

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

Excused: Fire Chief Lockwood

**Statement of Open Meetings Compliance:**

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

**Presentation:**

Wendy Unger, a Partner with Baker Tilly Virchow Krause, LLC reviewed the 2015 City of St. Francis Audit.

**Approval of Minutes:**

Moved by Alderman Klug, seconded by Alderman Brickner to place on file the minutes of the Common Council meeting held August 16, 2016. Motion carried.

**Reports from Committees/Commissions/Boards:**

Moved by Alderman Brickner, seconded by Alderman McSweeney to place on file with reference in the minutes the Reports from Committees/Commissions/Boards as listed on the September 6, 2016 Common Council Agenda. Motion carried.

**Recommendations of Action from Committees/Commissions/Boards:**

License Committee

Moved by Alderman Brickner, seconded by Alderman Wattawa to approve a Beverage Operator's License for Cori Moran. Motion carried.

Finance Committee

No action was taken from the September 6, 2017 Finance Committee meeting.

Planning Commission

Moved by Alderman McSweeney, seconded by Alderman Klug to approve the St. Francis Animal Hospital Site Plans and Architectural Plans contingent upon conditions specified in the letter dated August 19, 2016 from the City Engineer. Motion carried.

Moved by Alderman Klug, seconded by Alderman McSweeney to vacate and delete a portion of the unimproved right-of-way of South Barland Avenue and unimproved public alleys north and

south of East Howard Avenue, to direct City staff to proceed with the proper notifications and to set the public hearings. Motion carried.

Moved by Alderman Klug, seconded by Alderman McSweeney to vacate and delete 12 feet of City right-of-way on the south side of East Martin Lane between South Kirkwood Avenue and South Lake Drive and to have City staff proceed with the proper notifications and public hearings. Motion carried.

**Resolutions and Ordinances:**

Moved by Alderman McSweeney, seconded by Alderman Brickner to introduce and adopt a Resolution to Accept and File Audited Financial Statements for Year Ended December 31, 2015 Baker Tilly Virchow Krause, LLC. Motion carried. **Resolution No. 2713**

Moved by Alderman McSweeney, seconded by Alderman Wattawa to introduce and adopt a Resolution for Inclusion under the Income Continuation Insurance Plan. Motion carried. **Resolution No. 2714**

Moved by Alderman McSweeney, seconded by Alderwoman Schandel to introduce and adopt a Resolution for Inclusion under Group Life Insurance. Motion carried. **Resolution No. 2715**

Moved by Alderman Brickner, seconded by Alderman Klug to introduce and adopt a Resolution Congratulating Lakeside Chiropractic upon Achieving the 2016 Industry and Commerce Award in the City of St. Francis. Motion carried. **Resolution No. 2716**

Moved by Alderman McSweeney, seconded by Alderman Wattawa to introduce and adopt a Resolution Amending the Planned Unit Development Detailed Development Plan for 4550 South Brust Avenue Tax Key Number 592-9928. Motion carried. **Resolution No. 2717**

Moved by Alderman McSweeney, seconded by Alderman Klug to introduce a Resolution Concerning Discontinuance of a Portion of Unimproved Right-of-Way of South Barland Avenue and Unimproved Public Alleys North and South of East Howard Avenue in the City of St. Francis and to direct City staff to set the public hearing. Motion carried.

**Discussion Items with Possible Action:**

Planned Unit Development Preliminary Concept Review – Sherman & Associates (4100 South Lake Drive) – No action was taken.

Moved by Alderwoman Schandel, seconded by Alderman Klug to authorize the purchase of up to 8 tickets for City Officials and/or Department Heads for the South Shore Chamber of Commerce Dinner on September 22, 2016 with a maximum ticket expense of \$320 and the St. Francis Business of the Year Dinner on September 28, 2016 with a maximum ticket expense of \$240. Motion carried.

Moved by Alderman Brickner, seconded by Alderman Tutaj to place on file and approve all the vouchers on the Voucher List dated August 17, 2016 through September 6, 2016 in the amount of \$256,033.22. Motion carried.

Moved by Alderman Klug, seconded by Alderwoman Schandel to authorize City Administrator Johnsrud to negotiate with American Tower Corporation for the cell tower lease at Milton Vretenar Park. Motion carried.

**Training/Conference/Seminar Requests:**

Moved by Alderman Brickner, seconded by Alderman Wattawa to place on file with reference in the minutes the Training/Conference/Seminar Requests as listed on the September 6, 2016 Common Council Agenda and to grant the requests with the necessary expenses are they are budgeted items. Motion carried.

**Appointments to Committees/Commissions/Boards:**

None

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

Moved by Alderman McSweeney, seconded by Alderman Tutaj to place on file with reference in the minutes the Mayor's Update #91. Motion carried.

Moved by Alderwoman Schandel, seconded by Alderman Klug to place on file with reference in the minutes the Application for Special Event through City – St. Francis Fall Harvest Fest to be held October 2, 2016 at the St. Francis Civic Center and to approve the request. Motion carried.

**Announcement by Mayor Concerning Closed Session:**

Mayor St. Marie-Carls announced the following: The Common Council will convene into Closed Session per Wisconsin Statutes section 19.85(1)(e) for purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:

- Sherman and Associates (4100 South Lake Drive)
- Brinshore Development (4235 South Nicholson Avenue)
- WI-DOT Right-of-Way near East Howard Avenue and transfer of property to the St. Francis Brewery

**Convene into Closed Session:**

Moved by Alderman Brickner, seconded by Alderman McSweeney to convene into Closed Session pursuant to Wisconsin Statutes Section 19.85(1)(e) for purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: Sherman and Associates (4100 South Lake Drive); Brinshore Development (4235 South Nicholson Avenue); and WI-DOT Right-of-Way near East Howard Avenue and transfer of property to the St.

