

The meeting was called to order at 7:00 PM by Mayor Tutaj. Following the Pledge of Allegiance and a moment of silence for the community, roll call was taken.

Present: Mayor Tutaj, Alderpersons Schandel, Brickner, Feirer, Damon

Also Present: City Administrator Johnsrud, City Attorney Alexy, City Clerk/Treasurer Uecker, City Engineer Dejewski, Fire Chief Poplar, Police Lieutenant Harcus and interested citizens

Excused: Alderman Wattawa, Alderman Drew, Police Chief Hunter

Statement of Open Meetings Compliance:

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

Public Hearing:

- Change of Zoning – 2517 East Norwich Avenue
- Change of Zoning – Southeast Corner of the Intersection of South Kinnickinnic Avenue & East Norwich Avenue

Presentation:

- Proclamation – Elaine Briseldon

Consent Agenda:

Moved by Alderman Feirer, seconded by Alderwoman Schandel to place on file with reference in the minutes and approve all items listed under Consent Agenda on the September 17, 2019 Common Council Agenda. Motion carried.

Items Removed from Consent Agenda:

- None

Recommendation of Action from Committees/Commissions/Boards:

Moved by Alderman Brickner, seconded by Alderman Damon to approve Beverage Operator's Licenses - New for Jennifer Baskerville, Mary Luehring and Richard Smith. Motion carried.

Moved by Alderman Brickner, seconded by Alderman Damon to approve Beverage Operator's Licenses – Renewal for Joseph McCullough. Motion carried.

Moved by Alderman Feirer, seconded by Alderwoman Schandel to approve the permit to work in the right-of-way as requested by Rambol Corporation – East Norwich/South Iowa Avenues. Motion carried.

Moved by Alderman Damon, seconded by Alderwoman Schandel to refer until after Closed Session the Certified Survey Map – South Kinnickinnic Avenue/East Norwich Avenue and St.

Francis Animal Hospital Detailed PUD – South Kinnickinnic Avenue/East Norwich Avenue. Motion carried.

Resolutions and Ordinances:

Moved by Alderman Damon, seconded by Alderman Feirer to suspend the agenda to Item #2 under Resolutions and Ordinances. Motion carried.

Moved by Alderman Brickner, seconded by Alderman Damon to introduce and adopt an Ordinance to Conditionally Rezone Certain Lands in the City of St. Francis as a Planned Unit Development under Article IV, Chapter 455 of the City of St. Francis Zoning Code – 2517 East Norwich Avenue PIN: 584-9972. Motion carried. **Ordinance No. 1455**

Moved by Alderman Damon, seconded by Alderman Brickner to resume the Agenda. Motion carried.

Moved by Alderman Brickner, seconded by Alderman Feirer to introduce and adopt a Resolution Approving the Detailed Planned Unit Development Plan for Makers Village Investors Group LLC – 2517 East Norwich Avenue PIN: 584-9972. Motion carried. **Resolution No. 2790**

Discussion Items with Possible Action:

Moved by Alderman Brickner, seconded by Alderman Feirer to enter into the Agreement By and Between the City of St. Francis and Makers Village Investors Group LLC and to extend the closing date on the Offer to Purchase until October 10, 2019. Motion carried.

Appointments to Committees/Commissions/Boards:

- None

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

Moved by Alderwoman Schandel, seconded by Alderman Damon to place on file with reference in the minutes the correspondence from PNC Bank regarding handicap parking in front of PNC Bank located at 3545 South Kinnickinnic Avenue and to direct the City Attorney to prepare the appropriate ordinance. Motion carried.

Convene into Closed Session:

Moved by Alderman Brickner, seconded by Alderman Feirer to Convene into closed session pursuant to Wis. Stat. sec. 19.85(1)(e) for the purpose 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. Items for discussion – St. Francis Animal Hospital Offer to Purchase/Development Agreement. The following voted “aye”: Alderman Damon, Alderman Feirer, Alderwoman Schandel, and Alderman Brickner. Motion carried.

Time: 8:03 p.m.

Reconvene into Open Session:

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

Time: 8:41 p.m.

Moved by Alderwoman Schandel, seconded by Alderman Damon to table the Certified Survey Map – South Kinnickinnic Avenue/East Norwich Avenue and St. Francis Animal Hospital Detailed PUD – South Kinnickinnic Avenue/East Norwich Avenue. Motion carried.

