



The Village Bulletin

The Village of Shorewood Hills

810 Shorewood Boulevard - Madison, WI 53705-2115 - Phone: 608-267-2680 - Fax: 608-266-5929 - www.shorewood-hills.org

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APRIL 2015

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Shorewood Hills League Bulletin

REDEVELOPMENT AND VILLAGE IMPACTS

PUBLIC MEETING APRIL 28

The Village Board and Plan Commission have scheduled a public information meeting for **Tuesday, April 28, 2015** at 7:00 pm to inform the public about redevelopment in the Village along University Avenue and Marshall Court. There will be formal presentations involving Village staff, planning consultants and faculty from the University of Wisconsin-Madison Department of Urban and Regional Planning. Over the past three years the Village has approved four significant projects, three of which added a combined 234 units of multifamily rental and affordable housing (36 units) and office/retail/medical clinic space. The fourth, at 800 University Bay Drive, is all office/clinic space. The Village is aware of three more properties that are under near

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CALENDAR OF EVENTS

All events will be at the Village Hall unless otherwise noted***

APRIL

- 3 **“Spring Fling” Holiday** (Village Hall closed at noon)
- 7 **Spring Election** (Polls open from 7:00 am to 8:00 pm)
- 7 Pool Committee 6:30 pm
- 7 Recreation Committee (at DPW Building) 7:00 pm
- 13 Municipal Court (Traffic) 5:00 pm
- 13 Parks Committee 5:30 pm
- 13 Public Works Committee 7:00 pm
- 14 Plan Commission 7:00 pm
- 21 Board of Trustees 7:00 pm
- 24 **Pool Membership Deadline** (to avoid late fee)
- 28 Public Information Meeting (Redevelopment in Village)..7:00 pm

MAY

- 5 Pool Committee 6:30 pm
- 11 Municipal Court (Traffic) 5:00 pm
- 11 Parks Committee 5:30 pm
- 11 Public Works Committee 7:00 pm
- 12 Plan Commission 7:00 pm
- 13 Finance Committee 5:30 pm
- 18 Board of Trustees 7:00 pm
- 25 **Memorial Day Holiday** (Village Hall closed)

** The calendar includes all meetings and events submitted at the time of publication

*** Meeting dates/times are subject to change. Check with the Village Hall or the committee chair.

APRIL - MAY 2015

HIGHLIGHTS FROM THE MARCH 16, 2015 MEETING OF THE BOARD OF TRUSTEES

(Complete detailed minutes will be available on our website or at the Village Hall)

Attendance – All Trustees were in attendance.

Consent Agenda – In an effort to expedite meetings, items on the consent agenda are considered as a group and are adopted with one motion. Any Board member may unilaterally remove an item from the consent agenda if he or she believes the item needs discussion. Consent agenda items included approval of three street use permits (Kinesiology Club Poker Run on April 15, MOOvin' 5K on April 18, and Bucky's Race for Rehab on May 2); hiring of three part-time police officers (Mike Ash, John Perce and Bradley Olen); hiring of custodian/DPW crewperson (Craig Steinle); and a 3% salary adjustment for the pool manager (Erik Johnson).

February 16 and March 3 open and closed session minutes – Mr. Benforado requested the minutes be removed from the consent agenda and provided some changes to the text. The Board unanimously approved the minutes with Mr. Benforado's proposed revisions.

800 University Bay Drive Penthouse Work – 800 UBD requested the partial closure of one southbound lane of University Bay Drive to station a crane which would lift materials to the roof of the building. The work would occur on a date to be determined in April. Mr. Benforado requested the street use permit application be removed from the consent agenda and expressed his concerns about vehicle and pedestrian traffic. Chief Pine indicated the requirements for his approval for the permit were: proper signage warning traffic of the upcoming lane closure; signage for the pedestrians' alternate route; a flag person in the street to assist with traffic control; and the notification of UWHC at least 5 days prior so employees can be informed. The Board unanimously approved the street use permit with the stated requirements.

Arbor Day Proclamation – The Board unanimously approved the [proclamation of Arbor Day](#) in Shorewood Hills on April 24, 2015.

Ordinance L-2015-1 – The Board unanimously agreed to waive the third and final reading of [Ordinance L-2015-1](#) changing the zoning classification of property located at 2701 and 2705 Marshall Court from C-3 Medical Office Commercial District to a Planned Unit Development (PUD) District.

Consider Tax Increment Agreement – Village Attorney Matt Dregne reviewed the \$2.1M tax increment agreement with Paul Lenhart, developer of the 700 UBD project including requirements for the mix of affordable apartment units, provisions for a Payment In Lieu of Taxes (PILOT) if the property becomes tax exempt in the future, and a payment to the Village for the impact of the development on the cost of Fire and EMS coverage by the Madison Fire Department. The Board unanimously approved the developer-financed TIF agreement for the 700 UBD redevelopment (additional info on the developer-financed TIF is available in the [February 16, 2015 Board Minutes](#)).

Consider WHEDA Monitoring Agreement – The Board unanimously approved an agreement which provides for WHEDA to monitor compliance with the affordable housing rent requirements for the 700 UBD project contingent upon HUD approval of the agreement.

Resolution R-2015-1 – The Board unanimously approved resolution R-2015-1 providing for the sale of approximately \$2,200,000 General Obligation Promissory Notes to fund capital projects in the Village. The majority of the borrowing will be for repaving nearly all of the remaining streets that have not been reconstructed in recent years.

Consider approval of new Block Party and Street Use Permit applications – The block party and street use permit forms have been revised to include some information requested by the Madison Fire Department (MFD). Since the Village has contracted with MFD for fire protection and ambulance service, they have been included in the approval process for these types of events. A fee change for street use permits for

Public Information Meeting
Regarding redevelopment
on University Avenue
and Marshall Court

Tuesday, April 28, 2015

At 7:00 pm

At the Village Hall

(see article on page 1)

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larger and for-profit events was also proposed. The Board unanimously approved the new forms, requirements and fee structure.

Resolution R-2015-2 – The Board unanimously approved resolution R-2015-2 updating the Village’s fee schedule to include a fee for keeping chickens, zoning fees, transient merchant rates, and other miscellaneous administrative fees.

Consider approval of base, alternates and supplemental bids of 2015 street, parking lot, intersection improvement projects – Village Engineer Brian Berquist reviewed the bids for 2015 road projects which include the milling and resurfacing of the remaining streets that have not been reconstructed in recent years. Alternate bids included the reconfiguration of the intersection at Edgehill Drive/Topping Road and resurfacing the Blackhawk parking lot (loan to be paid back by BCC). Supplemental bids included replacing concrete sidewalks and driveway approaches. The Board would have the option to remove alternatives #1 and #2 from the project at a later date. The Board unanimously approved the bid from Payne & Dolan, Inc. for the base (street resurfacing), alternates and supplemental bids.