Francis Brewery. The following voted “aye”: Alderman Tutaj, Alderwoman Schandel, Alderman McSweeney, Alderman Klug, Alderman Wattawa and Alderman Brickner. Motion carried.

Time: 9:05 p.m.

Time: 10:42 p.m.

City Attorney Alexy reported the following action from Closed Session:

- Sherman and Associates (4100 South Lake Drive) – Following careful consideration of the proposed concept plans for this development, the consensus of the Council was that Staff pursue this matter further on the City’s behalf by requesting assistance from the City Assessor to support valuations provided by the Developer, requesting that the Developer bring forward applicable applications and plans and that Staff commence negotiations with the Developer pertaining to its request for Tax Incremental Financing incentives for the project
- Brinshore Development (4235 South Nicholson Avenue) – Following careful consideration of the proposed development of the former City Hall site, the consensus of the Common Council is not to pursue the proposed development.
- WI-DOT Right-of-Way near East Howard Avenue and transfer of property to the St. Francis Brewery – Moved by Alderman Klug, seconded by Alderman Klug to authorize City staff to prepare the necessary documents to obtain transfer of WI-DOT property to the City and to provide any required reimbursements to WI-DOT pertaining to the sale of property to SDAR, LLC. Motion carried.

**Adjourn:**

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

Time: 10:44 p.m.

STATE OF WISCONSIN

CITY OF ST. FRANCIS

MILWAUKEE COUNTY

RESOLUTION NO. 2713

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ACCEPT AND FILE

AUDITED FINANCIAL STATEMENTS FOR YEAR ENDED DECEMBER 31, 2015

BAKER TILLY VIRCHOW KRAUSE LLC

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THE COMMON COUNCIL OF THE CITY OF ST. FRANCIS, MILWAUKEE COUNTY, WISCONSIN, DOES RESOLVE AS FOLLOWS:

**WHEREAS**, Baker Tilly Virchow Krause, LLC has performed an audit of all financial records and provided audited financial statements for the year ended December 31, 2015, and

**WHEREAS**, Baker Tilly Virchow Krause, LLC has reviewed the Audited Financial Statements with the Common Council, and

**NOW THEREFORE BE IT RESOLVED**, that the Common Council of the City of St. Francis does hereby accept and file the Audited Financial Statements for the Year Ended December 31, 2015 as provided by Baker Tilly Virchow Krause, LLC, and

**BE IT FURTHER RESOLVED**, that the City Clerk/Treasurer has the authority to effectuate this resolution.

**PASSED AND ADOPTED** by the Common Council this 6<sup>th</sup> day of September, 2016.

/s/CoryAnn St. Marie-Carls

Mayor

ATTEST:

/s/Anne B. Uecker, MMC/WCPC

City Clerk/Treasurer

STATE OF WISCONSIN

CITY OF ST. FRANCIS

MILWAUKEE COUNTY

RESOLUTION NO. 2714

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RESOLUTION FOR INCLUSION UNDER THE INCOME CONTINUATION INSURANCE PLAN

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THE COMMON COUNCIL OF THE CITY OF ST. FRANCIS, MILWAUKEE COUNTY, WISCONSIN, DOES RESOLVE AS FOLLOWS:

**WHEREAS**, The Common Council of the City of St. Francis, pursuant to the provisions of Section 40.61 of the Wisconsin Statutes, hereby determines to offer the Income Continuation Insurance Plan to eligible personnel through the program of the State of Wisconsin Group Insurance Board, and agrees to abide by the terms of the plan as set forth in the contract between the Group Insurance Board and the Administrator.

**BE IT FURTHER RESOLVED**, that the resolution shall be effective on the later of the 1<sup>st</sup> of the month on or after 90 days following its receipt at the Department of Employee Trust Funds, or January 1, 2017; and

**BE IT FURTHER RESOLVED**, that the proper officers are herewith authorized and directed to take all actions and make salary deductions for premiums and submit payments required by the State of Wisconsin Group Insurance Board to provide such Income Continuation Insurance.

**BE IT FURTHER RESOLVED**, that the City of St. Francis WRS Agent submit a certified copy of this resolution to the State of Wisconsin Department of Employee Trust Funds.

**PASSED AND ADOPTED** by the Common Council this 6<sup>th</sup> day of September, 2016.

/s/CoryAnn St. Marie-Carls

Mayor

ATTEST:

/s/Anne B. Uecker, MMC/WCPC

City Clerk/Treasurer

STATE OF WISCONSIN

CITY OF ST. FRANCIS

MILWAUKEE COUNTY

RESOLUTION NO. 2715

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RESOLUTION FOR INCLUSION UNDER GROUP LIFE INSURANCE

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THE COMMON COUNCIL OF THE CITY OF ST. FRANCIS, MILWAUKEE COUNTY, WISCONSIN, DOES RESOLVE AS FOLLOWS:

**WHEREAS**, pursuant to the provisions of Chapter 40 of the Wisconsin Statutes such Common Council hereby determines to be include under the following Group Life Insurance programs provided by Chapter 40 of the Wisconsin Statutes for its eligible personnel:

Additional Group Life Insurance

- 1 Unit (1x earnings)
- 2 Units (2x earnings)
- 3 Units (3x earnings)

Spouse and Dependent Group Life Insurance

**BE IT FURTHER RESOLVED**, that the proper officers are herewith authorized and directed to take all actions and make such deductions and submit such payments as are required by the Group Insurance Board of the State of Wisconsin to provide such group life insurance.

**BE IT FURTHER RESOLVED**, that the City of St. Francis WRS Agent submit a certified copy of this resolution to the State of Wisconsin Department of Employee Trust Funds.