Adjourn:

Moved by Alderman Damon, seconded by Alderman Feirer to adjourn. Motion carried.

Time: 8:43 p.m.

STATE OF WISCONSIN

CITY OF ST. FRANCIS

MILWAUKEE COUNTY

ORDINANCE NO. 1455

AN ORDINANCE TO CONDITIONALLY REZONE CERTAIN LANDS
IN THE CITY OF ST. FRANCIS AS A
PLANNED UNIT DEVELOPMENT UNDER ARTICLE IV, CHAPTER 455 OF
THE CITY OF ST. FRANCIS ZONING CODE
2517 E. NORWICH AVENUE
PIN: 584-9972

WHEREAS, on February 21, 2019, an Application was filed by Thomas Gralewicz as Member of Makers Village Investors Group LLC, a domestic limited liability company, (“Applicant”) to rezone certain lands in the City of St. Francis, Milwaukee County, Wisconsin, which are more particularly described in the attached Exhibit A (the “Subject Property”); and

WHEREAS, the Subject Property consists of approximately 2.36 acres and is currently zoned as M-2 General Industrial District, but has remained undeveloped and the Applicant has requested that the City approve a planned unit development of the Subject Property pursuant to the provisions of the Chapter 455 of the City of St. Francis Code of Ordinances; and

WHEREAS, subject to acquiring the Subject Property from its current owner, the City of St. Francis, the Applicant seeks to redevelop the property for purposes of providing space and equipment for members of Applicant concerning: wood shop, metal shop, welding shop, hand forge, hobby casting, crafting, and similar types of activities that may otherwise be conducted by Applicant’s members on a hobby basis in a residential setting; rentable space and support for Applicant’s members engaging in startup of businesses related to other uses enumerated herein; rentable artist workshops; a “Maker Mall” for use by Applicant’s members to display and sell their products at retail; retail space for small businesses that sell supplies to Applicant’s members for use onsite, all as set forth in the initial PUD Project Plan attached hereto and incorporated by reference as Exhibit B; and

WHEREAS, the proposed use of the property for a mixed-use Planned Unit Development is only permitted if a Planned Unit Development is approved by the Common Council under §§ 455-34 of the City of St. Francis Zoning Code following a public hearing and receipt of Planning Commission recommendations; and

WHEREAS, the Applicant has supplied all required data pursuant to Section 455-33(D) of the City of St. Francis Zoning Code for initial PUD Plan and rezoning for the entire tract; and

WHEREAS, the Application and related information provided by Applicant has been available for public inspection in the office of the City Clerk beginning February 21, 2019; and

WHEREAS, the Council having referred the matter to the Planning Commission for its recommendation as provided in § 455-34(D)(1); and

WHEREAS, the Application was considered by the City of St. Francis Planning Commission at a regular meeting held on February 27, 2019 upon due notice to the public; and

WHEREAS, the Planning Commission has recommended to the Common Council for the City of St. Francis (“Common Council”) that the requested zoning be approved as presented at the meeting held on February 27, 2019; and

WHEREAS, a public hearing was held before the Common Council on September 17, 2019 following due notice to the public as required in Section 455-34

WHEREAS, pursuant to Section 455-34(D) the Council has duly considered all of the following before making a decision on the requested zoning:

1. Consistency with the Comprehensive Smart Growth Plan;
2. Consistency with the purposes of this chapter;
3. Consistency with the recommendations of the Planning Commission;
4. Conformance with the standards set forth in § 455-35;
5. Findings and recommendations of City staff; and
6. All verbal and written comments received at the public hearing.

WHEREAS, having determined that all procedural and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such rezoning on the health, safety, and welfare of the community and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the community as to noise, dust, smoke, odor, and others, hereby determines that the rezoning will not violate the spirit or intent of the Zoning Code for the City of St. Francis, will not be contrary to the public health, safety, or general welfare of the City of St. Francis, will not be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, or other similar factors and will not, for any other reason, cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the operation is conducted pursuant to the following conditions and in strict compliance with the same and is consistent with the recommendations found in the City of St. Francis comprehensive plan;

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

SECTION 1: Commencing upon the date hereof, the Zoning Map of the City of St. Francis is hereby conditionally amended to rezone the Subject Property Planned Unit Development – Mixed-Use to permit redevelopment and use of the Subject Property for purposes of (1) wood shop, metal shop, welding shop, hand forge, hobby casting, crafting, and similar types of activities conducted that may otherwise be conducted by Applicant’s members on a hobby basis in a residential setting; (2) rentable work and storage for Applicant’s members; (3) rentable space and support for Applicant’s members engaging in startup of businesses related to other uses enumerated herein; (4) rentable artist workshops; (5) a “Maker Mall” for use by Applicant’s members to display and sell their products at retail; and (6) retail space for small businesses that sell supplies to Applicant’s members for use onsite, all as set forth in the initial PUD Project Plan attached hereto and incorporated by reference as Exhibit B, subject to initial and continued compliance with each of the conditions stated in Section 2 of this Ordinance being fully met.

