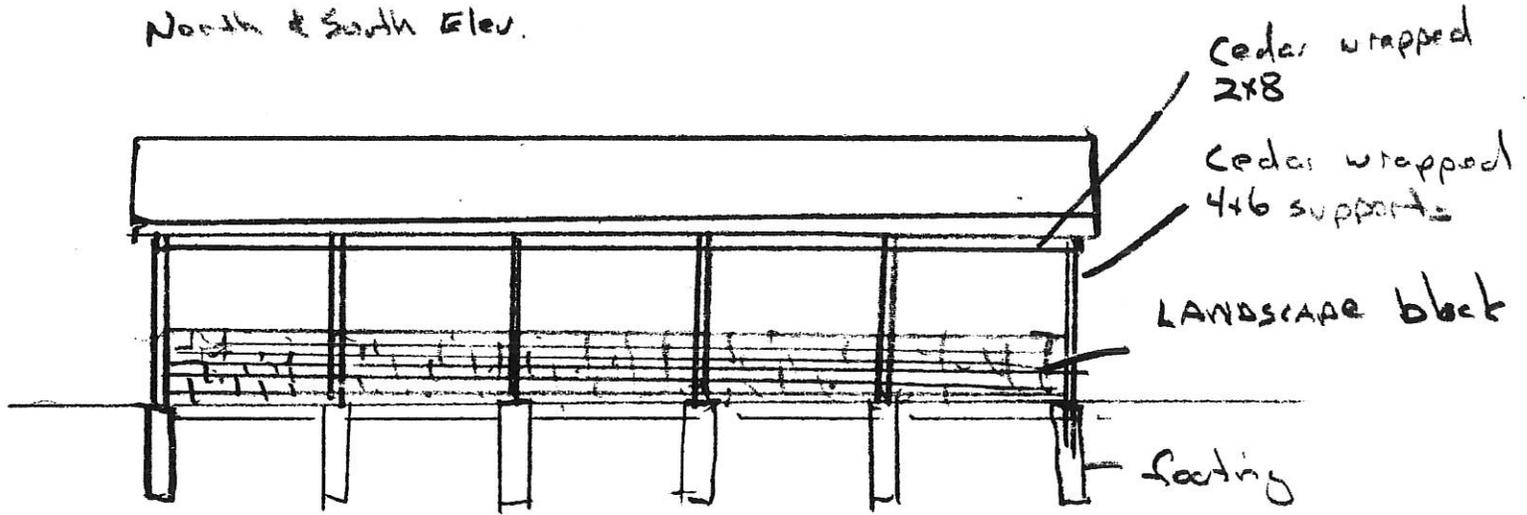
Saturday 9:00 – 1:00pm

Sunday 9:00- 12:00pm

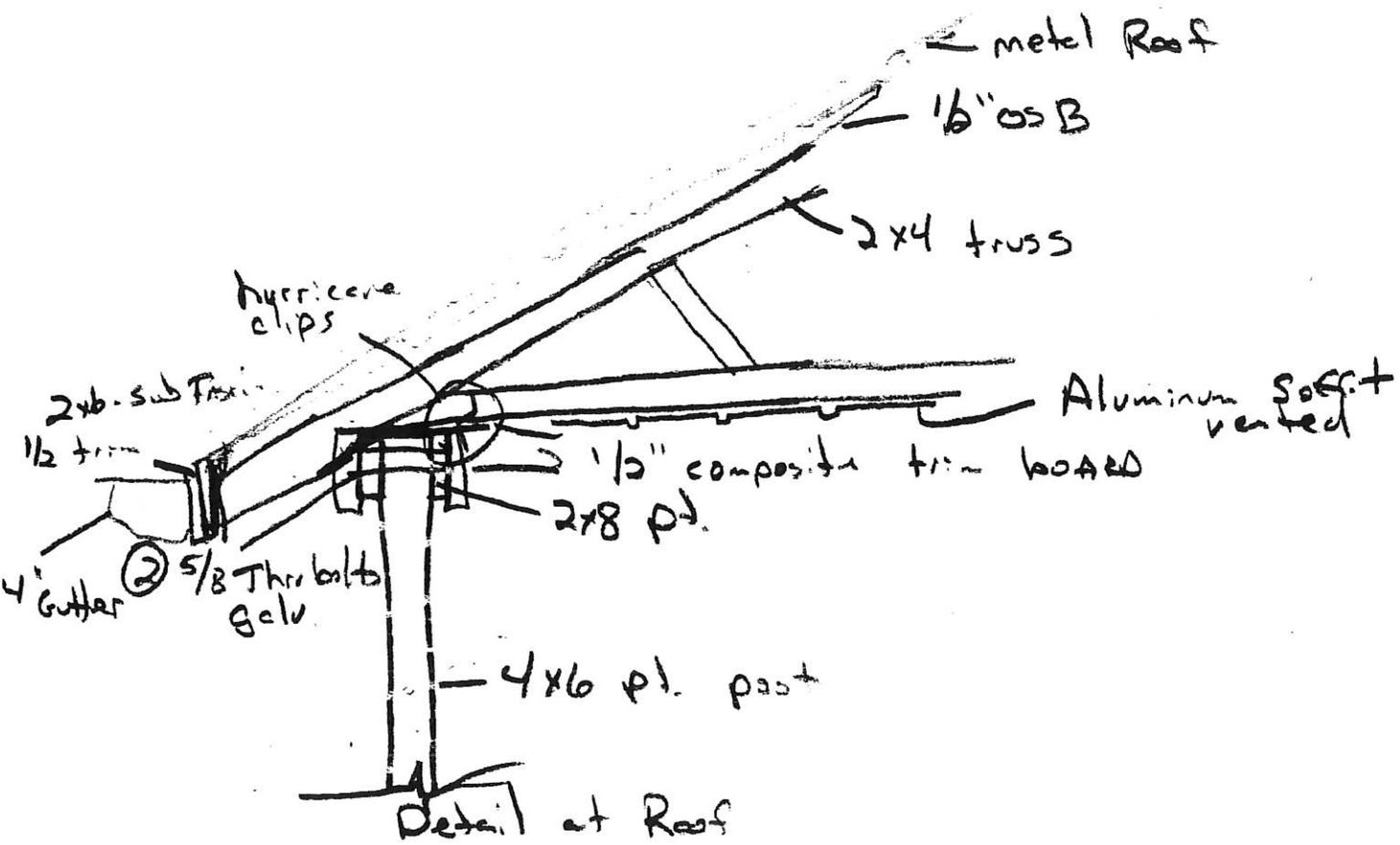
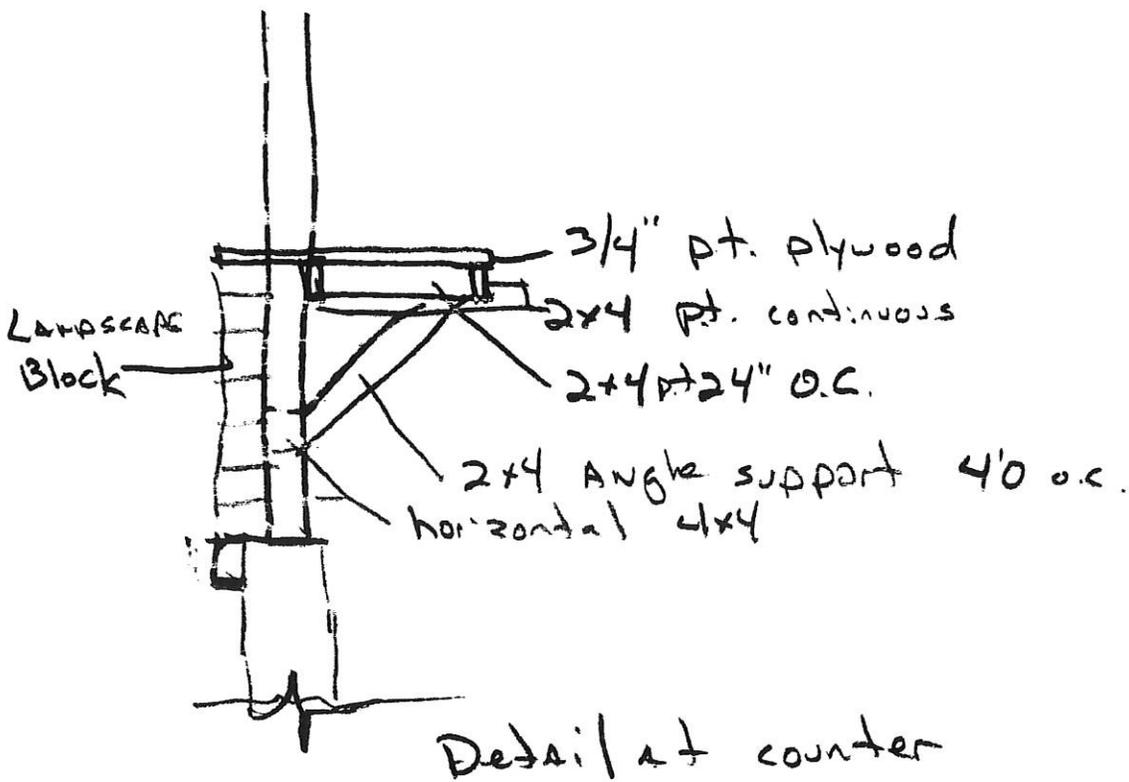




North & South Elev.



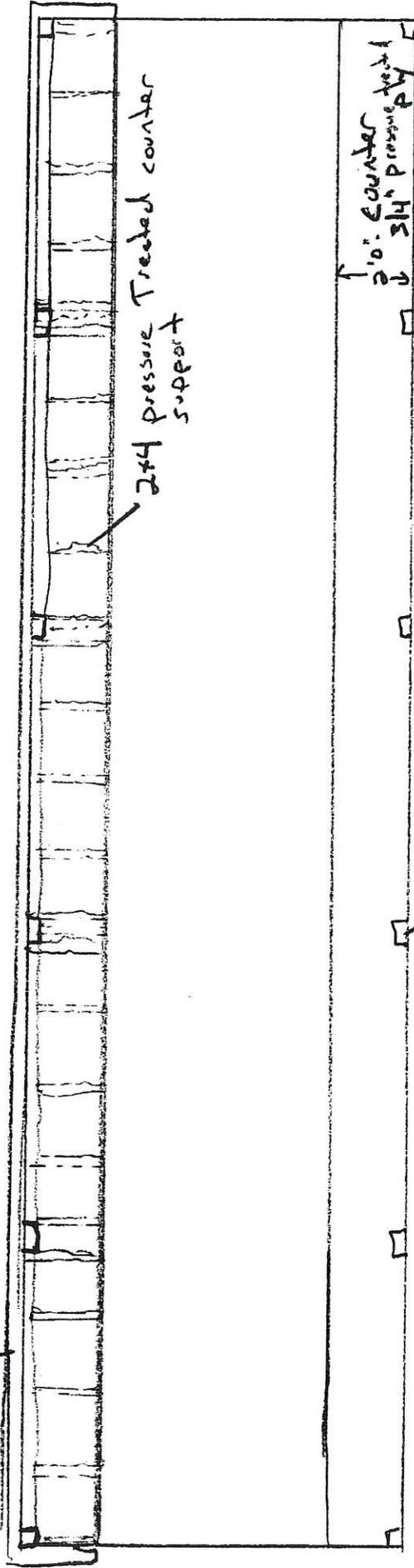
East & West Elevation



SUPERIOR EQUIPMENT AND SUPPLY
FARMERS MARKET SHELTER

Laoskade
Block to
underside of roof

1'0" roof overhang



7'0" 1'0"

