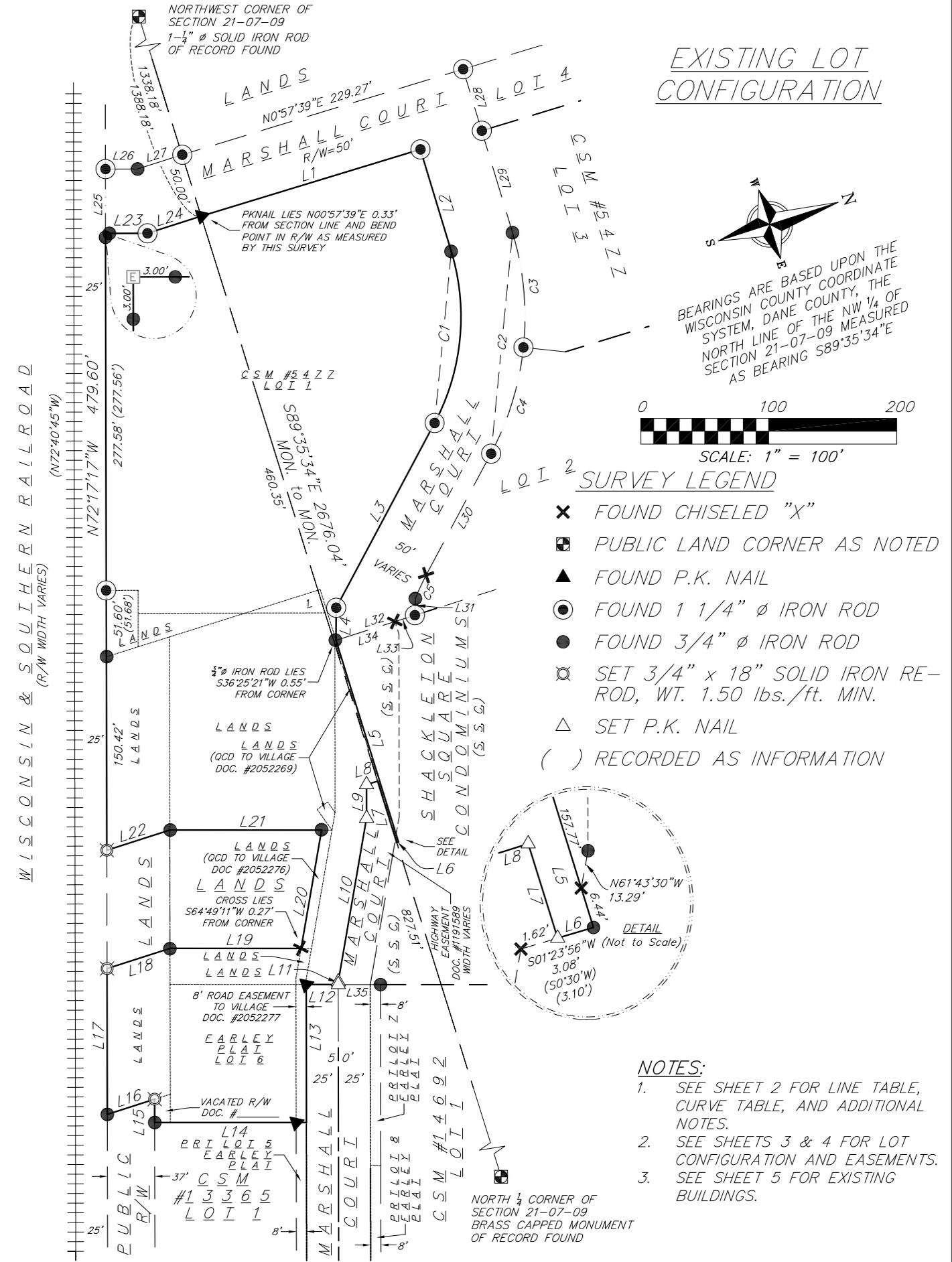


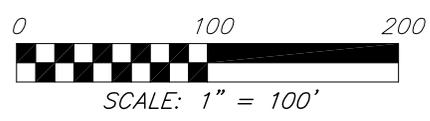
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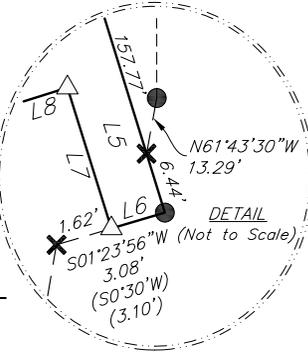