**PASSED AND ADOPTED** by the Common Council this 6<sup>th</sup> day of September, 2016.

/s/CoryAnn St. Marie-Carls  
Mayor

ATTEST:

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

**RESOLUTION NO. 2716**

**RESOLUTION CONGRATULATING LAKESIDE CHIROPRACTIC  
UPON ACHIEVING THE 2016 INDUSTRY AND COMMERCE AWARD  
IN THE CITY OF ST. FRANCIS**

**WHEREAS**, the St. Francis Association of Commerce and the City of St. Francis are co-sponsors of an “Appreciation Night” for Industry and Commerce, which event will be celebrated September 28, 2016; and

**WHEREAS**, LAKESIDE CHIROPRACTIC has been designated as an organization to be recognized and honored for its contribution to the City of St. Francis and St. Francis Commerce; and

**WHEREAS**, LAKESIDE CHIROPRACTIC is a dedicated provider of chiropractic care, nutritional counseling, physical rehabilitation therapy, massage therapy, and reflexology; and

**WHEREAS**, LAKESIDE CHIROPRACTIC was started in May 2005 by Dr. Chris Dwyer and has been the sole chiropractic care centered facility in the City of St. Francis; and

**WHEREAS**, LAKESIDE CHIROPRACTIC believes supporting Community interaction by volunteering for countless community based events and non-profit organizations; and

**BE IT FURTHER RESOLVED** by the Common Council of the City of St. Francis, Milwaukee County, Wisconsin, on behalf of itself and all the residents of the City of St. Francis that it hereby highly commends LAKESIDE CHIROPRACTIC as recipient of the 2016 Industry and Commerce Award.

PASSED and ADOPTED this 6th day of September, 2016.

/s/CoryAnn St. Marie-Carls

Mayor

ATTEST:

/s/Anne B. Uecker, MMC/WCPC

City Clerk/Treasurer

STATE OF WISCONSIN

CITY OF ST. FRANCIS

MILWAUKEE COUNTY

RESOLUTION NO. 2717

**A RESOLUTION AMENDING THE PLANNED UNIT DEVELOPMENT  
DETAILED DEVELOPMENT PLAN FOR  
4550 SOUTH BRUST AVENUE TAX KEY  
NUMBER 592-9928**

WHEREAS, on September 5, 1995, by Ordinance No. 917, the property encompassing Tax Key Number 592-9928 and commonly referred to as 4550 South Brust Avenue, City of St. Francis, County of Milwaukee, Wisconsin (more particularly described in the attached

Exhibit A and hereafter referred to as the "Subject Property") was rezoned as a Planned

Unit Development-Commercial; and

WHEREAS, by Planned Development Agreement dated November 1, 1995, between and incorporated by reference as Exhibit B) approved a Planned Unit Development ("PUD") the City of St. Francis and Duffy & Associates, Inc., the City of St. Francis (attached hereto plan for the Subject Property that provides, in pertinent part:

2. USE / NUMBER OF BUILDINGS. The real estate shall be used for purposes permitted in Business District B-2 of the St. Francis Code. as it may be amended from time to time. and the following uses only:

A. Direct Mail/Marketing and this [sic] shipping of mail.

B. Wholesale business.

C. Printing and publishing.

D. Manufacture of products from wood, paper, plastics and metal, but not the manufacture of paper, pulp, plastics nor the rendering of metals.

E. Processing, packing and manufacture of food, except meat and meat products, fish and fish products, sauerkraut and cabbage byproducts.

F. Laboratories

G. Manufacture of jewelry and cosmetics.

and the uses incidental thereto, such as parking, employee cafeteria, meeting rooms, etc. There shall be only one main building per lot. There shall be one outbuilding permissible, and one shelter for garbage containers.

WHEREAS, on or about July 30, 2014, the current owner of the Superior Equipment

and Supply, Co. (“Applicant”), requested that the City consider modifying the permitted

uses of the Subject Property to permit food service equipment sales with test kitchen, restaurant, and cooking classes as set forth in the application dated July 30, 2014; and

WHEREAS, on December 2, 2014 following recommendation by the Planning to the PUD plan as set forth in the “Resolution Amending the Planned Unit Detailed ” Commission and a hearing before the public, the Common Council granted an amendment

Development Plan for Tax Key Number 592-9928 , a copy of which is attached hereto and incorporated by reference as Exhibit C; and

WHEREAS, on May 11, 2016, the applicant filed an application for permission to construct a permanent structure approximately 42 feet by 12 feet in accordance with the plans set forth in said application for purposes of operating a local farmers market on the subject property; and

WHEREAS, the amendment of an existing PUD plan is addressed within § 455-34(F) of “ the City Code, which provides:

F.Changes or revisions of approved detailed PUD plans.

1. Submission. All proposed changes, revisions, and additions to any aspect of an approved detailed PUD shall be submitted to the Planning Commission and Common Council for review.
2. Minor changes. The Common Council, on the recommendation of the Planning Commission, may approve minor changes without a public hearing, provided that the detailed PUD plan remains consistent with the spirit and intent of the initial PUD or a previously approved detailed PUD and that the modification will not:
  - (a) Change the general character of the planned development.
  - (b) Cause a substantial relocation of principal or accessory structures.
  - (c) Cause a substantial relocation or reduction of parking, loading or recreation areas.
  - (d) Cause a substantial relocation of traffic facilities.
  - (e) Increase the land coverage of buildings and parking areas.
  - (f) Increase the gross floor area of buildings or the number of dwelling units.
  - (g)Reduce the amount of approved open space, landscaping or screening.
3. Substantial changes. If the requested change is determined by the Common Council to be substantial, a public hearing shall be held by the Common Council, which has the authority to approve or deny the request.