1'0" roof overhang

14'0"

PLAN View 1/4" = 1'

City of Milwaukee

City of St. Francis

4401 E
Whitnall Ave

100' boundary

SOUTH

SOUTH

BRUST

4450

SOUTH

4430

4464

4468

WHITNALL

592-9928-001

4447

4451

4469

4501

4509

4517

4521

4537

4541

4545

4555

4561

4573

4583

4595

4601

4615

4619

4625

4637

AVENUE

KANSAS

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4471

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4604

4612

4618

4624

4630

4640

4630

ANNE UECKER
 TREASURER
 4235 SOUTH NICHOLSON AVE
 ST FRANCIS WI 53235

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

MAHOOD INVESTMENTS LLC
 TAX KEY: 592-9928-002

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

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

Please Write In the
 Amount Enclosed

\$

Check for Address Change

592992800220131

RETURN THE TOP PORTION WITH PAYMENT - KEEP BOTTOM FOR RECEIPT

TREASURER STATE OF WISCONSIN 2013 REAL ESTATE PROPERTY TAX

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

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

When paying on or before January 31, 2014 Make Check Payable to: TREASURER DEPT 9285 PO BOX 1157 MILWAUKEE WI 53201-1157	Full Payment Due On or Before January 31, 2014 \$77,835.19	O T H E R	RESURFACING	14113.53
	First Installment Due On or Before January 31, 2014 \$46,018.03		WEED CUTTING	87.32
When paying after January 31, 2014 Make Check Payable to: TREASURER 4235 SOUTH NICHOLSON AVE ST FRANCIS WI 53235	Second Installment Due On or Before March 31, 2014 \$15,908.58		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2014 \$77,835.19	
	Third Installment Due On or Before May 31, 2014 \$15908.58	Warning: If not paid by due date, installment option is lost and total tax is delinquent subject to interest and penalty (See Reverse).		

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

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

MAHOOD INVESTMENTS LLC
 19140 BLUE RIDGE CT
 BROOKFIELD WI 53045

AMENDED AND RESTATED
PLANNED DEVELOPMENT AGREEMENT

Document Number

Document Title

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

RECITALS:

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

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

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

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

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

Recording Area

This Document should be returned to:

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

592-0005-002

Parcel Identification Number (PIN)

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

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

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

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

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

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

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

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

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

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

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

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

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

~~[g]~~[e] Cushioning shall be provided around loading dock doors.

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

~~[i]~~[f] ~~Loading~~ dock doors shall be closed except when actually loading or unloading vehicles, ~~and~~

~~[ii]~~ All employee parking shall be South of the building.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~*(Signatures on following page)*~~

EXHIBIT A
PERMITTED USES

Artist Studio

Office, general

Medical Research laboratory

Building maintenance service

Business service

Catering service

Personal service, general

Tool/equipment rental facility (inside only)

Limited wholesale facility

Indoor mini-warehouse

Light Motor Vehicle Repair facility

Contractor's shop

Manufacturing, light

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

Mechanical household repair and maintenance services

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

Broadcasting or recording studio

Educational Uses; specialty, technical, trade or personal instruction

Dry cleaning, processing

Research and Development – Light Industrial



6/1/2016

Memo:

To: Honorable Common Council, Staff & Citizens

From: Mayor St. Marie-Carls

Re: Info Sharing Update #86 - from Mayor

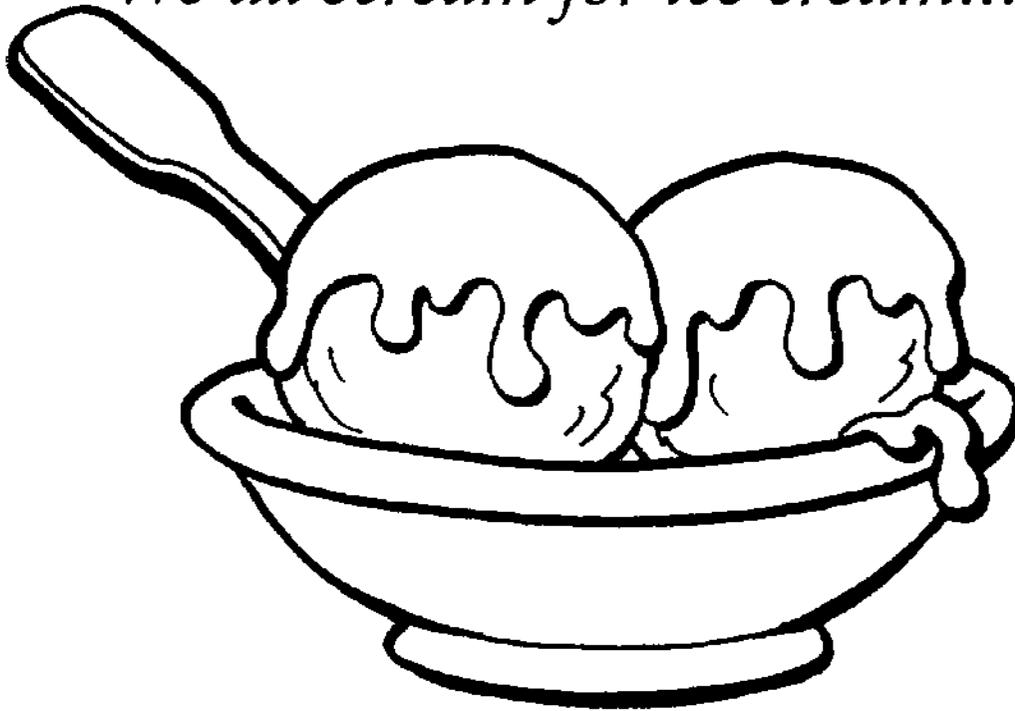
ITEMS IN THIS UPDATE:

1. **The FBI Milwaukee Division Field Office – Ribbon Cutting Ceremony was held on June 1st – it was an invitation only event at 2600 S. Lake Drive. The Director of the FBI – James Comey was in St. Francis. Thanks to our Department Heads who attended along with Alderman McSweeney, Alderman Tutaj and Alderwoman Schandel as well as other National, State, Local officials, retirees, agents, employees and representatives from local law enforcement agencies. I presented a Mayoral proclamation for the occasion to the FBI and Molasky Group. (scroll after this report)**

The Molasky Group is the owner of the building and the GSA, Government Service Agency entered into a 20 year renewable lease with Molasky who pays the taxes on the building. The building was named after the only special agent from the Milwaukee Division who was killed in the line of duty in the 1930s, W. Carter Baum. (scroll after this report for a copy of the program and the proclamation I presented)

2. **Next Mayor’s task Group meeting is scheduled for Thursday, June 16th – 7p.m. in the banquet room of St. Francis Brewery. Thank you to City Clerk, Anne Uecker for attending and speaking to the group about the upcoming Open Book, June 30th and Board of Review, July 21st.**
3. **Shop St. Francis week will again take place June 27th to July 4th. I am working on contacting business and firming up their participation with sales or specials. Posters and signs will again be done. If you a contact at a local business or in some other way would like to help the effort please let me know!**
4. **The St. Francis Historical Society will present their first Historical Landmark plaque to the new owner of 3849 S. Packard, known as the John Koenig house. It has recently been renovated completely. (scroll to flyer)**
5. **Rain Barrels are available Free for St. Francis residents, spread the word, call Bay Ridge consulting working with MMSD or email StFrancisGreenSummer@gmail.com Melinda sent us an email on this effort in April. ((scoll to flyer attached)**
6. **The Marian Center for Non Profits had a ceremony of gratitude on May 28th. Alderman Tutaj and I attended the ceremony and festivities invited by the Sisters of St. Francis of Assisi. I presented a proclamation for the occasion. (scroll attached)**
7. **A thank you to all of our Memorial Commission members, High School Choir, Alderman, DPW, supporters, donors and our Police and Fire Department officers and firefighters for all contributing to a wonderful celebration on May 30th.**

*I scream, You scream,
We all scream for ice cream!!!!*



ICE CREAM SOCIAL

When: Saturday, June 25 at 1:30 p.m.

Where: Jacob's Well Cafe'
3558 South Sivyer Avenue
Avenue (faces 3700 block of
S. Packard Avenue)

Come join us for ice cream, cake, pie, and other
home baked goodies.

Afterward, join us for the dedication of a historical
landmark plaque at the John H. Koenig house
3849 S. Packard Ave.

Free to the public.

**And as an added bonus,
St. Francis residents can
come and sign up for a
free rain barrel!!**

Representatives from MMSD
and Bay Ridge Consulting
will have a table at the event
promoting the use of rain
barrels and rain gardens in St.
Francis.



MMSD
PARTNERS FOR A CLEANER ENVIRONMENT

PROCLAMATION

City of St. Francis



Federal Bureau of Investigation

FBI Milwaukee Division Field Office – Ribbon Cutting – June 1, 2016

Robert J. Shields, Special Agent in Charge

Robert Botsch, Assistant Special Agent in Charge

James Comey, Director of the FBI

It is our honor to be the host City of these prestigious
Headquarters of FBI operation and protection in the State of Wisconsin.

The very heart of the FBI is its strength, its investigations, lead by agents and specialized professionals. We are proud to be the home of the FBI heart in our State and be a partner with the Molasky Group and the FBI for our future.

We sincerely welcome you today...you are now part of our strong sense
of Community that gives life and meaning to our City Moto

St. Francis is "Where your Heart Remains"

We acknowledge the presence of FBI Director Comey, and Richard Worthington of the
Molasky Group and congratulate all involved in this project
and look optimistically forward to our future endeavors as neighbors and friends.

I, Mayor CoryAnn St. Marie-Carls, hereby present this proclamation of congratulations and
welcome on behalf of our St. Francis officials and citizens to the FBI Milwaukee Division Field
Office and Molasky Group in the honored presence of National, State and Local officials,
leaders, agents, professionals, volunteers, friends and supporters today.

June 1st 2016

A handwritten signature in blue ink, appearing to read "C. Marie-Carls".

Mayor CoryAnn St. Marie-Carls
City of St. Francis, Wisconsin, USA



Federal Bureau of Investigation Milwaukee Division Field Office

Wednesday, June 1, 2016 at 10:00 a.m.

Welcome	Robert Botsch, Assistant Special Agent in Charge Milwaukee Division
Presentation of Colors	Milwaukee County Sheriff's Office Honor Guard
National Anthem	---
Pledge of Allegiance	Jane Piette, Daughter of Retired Lt. Brian Murphy, Oak Creek Police Department
Invocation	Rev. Mark Clements, FBI Milwaukee Chaplain
Speakers	CoryAnn St. Marie-Carls, City of St. Francis Mayor Gwen Moore, U.S. Congresswoman Richard Worthington, Molasky Group of Companies Ann Kalayil, GSA Regional Administrator
Presentation of Awards	Facilities and Logistics Services Division
FBI Milwaukee History	Tom Marquardt, Retired Special Agent Kathy Eckstein, retired Professional Support Staff Robert J. Shields, Jr., Special Agent in Charge, Milwaukee Division
Dedication in Honor of Special Agent W. Carter Baum	Gerald Mullen, Milwaukee Division Special Agent Melissa Garrison, Great Granddaughter of W. Carter Baum James Comey, Director of the FBI
Ribbon Cutting	Honored Guests



FRESHCOAST⁷⁴⁰
MILWAUKEE, WISCONSIN

IT'S A GREEN SUMMER IN ST. FRANCIS

With FREE Rain Barrels and Rain Gardens



MMSD is working with AECOM and Bay Ridge Consulting to help you become part of the stormwater solution in St. Francis. We're going to install rain barrels, rain gardens, and compost soil amendments for city residents for FREE all summer long. Supplies are limited; please contact us now at the phone number or email on this flyer to reserve your spot on our Green Summer list!