SECTION 2: CONDITIONS IMPOSED.

The rezoning of the Subject Property to permit a Planned Unit Development as set forth in the Application submitted February 21, 2019 related plans and materials submitted by the Applicant and on file in the office of the Zoning Administrator is hereby granted subject to compliance with all of the following conditions:

1. Commencement of project. Common Council, Aesthetic Control Board, Planning Commission and staff approvals are required to finalize the detailed PUD plans, after which construction of private and public facilities may commence in accordance with the following:
 - a. Approvals, fees and infrastructure required. Building plans must be submitted to the Common Council, Aesthetic Control Board, and Planning Commission for their review and approval prior to issuance of any building permits.
 - b. No building permit shall be issued until all applicable fees and assessments have been paid and a developer's agreement has been approved and executed by the parties.
2. Expiration of approvals. If the Common Council and Planning Commission have not approved detailed PUD plans within one year of the date the Common Council approved this Ordinance, the PUD Zoning granted hereunder shall lapse and zoning for the parcel reverts to its prior status, unless the time for approval of detailed PUD plans is extended in writing by the Common Council. Furthermore, after the Common Council and Planning Commission have approved the detailed PUD plans, construction on the project shall be commenced within one year, unless the time is extended in writing by the Common Council. In the event that construction has not commenced within one year and been actively pursued, and an extension of time has not been granted by the Common Council, the PUD zoning approval lapses and zoning for the parcel reverts to its prior status.
3. The Subject Property shall, except as otherwise expressly provided herein or in the detailed PUD Plans be used in compliance with all applicable provisions of the City Code including, but not limited to, fire safety, noise, parking, public health, sign regulations, and zoning regulations.
4. Motor vehicle repair shall be limited to "light" motor vehicles and Applicant shall comply with all applicable provisions of § 455-45(F) of the City of St. Francis Code of Ordinances.
5. Uses conducted within the interior of building(s) located on the Subject Property may be conducted on a twenty-four-hour basis, excepting permitted motor vehicle repairs, with said hours of operation to be established by the Planning Commission as provided in § 455-45(F)(8) following application by the Applicant.
6. Applicant shall be responsible for maintenance of its electronic access system for building(s) on the Subject Property. Applicant shall be responsible to cooperate with the City to ensure access to law enforcement, fire, and emergency medical personnel. Applicant agrees that, upon request, it will make video surveillance footage available to law enforcement representatives and to provide reasonable cooperation with any investigation(s) that may, from time-to-time, arise.
7. Applicant shall not permit or suffer any use of the Subject Premises except as permitted herein and/or within the M-2 General Industrial District under § 455-30 of the City of St. Francis Code of Ordinances