Common Council grant approval for the construction and operation of a farmers' market on WHEREAS, on May 24, 2016, the Planning Commission duly recommended that the the subject property as set forth in the May 11, 2016 application conditioned upon the the Farmers' Market being located between the driveways on the west side of the building holding of a public hearing and further conditioned upon the location of the structure for and having a sign posted on the patio concerning keeping alcohol on the patio area; and concerning the application for construction and operation of the farmers' market on the

WHEREAS, on August 2, 2016, the Common Council, duly conducted a public hearing  
Subject Property; and

WHEREAS, the Common Council having determined for purposes of § 455-48 of the City Code that the recommended changes concerning use of the Subject Property that constitute a "special use" within the B-2 District will:

- Be in harmony with the general and specific purposes for which Chapter 455 of the City Code of Ordinances was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of St. Francis Comprehensive Smart Growth Plan or element thereof;
- Not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and will not substantially diminish and impair property values within the community or neighborhood;
- Be constructed, arranged, and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations; and
- Be served adequately by essential public facilities and services, such as streets, public utilities, including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities, or the applicant will provide adequately for such facilities;
- Not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

- Not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance; and
- In all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Planning Commission.

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

SECTION 1. It is hereby RESOLVED that, commencing on the date hereof, the Detailed Plan for the Planned Unit Development for the Subject Property is amended to permit use of the Subject Property for: food service equipment sales with test kitchen, restaurant, and cooking classes as set forth in the application and plans presented to the Planning farmers' market as set forth in the plans presented to the Planning Commission on May 24, Commission at its August 27, 2014 meeting and to permit construction and operation of a 2016 (attached hereto and incorporated by reference as Exhibit D), subject, however, to initial and continued compliance with all of the following conditions:

1. There shall be only one main building per lot.
2. There shall be one outbuilding permissible, and one shelter for garbage containers per lot.
3. The farmers' market shall be constructed and operated between the driveways  
  
on the west side of the existing building.
4. Applicant shall post one or more signs on the patio of the existing building warning patrons of the need to keep alcohol on the patio.
5. Except as otherwise specifically provided in this Amendment, the Subject Property shall be subject to the provisions of the PUD plan set forth in Exhibit B.
6. The Subject Property shall be subject to compliance with all applicable provisions of § 455-35 of the City Code of Ordinances.
7. Any change in the use of the Subject Property from the use in existence as of the date of this Amendment shall require the submission of a site plan and plan of operation for approval by the Planning Commission.
8. Any change in signage for the Subject Property shall be submitted to the Planning Commission for its approval in accordance with applicable provisions of Chapter 380 of the City Code of Ordinances.

9. The Applicant shall be required to obtain any and all required licenses and permits from the City, County, State, and Federal Government. If any license or permit is issued, any and all conditions of the same are incorporated herein and made a part of this conditional use permit.
10. The Applicant shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.
11. The Subject Property shall be maintained in compliance with all federal, State, and local laws, statutes, codes, ordinances, policies, and guidelines as determined by the Building and Fire Inspectors of the City of St. Francis.
12. Applicant is required to properly maintain the Subject Property at all times and in full compliance with all applicable provisions of the City Code of Ordinances.
13. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property.
14. No temporary use or special activity or event shall be permitted on the Subject Property without prior approval of the Planning Commission and the same must be in compliance with all ordinance, rules, and regulations of the City of St. Francis and all necessary permits must be obtained.
15. The Applicant, upon approval of this Amendment, shall reimburse the City of St. Francis for all expenses incurred by the City, including, but not limited to, expenses for the City Administrator, City Engineer, City Attorney, and all other professionals and technical assistance realized by the City in approving and granting this Amendment. The City Clerk shall provide the Applicant with copies of all itemized invoices.
16. Any attorney fees incurred by the City of St. Francis to enforce any of the conditions or requirements of the PUD Plan for the Subject Property must be paid by the property owner.
17. Any use not specifically listed as permitted in this Amendment shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Planning Commission for determination.
18. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the City of St. Francis, the County of Milwaukee, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by City ordinance or other law.
19. No alcohol shall be sold on the subject property except in compliance with any license that may be issued from time to time under applicable Wisconsin law upon application.
20. The Applicant, upon granting of this Amendment to the PUD Plan, shall agree to accept the same in writing.

21. The provisions of this Amendment, and the PUD Plan approved in Exhibit B, shall be binding upon the Applicant, its successors in interest to the Subject Property, and all existing and future occupant(s) of the Subject Property.

SECTION 2: SEVERABILITY. The several sections of this Resolution are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Resolution. The remainder of the Resolution shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this Resolution are hereby repealed as to those terms that conflict.

SECTION 3: EFFECTIVE DATE. This Resolution shall take effect immediately upon passage and publication as provided by law.

Passed and adopted at a regular meeting of the Common Council of the City of St. Francis this 6<sup>th</sup> day of September 2016.

/s/CoryAnn St. Marie-Carls

Mayor

ATTEST:

/s/Anne B. Uecker, MMC/WCPC

City Clerk/Treasurer

**APPLICANT ACCEPTANCE**

I hereby accept the terms of this Amendment to the PUD Plan in its entirety.

Superior Equipment and Supply, Co.