Consider agreement with Dane County Highway Department for bridge inspections – Village Engineer Brian Berquist summarized the status of the Rustic Bridge on Lake Mendota Drive. At its last inspection, the bridge received a <50% sufficiency rating which means it will need to be inspected annually. There is no danger of the bridge failing but it will need significant repair/replacement in 5-10 years. Incremental repairs may extend that time frame. There may be grants available and the County has an 80/20 cost sharing program. The base cost of a concrete replacement of the bridge is estimated at \$450K. The Village would be responsible for any design features beyond the base concrete bridge, like stamped concrete or simulated wood timbers. A wood bridge may also be considered at a much higher cost. The Board unanimously approved an agreement with Dane County for bridge inspections.

Consider approval of conditional use permit for deck stairwell replacement project at 3226 Lake Mendota Drive – The Plan Commission held a public hearing on this conditional use permit application and recommended approval of the project. The Board unanimously approved the conditional use permit to replace a deck and stairway to the lakeshore at the residence at 3226 Lake Mendota Drive. Issuance of a building permit will be contingent on approval from the DNR and review by the Village Engineer.

Consider approval of stormwater permit/report – The Village is part of a municipal consortium in Dane County for the purpose of submitting a federally mandated stormwater permit for urban areas. Village Engineer Brian Berquist summarized the status of the Village’s efforts to meet the reduction of Total Suspended Solids (TSS) through stormwater retention features, requirements in new commercial developments, street sweeping, etc. The required goal was to reduce TSS by 40% by 2020 which would be very difficult for fully built up communities like Shorewood Hills. The current governor reduced that goal to 20%. The Village is currently at 16.8% reduction of TSS, the cleanout of the ditch behind the pool being

a major contributor to that percentage. The DNR has been very supportive of the Village’s efforts. The Board unanimously approved the submittal of the biennial stormwater permit and report.

Consider sending correspondence to Madison Metro regarding Village share of Metro operating deficit – Madison Metro has asked communities to share the operating costs of the bus service. The Village has budgeted additional funds in 2015 beyond our paratransit contract, but continues to disagree with

Notice of Public Hearing

To solicit public comment on an application to rezone ATT Plaza from Commercial to PUD which if approved would allow for demolition of the current structures and construct 41 units of apartments and 12, 391 sq ft of commercial/retail space.

Tuesday, April 28, 2015

At 7:00 pm

At the Village Hall

(see ATT Plaza article on page 5)

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**Next Bulletin Deadline:
Monday, April 20, 2015**

continued from page 3

the formula to determine partner shares. The Board unanimously approved sending correspondence to Madison Metro regarding the Village share.

Resolution R-2013-3 regarding the proposed Blackhawk lease – The Board declined to pass the drafted resolution in favor of an informational letter from Mr. Frantz and Mr. Sundquist laying out the history, process and key aspects of the proposed Blackhawk lease. The letter will also encourage residents to review information on the Village website and cast an informed vote at the April 7 Spring Election.

Consider request by Marilyn Townsend relating to October 27, 2014 and November 17, 2014 closed session minutes per March 9 email request – After discussion, the Board directed staff to review the audio tape of the October 27, 2014 meeting and provide Ms. Townsend with the written minutes of the November 17, 2014 closed sessions (the Board does not typically record closed session discussions but in the October 27, 2014 meeting there is an audio recording).

Village President's Report – Mr. Sundquist indicated he would like to hold a joint meeting of the Board and Plan Commission to look at the development of the commercial district as it relates to the Village's Comprehensive Plan and Neighborhood Plans. The public will be encouraged to attend the meeting which will provide a dissemination of information for the Board and Commission to consider when reviewing future development proposals including the possibility of making revisions to the Comprehensive Plan. The Board set a meeting date of **Tuesday, April 28, 2014** (*see article on page 1*).

Administrator's Report – Mr. Frantz reported on the status of the Community Center overhang and indicated the Services Committee will meet March 18 to determine the next step in the repair. Staff provided an update on a proposed half marathon originating in Madison and passing through the Village on June 28, 2015. Village consideration of the street use permit will happen when the race organizers receive approval from the City of Madison.

Public Works/Public Health & Safety Committees – Mr. Lederer reported the Committees have been reviewing the Village Engineer's recommendation for parking restrictions and determining the communication process with residents.

Closed Session – The Board went into closed session to discuss an employee separation agreement and did not reconvene into open session.

Adjourn – The meeting adjourned at about 10:50 pm.

NOTICE OF REFERENDUM

Notice is hereby given that at an election to be held in the Village of Shorewood Hills on Tuesday, April 7, 2015 the following question will be submitted to a vote of the people:

Should the Village of Shorewood Hills Board of Trustees approve an amendment to the current lease with Blackhawk Country Club, Inc. upon terms at least as favorable to the Village as in the form available for inspection as of March 14, 2015 at <http://www.shorewood-hills.org> or the Village Hall?

NEW "BLAST" E-MAIL NOTIFICATION SYSTEM

Keep yourself informed by signing up for Village "blast" e-mails regarding Board meetings, community news, police alerts and the Village Bulletin. Go to the Village's website (www.shorewood-hills.org) and select 'Departments' >> 'Administration' >> ' "Blast" e-mail notifications'. Fill out the short form, select which notifications you would like to receive and click submit. Questions? Contact the Village Hall at 267-2680 or web@shorewood-hills.org.

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term consideration for redevelopment. Those include Pyare Square, ATT Plaza and three parcels on Marshall Court adjacent to each other. Those projects will also very likely be buildings that predominantly feature apartments and could add 280 or so more units of rental housing.

The purpose of the meeting is to inform residents about Village planning and projects as well as our Comprehensive Plan, Neighborhood Plans and TID plans particularly given development to date. The Board and Plan Commission would like to receive input and perspective from the public to help guide future Village planning and decision making for up-coming projects that may be considered. Please plan to attend if you are interested.

ATT Plaza

The Plan Commission recently recommended denial of a rezoning application for the ATT Plaza site. The proposed project consisted of a five-story building with 54 units of apartments on the top four floors and retail on the ground level. The developer (Flad Development) withdrew the application after the Plan Commission's review. The project could have moved forward to the Board but if the Board had rejected the proposal too, the developer would have been precluded from requesting rezoning for that property for a one year period. Flad Development chose to withdraw the application instead.

Flad Development has now submitted a new application. The most notable changes are that the building is reduced to four stories, one apartment is removed from the corner of the building at Shorewood Boulevard to reduce the height to three stories and a roof top patio is added in that area. The number of apartments is reduced to 41, with five of them designated as affordable. Flad Development will also be requesting tax increment financing (TIF) assistance. A public hearing on this project will be held at the Plan Commission meeting of **Tuesday, April 14, 2015**. The plan is available for review at Village Hall.

The Plan Commission decided to hold the public hearing on the proposed project on April 14 but said it will not make a recommendation until after the public information meeting scheduled for April 28 (*see the beginning of this article on page 1*).

700 University Bay Drive

The Village Board has approved this project at the southeast corner of University Bay Drive and Marshall Court. Construction may commence as soon as May and will take approximately one year to complete.