8. The Applicant is required and must have all plans current, approved by the Planning Commission for the City of St. Francis, and on file with the Planning Commission for the City of St. Francis. The Applicant shall be entitled to amend or change any plan contemplated herein subject to the aforementioned conditions and subject to the Planning Commission for the City of St. Francis approval and without a public hearing, if such amendments and/or change is not a substantial change from the original plan as approved and as allowed herein.
9. The Applicant shall comply with all Federal, State, County, and local rules, codes, ordinances, regulations, and initial and detailed PUD plans in the construction, operation, and maintenance of the Subject Property. In the event any applicable law(s), regulation(s), condition(s), restriction(s), and/or ordinance(s) conflict, the more restrictive shall control.
10. The Applicant is required to properly maintain the Subject Property at all times and in full compliance with the property maintenance ordinance provisions of the City of St. Francis, as amended from time-to-time, to the satisfaction of the Building Inspector.
11. The Applicant must pay all fees, costs, and assessments due and owing to the City of St. Francis and all costs and expenses incurred by the City of St. Francis, including legal and engineering fees and costs, arising out of or related to the Application, the review thereof, this Ordinance, and subsequent development of the Subject Property.
12. Any application for use of, or construction on, the lands described on Exhibit A, is an acknowledgement by Applicant that the Subject Property is subject to these conditions of approval. Applicant waives any claim(s) that it may have against the City of St. Francis, including, but not limited to, claims for damages, costs, and expenses, and claims of vested rights to the proposed development of the Subject Property, in the event any owner(s) of the Subject Property do not agree to the required terms.
13. Applicant shall satisfy all comments and concerns of the Building Inspector, City Engineer, Fire Chief, Police Chief, and Health Department pertaining to the Application and subsequent development and operation on the Subject Property under this Ordinance.
14. Any use not specifically listed as permitted shall be considered to be prohibited except as may be otherwise specifically provided herein. In the case of a question as to the classification of use, the question shall be submitted to the Planning Commission for determination.
15. No use is hereby authorized unless that use is conducted in a lawful, orderly, and peaceful manner. Nothing in this Ordinance shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption, or exception to any law, ordinance, order, or rule of either the City of St. Francis, the County of Milwaukee, the State of Wisconsin, the United States of America, or other duly constituted authority except only to the extent that it authorizes a nonconforming use of the Subject Property in specific respects expressly described herein. This Ordinance shall not be deemed to constitute a building permit, nor shall this Ordinance constitute any other license or permit required by City Ordinance or other law or regulation.
16. The Planned Unit Development granted under this Ordinance may be amended, varied, or altered only pursuant to the procedures and subject to the standards and limitations provided in Chapter 455 of the City of St. Francis Zoning Code for its original approval.
17. Any violation of this Ordinance shall constitute a violation of the Zoning Ordinance for the City of St. Francis and shall be subject to the enforcement procedures contained in the City of St.

Francis Zoning Code, as amended from time-to-time, and such other remedies as may be available to the City of St. Francis under Wisconsin law.

SECTION 3: SEVERABILITY.

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

SECTION 4: EFFECTIVE DATE.

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

Passed and adopted at a regular meeting of the Common Council of the City of St. Francis this 17th day of September 2019.

City of St. Francis

By: /s/Ken Tutaj
Ken Tutaj, Mayor

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

Anne B. Uecker, City Clerk/Treasurer

Exhibit A

Legal Description of Subject Property

The West 537 feet of the North 249.65 feet of the South 2003.49 feet of the Northeast 1/4 of Section 22, Town 6 North, Range 22 East, in the City of St. Francis, County of Milwaukee, State of Wisconsin, except the North 33 feet and the West 33 feet.

Tax Key No: 584-9972

Address: 2517 E. Norwich Avenue

Exhibit B

Initial PUD Project Plan

STATE OF WISCONSIN

CITY OF ST. FRANCIS

MILWAUKEE COUNTY

Resolution No. 2790

**RESOLUTION APPROVING THE DETAILED PLANNED UNIT DEVELOPMENT
PLAN FOR MAKERS VILLAGE INVESTORS GROUP LLC
2517 E. NORWICH AVENUE
PIN: 584-9972**

WHEREAS, on September 17, 2019, by Ordinance No. 1455 the property encompassing Tax Key Number 584-9972 and commonly referred to as 2517 East Norwich 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 conditionally rezoned as a Planned Unit Development-Mixed-Use to permit redevelopment and use of the property for purposes of (1) wood shop, metal shop, welding shop, hand forge, hobby casting, crafting, and similar types of activities conducted that may otherwise be conducted by Applicant’s members on a hobby basis in a residential setting; (2) rentable work and storage for Applicant’s members; (3) rentable space and support for Applicant’s members engaging in startup of businesses related to other uses enumerated herein; (4) rentable artist workshops; (5) a “Maker Mall” for use by Applicant’s members to display and sell their products at retail; and (6) retail space for small businesses that sell supplies to Applicant’s members for use onsite, all as set forth in the initial PUD Project Plan attached hereto and incorporated by reference as Exhibit B, and subject to initial and continued compliance with each of the conditions stated in Section 2 of said Ordinance; all on approximately 2.36 acres of land commonly referred to as 2517 East Norwich Avenue, and as more fully set forth in the detailed PUD Project Plan attached hereto and incorporated by reference as Exhibit B; and

WHEREAS, by application dated June 11, 2019 Makers Village Investors Group LLC (“Applicant” or “Developer”) requested that the City approve a Detailed PUD Plan to permit development and use of the Subject Property for purposes of the aforementioned development; and