By: \_\_\_\_\_  
\_\_\_\_\_ [Print Name and Title]

Date: \_\_\_\_\_

## Exhibit A

## Legal Description

A parcel of land in the Southwest One-Quarter of Section 22, Township 6 North, Range 22 East, City of St. Francis, Milwaukee County, Wisconsin bounded and described as follows:

Commencing at the Southwest Corner of Section 22, T6N, R22E which has Wisconsin state plane coordinates 356,722.47 N; 2,564,887.68 E;

Thence commencing S 88°54'50" W, on and along the south line of said Southwest ¼ section, 2.0 feet, to coordinate point 356,722.43 N; 2,564,885.68 E;

Thence N 00°54'20" W, parallel with the West line of said ¼ section 572.40 feet to coordinate point 357,294.76 N; 2,564,876.63 E;

Thence N 88°54'50" E, parallel with the South line of said ¼ section, 32.00 feet to coordinate 357,295.37 N; 2,564,908.63 E; which is the East right-of-way line of South Brust Ave. And the point of beginning;

Thence continuing N 88°54'50" E, 432.66 feet to coordinate 357,303.57 N; 2,565,341.21 E;

Thence N 00°54'20" W, parallel with the West line of said ¼ section, 557.40 feet to coordinate 357,860.90 N; 2,565,332.40 E;

Thence S 88°54'50" W, parallel with the South line of said ¼ section, 44.36 feet to coordinate 357,860.05 N; 2,565,288.05 E;

Thence N 00°54'20" W, parallel with the West line of said ¼ section, 503.78 feet to the center line of S. Whitnall Ave., said center line being controversial, to coordinate point 358,363.77 N; 2,565,280.09 E;

Thence N 60°15'00" W on and along the center line of S. Whitnall Ave., 43.59 feet, which intersects the arc of curve, of the center line of S. Brust Ave., coordinate point 358,385.39 N; 2,565,242.24 E;

Thence Southwesterly along the arc of a curve whose radius is 1,432.39 feet and whose central angle is 9°02'45", 226.15 feet to coordinate point 358,145.63 N; 2,565,131.26 E;

Thence S 28°46'38" W, 164.79 feet to a coordinate point 358,001.20 N; 2,565,051.93 E;

Thence Southernly along the arc of a curve whose radius is 1420.80 feet and whose central angle is 29°40'58", 736.06 feet to coordinate point 357,294.76 N; 2,564,876.63 E;

Thence N 88°54'50" E, parallel with the South line of said ¼ section, 32.00 feet to the point of beginning, containing 6.63 acres more or less.

Excepting the West 30.00 feet and the Northerly 55.00 feet as measured at right angles to South Whitnall Avenue of the above described parcel heretofore dedicated for public street purposes. The above parcel is also further identified by the following listed City of St. Francis Tax Key No. 592-9928, which is also known as 4540 South Brust Avenue.

**ORDINANCE NO. 917**

**AN ORDINANCE ESTABLISHING OR CHANGING  
ZONING OF CERTAIN LANDS IN THE CITY OF ST.  
FRANCIS (Milwaukee County, owner) (Tax Key No.  
592-9928)**

WHEREAS the City Plan Commission, at the request of the Common Council has met and made affirmative recommendation as to change of zoning, and upon due and timely notice given by publication, and public hearing held thereon by the Common Council, all pursuant to Section 62.23(7), Wisconsin Statutes.

THE COMMON COUNCIL OF THE CITY OF ST. FRANCIS DO ORDAIN AS FOLLOWS:

Section 917.01 ZONING CHANGE. The zoning of the real estate described herein in the City of St. Francis, having been for Residential Use (R-1) be and the same hereby is amended to be used as Planned Development (PD) for Industrial purposes. The real estate is legally described in Attachment "A" hereto, as though fully set forth herein:

Section 917.02 CONFLICTING PROVISIONS. All ordinances or parts of ordinances contravening the provisions of this ordinance are to that extent repealed.

Section 917.03 EFFECTIVE DATE. This ordinance shall take effect and be in force the day after its passage and publication as provided by law.

PASSED and ADOPTED this 5th day of September 1995.

/s/Milton Vretenar

Mayor

ATTEST:

/s/Anne B. Uecker, CMC

City Clerk

Prepared by: Richard H. Staats, City Attorney

# City of St. Francis

4235 South Nicholson Avenue  
St. Francis, Wisconsin 53235  
(414) 481-2300

CITY ATTORNEY  
Richard H. Staats

Harwood H. Staats,  
Asst. City Attorney  
4702 S. Packard Avenue  
Cudahy, Wisconsin 53110  
(414) 744-2900

December 30, 1996

Anne B. Uecker, CMC, City Clerk  
City of St. Francis  
St. Francis, WI 53235

In re: Duffy Direct Developer's Agreement

Dear Anne:

Please find enclosed the original recorded Developer's Agreement with Duffy Direct. Please keep it with your original recorded documents. I have kept a copy for myself.

If there are any questions, please contact my office.

Sincerely,



Richard H. Staats  
City Attorney

RHS

cc: Jack Schultz, P.E., City Engineer (w/enc.)  
Craig Vretenar, Building Inspector (w/enc.)

# PLANNED DEVELOPMENT AGREEMENT

WHEREAS, Duffy & Associates, Inc. (hereinafter "developer") as sought and obtained approval for a change of zoning of a certain parcel of land in the City of St. Francis, pursuant to sec. 62.23, Wis. Stats., and chapter 17 of the St. Francis Code to Planned Unit Development, and

WHEREAS, such zoning classification requires certain agreements and plans to become effective as a zoning classification, and

WHEREAS, both City and Developer are desirous of developing the property in a manner that is in the best interests of developer, while at the same time protecting the general health and welfare of the community.

NOW, THEREFORE, IT IS HEREBY AGREED by and between City and developer as follows:

1. DESCRIPTION. The real estate to which this agreement is the subject of is legally described in Exhibit "A" attached hereto.

2. USE / NUMBER OF BUILDINGS. The real estate shall be used for purposes permitted in Business District B-2 of the St. Francis Code, as it may be amended from time to time, and the following uses only:

- A. Direct Mail Marketing and this shipping of mail.
- B. Wholesale business.
- C. Printing and publishing.
- D. Manufacture of products from wood, paper, plastics and metal, but not the manufacture of paper, pulp, plastics nor the rendering of metals.
- E. Processing, packing and manufacture of food, except meat and meat products, fish and fish products, sauerkraut and cabbage by-products.
- F. Laboratories
- G. Manufacture of jewelry and cosmetics.

and the uses incidental thereto, such as parking, employee cafeteria, meeting rooms, etc. There shall be only one main building per lot. There shall be one outbuilding permissible, and one

REGISTER'S OFFICE }  
Milwaukee County, WI } SS  
RECORDED AT \_\_\_\_\_

NOV 13 1996 9:00 to

REEL 3926 IMAGE 964 incl.