VOTER REGISTRATION FOR NEW RESIDENTS

If you have recently moved into the Village or rented an apartment at Arbor Crossing or The Lodge at Walnut Grove, please note that the voting location for all residents of Shorewood Hills is the Village Hall at 810 Shorewood Boulevard. To be eligible to vote in the Village, you must be registered here. To do that prior to the April 7, 2015 election, please complete and return the voter registration form that you received in your New Resident Packet. Alternately, the form can be found on the Village website (www.shorewoodhills.org), go to: **'Departments'** >> **'Administration'** and click on **'Elections & Voting'**. Please see this month's Bulletin article **'Voting: What You Need to Know'** (*on page 6*) for more voting information. If you have any questions about registering or voting in Shorewood Hills, please call the Clerk's office at 267-2680. Welcome to the Village! We look forward to seeing you at the polls.

Pool Membership Application Deadline: Friday, April 24, 2015
(to avoid late fee and possible membership cap)

SPRING ELECTION

Polls for the Spring Election on **Tuesday, April 7, 2015** will be open at the Village Hall from 7:00 am to 8:00 pm. The Village President, three Trustees seats, judicial and school board races, as well as state, school district and municipal referenda will be on the ballot.

VOTING: WHAT YOU NEED TO KNOW

The Village's goal is for all eligible Shorewood Hills voters to be able to cast a ballot and have that ballot counted. Please contact the Village Hall (267-2680) if you have any questions after reading the information listed below.

Photo ID: Not Required for the April 7 Spring Election.

Voter Registration – If you are already registered to vote in Shorewood Hills, you do not need to reregister. If you are a new resident, you must have resided at your Shorewood Hills address for at least 28 consecutive days to be eligible to register to vote in the Village. The deadline to register by mail is 20 days before the election (March 18, 2015). After that date, until the April 7 Election, only in-person registration at the Village Hall is allowed. A copy of the voter registration form may be downloaded from the Village website: www.shorewood-hills.org (go to: 'Departments' >> 'Administration' and click on 'Elections & Voting'). It is possible to register at the polls on Election Day. However, to avoid possible long lines at the polls please plan to register early. Be sure to bring your Wisconsin driver's license (if you have one) and proof of your residency in the Village when you register. If your WI driver's license (or ID card) doesn't show your current Village address, common proofs of residency include (among others): a utility bill, bank statement, paycheck, government document, or lease in your name at your Village address (please note: recent legislation prohibits registering to vote the day before the election—Monday, April 6).

Absentee Voting – You must be registered to vote in Shorewood Hills in order to obtain an absentee ballot from the Village. In-person absentee voting is restricted to the two weeks before an election. Absentee voting on the day before an election is prohibited. In-person absentee voting therefore ends at 5:00 pm on the Friday before the election. For the Spring election, the in-person voting period began Monday, March 23 and continues through Friday, April 3. The Village Hall typically opens at 7:30 am, but new voting regulations prohibit ballots being given to in-person absentee voters before 8:00 am.

Absentee Ballot Requests – You may download the absentee ballot application form from the Village website at www.shorewood-hills.org (go to: 'Departments' >> 'Administration' and click on 'Elections & Voting'). The completed form may be faxed to the Village Hall (608-266-5929); e-mailed to the Village Clerk (cokie@shorewood-hills.org); mailed to or dropped off at the Village Hall at 810 Shorewood Boulevard, Madison, WI 53705. Alternatively, you may send an e-mail to Cokie stating: you would like an absentee ballot for the April 7, 2015 election; your address in the Village; and where you would like the ballot sent. The deadline to request an absentee ballot to be mailed is the Thursday before the election (April 2). A ballot postmarked by Election Day (April 7) and received at Village Hall by the Friday after the election (April 10) will be counted. However we would prefer that all absentee ballots were returned to Village Hall by Election Day. Those ballots then can be counted with the other Election Day votes and included in the totals reported that evening.

Signing the Poll Book – All voters must sign the poll book in order to obtain a ballot. The poll book contains a signature block for each voter. Anyone using a fictitious signature will be required to re-sign the book before he/she will be allowed to vote. Voters unable to sign the poll book because of a disability are exempt from this requirement. If this applies to you, simply tell the Election Officials that you are unable to sign because of a disability. You do not need to disclose the nature of your disability to the Election Officials or to any observers. Election Officials will write "exempt by order of inspectors" in your signature block.

VILLAGE POLICY ON POOL MEMBERSHIP SIGNUP DUE TO CAPACITY ISSUES

In response to the growing popularity of the Shorewood Hills Pool and in anticipation of continuing pressure on the capacity of pool programs, the Village Board adopted a few new policies on pool membership practices last year:

All returning memberships, regardless of residency, are welcomed back to the next season and all new memberships received by the April 24, 2015 deadline will be accepted.

All membership requests received after the April 24 renewal deadline will be accepted on a first-come-first-served basis until pool capacity is reached. Returning membership requests will be assessed a late fee after the April 24 deadline. Upon reaching pool capacity, all requests for pool membership, whether new or renewal, resident or non-resident, will be denied.

1. The Pool membership limit achieves maximum capacity for several important pool programs, such as:
 - a. The physical space of the pool is completely in use for lessons, leaving no additional space for the addition of more lesson classes. Lessons are included and expected with all memberships.
 - b. The swim team is at max. capacity with regard to pool space. Additional swimmers cannot be accommodated beyond numbers of the past two years. All memberships are eligible to join the swim team.
 - c. Diving lessons and the dive team are at capacity.
 - d. Master's Swim classes are full, and we cannot accommodate additional swimmers.
 - e. Popular noon-time lap swim is often at a maximum capacity and creating stress with competition for space for lessons, divers, and water aerobics.
2. Also, on "nice" days, the pool is filled to capacity. Deck-side chairs are all filled. Concession seating is full. And enjoyment of the pool is limited by the sheer number of swimmers in the pool. Stretching capacity threatens the ability to maintain the enjoyment and safety of patrons.
3. The Shorewood Hills Pool enjoys a wonderful relationship with the neighborhood but is conscious of the limitations of parking and the stresses of traffic. Parking is stressed on most days and traffic is always a concern in the heavily residential area of the pool.

The Shorewood Hills Pool is a customer-driven enterprise of the Village of Shorewood Hills and an important asset to the Village. The Village is committed to keeping the Shorewood Hills Pool an excellent experience that brings our members back year after year.

To continue to reach out to new members of our community and to further recognize the investment of the Village in the Shorewood Hill Pool, the Village discounts membership to Village residents and in addition adopted the following new policies last year:

1. *August memberships will not be closed to Village residents.*
2. *Increase Village residents' ability to purchase daily passes from 5/person to 10/person (if a Village resident seeks membership after the pool reaches capacity, they will have the ability to use the pool 10 times before August, and may then join for August as well. This accommodation is an important gesture in welcoming new residents to the Village and our pool community).*
3. *When/if the pool membership reaches capacity, additional membership requests will be placed on a waitlist in the order that they are received. Within a given year, however, resident requests will be placed ahead of non-resident requests providing residents preference for the following pool season.*

If you are interested in a pool membership for the 2015 season, please be sure to turn in your membership materials on time (before April 24) to ensure you get in before memberships close for the season.