?

DID YOU KNOW

Managing water where it falls reduces the risk of basement backups, sewer overflows, and helps protect our rivers and Lake Michigan.



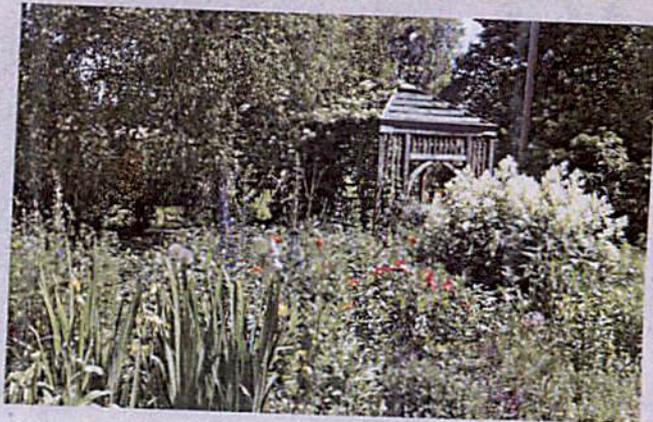
FREE WATER BY THE BARREL

Using a rain barrel is a great way to help manage water where it falls. Rain barrels provide FREE water for your gardens and plants love natural rainwater. Our rain barrels can capture 52 gallons of rain water each time it rains. They are easy to install and maintain.

RAIN GARDENS



Have extra water in your yard? A rain garden is a great tool to help capture and infiltrate stormwater into the ground. You can direct disconnected downspouts, sump pump discharge, or driveway runoff to a rain garden, keeping the water away from your home. Rain gardens also provide great habitat for birds, butterflies, and bees with their beautiful blooms.



AECOM



StFrancisGreenSummer@gmail.com
(414) 299-0777



In honor & remembrance of

Marian Center for Non Profits

Formerly St. Mary's Academy, St. Mary's Institute

these buildings have given many years of service
to the City of St. Francis.

they have been part of our sense of Community
that gives life and meaning to our City Moto

St. Francis is

"Where your Heart Remains"

We know the memories created through the years here will always be part
of the heart of St. Francis.

I, Mayor CoryAnn St. Marie-Carls, hereby present this commemoration of
generous contribution and service of these buildings to our Community to
the Sisters of St. Francis of Assisi in the presence of
citizens, officials, leaders, volunteers, families, alumnae, and friends
during this ritual of gratitude.

May 28, 2016

Mayor CoryAnn St. Marie-Carls
City of St. Francis

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711



May 27, 2016

Melinda K Dejewski
City Engineer/Public Works Director
City of Saint Francis
3400 E Howard Ave
Saint Francis, WI 53235-4732

RU# 40281

SUBJECT: Announcement of 2016 Recycling Grants to Responsible Units

Dear Recycling Responsible Unit Contact:

On behalf of the Governor, the Department of Natural Resources (DNR) is pleased to offer an award of **\$31629.00** to your responsible unit to offset your recycling program costs during calendar year 2016. This grant amount is composed of your Basic Recycling Grant + the Recycling Consolidation grant, if you applied and are eligible. Remember that the total grant amount may not exceed projected net eligible costs as stated in your 2016 grant application.

Calculating Your Basic Recycling Grant

Your 2016 Basic Recycling grant amount was determined as prescribed by Wisconsin Statutes:

- 1- We identify your RU percentage of total available funds from 1999, then
- 2- We apply that percentage to the total available for 2016 grants (\$18,000,000).

Calculating Your Recycling Consolidation Grant

Per Wisconsin Statutes, the consolidation grant awards are calculated on a per capita basis. A total of 193 Responsible Units applied for this grant by the deadline and are eligible to receive this grant. The total population of all those eligible applicants is 3,818,272. The Legislature provided \$1M for this program. So, the 2016 per capita rate is \$0.26 per person in each Responsible Unit ($\$1,000,000 \div$ by 3,818,272 population = \$0.26 per person in eligible RUs).

Timing of Grant Check

A single check will be mailed to your treasurer for your entire grant amount on or before June 1, 2016.

Accepting Grant Conditions

By endorsing the grant check we send you, you are accepting this award and you agree to comply with the attached grant conditions, the program's financial guidelines, and the assurances you signed in your grant application.

Important Reminders

- If you spent less than the awarded amount in 2015, you will be required to repay the difference between your awarded amount and the actual amount you spent. A separate notification about this will be sent to affected RUs in July 2016.
- Your 2016 Recycling Grant Award is to be used for eligible expenditures directly related to the cost estimates submitted with your 2016 grant application—*Estimated Budget Spreadsheet*.
- You will report actual 2016 recycling costs in the *2016 Annual Report of Recycling Program Accomplishments* that will be due no later than April 30, 2017. This Annual Report is necessary for maintaining continuity of data collection and to determine whether or not your total net eligible recycling costs matched or exceeded your 2016 grant award.

We appreciate your efforts to recycle in Wisconsin. Should you have any questions about this or any aspect of the recycling grant program, please contact Kari Beetham, Grant Manager by e-mail at Kari.Beetham@wisconsin.gov or by telephone number (608) 264-9207.

Sincerely,

/s/

Mary Rose Teves, Director
Community Financial Assistance

Attach.

C. Kari Beetham – Grant Manager (via e-mail)

..Number

160074

..Version:

PROPOSED SUBSTITUTE A

..Reference

..Sponsor

THE CHAIR

..Title

Substitute resolution relative to a rate increase for Milwaukee Water Works.

..Analysis

This resolution authorizes and directs the proper City officials to apply to the Public Service Commission of Wisconsin for a water rate increase of 3% using the simplified rate case process. The increase will not be implemented before July 1, 2016 for an effective 2016 annual increase of 1.5%.

..Body

Whereas, The Milwaukee Water Works is a self-financing business enterprise of the City of Milwaukee that provides safe and abundant drinking water in the City of Milwaukee and 15 neighboring communities; and

Whereas, The Milwaukee Water Works must maintain adequate revenue to produce high quality drinking water and properly operate, maintain and repair its extensive infrastructure, and achieve an accelerated main replacement cycle; and

Whereas, The Milwaukee Water Works is eligible to apply for a rate adjustment using the Simplified Rate Case process because one full calendar year has elapsed since the last rate adjustment in October 2014 and the utility's rate of return of 3.5% is below the Public Service Commission of Wisconsin's benchmark rate of return of 5.6%; and

Whereas, The Simplified Rate Case process helps utilities maintain rate continuity so that customers benefit from avoiding sporadic, volatile rate increases; and

Whereas, the rate increase factor prescribed by the Public Service Commission for the Simplified Rate Case process for 2016 is 3% which is an annualized increase of 1.5% for 2016 when implemented after June 30, 2016; and

Whereas, 3% would increase annual revenue by \$2.6 million and the increase to the average residential customer using 15 Ccf of water per quarter would be \$1.56 per quarter or \$6.24 per year; however, the increase would be in place for less than six months in 2016 so revenue would increase by \$1.3 million and customer increase would be \$3.21 for the year; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the proper city officials are authorized and directed to apply to the Public Service Commission of Wisconsin for a 3% water rate increase using the simplified rate case process; and, be it

Further Resolved, That the rate increase will not be effective before July 1, 2016.

..Requestor

Department of Public Works

Milwaukee Water Works

..Drafter

Administration

Carrie Lewis

May 27, 2016

May 25, 2016

St. Francis Common Council
3400 East Howard Avenue
St. Francis WI 53235

To the Members of the Common Council:

I write to you in advance to ask for collaboration, if the need arises, with the City of Cudahy in reviewing and approving applications for development of a green space parcel on the St. Francis lake bluffs. This parcel's southern edge directly adjoins the Cudahy city line. The land on the Cudahy side of the line is part of Sheridan County Park (which is located within the Cudahy city limits). The coordinates for the center of the parcel are: 42.967613, -87.85048, and a Google bird's eye view of it can be found at this link: <http://bit.ly/1RqZcez>.

There is much speculation underway about the future of this property. It may have changed owners lately and citizens trying to find out information about plans for the lot have not had much luck. However, it does seem clear that some type of development there may be imminent, and that the City of St. Francis may well be dealing with it soon. Since the parcel shares a boundary with the City of Cudahy, I simply ask that officials there be consulted about future proposals for the property, even though such consultation may not be legally required.

Thank you for your consideration of this request. Please contact me with any questions or comments.

Best regards,

Rep. Christine Sinicki
20th Assembly District

BECKER PROPERTY SERVICES, LLC

CONSULTING - DEVELOPMENT - MANAGEMENT

May 31, 2016

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

Subject: KK and East Norwich Ave. Site
CSM 6908
584-9004
Parcel 3

Dear Mr. Willis:

The purpose of this letter is to request that HOLIE's proposal to develop the subject site as detailed in our letter of intent (LOI) dated 11/24/15 be placed on the June 7, 2016 Common Council agenda and the next Plan Commission meeting following the June 7th Common Council meeting. We have already met with and received preliminary approval subject to greater architectural detail from the City Administrator (Tim Rhode), the Community Development Committee, and the Common Council.

HOLIE requests the City of St. Frances Common Council general approval and recommendation for the following:

- 1) Approval to sell an approximate 2.6 acre parcel of land described above to HOLIE.
- 2) Approval for a general development concept for a mix of housing not to exceed 30 units per acre to include both affordable and market rate elderly apartments along with single family homes fronting Norwich Ave. with a referral to the Plan Commission for detailed plan approval.
- 3) Approval for a "public offset" for all units consistent with the previously approved 318 unit luxury housing complex in St. Francis.

Attached please find a copy of the 11/24/15 LOI to purchase the approximate 2.6 acre site located in the northeast quadrant of Kinnickinnic Ave and Norwich Ave. Conceptual plans will follow in a separate submittal proved by the architect; E3 Design Concepts.

Please note that my daughter is expecting her first child on or around June 6, 2016. She lives in Madison. In the event that I am unable to attend the June 7th Common Council meeting, Bob Schultz of E3 Design Concepts is authorized to speak on my behalf and on behalf of HOLIE, Inc. I will make myself available to meet with staff or the Mayor prior to the Common Council meeting if requested or necessary.

Your attention to this matter is greatly appreciated. If you have any questions or require any additional information, please do not hesitate to call or email.

Sincerely,

BECKER PROPERTY SERVICES, LLC
d/b/a Becker Consulting Services

A handwritten signature in blue ink, appearing to read 'K.S. Becker', is positioned above the printed name.

Kenneth S. Becker,
Consultant to HOLIE, Inc.

BECKER PROPERTY SERVICES, LLC

CONSULTING - DEVELOPMENT - MANAGEMENT

November 24, 2015

Tim Rhode
City Administrator
3400 E. Howard Ave.
St. Francis, WI 53235

Subject: KK and East Norwich Ave. Site
CSM 6908
584-9004
Parcel 3

Dear Mr. Rhode:

Please accept this letter of intent to enter into an offer to purchase or option agreement for HOLIE, Inc. and/or its assigns to acquire the subject property for the purpose of developing rental housing for seniors in combination with single family housing. The single family homes are proposed along Norwich Ave. and will be built by developer independent of HOLIE, while the remainder of the site will be developed by HOLIE for rental senior housing. Seniors will be defined as either age 55 or older or age 62 or older depending upon our financing program. The development will include a mix of 1 and 2 bedroom apartments (primarily 1 bedroom units) in a single structure building with elevator, not to exceed 3 stories. The exact number of units is still to be determined but is not expected to exceed 62 units in total.