W. J. ... REGISTER OF DEEDS

-1 15 PM

Return to:  
Staats & Staats  
P.O. Box 288  
Cudahy, WI 53110

7289868 #  
18.00

RECORD

1800

shelter for garbage containers.

3. **STORM SEWER.** Downspouts and all paved areas shall be directly connected to storm sewer.

4. **ELEVATIONS, CITY DATA.** For all elevations, City data shall be used to provide uniformity.

5. **STORM WATER MANAGEMENT.** The parties recognize that there are certain requirements for storm water management, and further regulations are being formulated by Federal and State agencies. Developer shall incorporate appropriate storm water management practices in the development of its storm sewer system (i.e. sumps and cleaning thereof). City shall cooperate in providing expertise in such practices and its development.

6. **INGRESS AND EGRESS** Developer shall provide a standard "Stop" sign and stop bar to be placed in such a manner as directed by the City Engineer so that all vehicles accessing South Brust Avenue shall be required to stop before entering such highway. Due to the size of access to Whitnall Avenue and the proximity to an intersection, there shall be no direct access to Whitnall Avenue.

7. **LIGHTING** Lighting plans shall be submitted to and approved by the City prior to installation. The parties recognize that residential units abut the real estate to the East. Lighting shall be installed and shielded in such a manner as to reduce as much as possible any light going onto neighboring properties.

8. **SPRINKLERED.** The building proposed shall be sprinklered in accordance with State and City codes, and be approved by the City as provided by ordinance.

9. **SNOW REMOVAL.** The developer shall provide for private snow removal. Such shall be done in such a manner that snow is not deposited in street right-of-way.

10. **PLAN APPROVALS.** The construction erosion control plan, building plans, existing and proposed grading plan, signing/stripping plan (including appropriate fire lanes), landscape plan and utility plan (which shall include gas, electric, water (including appropriate fire protection), sanitary sewer, storm sewer, telephone and cable television) shall be submitted and approved prior to issuance of a building permit. Developer is aware that all plans need not only approval of the City Plan Commission, but also the City Aesthetic Control Board. Developer acknowledges receipt of a copy of Section 17.20, St. Francis Code outlining the approval process.

11. **OTHER APPROVALS.** Use of this site is governed by levels of government beyond the City of St. Francis, such as the United States, the State of Wisconsin, the Milwaukee Metropolitan Sewerage District, Milwaukee County, the Southeast Wisconsin Regional Planning Commission (SEWRPC) and the Milwaukee Water Works, and agencies thereof. For this agreement to be valid, developer must have approval of all such governments and agencies for

the areas in which they have jurisdiction. City shall cooperate with developer to secure such approvals as necessary, and assist in indicating which approvals are necessary, for which the City has knowledge.

12. **AGREEMENT BINDING.** This agreement is binding upon the parties hereto, their successors, assigns and personal representatives. This shall be recorded with the Register of Deeds of Milwaukee County and shall become a binding restriction running with the land.

13. **SEVERABILITY.** If any part of this 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 the Agreement and supplemental agreements shall not be affected thereby.

14. **ENFORCEMENT.** This agreement is considered part of the Zoning Code of the City of St. Francis and may be enforced as provided therein as it may be amended from time to time.

15. **SAFETY AND ACCESS.** Elevators, if any, in the building shall be of such size as to be able to carry an ambulance stretcher in the prone position. Developer and subsequent owners and managers of the building shall cooperate with the Fire Department to make a lockbox with master key available at all times.

16. **STAGED CONSTRUCTION.** Developer intends to construct the building in two stages, and the plans have been approved in such a manner. No further approvals are necessary for a building permit to be issued for stage two (2) of the construction, provided that the plans have not changed from the approval granted herein.

Dated this 1<sup>st</sup> day of November, 1995.

Duffy & Associates, Inc.

City of St. Francis

By: Dennis R. Duffy  
Dennis R. Duffy, President

By: Milton Vretenar  
Milton Vretenar, Mayor

By: \_\_\_\_\_

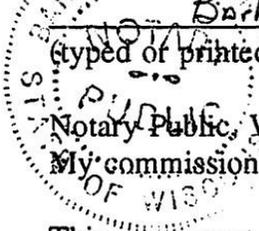
By: Anne B. Uecker  
Anne B. Uecker, City Clerk

ACKNOWLEDGMENT

Personally came before me this 10<sup>th</sup> day of October, 1995, the above named Dennis R. Duffy and \_\_\_\_\_ to me known to be the persons who executed this document, and I hereby acknowledge the same.

Barbara J. Johnson  
(signature)

Barbara J. Johnson  
(typed or printed name)



Notary Public, Wisconsin  
My commission (expires)(is) 8/30/99

This instrument was drafted by and should be returned to:

Attorney Richard H. Staats

STAATS & STAATS  
Attorneys at Law  
4702 S. Packard Ave.  
P.O. Box 288  
Cudahy, WI 53110  
(414) 744-2900

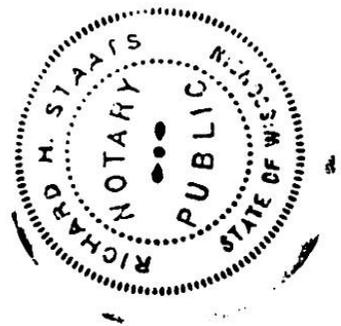
ACKNOWLEDGEMENT

Personally came before me this 1<sup>st</sup> day of November, 1995, the above named Milton Vretenar and Anne B. Uecker, to me personally known to be the persons who executed the above and acknowledge the same.