Membership information is available at the Village Hall or on-line at www.shorewoodpool.com.

PROPERTY ASSESSMENT CHANGES / OPEN BOOK

If you took out a building permit or purchased property in Shorewood Hills last year, you may expect to receive a notice from the Village's assessment service, Accurate Appraisal. The letter will include information about the change in the assessed value of your property. Please contact Accurate Appraisal (800-770-3927) if you have any questions about the assessment. If you do not receive a letter from Accurate Appraisal, your property assessment for 2015 will be the same as it was in 2014.

You will have an opportunity to examine other Village property assessments for 2015 or speak directly to the assessor at **'Open Book'** which will be held on **Wednesday, May 20, 2015** from 5:00 pm to 7:00 pm at the Village Hall. Open Book appointments can be scheduled any time in the two weeks prior to the meeting. Therefore, to make an appointment for Open book, after May 5, 2015, please log on to [www. accuratessessor.com](http://www accuratessessor.com) and click on the 'Appointment Schedule' link and select 'Shorewood Hills Village of.' You will be prompted for a password; the password for Village property owners is SH10. Alternately, you could call Accurate Appraisal directly to schedule an appointment (800-770-3927).

SPRINGTIME BRINGS MORE THAN FLOWERS WITH THOSE SHOWERS

The season has changed to spring. The snow melt has left a lot of sand, salt, last fall's leaves, oil, trash and many other pollutants on streets, driveways, parking lots and rooftops. Spring rains will transport that debris directly to storm drains, which eventually discharges into our lakes and streams.

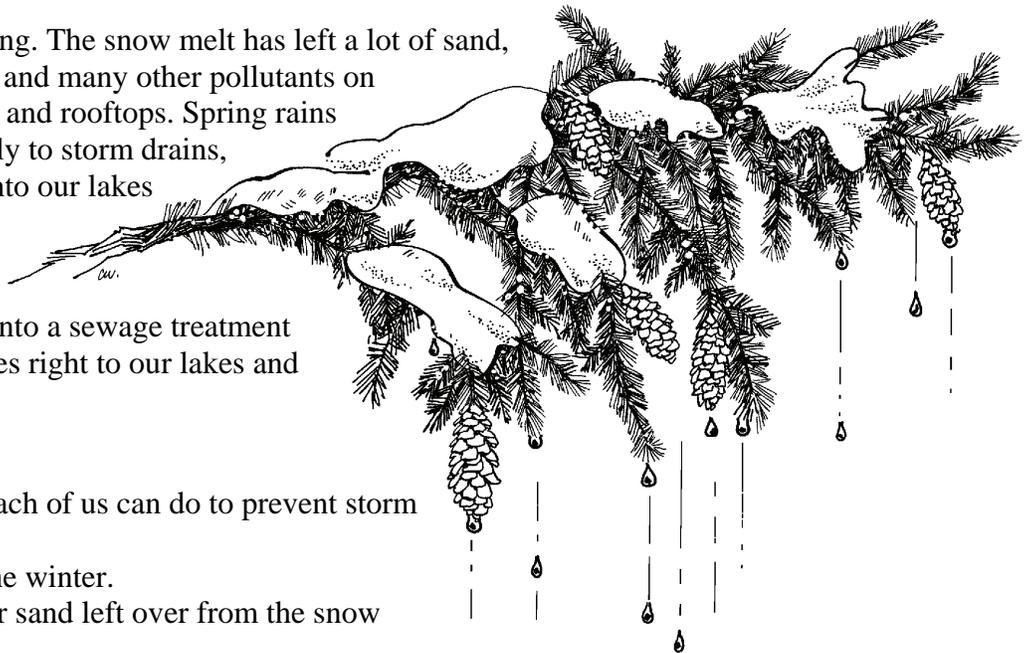
Some mistakenly think that water running off streets goes into a sewage treatment plant. But the truth is that it goes right to our lakes and streams.

You Can Help

There are a number of things each of us can do to prevent storm water pollution:

- Use salt sparingly during the winter.
- Sweep up any excess salt or sand left over from the snow shoveling season.
- Clean up pet waste year round—bury it properly or put it in the garbage.
- Keep cars well maintained including repairing leaks; but consider walking, public transportation or riding a bike whenever you can.
- Direct rainwater away from paved areas to lawns or gardens where it can soak in.
- Keep leaves and grass clippings out of the street. Compost yard waste, debris and leaves.
- Get a soil test before applying fertilizer to your lawn. Don't pay for something you don't need. If a test shows that your lawn does need fertilizer, apply it according to directions and carefully clean up any spills on paved surfaces.
- Wash your car on the lawn or at a car wash that sends its used water to the sewage treatment plant.
- Prevent soil erosion.
- Don't let anything but rain go down the storm drain or into the ditch.

Go to www.myfairlakes.com for more ideas on how you can help our lakes and streams.



SUMMER RECREATION PROGRAMS

The warm weather has a lot of people thinking about summer recreation programs including Tennis, Golf and the Community Gardens. Information on these programs is listed in this Bulletin or you can check on the Village's website (www.shorewood-hills.org), see the **'Recreation Programs'** section.

Additional programs will be posted on the Village website as they become available. For information on Shorewood Hills Pool membership go to www.shorewoodpool.com.

ADULT GOLF PROGRAM

The Shorewood Hills Adult Golf Program for 2015 will be conducted at Blackhawk Country Club, in a similar fashion as last year, on two Monday mornings in the months of May, June and July. The specific dates will be May 4, May 11, June 1, June 8, July 13 and July 27.

Each participant will receive instruction in the game of golf from Matt Hartmann, the head golf pro at Blackhawk Country Club, and have an opportunity to practice what they learned by playing 9 or 18 holes of golf prior to noon on the program dates listed above. Beginners are welcome.

Group lessons will be scheduled at either 7:00 am or 8:30 am. You can choose from 1 to 6 sessions:

6 sessions = \$170.50	3 sessions = \$99.00
5 sessions = \$154.00	2 sessions = \$66.00
4 sessions = \$126.50	1 session = \$38.50

The program fee includes instruction from a PGA Pro, range balls, range ball clean up and the cost of golf after instruction (motorized cart extra). The on-line registration form is available on the Village's website (www.shorewood-hills.org). Select **'Recreation Programs'** >> **'Adult Golf Program'** or you can fill out the on-line registration form at the counter at the Village Hall. The deadline for registration is May 1.