WHEREAS, the Planning Commission on June 26, 2019, and the Aesthetic Control Board on October 1, 2019, each considered the Developer’s request and having received input from City Staff, recommended that the Common Council approve the proposed detailed PUD plan for the Subject Property as set forth in the Developer’s application and detailed PUD plan submission subject to the Developer addressing all Staff comments; and

WHEREAS, the Common Council, having duly considered the recommendation of the Aesthetic Control Board and Planning Commission concerning the detailed PUD plan for the Subject Property; and

WHEREAS, the Common Council having concurred with the recommendation of the Aesthetic Control Board and the Planning Commission; and

WHEREAS, the Common Council having found that the recommendation by the Planning Commission will promote the maximum benefit from coordinated area site planning by providing an opportunity to maximize the economical and efficient use of the Subject Property in ways that may not

be possible under conventional zoning regulations and that the proposed development will provide a harmonious variety of uses and building types and a high level of amenities, in a manner that is consistent with plans for the area as set forth in the City's Comprehensive Smart Growth Plan and that is consistent with the intent of § 455-31 of the City of St. Francis Code of Ordinances;

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 PUD Plan for the Subject Property submitted June 11, 2019 and as presented on June 26, 2019, together with the plans and specifications thereto and attached hereto and incorporated by reference as Exhibit B, is hereby approved conditioned upon all of the following:

1. Developer shall address all comments and recommendations by City Staff concerning plans and specifications and receive final approval from the City Engineer of all plans and specifications.
2. Developer shall close on the purchase of the Subject Property enter into a Developer's Agreement with the City of St. Francis prior to undertaking any ground disturbing activities pursuant to § 455-35(B)(4) of the City of St. Francis Code of Ordinances.
3. Except as otherwise specifically provided in this Resolution, the Subject Property shall be subject to the Detailed PUD plan for the Subject Property set forth in Exhibit B.
4. The Subject Property shall be subject to initial and continued compliance with all applicable provisions of § 455-35 of the City Code of Ordinances.
5. Developer's development and use of the Subject Property shall be subject to initial and continued compliance with the Detailed PUD Plan and the plan presentation to the Planning Commission on June 26, 2019 and the plan presentation to the Common Council on September 17, 2019.
6. Except as specifically provided herein, no change(s) shall be made to any structures, traffic, access, or parking concerning the Subject Property or to any public utilities serving the subject property except upon further amendment of the PUD Plan, which must be requested, and shall be subject to approval by the City of St. Francis, pursuant to the provisions of Chapter 455, Article IV of the City Code.
7. The Developer shall be required to obtain any and all required licenses and permits from the City, County, State, and Federal Government, and Metropolitan Milwaukee Sewerage Commission. 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 Developer shall comply with all Federal, State, County, regional, 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. Developer 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 Common Council 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.
13. The Developer, upon approval of this Resolution, 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 the proposed development of this Property and granting this Resolution. The City Clerk shall provide the Developer 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 Resolution 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. The Developer, upon granting of this Resolution to the Detailed PUD Plan, shall agree to accept the same in writing.
18. The provisions of this Resolution, and the Detailed PUD Plan approved in Exhibit B, shall be binding upon the Developer, 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 17th day of September 2019.

CITY OF ST. FRANCIS

By: /s/Ken Tutaj

Ken Tutaj, Mayor

ATTEST:

/s/Anne B. Uecker, MMC/WCPC

Anne B. Uecker, City Clerk/Treasurer

DEVELOPER ACCEPTANCE

The foregoing Resolution Approving the Detailed PUD Plan is hereby accepted in its entirety.

Makers Village Investors Group LLC.

DEVELOPER:

Makers Village Investors Group LLC

By: /s/Thomas Gralewicz
Thomas Gralewicz, Member

Date: September 17, 2019

Exhibit A

Legal Description

That certain real property located in Milwaukee County, State of Wisconsin, and more particularly described as follows:

The West 537 feet of the North 249.65 feet of the South 2003.49 feet of the Northeast 1/4 of Section 22, Town 6 North, Range 22 East, in the City of St. Francis, County of Milwaukee, State of Wisconsin, except the North 33 feet and the West 33 feet.

Tax Key No: 584-9972

Address: 2517 E. Norwich Avenue

EXHIBIT B

Detailed PUD Plan