Richard H. Staats  
(signature)

Richard H. Staats  
(typed or printed name)

Notary Public, Wisconsin  
My commission (expires)(is) permenant



A parcel of land in the Southwest One-Quarter of Section 22, Township 6 North, Range 22 East, City of St. Francis, Milwaukee County, Wisconsin bounded and described as follows:

Commencing at the Southwest Corner of Section 22, T6N, R22E which has Wisconsin state plane coordinates 356,722.47 N; 2,564,887.68 E;

Thence commencing S 88°54'50" W, on and along the south line of said Southwest ¼ section, 2.0 feet, to coordinate point 356,722.43 N; 2,564,885.68 E;

Thence N 00°54'20" W, parallel with the West line of said ¼ section 572.40 feet to coordinate point 357,294.76 N; 2,564,876.63 E;

Thence N 88°54'50" E, parallel with the South line of said ¼ section, 32.00 feet to coordinate 357,295.37 N; 2,564,908.63 E; which is the East right-of-way line of South Brust Ave. And the point of beginning;

Thence continuing N 88°54'50" E, 432.66 feet to coordinate 357,303.57 N; 2,565,341.21 E;

Thence N 00°54'20" W, parallel with the West line of said ¼ section, 557.40 feet to coordinate 357,860.90 N; 2,565,332.40 E;

Thence S 88°54'50" W, parallel with the South line of said ¼ section, 44.36 feet to coordinate 357,860.05 N; 2,565,288.05 E;

Thence N 00°54'20" W, parallel with the West line of said ¼ section, 503.78 feet to the center line of S. Whitnall Ave., said center line being controversial, to coordinate point 358,363.77 N; 2,565,280.09 E;

Thence N 60°15'00" W on and along the center line of S. Whitnall Ave., 43.59 feet, which intersects the arc of curve, of the center line of S. Brust Ave., coordinate point 358,385.39 N; 2,565,242.24 E;

Thence Southwesterly along the arc of a curve whose radius is 1,432.39 feet and whose central angle is 9°02'45", 226.15 feet to coordinate point 358,145.63 N; 2,565,131.26 E;

Thence S 28°46'38" W, 164.79 feet to a coordinate point 358,001.20 N; 2,565,051.93 E;

Thence Southernly along the arc of a curve whose radius is 1420.80 feet and whose central angle is 29°40'58", 736.06 feet to coordinate point 357,294.76 N; 2,564,876.63 E;

Thence N 88°54'50" E, parallel with the South line of said ¼ section, 32.00 feet to the point of beginning, containing 6.63 acres more or less.

Excepting the West 30.00 feet and the Northerly 55.00 feet as measured at right angles to South Whitnall Avenue of the above described parcel heretofore dedicated for public street purposes. The above parcel is also further identified by the following listed City of St. Francis Tax Key No. 592-9928, which is also known as 4540 South Brust Avenue.

## EXHIBIT C

STATE OF WISCONSIN

CITY OF ST. FRANCIS

MILWAUKEE COUNTY

### RESOLUTION AMENDING THE PLANNED UNIT DETAILED DEVELOPMENT PLAN FOR TAX KEY NUMBER 592-9928

WHEREAS, on September 5, 1995, by Ordinance No. 917, the property encompassing Tax Key Number 592-9928 and commonly referred to as 4550 South Brust Avenue, City of St. Francis, County of Milwaukee, Wisconsin (more particularly described in the attached Exhibit A and hereafter referred to as the Subject Property ) was rezoned as a Planned Unit Development Commercial; and

WHEREAS, by Planned Development Agreement dated November 1, 1995, between the City of St. Francis and Duffy & Associates, Inc., the City of St. Francis (attached hereto and incorporated by reference as Exhibit B) approved a Planned Unit Development ( PUD ) plan for the Subject Property that provides, in pertinent part:

2. USE / NUMBER OF BUILDINGS. The real estate shall be used for purposes permitted in Business District B-2 of the St. Francis Code. as it may be amended from time to time. and the following uses only:
- A. Direct Mail/Marketing and this shipping of mail.
  - B. Wholesale business.
  - C. Printing and publishing.
  - D. Manufacture of products from wood, paper, plastics and metal, but not the manufacture of paper, pulp, plastics nor the rendering of metals.
  - E. Processing, packing and manufacture of food, except meat and meat products, fish and fish products, sauerkraut and cabbage byproducts.
  - F. Laboratories
  - G. Manufacture of jewelry and cosmetics.
- and the uses incidental thereto, such as parking, employee cafeteria, meeting rooms, etc. There shall be only one main building per lot. There shall be one outbuilding permissible, and one shelter for garbage containers.

WHEREAS, on or about July 30, 2014, the current owner of the Superior Equipment and Supply, Co. ( Applicant ), requested that the City consider modifying the permitted uses of the Subject Property to enhance its usability; and

WHEREAS, the amendment of an existing PUD plan is addressed within § 455-34(F) of “ the City Code, which provides:

- F.Changes or revisions of approved detailed PUD plans.
- 1. Submission. All proposed changes, revisions, and additions to any aspect of an approved detailed PUD shall be submitted to the Planning Commission and Common Council for review.
  - 2. Minor changes. The Common Council, on the recommendation of the Planning Commission, may approve minor changes without a public hearing, provided

## EXHIBIT C

that the detailed PUD plan remains consistent with the spirit and intent of the initial PUD or a previously approved detailed PUD and that the modification will not:

- (a) Change the general character of the planned development.
  - (b) Cause a substantial relocation of principal or accessory structures.
  - (c) Cause a substantial relocation or reduction of parking, loading or recreation areas.
  - (d) Cause a substantial relocation of traffic facilities.
  - (e) Increase the land coverage of buildings and parking areas.
  - (f) Increase the gross floor area of buildings or the number of dwelling units.
  - (g) Reduce the amount of approved open space, landscaping or screening.
3. Substantial changes. If the requested change is determined by the Common Council to be substantial, a public hearing shall be held by the Common Council, which has the authority to approve or deny the request.