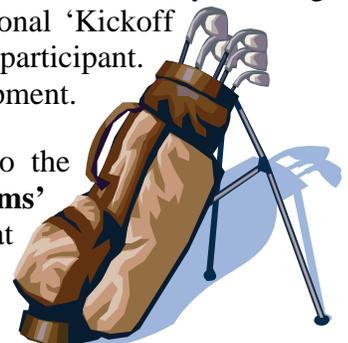
The program provides a wonderful opportunity for Village residents to learn and enjoy the game of golf in a beautiful setting. If you have any questions, please contact the Adult Golf Coordinator, Win Sager at 220-5833 or winsager@gmail.com.

JUNIOR GOLF PROGRAM

The Shorewood Hills Junior Golf Program for 2015 will be conducted at Blackhawk Country Club in combination with the Club members' Junior Golf Program again this year. The synergies resulting from combining the programs has maximized resources and saved resident juniors money.

The combined Junior Golf program will start on June 17 after school is out on Wednesday mornings (18-holers play on Tuesday afternoons at 4:00 pm). There will be an optional 'Kickoff Cookout' on Sunday afternoon, June 7. The Junior Golf fee is \$137.50 per participant. Parent/Adult walkers are required. All participants must have their own equipment.

For more information and to fill out the on-line registration form go to the Village's website (www.shorewood-hills.org). Select **'Recreation Programs'** >> **'Junior Golf Program'** or you can fill out the on-line registration form at the counter at the Village Hall. The deadline to register is **Sunday, June 7, 2015.**



TENNIS PROGRAM

The Shorewood Hills Summer Tennis Program is a 7 week program offering instruction in a progressive, focused style that emphasizes fun. There are classes for all ages and skill levels.

The season kicks off with an Open House on June 12 so you can meet the staff. Classes start on June 15 and go through July 31. Registration is on a first come, first served basis. The on-line registration form is available on the Village's website (www.shorewood-hills.org). Select '**Recreation Programs**' >> '**Tennis Program**' or you can fill out the on-line registration form at the counter at the Village Hall. The registration deadline is **May 15, 2015** but classes fill up quickly, so consider registering early.



COMMUNITY GARDENS

A few warmer days have hinted at spring. Preparations for the 2015 gardening season are under way. Village residents are again invited to grow vegetables and flowers in a beautiful setting at Post Farm Park (directly north of the Community Center and Pool). A small rental fee is charged for each plot. Our Community Garden provides a great opportunity to garden in a group environment with friendly neighbors. If you're a new gardener, neighbors will help you get started. Depending on weather conditions, the normal opening of the garden is May 1.

The Community Garden consists of 59 large (20' x 20') "annual" plots and 23 small (10' x 10') "perennial" plots, which are assigned to residents each year. The large annual plots are tilled before the normal growing season. The smaller perennial plots are not tilled and are intended for multi-season, early or late crops. Maintenance of garden plots is the responsibility of the assigned gardener, who is expected to keep the plot and the aisle free of large weeds during the growing season. The Village provides water, compost, and wood chips on site. A committee of community gardeners oversees the assignment of plots and the operation of the garden throughout the year.

The application form and governing rules for the Community Garden are on-line at: www.shorewood-hills.org (go to the '**Recreation Programs**' section and click on '**Community Gardens**') or you can fill out the on-line form at the counter at the Village Hall. It is important that all applicants read the rules to avoid misunderstandings during the season. Questions? Please contact Peter Fisher at fishergalloway@gmail.com (236-4400) or John Carey at johnccarey099@gmail.com (345-4008).

SUMMER BASKETBALL CAMP *(Registration deadline: May 15, 2015)*

The Shorewood Hills Youth Basketball Program is back in 2015! It is open to all area students entering grades 1 through 6. The program will teach the fundamentals of shooting, dribbling, passing, and defense in a six week span (June 15 - July 22).

No previous basketball experience is required! Each class meets once per week in the evening at the Shorewood Hills Elementary School's outdoor court. For more information and to register on-line check out the Village's website: www.shorewood-hills.org (go to: '**Recreation Programs**' and click on '**Summer Basketball Program**') or you can fill out the on-line form at the Village Hall. Please contact Alex Young at ajyoung90@gmail.com if you have any questions.



Summer Employment Opportunity

BASKETBALL INSTRUCTORS NEEDED

The Shorewood Basketball Program is looking for basketball instructors ages 14 and up! The Shorewood Youth Summer Basketball Program is now hiring counselors for the annual basketball camp at the Shorewood Hills Elementary School's outdoor court.

Counselors should have a background in basketball, including the fundamentals of dribbling, shooting, passing, and defense. The camp is for students entering grades 1-6 so counselors should also have good leadership and communication skills and a love for working with kids!



The camp will meet twice a week on Mondays and Wednesdays from 5:30 pm to 7:30 pm for six weeks starting Monday, June 15, 2015 and ending Wednesday, July 22, 2015. A General Employment Application can be downloaded from the Village's website at: www.shorewood-hills.org (go to: 'Downloadable Forms' and click on 'Employment Applications'). Submit the application to the Shorewood Hills Village Hall before Friday, May 1, 2015. Questions? Please contact Alex Young at ajyoung90@gmail.com.

TIME FOR SPRING CLEANING!

The Village's spring cleanup event has been a great success over the past few years. We have scheduled the dates for this year. On Friday, Saturday and Sunday, May 8, 9 and 10 the Village will have two 30 yard dumpsters available outside the Public Works garage from 8:00 am to 5:00 pm.

Bring items (not fit for donating or garage sales) that have been collecting over the winter or over the years and discard them once and for all. A Public Works truck will be available for recyclable metal items.

But we can't take everything. Certain materials are banned from landfills because of their toxicity. They require special disposal methods to prevent environmental damage. Some materials may not be toxic but are prohibited for other reasons. Some items are prohibited to encourage recycling. The [Dane County Clean Sweep](#) program may take some prohibited materials (*see article on page 13*) or the Village's waste hauler would be happy to discuss alternate methods of disposal for any of the items listed below. Please call [Pellitteri Waste Systems](#) at 257-4285.

Prohibited Materials:

- Appliances
- Asbestos
- Asphalt Shingles
- Batteries
- Brush / Grass / Leaves
- Office Paper
- Cardboard / Boxes
- Computes / Monitors*
- Dirt / Brick / Concrete
- Fluorescent Bulbs
- Hazardous / Infectious Materials
- Light Fixtures
- Oil & Oil Filters
- Paint
- Recyclables
- Sharps / Needles
- Tires
- 30 & 55 Gallon Barrels / Drums

** The Shorewood Hills EMS & Fire Association will be conducting a Computer and Home Electronics Roundup some time in September.*

WORD OF THE WOODS

ARBOR DAY CELEBRATION

Friday, April 24, 2015 at 1:00 pm at the Shorewood Hills Elementary School. This will be the tenth consecutive year planting trees with 4th & 5th grade students.

Village residents are urged to come celebrate Arbor Day and help sustain our community forest. If you would like to volunteer, make a donation toward the trees we will be planting, or would like more information, please contact the Village Forester, Corey George at 267-2680 or by e-mail at: coreygeorge@shorewood-hills.org.