The housing for seniors proposes both underground and surface parking, dishwashers in every apartment, laundry equipment within each apartment, tenant storage, interior and exterior community spaces, and an on-site resident manager.

The Buyer, HOLIE, Inc., a non-stock, non-profit Wisconsin corporation was organized by representatives of congregations and parishes representing Southern Milwaukee and Waukesha Counties in 1970. HOLIE is an acronym for Housing of Limited Income Elderly. The purpose of HOLIE, Inc. is to work through whatever channels might be available to sponsor, encourage, and provide housing for limited income elderly residents of the communities that it serves. HOLIE, Inc., comprised of member congregations and parishes, reflects the combined commitment of these autonomous religious organizations to serve the people of Southeastern Wisconsin. HOLIE has successfully developed seven (7) self-sustaining apartment buildings for seniors in the communities of Cudahy, Oak Creek, Waukesha, West Allis, and West Milwaukee. Buildings have ranged in size from 18 units to 104 units. If you would like to tour one or more of their existing facilities, please contact me and I'll make the necessary arrangements.

HOLIE, Inc. has always developed their past facilities in a collaborative process with local agencies, local government, the elderly, housing professionals, and other concerns. This collaborative approach not only assures a smoother development process, but provides the necessary evidence of need for the type of housing proposed in the community as well as support for the proposal from the community. As previously noted, HOLIE's elderly housing experience and its collaborative efforts to provide affordable housing options for limited income seniors, the target population, has been an ongoing process for over 45 years.

Due to aging populations in general, and the percentage of seniors to the overall population, St. Francis has been identified by HOLIE as an area in need of affordable senior housing. Although, HOLIE has made this identification, a market study will still need to be conducted at the Buyer's expense to verify need and feasibility. After the municipality approves the proposed conceptual plan, HOLIE will move forward with a full market study.

As HOLIE may be working with government agencies to obtain a mortgage guaranty or tax credits, there are several conditions of the sale which will be required:

- Development is subject to obtaining financing along with meeting state and local regulations, guidelines, and approvals concerning the development (e.g. unit sizes, building material, design, etc...)
- Offer/option must run for a time period to accommodate the development. Fees associated with the initial offer and possible extensions are applied to the purchase price if the proposal is funded and all contingencies met. If the development is unable to proceed to completion, these fees are refundable to the Buyer. Any applicable extension fees are also applied toward purchase price, but are only refundable to the Buyer at the Seller's discretion.
- Clean Phase I Environmental Site Assessment. Cost of Phase I is a Buyer's expense. If a Phase I has already been completed, the update will be a Buyer's expense. If the Phase I indicates a need for a Phase II Assessment the offer/option to purchase will be voided unless the Seller opts to pay for the Phase II and related site clean-up.
- The site must be fully improved, accessible, and free of site residents. Relocation of site residents, if applicable, is a seller responsibility and expense.
- The site must be properly zoned to accommodate the proposed development or the municipality must provide evidence of amenability to rezone to accommodate the proposed use.
- Seller permits the Buyer access and egress to the site to perform surveys and soil borings to be conducted at the Buyer's expense. The soil borings must verify that the site can accommodate the proposed development. If not, the offer/option will be void.
- Acquisition of the site is subject to a market study that verifies need for the type of housing proposed. The market study is to be obtained at the Buyer's expense.

- Buyer will not pay any broker fees. If there are any fees due a broker, it is a Seller expense.
- Although a purchase price between the Buyer and Seller will be entered into on the offer/option to purchase, the acquisition price is subject to appraisal. If the appraised value does not meet the purchase price, the offer/option will be void unless the Buyer and Seller agree to the purchase price after appraisal or the purchase price is renegotiated and approved by both parties.

If you have any questions or concerns with regard to this letter of intent, or you require any additional information, please do not hesitate to call.

Sincerely,

BECKER PROPERTY SERVICES, LLC
d/b/a Becker Consulting Services



Kenneth S. Becker,
Consultant to HOLIE, Inc.



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The Catalyst

St. Francis, WI



1938 John Steuart Curry. The Homestead.

Phase I
Intergenerational, Zero Energy Eco Village

w/ alternate for Phase II
Eco-Tourist Hotel/Corp Housing, Grocery Store, Metro Farm &
Micro-Entrepreneurs Food Innovation Center

May 31, 2016

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e3 Design Concepts, LLC's d/b/a Forward Vision Development's (FVD) are Imagineers and Social Entrepreneurs. As Imagineers and Social Entrepreneurs we play the role of effective change agents in the social-economic sector by :

- Adopting a mission to create and sustain social value (not just private value),
- Recognizing and relentlessly pursuing new opportunities to serve that mission,
- Engaging in a process of continuous innovation, adaption, and learning,
- Acting boldly without being limited by resources currently in hand, and
- Exhibiting heightened accountability to the constituencies served and for the outcomes created

CONCEPTUAL



Leonard Sweet

<http://leonardsweet.com>

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St. Francis, WI

March 4, 2016

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I Executive Summary

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One of the primary goals for The Catalyst project will be the creation or preservation of community wealth.

Background

Not since the 1929 Great Depression has so much wealth been aggregated by so few individuals.

“Our results show that US wealth concentration is high by international standards and has considerably increased in recent decades. By our estimates, the share of wealth owned by the top 1% families has regularly grown since the late 1970s and reaches 42% in 2012. Most of this increase is driven by the top 0.1%, whose wealth share has grown from 7% of in 1978 to 22% in 2012, a level comparable to that of the early 20th century”²

The 62 wealthiest individuals in the world have aggregated more wealth than the bottom 1/2 or 3.5 billion people³, while the rising cash holdings of US corporations is increasingly in the hands of a fewer companies, with just five tech firms having grabbed a third of it. In addition, nearly three-quarters of all cash held by non-financial U.S. companies is stashed overseas, outside the long arm of Uncle Sam. Another resultant of this grotesque aggregation of wealth by fewer and fewer persons is that based on 2014 the Social Security Administration the American Middle Class has been shrinking⁴ leaving people feeling both economically and politically irrelevant while the popularity of both Donald Trump and Bernie Sanders continues to skyrocket who have hit a nerve.

“Goodbye Middle Class: 51 Percent Of All American Workers Make Less Than 30,000 Dollars A Year.” By Michael Snyder, on October 20th, 2015

“The Middle Class - We just got more evidence that the middle class in America is dying. According to brand new numbers that were just released by the Social Security Administration, 51 percent of all workers in the United States make less than \$30,000 a year. Let that number sink in for a moment. You can't support a middle class family in America today on just \$2,500 a month – especially after taxes are taken out. And yet more than half of all workers in this country make less than that each month. In order to have a thriving middle class, you have got to have an economy that produces lots of middle class jobs, and that simply is not happening in America today.

You can find the report that the Social Security Administration just released right here. The following are some of the numbers that really stood out for me...

- 38 percent of all American workers made less than \$20,000 last year.
- 51 percent of all American workers made less than \$30,000 last year.
- 62 percent of all American workers made less than \$40,000 last year.
- 71 percent of all American workers made less than \$50,000 last year.

That first number is truly staggering. The federal poverty level for a family of five is \$28,410, and yet almost 40 percent of all American workers do not even bring in \$20,000 a year.

If you worked a full-time job at \$10 an hour all year long with two weeks off, you would make approximately \$20,000. This should tell you something about the quality of the jobs that our economy is producing at this point. And of course the numbers above are only for those that are actually working. As I discussed just recently, there are 7.9 million working age Americans that are “officially unemployed” right now and another 94.7 million working age Americans that are considered to be “not in the labor force”. When you add those two numbers together, you get a grand total of 102.6 million working age Americans that do not have a job right now. So many people that I know are barely scraping by right now. Many families have to fight tooth and nail just to make it from month to month, and there are lots of Americans that find themselves sinking deeper and deeper into debt. If you can believe it, about a quarter of the country actually has a negative net worth right now.

² Wealth Inequality in the United States since 1913: Evidence from Capitalized Income Tax Data* Emmanuel Saez UC Berkeley Gabriel Zucman UC Berkeley August 2015 <http://gabriel-zucman.eu/files/SaezZucman2015.pdf>

³ <http://www.theguardian.com/business/2016/jan/18/richest-62-billionaires-wealthy-half-world-population-combined>

⁴ <http://ourworldindata.org/data/political-regimes/democratisation/>

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What that means is that if you have no debt and you also have ten dollars in your pocket that gives you a greater net worth than about 25 percent of the entire country. "

In addition about one third of all retired persons are solely dependent upon social security and are in desperate need for affordable housing. This grotesque and obscene aggregation of wealth is the result of many factors. Some simply blame bad public policies that favor the rich at the expense of everybody else that consistently fail to evaluate even IF a proposed public policy creates or preserves community wealth while others blame globalization and technological changes. It's really a combination of all three. What is needed is a profound change in the way public resources are allocated that focus on the creation or preservation of community; one of The Catalyst's primary objectives.

The alternative phases 3-5 proposes to leverage the strength of the food production capacity that already exists in St. Francis and marry this strength to the nationally recognized Cleveland Evergreen project business model that is successfully reversing this trend⁵ becoming a global neighborhood development model for creating community wealth. Local residents earn an ownership stake as they create thriving food production businesses, while playing a transformational role in building vibrant neighborhoods. This project proves that the true genius of America occurs at the local town hall level where real problems are solved by carefully blending public and private partnerships in the creation and growth of new entrepreneurs and companies. Another goal of the alternative phases is the recognition that food, and particularly the collective growing of good food on a neighborhood level that is shared is where community is found and identity is formed⁶.

FVD's job is easy. First, FVD will establish an exciting vision for The Catalyst project that will generate community support. Second, FVD will make sure the right people from the community of St. Francis are on the bus. Third, FVD will make sure they are in the right seats. Fourth, FVD will get out of their way and let them drive the bus.

The Catalyst's Project Vision

Kinnickinnic (Avenue/River) where The Catalyst is located is an Ojibwe word meaning "what is mixed," referring to the mixing of indigenous plants and tobaccos. FVD's vision for The Catalyst project if fully built-out includes mixing: mixed uses, with young and old generations with the resources to create or preserve community wealth as part of an eco village in the heart of St. Francis. H.O.L.I.E.'s Phase 1 kick-starts The Catalyst by 'mixing' (60) market rate & affordable elderly apartments. Phase 2 consists of 17 compact high performance zero energy homes with option to share a small greenhouse with their neighbor.

Other anticipated uses for the alternative future phases include a Grocery Store, Metro Farm Cooperative, Hotel Residence/Corporate Housing, Service Cooperative and Micro-Entrepreneurs Food Innovation Center to nurture the creation of local food entrepreneurs as part of a safe, inclusive, market rate & affordable, intergenerational, (near net) zero energy, clean energy generation, mixed use project that promotes eco-tourism, as part of a 'buy local' program promoting locals businesses, CSA's and artists in St. Francis, WI. The Cleveland Evergreen business model will serve as a framework for phases 3-5, the alternative phases of The Catalyst.

The Catalyst Eco Village: General Project Description

If fully built out to include phases 1-5, The Catalyst project may be a \$32 million, multi-phase, mixed use, intergenerational 'urban' project. Phases 1 and 2 will be constructed on a 2.6 acre parcel in the northwest quadrant of Norwich and Kinnickinnic Avenue. The location for Phases 3-5 have not been defined. Several sites in the neighborhood may be available for these phases. The Catalyst is located near the Milwaukee's Bay View

⁵ Cleveland Evergreen Project: <http://www.evgoh.com/>

⁶ From Tablet to Table, Leonard Sweet . <http://leonardsweet.com>



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neighborhood, one of the youngest, most diverse neighborhoods in the Milwaukee metro region. It is also within walking distance of parks along Lake Michigan. A microbrewery is located at KK & Howard Avenue.