WHEREAS, on August 27, 2014, the Planning Commission duly recommended amendment of the existing PUD plan concerning use of the Subject Property to permit use of the Subject Property for: food service equipment sales with test kitchen, restaurant, and cooking classes as set forth in the application dated July 30, 2014; and

WHEREAS, on November 5, 2014, the Common Council, duly conducted a public hearing on the proposed amendment of the PUD plan for the Subject Property; and

WHEREAS, the Common Council having determined for purposes of § 455-48 of the City Code that the recommended changes concerning use of the Subject Property that constitute a special use within the B-2 District will:

- Be in harmony with the general and specific purposes for which Chapter 455 of the City Code of Ordinances was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of St. Francis Comprehensive Smart Growth Plan or element thereof;
- Not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and will not substantially diminish and impair property values within the community or neighborhood;
- Be constructed, arranged, and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations; and
- Be served adequately by essential public facilities and services, such as streets, public utilities, including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities, or the applicant will provide adequately for such facilities;
- Not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

## EXHIBIT C

- Not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance; and
- In all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Planning Commission.

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

SECTION 1. It is hereby RESOLVED that, commencing on the date hereof, the Detailed Plan for the Planned Unit Development for the Subject Property is amended to permit use of the Subject Property for: food service equipment sales with test kitchen, restaurant, and cooking classes as set forth in the application and plans presented to the Planning Commission at its August 27, 2014 meeting, subject, however, to all of the following conditions:

1. There shall be only one main building per lot.
2. There shall be one outbuilding permissible, and one shelter for garbage containers per lot.
3. Except as otherwise specifically provided in this Amendment, the Subject Property shall be subject to the provisions of the PUD plan set forth in Exhibit B.
4. The Subject Property shall be subject to compliance with all applicable provisions of § 455-35 of the City Code of Ordinances.
5. Any change in the use of the Subject Property from the use in existence as of the date of this Amendment shall require the submission of a site plan and plan of operation for approval by the Planning Commission.
6. Any change in signage for the Subject Property shall be submitted to the Planning Commission for its approval in accordance with applicable provisions of Chapter 380 of the City Code of Ordinances.
7. The Applicant shall be required to obtain any and all required licenses and permits from the City, County, State, and Federal Government. If any license or permit is issued, any and all conditions of the same are incorporated herein and made a part of this conditional use permit.
8. The Applicant shall comply with all Federal, State, County, and local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property.
9. The Subject Property shall be maintained in compliance with all federal, State, and local laws, statutes, codes, ordinances, policies, and guidelines as determined by the Building and Fire Inspectors of the City of St. Francis.
10. Applicant is required to properly maintain the Subject Property at all times and in full compliance with all applicable provisions of the City Code of Ordinances.
11. No junk shall be accumulated or stored on the Subject Property. No burying or burning of junk is permitted on the Subject Property.
12. No temporary use or special activity or event shall be permitted on the Subject Property without prior approval of the Planning Commission and the same must be in compliance with all ordinance, rules, and regulations of the City of St. Francis and all necessary permits must be obtained.

## EXHIBIT C

13. The Applicant, upon approval of this Amendment, shall reimburse the City of St. Francis for all expenses incurred by the City, including, but not limited to, expenses for the City Administrator, City Engineer, City Attorney, and all other professionals and technical assistance realized by the City in approving and granting this Amendment. The City Clerk shall provide the Applicant with copies of all itemized invoices.
14. Any attorney fees incurred by the City of St. Francis to enforce any of the conditions or requirements of the PUD Plan for the Subject Property must be paid by the property owner.
15. Any use not specifically listed as permitted in this Amendment shall be considered to be prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Planning Commission for determination.
16. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the City of St. Francis, the County of Milwaukee, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by City ordinance or other law.
17. No alcohol shall be sold on the subject property except in compliance with any license that may be issued from time to time under applicable Wisconsin law upon application.
18. The Applicant, upon granting of this Amendment to the PUD Plan, shall agree to accept the same in writing.
19. The provisions of this Amendment, and the PUD Plan approved in Exhibit B, shall be binding upon the Applicant, its successors in interest to the Subject Property, and all existing and future occupant(s) of the Subject Property.

SECTION 2: SEVERABILITY. The several sections of this Resolution are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Resolution. The remainder of the Resolution shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this Resolution are hereby repealed as to those terms that conflict.

SECTION 3: EFFECTIVE DATE. This Resolution shall take effect immediately upon passage and publication as provided by law.

Passed and adopted at a regular meeting of the Common Council of the City of St.

Francis this \_\_\_\_ day of December 2014.

\_\_\_\_\_  
CoryAnn St. Marie-Carls, Mayor ATTEST:

EXHIBIT C

\_\_\_\_\_  
Anne Uecker, City Clerk/Treasurer

**APPLICANT ACCEPTANCE**

I hereby accept the terms of this Amendment to the PUD Plan in its entirety.

Superior Equipment and Supply, Co.

By: \_\_\_\_\_  
\_\_\_\_\_



## **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 15<sup>th</sup> - October 31<sup>st</sup> 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](mailto: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](mailto: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 15<sup>th</sup> – October 31<sup>st</sup>. Classes encourage children to eat more fresh fruits and vegetables by engaging them in hands-on activities. Children explore fruits and vegetables, and taste featured recipes.

**May 15th thru Oct 31st**

Friday: 11:00-6:00pm

Saturday 9:00 – 1:00pm

Sunday 9:00- 12:00pm