OAK TREE PRUNING AND OAK WILT

Please **DO NOT** prune oak trees after **April 1**. **Village ordinance prohibits pruning or removal of oak trees between April 1 and October 1**. Warmer weather means the beetles that carry the oak wilt fungus may be active. Any open wound in your oak tree from pruning can attract these beetles. The same concept applies to American elm and Dutch elm disease.

GARLIC MUSTARD SEASON IS UPON US

A friendly reminder to residents that garlic mustard is a **'Noxious Weed'** and **must be removed from all properties within the Village**. If not removed, the Village has the legal authority to have the plant removed at the property owner's expense.

Garlic Mustard Disposal – Garlic mustard plants that are pulled **must be placed in clear plastic bags**. Dispose of the bags by:

- Placing the sealed bags in your trash cart or...
- Putting the sealed bag on top of your trash cart or...
- Depositing the sealed bags into one of the Village trash dumpsters at the Public Works Building, the Village Hall, or Pool/Community Center.

If you choose to use a herbicide like 'ROUND-UP,' it is best to spray in April when the plants are young. Spraying plants that are already flowering is not as effective and the plant will most likely still go to seed. Spraying early also reduces the chances of killing desirable plants that have not emerged yet.



Garlic Mustard in the Spring



Garlic Mustard in the Spring

VILLAGE TREE & SHRUB SALE

The Village will soon be ordering trees for the spring planting season. Residents are invited to get in on the order to plant trees in your own yard. Take advantage of the great prices (pick-up and delivery provided by Village). [The list of available trees and the order form were published in last month's Bulletin](#). If you have questions about "what to plant", "where to plant", or "how to plant", please contact Corey George at 267-2680 or coreygeorge@shorewood-hills.org.

MEDDROP: THE BEST PLACE TO GET RID OF MEDICATIONS



Unwanted, unused prescriptions and over-the-counter medicines can be found in every household in the county. We know that it is not safe to keep unneeded medicines in the house. Children and others could accidentally take them. However, you should not flush medicines down the toilet or throw them in the trash, they can be bad for the environment (our water, our lakes and the animals in them). So, how should you get rid of your unused medicines? Bring them to MedDrop.

Every Dane County resident is just minutes away from a MedDrop box. 10 MedDrop box locations are open year-round for you to get rid of your unwanted medicines. The four drop box locations closest to Shorewood Hills are:

- UW Police Department: 1429 Monroe Street. Call 264-2677 for hours of operation.
- Middleton Police Department: 7341 Donna Drive. Available 24 hours in the lobby.
- Madison Police West District: 1710 McKenna Blvd. Available 8:00 am to 4:00 pm Monday-Friday.
- Fitchburg Police Department: 5520 Lacy Road – Available 7:30 am to 4:30 pm Monday-Friday

To dispose of medications in the MedDrop drop boxes, please put pills into plastic sealed bags and recycle the pill bottles at home. Liquids and creams should remain in their original containers. Items you CAN dispose of:

- Rx meds and samples (pills, liquids, creams)
- Over-the-Counter meds and vitamins
- Medications for pets
- Nebulizer solution
- Inhalers

Items not accepted:

- Sharps, Epi-Pens (anything with needle or lance)
- IV bags
- Oxygen tanks
- Nebulizer machines
- Thermometers

For more info and additions drop box locations, go to: www.safercommunity.net/meddrop.php

CLEAN SWEEP PROGRAM

The Dane County Clean Sweep Program operates a year-round facility located at 7102 US Hwy 12, Madison, WI 53718 (Beltline/12/18 East towards Cambridge) across from the Yahara Hills Golf Course at the Dane County Landfill.

Clean Sweep provides Dane County residents an opportunity to safely dispose of household hazardous materials such as oil-based paints, pesticides, poisons, organic solvents, ignitables, aerosols and rechargeable batteries. The program includes a Product Exchange area, where many high quality and usable products brought into Clean Sweep are made available to the public.

Clean Sweep is open Tuesdays–Fridays from 7:00 am to 2:45 pm and Saturdays from 8:00 am to 10:45 am. Closed Sundays, Mondays and Holidays. Leaving materials at the site when it is closed is illegal and can lead to a \$2,000 fine.



For more information on Clean Sweep go on-line to: www.danecountycleansweep.com or call the recorded information line at 243-0368.

Editorial Staff: Karl Frantz, Administrator; Colleen Albrecht, Clerk; David Sykes, Web Manager.

Contributors: Mark Sundquist, Village President; Karla Endres, Deputy Clerk; Corey George, Forester; Erik Johnson, Pool Manager; Jela Trask & Annette Mahler, League Bulletin; Win Sager, Adult Golf Program; Jessica Harrison & Jin Cho, Tennis Program; Alex Young, Summer Basketball Program; Peter Fisher & John Carey, Community Gardens.



Village of Shorewood Hills

March 26, 2015

A Message to the Residents of Shorewood Hills:

At the upcoming Spring Election on April 7, the voters of Shorewood Hills will be asked to advise the Village Board on whether it should approve the proposed new lease between the Village and the Blackhawk Country Club (hereafter referred to as BCC). The referendum will be non-binding, however, several Trustees have indicated that if the vote were conclusive, they will approve or reject the proposed lease based on the referendum results. Because the BCC impacts Shorewood Hills significantly—in the approximately 100 acres of open space it occupies and its effect on Village finances—it is a very important issue. There are many viewpoints on this lease being distributed on both sides; this letter is an attempt to explain the recent negotiations and their outcome to date without advocating for either position.

In 1944 the combined effects of the Great Depression and WWII had pushed the BCC into severe financial difficulties. Because the Village feared the loss of open space if the property should be sold to other parties and then developed, and also saw potential uses of parts of the property for Village facilities, Shorewood Hills purchased the BCC property from the BCC. It has leased it back ever since.

Starting in 1944, four leases have been negotiated. The history of these leases and the relationship with the BCC are presented in the **'Blackhawk Lease Negotiations'** section of the Village website (www.shorewood-hills.org) titled **'Blackhawk Presentation and Discussion'** and also referred to in the book **"Shorewood Hills an Illustrated History"** by Village resident and historian Tom Brock.

In early 2014, BCC leadership approached the Village expressing interest in negotiating a new lease. The current lease has eleven years left on it. Because the Village owns the land and the buildings, the lease is the major asset the BCC has to provide as collateral. As the length of time left on a lease such as this approaches the ten year mark, the long term security of the lease as an asset becomes questionable, and with it the ability to secure financing for upkeep and improvements decreases. Thus it has been customary for the BCC to request to renegotiate leases far in advance of their expiration.

In initial presentations the BCC negotiators identified a number of specific reasons they wished to enter into negotiations. They indicated that the BCC is experiencing financial difficulties and hoped to negotiate a rent reduction, in their view to more accurately reflect the market and golf's changing economic picture, and as part of an overall plan to improve its finances, regain membership and be sustainable. The BCC also noted that it is under pressure from its lender to

reduce the amount outstanding on its revolving line of credit, which in the past has exceeded \$1.5 million.