As the younger Milwaukee Bay View population matures and begin to form family units they will naturally desire to move to other nearby communities to raise their families that they perceive as safer, more affordable and offer better economic opportunities to nurture the growth of their businesses & to access services. This is where The Catalyst is located - a natural location for an urban intergenerational eco village project targeting this younger demographic group that want to move to St. Francis simultaneously addressing the needs of an aging St. Francis population.



The 5 phases are:

Phase Description

1. HOLIE's (60) unit elderly apartments
2. (17) homes with option for shared greenhouse

Primary uses include an intergenerational mix of market rate and affordable residential uses to include:

- Elderly apartments
- Homes for young families including an option for perpetual affordable houses via a limited or shared equity cooperative business model where the relative cost of housing continuously comes down over time when compared with other similar houses.

Density not to exceed 30 units per acre.

Alternative Phases 3-5

Commercial Outlots targeted for a Community Bank and/or Black Box Community Theater, Hotel Residence/Corporate Housing, Metro Farm & Grocery, Micro-Entrepreneurs Food Innovation Resource Center with other ground floor commercial.

Primary uses include:

- Grocery store, café and food kart marketplace for local food entrepreneur market their products.
- Catalyst Metro Farm
- Micro-Entrepreneurs Food Innovation Resource Center
- Community Bank to help launch the new businesses leveraging St. Francis strength of food production.

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- Black Box Community Theater.

In the inspiring book “Ecovillages”, Prof. Karen Litfin shares her unique experience of these villages in sustainable living through four broad windows - ecology, economics, community, and consciousness - or E2C2. Whether we live in an ecovillage or an urban area, she contends we must incorporate these four key elements if we wish to harmonize our lives with our home planet. There are over 15,000 eco villages in the world. Most of them are indigenous tribal eco villages. This is not a ‘pie-in-the-sky’ idea. Not only is another world possible, it has already been done (over 15,000 times) in small pockets all over the world. Litfin surmises the commercialization of eco villages is the next step in their evolution. The Catalyst is a commercialized eco village. FVD is committed to building on the voices and resilient work of the St. Francis business community and it’s political leadership. We will bring the initial capital stacks that will kick-start The Catalyst and open other opportunities for the community to participate in a shared vision that slowly becomes reality over time.

E2C2 Goals

The Catalyst will initially focus on the ‘Economy’ and ‘Consciousness’ by firstly focusing on the economic well being of the residents and secondly raising the consciousness of the community through the collective effort of the growing of food locally that is shared. Sharing food is where that a sense of community is found and identity is formed.

1. Economic
 - a. Perpetual affordable housing for seniors and young families desiring a home.
 - b. Intergenerational market rate and affordable housing
 - c. Eco tourism
 - d. Micro- Entrepreneurs Food Innovation Center
 - e. Shared equity to make home ownership more affordable to young families..
 - f. Metro farm cooperative
2. Ecology
 - a. Near net zero energy project
 - b. Renewable energy
 - c. Natural storm water systems
3. Community
 - a. ‘Bottom’s-up’ approach to real estate development in a socially responsible fashion.
 - b. Build the neighborhood infrastructure for a decentralized and democratized (i.e., neighborhood) food system where access to fresher, transparently grown local food is paramount and community own geo thermal utility as part of zero energy project.
 - c. Service cooperative
 - d. Support local artists by developing a cultural art framework for them to market their work, i.e., all businesses in the Catalyst will be encouraged to actively display and encourage the sale of artwork produced by local artists.
4. Consciousness
 - a. Growing good food locally as a collective effort and especially the sharing of that food will inevitably lead to raising the collective consciousness of the community in contrast to what we have today in what Leonard Sweet describes as ‘a deficit in our fast-food, take-what-you-like-smorgasbord, together-but separate society’

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2

Project Phases Descriptions

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PHASE 1

HOLIE will kick-start The Catalyst as the first phase of multi-phase intergenerational eco village. Without HOLIE there is no The Catalyst project. The proposed (60) unit project will be owned and independently operated by H.O.L.I.E. H.O.L.I.E. is an acronym for Housing Of Limited Income Elderly. H.O.L.I.E is an established coalition of 6 Milwaukee south-side churches that has been providing affordable housing to Milwaukee south-side elderly residents for over 50 years. HOLIE's project is a mix of market rate & affordable elderly unassisted apartments for persons 62 years and older conforming to the U.S. Federal Fair Housing Act. The 3-story, (60) unit, apartment building includes (7) 1,100 SF 2-bedroom, 2 bath units and (53) 670 SF 1-bedroom, 1 bath units. It includes underground parking for about 40 cars and 62 surface parking spaces for a total of 102. FVD met with one of the largest HUD lenders in the country that is interested to fund H.O.L.I.E. however at only 60 units HOLIE's project is a little smaller than they would prefer to hit their sweet spot of \$10 million. Therefore other phases likely may be aggregated to fit the lender's funding wheelhouse.

Amenities include:

- Community flower or garden space
- Covered front porch with barbeque &/or picnic areas
- TV sitting, card playing, library reading and study areas throughout the building on every floor.
- Ground floor community room and kitchen for community meeting space or for private parties.
- Each unit will be convertible to persons with disabilities so if a person becomes wheel chair bound they can clothe, bathe and feed themselves without being forced to move.

HOLIE's (60) unit project will create or preserve an estimated minimum of \$1.6 billion in community wealth, or \$26.8 million per unit calculated as follows:

- | | | |
|----|-------------------------------|--|
| 1. | \$ 2,140,000 ⁷ | Paid to local labor to build the project |
| 2. | \$ 3,210,000 ⁸ | Paid to local material supplies to build the project |
| 3. | \$ 3,475,000 ⁹ | Equity that's converted to cash when a house owned by elderly is sold. |
| 4. | \$1,598,593,826 ¹⁰ | 30 yr. income stream from new households moving into homes the elderly sold. |
| 5. | \$ 3,475,000 ¹¹ | 30 yr. tax revenue to City of St. Francis. |

Total: \$1,610,893, 826 or \$26,848,230/unit

There will be an alternative for the HOLIE's project to be independently certified by U.S Department of Energy as a Zero Ready Home¹², or to get as close as we can to a net zero energy residential project consistent with a fundable project consistent with the loan parameters. A DOE Zero Energy Ready Home is a high performance home or multi-family building that is so energy efficient that a renewable energy system (if used) can offset all or most of its annual energy consumption. Integrating geo-thermal augmented by solar energy generation is one of the most energy efficient elements a project can use to save energy. Geo-thermal is so energy efficient that it can be practically used to melt snow and ice on the driveway ramp to the basement parking, sidewalks and patio areas-but this technology comes with a price. If HOLIE and the (17) homes utilize this alternative, then the

⁷ Based on estimate that of 40% of total \$5.35 million total project costs will be directly allocated to labor.

⁸ Based on estimate that 100% of \$3.2 million of materials that will be purchased from local suppliers.

⁹ Based on an average equity of \$130,000/house times 60 houses. It assumes that 60 elderly persons from St. Francis will sell their homes & thus convert this equity to cash when they sell their homes. <http://www.fool.com/investing/general/2015/05/25/the-typical-american-has-this-much-in-home-equity.aspx>

¹⁰ Based on 2015 Milwaukee County household median income of \$52,606 over 30 years assuming 60 new households moving to St. Francis with 2% annual income increase and an additional 1.5 units (or 3%) new family formations of units becoming available annually.

¹¹ Estimated total 30 yr. tax revenue to City of St. Francis ONLY based on HOLIE being assessed at 100% of \$5.5M project value using straight-line mill rate tax of 1.1% over 30 years and 4% average annual appreciation.

¹² U.S Dept. of Energy: <http://energy.gov/eere/buildings/zero-energy-ready-home>

The Catalyst



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Catalyst project will be the first certified U.S Department of Energy Zero Energy Ready multi-residential structure erected in Wisconsin under this stringent standard.

Laundry and storage will be internal to all the units. Storage may double function as a media center. There is a trash and recycling room located on each floor with chutes to a common trash and recycling room in the basement. An external trash/outside storage corral is located near the overhead door to the basement which is shielded from street level view for temporary staging of trash bins for trash, recycling bins, lawn and snow removal equipment. Appliances may be energy star rated.

The building will be fully sprinklered with a complete smoke and fire protection system consistent with NPFA 13R standards. An elevator will be conveniently located near the front entry. The project will be built using local labor consistent with the most recently published Federal Prevailing Labor Rates Standards and generally follow LEED sustainable building practices utilizing green products locally purchased wherever practical. There will be a permanent on-site manager with secured vestibule and 24 hr. security system. Landscaping may utilize low water demand native trees, plants and grasses.

The contemporary architecture reflects melding traditional and modern elements with current mature adult, flexible, lifestyle concepts in an apartment that is part of an intergenerational eco village, grocery store, metro farm, service coop, innovation center, and close to public transportation. The interiors will be warm, inviting, affordable and flexible to live in. They will be designed so that if a person is confined to a wheel chair will be able to clothe, bathe and cook for them selves without the need for being transferred to an assisted living arrangement. A shelf outside in the corridor of each unit will allow the occupant to personalize their entry.

Contemporary architecture includes the following elements.

- ** A distinctive simple low profile roofline usually with wide overhanging eaves.*
- ** A simple façade, simple geometric shapes, simple structural & roof framing system.*
- **Green heating, air-conditioning and plumbing systems to conserve energy.*
- Usually larger windows or tall windows
- Mixing of at least 3 building materials: multiple siding types & colors and masonry accents.
- Natural, often local building material.
- Flexible layout to adapt to changes in resident needs, i.e., wheel chair adaptable floor plans

(& Italics) The elements listed above with are essential building elements that must be adopted to facilitate economical adoption of U.S Department of Energy Zero Energy Ready Home features.*

Alternatives

1. U.S. Department of Energy 'Zero Energy Ready Home' energy efficiency standards
2. Geo-thermal & photovoltaic
3. Vegetable sinks in all units that grind the vegetable and organic wastes and then pipes the organic waste directly to a bio-digester located in the basement that will generate clean renewable energy.
4. Natural storm water systems, fed landscapes, percolation parks, future plazas, and community gardens intertwined with rain and snow melt to feed the community gardens and the Catalyst Metro Farm.

Budget & GSF

- 77,064 GSF
- \$6.4 - \$7.2 million.

The Catalyst



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PHASE 2

This phase of The Catalyst project consists of (17) compact ultra high-performance affordable and market rate homes conforming to U.S Department of Energy Zero Ready Homes. The typical home will be 1,550 SF, 3-bedrooms, 2 ½ baths, with 1 1/2 car garage connected to a small (10x10) greenhouse connecting a minimum of 4 houses. An option will be provided for a 2-bedroom, 1,100 SF floor plan. DOE Zero Energy Ready Home is an ultra high performance home, which is so energy efficient, that a renewable energy system (if provided) can offset most of its annual energy consumption.¹³ Initially constructed slab-on-grade making integration of geothermal more economical, a basement will be an option. Less than 1% of these independently certified homes are built to these stringent standards. FVD will also explore creative financing alternatives to enhance home ownership affordability with lenders, non-profit and for-profit entities to include limited or shared equity cooperative that creates perpetual affordable housing utilizing the same HUD 221(d)4 loan guarantee program and lender that H.O.L.I.E. may be using. FVD will take the lead in developing these units.