They also maintained that having a new lease in place would help with membership recruiting and donation efforts. They stated a need to make significant capital improvements in order to be competitive, secure donations from members, and obtain financing for capital needs, including renovations and updates to the BCC clubhouse.

To confirm these points, the Village requested and was furnished with audited financial statements from the BCC for most of the past decade.

At the beginning of these discussions, the Village Board agreed with my suggestion that the BCC provides protection of the property from development pressure, that it has been a reasonable tenant most of the time, and that the Village should not take actions which would directly undermine the ability of the BCC to exist, specifically not to entertain speculation about alternative uses for the property. Based on this premise, the Board agreed that we should begin negotiations to renew the lease.

The Board authorized the formation of an ad hoc task force, comprised of two Trustees, two residents and me, to manage the initial stages of the negotiations. (Subsequently there has been some discussion that a member of the task force was ineligible to serve since his wife was a member of BCC and, as a result, his standing on the task force was in conflict with the Village's ethics ordinance. This was a regrettable oversight on my part. However, I feel strongly that both the task force and the Board benefitted from this Trustee's lease-negotiating expertise, and at no time has anyone suggested that his participation compromised the Village's interests). The task force met eleven times; all of its meetings with BCC representatives were noticed as open meetings and the public was invited to attend.

A draft lease developed through the task force's negotiations with BCC was brought to the Village Board for its consideration in late July, 2014. With the negotiations now in their hands, from mid-2014 to early 2015, the Trustees discussed the proposed lease at eleven additional meetings in an effort to develop a document that could be put before the voters. As part of the process, the Trustees solicited and received public comment and took what was heard into consideration as the new draft lease was hammered out. All conversations of the Board, with BCC negotiators present, were held in meetings noticed and open to the public. The Trustees did meet in closed session when open meetings might have compromised the Village's negotiating strategy. BCC representatives were never involved in closed session meetings with the Board.

The basic financial terms of the old lease as compared to the new can be summarized as follows:

- The calculation of the rent under the old lease is reset annually based on 3.957% of the BCC's gross revenues before expenses. There is no floor or ceiling in the rent amount. (The median annual revenue received by the Village over the last ten years was \$124,000).
- The new lease has a base rent of \$100,000 per year that cannot be reduced. The new annual rent will increase by \$300 for every new member, of any type, that the BCC brings in over the base number on record now.

- If, after ten years, the rent (as calculated using the net increase in new BCC members) does not meet or exceed cumulative increases in the consumer price index for all urban consumers (CPI-U), the rent will jump to an annual amount to reflect that cumulative increase. In other words, the rent in 2025 will be at least what the CPI-U would have brought it to over ten years (or more, if there were a significant increase in membership over that period). This provision in the lease, which was not included in the initial draft received from the task force, was included to address comments from the public and a desire by the Village Board to consider a rent escalator that included a CPI component.
- After 2025, the rent will increase by the CPI-U each year until the lease's expiration in 2034.
- There is an option to extend the lease another ten years to 2044.
- It is important to recognize that, outside of any lease, the BCC also pays in excess of \$44,000 in personal property taxes per year. The Village's share of these taxes is about a third of that amount.
- The BCC annual rent under the old, as well as the proposed new lease, is the third largest single source of revenue to the Village's general fund.

There are two main reasons the calculation of the rent in the new lease is based on membership rather than a percentage of gross revenues. One is that through the years the sources of income to the BCC have changed. Competition has reduced the revenue from dues and initiation fees, revenue which directly supports maintenance and improvements to the facilities and overhead costs such as the rent. Instead, the fraction of gross revenue from food and beverage sales and private parties has grown. These support themselves, but compared to dues, cannot provide as much extra for the other BCC expenses. Therefore, even though gross revenue has remained relatively strong, the BCC's ability to cover the costs of operation has decreased.

A second reason for the change in the rent calculation in the new lease was to simplify the process involved in determining the annual rent and to eliminate the Village's periodic costs to audit BCC's financial accounts. At the same time it ensures that the Village shares in the anticipated future success of the BCC as it is reflected in increased membership.

In return for a reduction in rent, the proposed new lease carves out a section of property currently under the control of BCC for use by the Village to construct a storage building (the property in question is near the golf course maintenance buildings). The Village presently leases space outside of Shorewood Hills for the storage of off-season DPW equipment at a cost of approximately \$24,000 per year. The lease on that property will expire in two years, and it is doubtful that the Village will be able to extend it. If we apply the \$24,000 per year toward the construction of the storage building, it can be amortized within ten years, and from then on, we will have no costs for storage. This long-term saving represents some recovery of the reduction in BCC rent.

The new lease also increases and alters Village non-member resident access to the property. Village residents and their children are granted dining privileges at the BCC restaurants up to two times per month from November through April 15. The old lease allowed non-member dining only during the months of January, February and March but for an unlimited number of times. The Trustees felt most residents would prefer to have dining privileges over a much longer

time period including the Thanksgiving and winter holidays, but doubted most people would want to dine at the BCC more than two times per month.

The new lease allows non-member Village residents and up to three guests to golf four times per year. Residents pay 50% of non-member green fees and guests pay 100%. Dining privileges are also extended with the golf. The old lease allowed for Village residents to play golf three times a year at 50% green fees with no guests and no dining privileges extended.

The other resident non-member Blackhawk property access/use privileges and rights specified in the old lease remain unchanged in the new agreement—none of those privileges or rights have been reduced or eliminated.

The new lease also provides that the Village will arrange to have the BCC parking lot paved. The BCC will pay the Village back over the same term and at the same rate of interest the Village borrows for its road projects (a ten year term). There was a point in the negotiations that the Village considered paving the lot as a leaseholder improvement, reasoning that in many cases a lessor takes some responsibility for property upkeep and improvements to leased property. However, after the last series of public meetings, it became apparent that this was a matter of concern to many residents, and in response, the paving project financing was changed to the loan detailed above. Shorewood Hills is embarking on a major street reconditioning project on the west side of the Village and economies of scale have provided attractive bids. Due to time constraints the Village and the BCC may enter into an agreement to have the parking lot project accomplished before the new lease is in effect.

The Village Board began this process with the premise that it is in the interest of Shorewood Hills to keep the BCC in operation, and has done its best over many meetings to negotiate a lease that it thinks is fair to both parties. Often the day-to-day work of the Village is accomplished by the staff, with periodic direction from the Board. In this case, the situation was reversed; the Trustees rolled up their sleeves, did the nuts and bolts work with assistance from staff, and of course Legal Counsel was engaged and present at almost all sessions to provide guidance and to write the actual language of the lease. We leave it to you to decide whether our efforts resulted in a balanced product.

Additional background information is available on the Village website (www.shorewood-hills.org) and you should, of course, feel free to consult other resources including the Trustees, Village Administrator Karl Frantz or me.