The setbacks are consistent with nationally recognized urban (eco village) clustered development standards & other small homes in St. Francis that will result in accelerating the creation of community wealthy, attracting young families to St. Francis. The house setbacks are 25 ft. front & rear, 10 ft. between houses. Garage side setback back is 5 ft. Lower densities will decrease community wealth creation, raising the bar unnecessarily for these young families. The average lot size is 2,800 SF.

Alternatives

1. Similar to HOLIE
2. Basements
3. Front facades
4. Finish & technology upgrade package
5. Limited or shared equity cooperative.

GSF/Budget

- 25,000 - 32,000 GSF
- \$3.5 - \$4.5 million.

ALTERNATIVE PHASE 3 - 5

This phase of the project will be further defined after concept approvals for The Catalyst project. The site has not been selected. As envisioned this phase of the project may include:

- **Hotel Residences/Corporate Housing** project including ground floor commercial to include a grocery store and exercise facility. It is anticipated that the grocery will market locally grown organic food or products leveraging St. Francis's economic strength of food production. Approximately 150 units.
- **Catalyst Metro Farm Cooperative** modeled after the Cleveland Evergreen project will create community wealth. It is anticipated that initially the food grown on the Catalyst Metro Farm may include organic gourmet lettuce, heirloom tomatoes, basil and micro greens to include sale to the wholesale market to include wholesale food distributors, hospitals, universities, and restaurants and through other local Community Supported Agriculture Organizations (CSA's). The operations may include a retail outlet for the sale and distribution of Bright Agroteck Hydroponic growing system to small-scale metro farmers in St. Francis and Milwaukee Metropolitan Area. An experienced farm manger will oversee the operation of the Catalyst Metro Farm. This operation may be located on the roof of the hotel.

¹³ See: <http://energy.gov/eere/buildings/zero-energy-ready-home>.



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- **Service Cooperative.** As envisioned, this is a service cooperative in which Catalyst members volunteer their time to help other people who are also members in the Catalyst Service Cooperative. This will be owned and operated democratically by the members of the Catalyst Community who will ultimately define its purpose. This may be a critical component to create a cohesive sense of community and may sponsor farmer's market, art festival, fall flower festival or St. Francis Night market.
- **Micro-Entrepreneurs Food Innovation Resource Center.** Entrepreneurs and our food system are under siege. We are already growing enough food for 10 billion people and still can't end hunger¹⁴. 70%-90% of the businesses that are started are no longer in business after 5 years¹⁵. As envisioned Micro-Entrepreneurs Food Innovation Center will be modeled after other similar nationally acclaimed innovation centers to provide technical advice and small business resources. It will be independently owned and operated by others. For Catalyst Micro-Entrepreneurs Food Innovation Resource Center to be successful it will need local partners who will encourage and assist the young entrepreneurs. They will need help in starting a business plan, looking for financial assistance, or needing advice on marketing. Therefore linking the entrepreneurs with a local community owned bank and technical experts where they can come as they are and talk about getting to the next level by which young entrepreneurs can be nurtured seeds the creation genuine community wealth.

Food business incubators and food business accelerators nurture developing food businesses in ways previously accessible to only the most-connected food insiders. A food technology accelerator will combine great business and not-for-profit minds, perhaps signaling a new era for food business. Venture capitalists have recently dumped briefcases full of money into businesses that "disrupt" the food system, complementing the food innovation renaissance. But startup money isn't everything, as any 12-year-old programming millionaire can tell you. Food incubators and accelerators, whether focused on locally grown organic food, cooking, brewing, producing food or technology development, all have one goal in common: providing a community of resources to people with ideas of high potential. The definitions of food incubators and accelerators are just as diverse as is this new trend. Generally, they are programs that consolidate and provide services from one central location to food businesses. The major categories are independent food business incubators (those that are not associated with large companies), corporate food business incubators and public/private partnerships. By dovetailing local entrepreneurs, and Metro farmers with a local grocery, food cart, Metro farm, Community Supported Agriculture (CSA) and other local partners will accelerate community wealth creation and an attractant to young entrepreneurs to move to St. Francis an intergenerational eco village.

Resource Partnerships

- Housing for Limited Income Elderly, a coalition of 6 south side Milwaukee Churches
- PACE
- The Milwaukee Building & Construction Trades Union
- Bright Agrotech

Other Potential Local Resources for Micro-Entrepreneurs Food Innovation Resource Center.

- *Community Development Financial Institution: Non-profit financial institution that provides financial assistance and loans to food entrepreneurs*
- *Private Bank: For-profit financial institution that provides financial assistance and technical expertise not available through the Community Development Financial Institution.*
- *Private Investment Fund for local entrepreneurs*
- *Milwaukee Area Technical College*
- *USDA Farm Service Wisconsin Micro-Enterprise Initiative*
- *SBA SCORE*
- *Local University Small Business Legal Clinic: Provides business transactional legal services to emerging businesses, cooperatives and non-profit corporations.*

¹⁴ http://m.huffpost.com/us/entry/world-hunger_b_1463429.html

¹⁵ <http://www.moyak.com/papers/small-business-statistics.html>



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- *Local Food Cooperative & Local CSA's*
- *Other developers and builders.*

3 Conceptual Plans

See attached exhibit

CONCEPTUAL

The Catalyst

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4 Mission Statement

MISSION

We want develop real estate in a socially responsible manner.

RESPECT

We honor the dignity and unique talents of everyone we serve.

VISION

The future is not something we enter. It is something we create.

COMPASSION

We nurture the well being of others and the environment.

JUSTICE

We join others to advocate for social justice.

STEWARDSHIP

We believe everything entrusted to us is for the common good to create and share wealth in the communities where we build.

The Catalyst

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THE CATALYST: Phase 1 Conceptual Plans



Example of flavor of contemporary style that HOLIE's project will emulate.



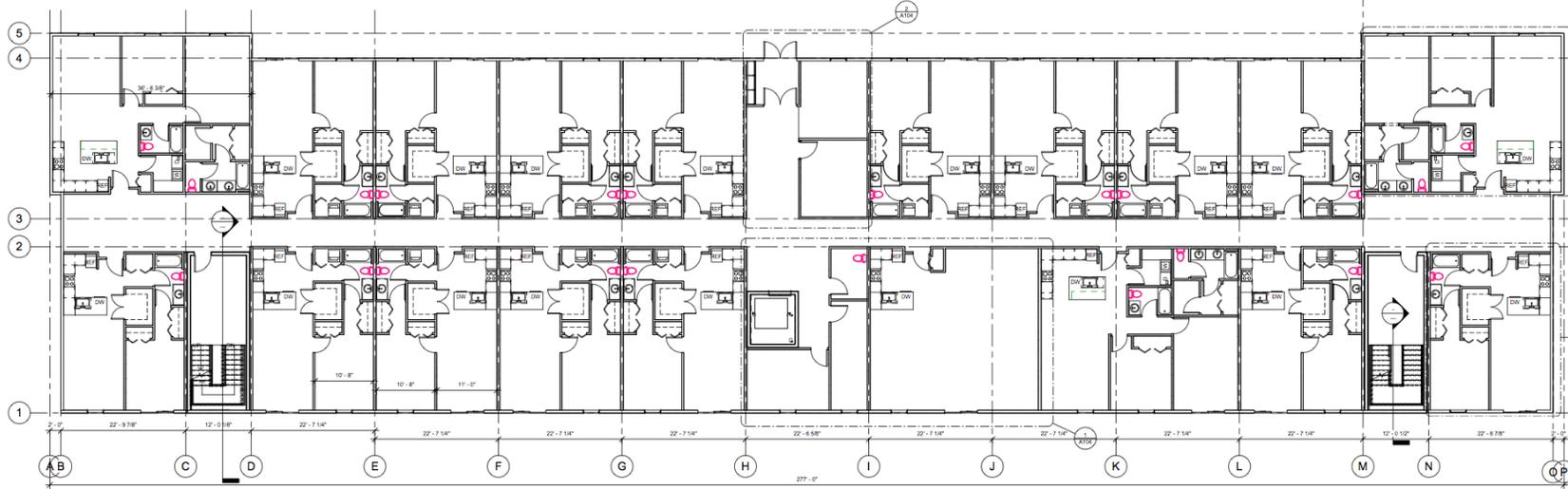
THE CATALYST: Phase 1 Conceptual Plans



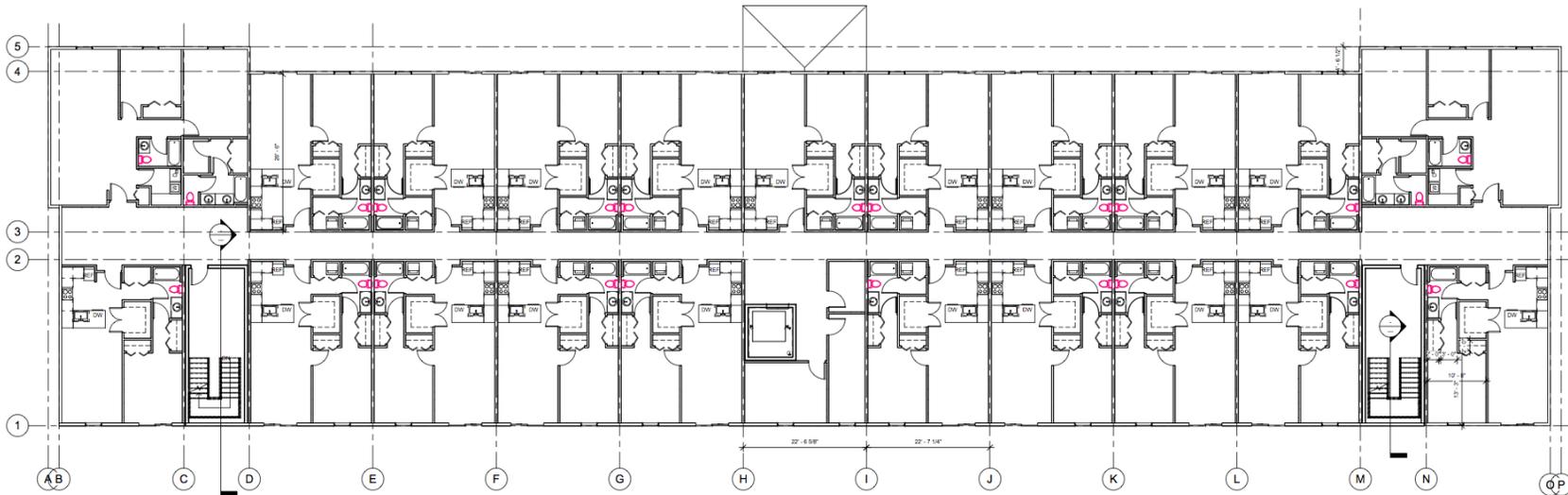
THE CATALYST: Phase 1 Conceptual Plans



THE CATALYST: Phase 1 Conceptual Plans Floor Plans. (2nd & 3rd floor plans are similar. Basement parking not shown)



FF 1
1/8" = 1'-0"



FF 2
1/8" = 1'-0"