I encourage you to go to the polls and vote on April 7.

Sincerely,



Mark L. Sundquist
Village President

SHOREWOOD HILLS RESIDENT DIRECTORY

Update: The Shorewood Hills Community League will not be publishing the resident directory this year. In the event you did not get a chance to purchase a directory last year, please feel free to stop by the village to get a copy. We have plenty available. We will plan to publish the 2016 version next Spring.

LEAGUE VOLUNTEERS

The League has paused all Spring events until a new board is established. We have several available posts, including Treasurer, Social Director, and Vice President. Filling any or all of these positions is greatly appreciated. We will resume activities starting with the 4th of July Bake Sale and will reassess where we stand on Summer/Fall events based on our volunteer status.

If you have any questions or are interested in supporting the tremendous contribution the League makes to our community, please contact Jela Trask at shcleague@gmail.com.

GARDEN CLUB NEWS

ELECTION DAY BAKE SALE

Support the Garden Club when you come to vote at the Village Hall on Tuesday, April 7 by purchasing delicious home made cookies, cakes and breads, as well as fresh coffee. Each purchase is a win!! You are rewarded with a tasty treat for yourself AND knowing you are supporting the work of the Garden Club. The bake sale is a major source of funding for the group and helps to support the ongoing work of maintenance of the 22 Garden Triangles, financial support for the horticulturist, and greening of the Village. Thank you!!



ANNUAL DINNER AND LECTURE

All are invited to join members of the Garden Club at its Annual Dinner and Lecture on Thursday, April 16 in the lower level meeting room of the Village Hall. The dinner begins at 6:00 pm. Ham, coffee, tea, sparkling water and wine is provided. Attendees are encouraged to bring a salad, side dish, or dessert to share.

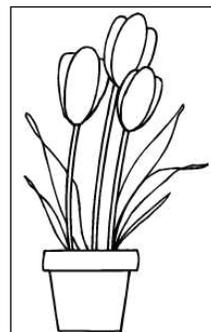
The Lecture begins at 7:00 pm with speaker Liza Lightfoot of Avant Gardening who will talk about "Vernacular Gardens." Come for the dinner and lecture, or just one—your choice, but come!!

PLANT AND MULCH SALE

Mark your calendar for the Garden Club Plant and Mulch Sale on Saturday, May 16 from 9:00 am to noon at the Public Works building (old Fire Station).

If your garden is bountiful, we invite you to donate to the sale by potting up healthy specimens from your garden and bring them to the Public Works building on Friday afternoon (May 15). Digging and potting them a week or more before the sale is best—it gives the plant time to recover from the shock of being moved. If you want to donate some of your garden stock but need assistance with digging, please call Lynne Krainer at 238-5310).

Everyone is welcome at the Plant Sale. Come and purchase plants that you know will thrive in our Shorewood Hills soil and light conditions. And, new this year, there will be a potting bench for children, allowing them to learn how to handle a young plant and/or plant some seeds.



CLASSIFIED ADVERTISEMENTS

SERVICES

Green Acres Lawn Service – Now is the time to sign up for spring yard cleanup, lawn mowing, fertilizer and weed control programs, lawn aeration, shredded bark mulch sales and spreading, gutter and downspout cleaning, sidewalk and driveway edging, bush pruning and tree work. Free estimates, fully insured. Call Rob at 831-8050 or e-mail rkuster@chorus.net.

Guitar Lessons – Located in the Village. Over 15 years teaching experience. References upon request. Sign up now for a free interview lesson. Contact Aaron Katcher at 608-661-0226 or visit <http://katcherinc.com> for more information.

Math Tutor – Quality Math Tutor for ages 8-18. Questions please contact Barb Center at (608) 217-4732 or bcentermd@gmail.com.

Capital Landscape Contractors LLC – Spring is just around the corner! Transform your outdoor space to become a valued extension to your home. We offer full landscaping services including patios, decorative and retaining walls, perennial and annual bed and yard installation and maintenance. We have more than 20 years of expertise and pride ourselves on detailed craftsmanship and service integrity. Call 886-7003 for a quote today. Visit us at: www.capitallandscapecontractors.com.

Private Meditation & Yoga – Have you heard about the amazing benefits of meditation, mindfulness, or yoga, and want to get started, but aren't sure where to begin? Do you find group yoga classes overwhelming or not appropriate for your body? Please learn more about what I offer: www.lynnpetersonyogaandmusic.com.

Home selling live-in providing staging, house upkeep, and prepping for successful showings and reducing home-owner work. Very good Village references. Jim Rogers, JimRogers111@gmail.com.

We mourn the loss of

Lou Boutwell - former Harvard Drive resident

The League would like to acknowledge births and deaths of Village residents. Please help by notifying us with such information: shcleague@gmail.com

FOR SALE

Sue Jefferson “**Your Neighbor and Neighborhood Realtor**” has partnered with Wanda Roche, an agent at the Stark Company, to better serve you.

“Put your heart, mind, intellect, and soul even to your smallest acts. This is the secret of success.”

– Swami Sivananda

Sue and Wanda currently have this Village home for sale:

- 3316 Blackhawk Drive – Accepted Offer

Call Sue Jefferson 608-279-3701 or Wanda Roche 608-212-2928 of Stark Company Realtors, for all of your Real Estate needs. “**Trusted, Respected, Proven**”

Three-bedroom, orange-brick house at 1102 Shorewood Blvd. for sale – located directly across from the entrance of Shorewood Hills School. This well-constructed house built in 1949 includes a downstairs guestroom, two full bathrooms, and a generous-size back yard and front yard. Price: \$449,000. Contact David or Jennifer: 233-6643 / daloewen@wisc.edu.

Buildable lot available on Topping Road – Approx. 19,815 square feet; can accommodate a new home more than 4,000 sq ft. Please call Ken or Laurel Cavalluzzo at 608-575-2041 for more information.

FOR RENT

Available Office Space – 3330 University Avenue (next to Panera). Private 290 square foot Class A office within shared suite (\$828/month). Includes common area, restrooms, Internet, cable. Optional cubicle available for assistant. Bill 608-238-3500 extension 11.

LEAGUE BULLETIN ADVERTISING POLICY

The Shorewood Hills Community League Bulletin accepts ads from Village residents and businesses. The League does not accept non-resident commercial ads. Non-residents wishing to buy or rent homes in the Village may place ads for such if they provide a Village reference. Limit ads to 150 words or less.

The Village staff manages the Bulletin advertising program for the League. If you would like to place an ad, contact **David Sykes** at: dsykes@shorewood-hills.org. Commercial ads are 50¢ per word. Other resident ads are 30¢ per word. Residents under the age of 18 may place ads at 10¢ per word. Deliver payment to the Village Hall, 810 Shorewood Blvd, Madison, WI 53705. Checks should be made out to: **Village of Shorewood Hills (or VoSH)**.

The Bulletin is published monthly. Ads are due by the 15th of each month. The League and the Village are not responsible for, nor do they endorse, the services advertised.