THE CATALYST: Phase 2 Conceptual Plans



Ex of flavor of houses that we will emulate



Check No	Per	Date	Payee	Description	Inv Amount	V/M
68914	05/16	05/27/2016	HARDIN COUNTY SHERIFF	WARRANT: MYERS/JASON/R	1,000.00-	V
68973	05/16	05/19/2016	ICMA-RC	PLAN NUMBER 301536	1,190.00	
68974	05/16	05/19/2016	NORTH SHORE BANK FSB	MISC DEDUCTION	5,427.00	
68975	05/16	05/19/2016	QUIRK, STEVEN	ESCROW OVERPAYMENT REFUND	229.63	
68976	05/16	05/19/2016	WI SCTF	CASE IDENTIFIER 3998990	121.46	
	05/16	05/19/2016	WI SCTF	CASE IDENTIFIER 1302486	46.15	
68977	05/16	05/20/2016	BONNETT JR, GERALD J	PORTERING SQUADS	220.00	
68978	06/16	06/07/2016	A F L A C	MISC DEDUCTIONS	2,442.42	
68979	06/16	06/07/2016	ACE ELECTRIC SEWER CLEANERS	TELEWISE & LITE CLEANING SEWER LINE	5,890.80	
68980	06/16	06/07/2016	ADELMAN MAINTENANCE CORP	CARPET CLEANING	495.00	
68981	06/16	06/07/2016	AECOM TECHNICAL SERVICES	2040 E ST FRANCIS AVE PROJ	503.01	
	06/16	06/07/2016	ALLIED SAFETY PRODUCTS LLC	SAFETY VESTS	198.00	
	06/16	06/07/2016	ALLIED SAFETY PRODUCTS LLC	BOOTS	12.00	
68983	06/16	06/07/2016	ALSCO	CLOTHING NEW/REPLACE	35.62	
	06/16	06/07/2016	ALSCO	CLOTHING NEW/REPLACE	35.62	
	06/16	06/07/2016	ALSCO	CLOTHING NEW/REPLACE	35.62	
68984	06/16	06/07/2016	ARENZ MOLTER MACY	CONTRACTED LEGAL FEES	15,196.35	
	06/16	06/07/2016	ARENZ MOLTER MACY	TIF #4 LEGAL FEES	994.40	
	06/16	06/07/2016	ARENZ MOLTER MACY	TIF #5 LEGAL FEES	3,381.60	
68985	06/16	06/07/2016	ASSOC APPRAISAL CONSULTANTS	MONTHLY PROFESSIONAL FEES/ASSESSOR	1,931.55	
68986	06/16	06/07/2016	AT&T/SBC	CIVIC CENTER CONSTRUCTION	180.66	
	06/16	06/07/2016	AT&T/SBC	PARK SECURITY	200.66	
	06/16	06/07/2016	AT&T/SBC	GARAGE	195.49	
	06/16	06/07/2016	AT&T/SBC	SIGNALS	105.26	
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	06/16	06/07/2016	BAKER & TAYLOR	Y BOOKS	152.66	
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	06/16	06/07/2016	BAKER & TAYLOR	AD FIC	253.28	
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	06/16	06/07/2016	BAKER & TAYLOR	ANF	358.12	

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68988	06/16	06/07/2016	BAKER & TAYLOR	AD FIC	113.80	
	06/16	06/07/2016	BAYCOM INC	POLICE	522.12	
68989	06/16	06/07/2016	BENDLIN FIRE EQUIPMENT INC	MSA - KIT:REPLACEMENT	185.00	
68990	06/16	06/07/2016	BERES BUILDERS INC, JOHN	BAND SHELL PROJ #2	16,654.00	
68991	06/16	06/07/2016	BLUE TARP FINANCIAL	HIGHWAY	461.34	
	06/16	06/07/2016	BLUE TARP FINANCIAL	GARDENING	128.98	
68992	06/16	06/07/2016	BLUE TARP FINANCIAL	GARDENING	269.99	
	06/16	06/07/2016	BRAUN THYSSENKRUPP ELEVATOR	LIBRARY ELEVATOR	243.75	
68993	06/16	06/07/2016	CANINE TACTICAL OPERATIONS AN	TRAINING	320.00	
68994	06/16	06/07/2016	CHIEF SUPPLY CORPORATION	POLICE DEPT	291.00	
68995	06/16	06/07/2016	CINTAS CORPORATION	POLICE DEPT	12.81	
68996	06/16	06/07/2016	CIVIC SYSTEMS LLC	TRAINING	1,200.00	
68997	06/16	06/07/2016	COMPUTER TECHNOLOGIES	TRAINING	465.00	
68998	06/16	06/07/2016	CZERNIAKOWSKI, SHANE	CITIZENS POLICE ACADEMY	88.53	
	06/16	06/07/2016	CZERNIAKOWSKI, SHANE	TRAINING	8.00	
68999	06/16	06/07/2016	D C BURBACH INC	PROJ 2-2016 WATER MAIN TRENCH PROJ	35,593.56	
69000	06/16	06/07/2016	D J PRINTING	INSPECTION	49.00	
	06/16	06/07/2016	D J PRINTING	HIGHWAY	59.00	
69001	06/16	06/07/2016	DAVID MANIS INC	COURT	414.00	
69002	06/16	06/07/2016	DEMCO INC	LIBRARY	246.84	
69003	06/16	06/07/2016	DEMORES, JEAN	TRAINING MILEAGE	47.84	
69004	06/16	06/07/2016	DIVERSIFIED BENEFIT SERVICES	FSA ADMINISTRATIVE SERVICES	179.38	
69005	06/16	06/07/2016	DWD-UI	UNEMPLOYMENT	548.10	
69006	06/16	06/07/2016	EDM PUBLISHERS	FIRE INSPECTIONS LAW BULLETIN	158.48	
69007	06/16	06/07/2016	EICHNER, SYLVIA O'MALLEY	ESCROW OVERPAYMENT REFUND	65.15	
69008	06/16	06/07/2016	EMERGENCY APPARATUS MAINT. IN	ENGINE 2	3,284.60	
69009	06/16	06/07/2016	EXPRESSIVE PRINT AND	DARE PROGRAM	586.50	
69010	06/16	06/07/2016	FIRST ASSOCIATED INS AGENCY	BOND/UECKER TREASURER	525.00	
69011	06/16	06/07/2016	FLAG CENTER INC	FLAGS	119.85	
	06/16	06/07/2016	FLAG CENTER INC	FLAGS	156.40	
	06/16	06/07/2016	FLAG CENTER INC	SHIPPING	7.80	

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	06/16	06/07/2016	GALE/CENGAGE LEARNING	AD FIC	24.79	
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69013						
	06/16	06/07/2016	GENUINE PARTS COMP - MILWAUKE	HWY #33	9.98	
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	06/16	06/07/2016	GREENDALE MUNICIPAL COURT	WARRANT: WILBRANDT, JOSHUA B	547.00	
69016						
	06/16	06/07/2016	GROSS, RONALD T.	CLEANING & MAINTENANCES SERVICES	170.52	
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	06/16	06/07/2016	GUARDIAN	RETIREE	379.09	
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	06/16	06/07/2016	GUARDIAN	INSPECTION	61.65	
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	06/16	06/07/2016	GUARDIAN	POLICE	955.29	
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	06/16	06/07/2016	GUZMAN, ROSALIE M	REFUND OVERPAYMENT	264.10	
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	06/16	06/07/2016	HARCUS, JEREMY	TUITION REIMBURSEMENT PER CONTRACT	420.00	
69020						
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69021						
	06/16	06/07/2016	HAUKE'S LANDSCAPING	WEED TREATMENT	4,750.61	
69022						
	06/16	06/07/2016	HOUSE OF CORRECTION	T-SHIRTS	255.00	
69023						
	06/16	06/07/2016	IMPERIAL SUPPLIES HOLDINGS INC	SHOP TOOLS/EQUIP	466.05	
69024						
	06/16	06/07/2016	JAMERSON, BARBARA	REFUND PERMIT OVERPAYMENT	20.00	
69025						
	06/16	06/07/2016	JOURNAL/SENTINEL INC	PUBLICATION	224.17	
69026						
	06/16	06/07/2016	KAESTNER AUTO ELECTRIC CO	HIGHWAY	239.94	
	06/16	06/07/2016	KAESTNER AUTO ELECTRIC CO	SHOP & SUPPLIES	68.84	
	06/16	06/07/2016	KAESTNER AUTO ELECTRIC CO	HIGHWAY	83.85	

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69029	06/16	06/07/2016	LABOR ASSOC OF WISCONSIN INC	VISION INSURANCE	99.25	
69030	06/16	06/07/2016	LAKESIDE INTERNATIONAL TRUCKS	HWY #34	69.67	
	06/16	06/07/2016	LAKESIDE INTERNATIONAL TRUCKS	HWY #34	627.01	
69031	06/16	06/07/2016	LAKESIDE OIL COMPANY	DIESEL	2,185.72	
	06/16	06/07/2016	LAKESIDE OIL COMPANY	GASOLINE	4,431.38	
69032	06/16	06/07/2016	LARSON COMPANY, GUSTAVE A	ICE MERCHANDISER - SF DAYS	2,762.50	
69033	06/16	06/07/2016	LOCATE PLUS CORPORATION	LOCATE PLUS WEBSITE USAGE	35.95	
69034	06/16	06/07/2016	M A D A C C	DOGS	10.35	
69035	06/16	06/07/2016	M A T C	TRAINING	106.54	
	06/16	06/07/2016	M A T C	TRAINING	33.08	
69036	06/16	06/07/2016	MALEK AND ASSOCIATES INC	WIXON	2,025.00	
69037	06/16	06/07/2016	MCKAY NURSERY COMPANY	TREES	445.00	
	06/16	06/07/2016	MCKAY NURSERY COMPANY	FREIGHT CHARGE FOR TREES	25.00	
69038	06/16	06/07/2016	MCMANUS, HOLLY	TRAINING	20.00	
69039	06/16	06/07/2016	MENARDS	TREE WORK	239.88	
69040	06/16	06/07/2016	MIDLAND HEALTH TESTING	TESTING	60.00	
69041	06/16	06/07/2016	MIDWEST FIBER NETWORKS LLC	1GB DEDICATED TRANSPORT LINE	549.21	
	06/16	06/07/2016	MIDWEST FIBER NETWORKS LLC	INTERNET SERVICE	800.00	
69042	06/16	06/07/2016	MIELCAREK, JOHNNIE	TRAINING	38.20	
69043	06/16	06/07/2016	MILW CO ELECTION COMMISSION	ELECTION NOTICES	355.56	
	06/16	06/07/2016	MILW CO ELECTION COMMISSION	ELECTION SUPPLIES	567.84	
69044	06/16	06/07/2016	MILW CO FEDERATED LIBRARY SYS	LIBRARY	136.00	
	06/16	06/07/2016	MILW CO FEDERATED LIBRARY SYS	LIBRARY	45.91	
	06/16	06/07/2016	MILW CO FEDERATED LIBRARY SYS	LIBRARY	985.00	
69045	06/16	06/07/2016	MILW PAPER COMPANY	GENERAL OFFICE	246.49	
69046	06/16	06/07/2016	MILW POWER EQUIPMENT LLC	HWY #23	260.03	
	06/16	06/07/2016	MILW POWER EQUIPMENT LLC	HWY #23	606.75	
	06/16	06/07/2016	MILW POWER EQUIPMENT LLC	CONSERVATION	97.99	
	06/16	06/07/2016	MILW POWER EQUIPMENT LLC	HIGHWAY	11.15	
	06/16	06/07/2016	MILW POWER EQUIPMENT LLC	LAWN MOWER	4.50	
69047	06/16	06/07/2016	MILW WATER WORKS	GARAGE WATER	363.44	
	06/16	06/07/2016	MILW WATER WORKS	PARKS WATER	62.09	
	06/16	06/07/2016	NASSCO INCORPORATED	CIVIC CENTER	206.98	

Check No	Per	Date	Payee	Description	Inv Amount	V/M
	06/16	06/07/2016	NASSCO INCORPORATED	PARKS	402.92	
	06/16	06/07/2016	NASSCO INCORPORATED	GARAGE	195.48	
69048						
	06/16	06/07/2016	NASTAL, RICHARD J	REFUND OVERPAYMENT	835.17	
69049						
	06/16	06/07/2016	NAT'L SPRING INC	HWY	199.03	
69050						
	06/16	06/07/2016	NEUBAUER, LOIS	REFUND OVERPAYMENT OF TAXES	80.03	
69051						
	06/16	06/07/2016	NORTH AMERICAN RESCUE LLC	FIRE DEPT-SWAT EQUIPMENT	2,835.32	
69052						
	06/16	06/07/2016	NORTH SHORE BANK FSB	MISC DEDUCTION	5,427.00	
69053						
	06/16	06/07/2016	NOTARY BOND RENEWAL SERVICE	NOTARY - GAGNON	25.00	
69054						
	06/16	06/07/2016	OFFICE DEPOT INCORPORATED	PD OFFICE SUPPLIES	252.10	
	06/16	06/07/2016	OFFICE DEPOT INCORPORATED	PD OFFICE SUPPLIES	17.84	
	06/16	06/07/2016	OFFICE DEPOT INCORPORATED	PD OFFICE SUPPLIES	70.86	
69055						
	06/16	06/07/2016	OSI ENVIRONMENTAL INC	GARAGE	65.00	
69056						
	06/16	06/07/2016	POMP'S TIRE SERVICE	CREDIT	70.00-	
	06/16	06/07/2016	POMP'S TIRE SERVICE	HWY #10	229.83	
69057						
	06/16	06/07/2016	POPLAR, NICHOLAS	REIMBURSEMENT	99.14	
69058						
	06/16	06/07/2016	PORT-A-JOHN INC	RENTAL & DELIVERY	89.00	
69059						
	06/16	06/07/2016	PRAXAIR GAS TECH INC	EQUIP/VEHICLE MAINTENANCE	17.77	
	06/16	06/07/2016	PRAXAIR GAS TECH INC	EQUIP/VEHICLE MAINTENANCE	65.15	
	06/16	06/07/2016	PRAXAIR GAS TECH INC	EQUIP/VEHICLE MAINTENANCE	11.85	
	06/16	06/07/2016	PRAXAIR GAS TECH INC	EQUIP/VEHICLE MAINTENANCE	5.92	
	06/16	06/07/2016	PRAXAIR GAS TECH INC	EQUIP/VEHICLE MAINTENANCE	5.92	
	06/16	06/07/2016	PRAXAIR GAS TECH INC	EQUIP/VEHICLE MAINTENANCE	5.92	
	06/16	06/07/2016	PRAXAIR GAS TECH INC	EQUIP/VEHICLE MAINTENANCE	5.93	
69060						
	06/16	06/07/2016	R A SMITH & ASSOCIATES	TIF#5	772.50	
	06/16	06/07/2016	R A SMITH & ASSOCIATES	NEVADA EXTENSION	1,885.75	
69061						
	06/16	06/07/2016	REGISTRATION FEE TRUST(TVRP)	TVRP	50.00	
69062						
	06/16	06/07/2016	RHODE, TIMOTHY	MILEAGE	129.60	
69063						
	06/16	06/07/2016	RUEKERT-MIELKE	LIBRARY	2,024.00	
69064						
	06/16	06/07/2016	SCOTT, KATHY	MILEAGE	82.51	
69065						
	06/16	06/07/2016	SEILER INSTRUMENT & MFG CO INC	SURVEYING EQUIPMENT	20,502.58	
69066						
	06/16	06/07/2016	SHERWIN INDUSTRIES INC	FIBER MIX	151.41	
	06/16	06/07/2016	SHERWIN INDUSTRIES INC	HOT MIX	772.40	
	06/16	06/07/2016	SHERWIN INDUSTRIES INC	ASPHALT HOT MIX	349.74	
69067						
	06/16	06/07/2016	SHRED-IT USA LLC	DOCUMENT SHREDDING	104.43	
69068						
	06/16	06/07/2016	SILVER CREEK NURSERIES INC	TREES	1,975.00	

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69069						
	06/16	06/07/2016	STREICHER'S	AMMUNITION	673.00	
69070						
	06/16	06/07/2016	TIME WARNER CABLE	10404-705943701-2001 INTERNET/GARAGE	105.59	
69071						
	06/16	06/07/2016	TRUCK COUNTRY OF WISCONSIN	HWY #23	387.18	
	06/16	06/07/2016	TRUCK COUNTRY OF WISCONSIN	HWY #23	165.94	
	06/16	06/07/2016	TRUCK COUNTRY OF WISCONSIN	CREDIT:CORE RETURN	50.63-	
	06/16	06/07/2016	TRUCK COUNTRY OF WISCONSIN	CREDIT:CORE RETURN	118.12-	
69072						
	06/16	06/07/2016	U S POSTMASTER	NO. 2 PERMIT	215.00	
69073						
	06/16	06/07/2016	UECKER, ANNE B	MILEAGE	92.45	
69074						
	06/16	06/07/2016	UNUM LIFE INSURANCE	ADMINISTRATOR	43.23	
	06/16	06/07/2016	UNUM LIFE INSURANCE	CLERK/TREASURER	58.21	
	06/16	06/07/2016	UNUM LIFE INSURANCE	INSPECTION	30.08	
	06/16	06/07/2016	UNUM LIFE INSURANCE	CUSTODIAN	10.73	
	06/16	06/07/2016	UNUM LIFE INSURANCE	POLICE	607.72	
	06/16	06/07/2016	UNUM LIFE INSURANCE	FIRE	41.49	
	06/16	06/07/2016	UNUM LIFE INSURANCE	HEALTH	30.85	
	06/16	06/07/2016	UNUM LIFE INSURANCE	ENGINEERING	98.04	
	06/16	06/07/2016	UNUM LIFE INSURANCE	HWY	187.56	
	06/16	06/07/2016	UNUM LIFE INSURANCE	MECHANIC	21.88	
	06/16	06/07/2016	UNUM LIFE INSURANCE	LIBRARY	64.96	
69075						
	06/16	06/07/2016	US BANK NATL ASSOC	KONICA MINOLTA COPIER	246.00	
69076						
	06/16	06/07/2016	VERIZON WIRELESS	INSPECTION	50.48	
	06/16	06/07/2016	VERIZON WIRELESS	ELECTED OFFICIALS/GEN OFFI	160.80	
	06/16	06/07/2016	VERIZON WIRELESS	POLICE	479.33	
	06/16	06/07/2016	VERIZON WIRELESS	FIRE	49.80	
	06/16	06/07/2016	VERIZON WIRELESS	HEALTH	99.60	
	06/16	06/07/2016	VERIZON WIRELESS	ENGINEERING	49.80	
69077						
	06/16	06/07/2016	VRETENAR, CRAIG	MILEAGE	110.16	
69078						
	06/16	06/07/2016	W S DARLEY & CO	FIRE DEPT	459.39	
	06/16	06/07/2016	W S DARLEY & CO	FIRE DEPT	132.01	
	06/16	06/07/2016	W S DARLEY & CO	CREDIT	262.94-	
	06/16	06/07/2016	W S DARLEY & CO	FIRE DEPT	168.70	
	06/16	06/07/2016	W S DARLEY & CO	FIRE DEPT	55.00	
69079						
	06/16	06/07/2016	WAUKESHA CO TECHNICAL COLLEG	TRAINING	644.04	
69080						
	06/16	06/07/2016	WAUKESHA COUNTY TREASURER	RADON KITS	300.00	
69081						
	06/16	06/07/2016	WAUSHARA CO CLERK OF COURT	WARRANT: TURNBOUGH, CHRISTOPHER M	235.30	
69082						
	06/16	06/07/2016	WE ENERGIES	SIGNALS	614.22	
	06/16	06/07/2016	WE ENERGIES	PARKS	340.62	
	06/16	06/07/2016	WE ENERGIES	LIGHTS	14,439.40	
	06/16	06/07/2016	WE ENERGIES	GARAGE	427.84	
	06/16	06/07/2016	WE ENERGIES	4235 S NICHOLSON AVE	118.93	
	06/16	06/07/2016	WE ENERGIES	SIREN	18.29	
	06/16	06/07/2016	WE ENERGIES	4235 S NICHOLSON AVE	52.70-	

Check No	Per	Date	Payee	Description	Inv Amount	V/M
	06/16	06/07/2016	WE ENERGIES	GARAGE	603.25	
	06/16	06/07/2016	WE ENERGIES	CIVIC CENTER	1,328.68	
	06/16	06/07/2016	WE ENERGIES	CIVIC CENTER	3,238.81	
	06/16	06/07/2016	WE ENERGIES	LIBRARY	1,287.50	
69083						
	06/16	06/07/2016	WI DEPT OF FINANCIAL INSTITUTIO	NOTARY - GAGNON	20.00	
69084						
	06/16	06/07/2016	WI SCTF	CASE IDENTIFIER 1302486	46.15	
	06/16	06/07/2016	WI SCTF	CASE IDENTIFIER 3998990	121.46	
69085						
	06/16	06/07/2016	WILNET ENGINEERING LLC	GENERAL OFFICE	67.96	
	06/16	06/07/2016	WILNET ENGINEERING LLC	POLICE DEPT	110.15	
	06/16	06/07/2016	WILNET ENGINEERING LLC	POLICE DEPT	112.99	
	06/16	06/07/2016	WILNET ENGINEERING LLC	FAXING	97.93	
	06/16	06/07/2016	WILNET ENGINEERING LLC	MCAFEE	204.75	
	06/16	06/07/2016	WILNET ENGINEERING LLC	INSPECTION	71.63	
Grand Totals:					<u>201,614.91</u>	

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

**NOTICE OF PUBLIC HEARING
CHANGE OF ZONING
R-3 to M-1 Special Use
3876 South Kinnickinnic Avenue**

NOTICE IS HEREBY GIVEN, that the Common Council of the City of St. Francis will hold a Public Hearing in the Council Chambers, St. Francis Civic Center, 3400 East Howard Avenue, St. Francis, Wisconsin on Tuesday, June 28, 2016 at 7:00 p.m. regarding the request for Change of Zoning from present R-3 to M-1 Special Use. The legal descriptions involved in the proposed zoning change are as follows:

**Legal Description For: 3876 South Kinnickinnic Avenue
 Part of Tax Key Number 544-003-010**

Known as 3876 South Kinnickinnic Avenue, in the City of St. Francis, Milwaukee County, Wisconsin.

Part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Town 6 North, Range 22 East, in the City of St. Francis, Milwaukee County, Wisconsin

Commencing at the Southeast corner of said 1/4 Section; thence North $01^{\circ}01'12''$ West along the East line of said 1/4 Section 56.00 feet to a point in the North line of East Howard Avenue; thence South $88^{\circ}24'41''$ West along said North line 1045.46 feet to the point of beginning of lands to be described; thence continuing South $88^{\circ}24'41''$ West along said North line 85.95 feet to a point; thence North $85^{\circ}52'41''$ West along said North line 201.00 feet to a point in the Easterly line of South Kinnickinnic Avenue ; thence North $58^{\circ}58'23''$ West along said Easterly line 88.61 feet to a point; thence North $63^{\circ}44'58''$ East 160.15 feet to a point; thence North $26^{\circ}15'02''$ West 35.00 feet to a point; thence North $63^{\circ}44'58''$ East 139.27 feet to a point; thence South $26^{\circ}15'02''$ East 247.04 feet to the point of beginning.

Said land contains 43,560 square feet or 1.000 acres.

The zoning change would allow for: Animal Hospital/Boarding/Day Care

Any interested person may be heard at the time of the public hearing.

Published by the authority of the Common Council of the City of St. Francis, Wisconsin on this 31st day of May, 2016.

Anne B. Uecker, MMC/WCPC
City Clerk/Treasurer