EXISTING LOT CONFIGURATION

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NW $\frac{1}{4}$ OF SECTION 21-07-09 MEASURED AS BEARING S89°35'34\"/>



- SURVEY LEGEND**
- ✕ FOUND CHISELED "X"
 - PUBLIC LAND CORNER AS NOTED
 - ▲ FOUND P.K. NAIL
 - ⊙ FOUND 1 1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD
 - ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
 - △ SET P.K. NAIL
 - () RECORDED AS INFORMATION



- NOTES:**
1. SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, AND ADDITIONAL NOTES.
 2. SEE SHEETS 3 & 4 FOR LOT CONFIGURATION AND EASEMENTS.
 3. SEE SHEET 5 FOR EXISTING BUILDINGS.

10 Jul 2018 - 4:10p M:\Stone House Development\150190_Arbor Crossing Phase 2\CADD\150190_CSM.dwg by: mmar

<p>planners engineers advisors</p> <p>Phone: (800) 261-3898</p>	FN: 150191 DATE: 07/10/2018	SURVEYED FOR: Marshall Court Investors, LLC 625 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____
	REV: _____		Doc. No. _____
	Drafted By: MMAR		Vol. _____ Page _____
	Checked By: PKNU		SHEET 1 OF 9

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LINE TABLE			LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH	LINE NUMBER	DIRECTION	LENGTH
L1	N00°57'39"E (N00°32'11"E)	178.99' (178.91')	L19	N17°52'44"E (N17°47'E)	102.41'
L2	S89°05'53"E (S89°27'49"E)	82.93' (83.00')	L20	N62°18'11"W (N62°16'W)	93.37'
L3	S44°00'38"E (S44°27'49"E)	162.98'	L21	S17°52'44"W (S17°47'W)	118.60'
L4	S71°45'03"E (S72°12'14"E)	25.31' (25.22')	L22	S00°08'27"W (S00°07'01"W)	51.68' (51.88')
L5	S89°29'07"E (S89°30'E)	164.21' (164.60')	L23	N17°42'43"E (N17°19'15"E)	32.81' (32.73')
L6	S01°23'56"W (S00°30'W)	1.46'	L24	N00°11'41"E (N00°15'48"W)	43.97' (44.20')
L7	N89°35'34"W (N89°30'W)	49.98'	L25	N72°17'17"W (N72°40'45"W)	50.00'
L8	S00°27'49"W (S00°30'W)	9.06'	L26	N17°42'43"E (N17°19'15"E)	25.11' (25.00')
L9	S72°14'41"E (S72°13'E)	26.17' (26.18')	L27	N00°11'41"E (N00°15'48"W)	36.60' (36.82')
L10	S62°18'11"E (S62°16'E)	129.08'	L28	S89°05'53"E (S89°27'79"E)	50.05' (50.00')
L11	S72°15'40"E (S72°13'W)	2.12' (2.18')	L29	S89°05'53"E (S89°27'79"E)	82.82' (83.00')
L12	S17°52'44"W (S17°47'W)	25.00'	L30	S44°00'38"E (S44°27'49"E)	107.55' (107.42')
L13	S72°15'40"E (S72°13'E)	107.33' (107.1')	L31	S70°26'54"E (S71°17'39"E)	12.87' (12.83')
L14	S17°49'58"W (S17°47'W)	118.56'	L32	S00°16'50"W (S00°09'38"E)	64.64' (64.73')
L15	N72°17'17"W	18.16'	L33	S00°16'50"W (S00°09'38"E)	16.25'
L16	S00°08'27"W	38.81'	L34	S00°16'50"W (S00°09'38"E)	48.39'
L17	N72°17'17"W (N72°41'10"W)	113.34'	L35	N17°52'44"E (S17°47'W)	33.00'
L18	N00°08'27"E (N00°07'01"W)	51.68' (51.88')			

NOTES:

1. Subject to Storm Sewer Easement recorded as Document #1191590.
2. Subject to Sanitary Sewer Easement Recorded as Document #1191591.
3. Subject to Reservations, Covenants, and Restrictions contained in Quit Claim Deed recorded as Document #2055762.
4. Subject to Easements and Agreements contained in Warranty Deed recorded as Document #2069281.
5. Subject to Reservations in Instrument recorded as Document #2068269.
6. Subject to Right-of-Way Grant Underground Electric-Electric Pole Line Easement to Madison Gas and Electric Company recorded as Document #2098779.
7. Subject to Notice Affecting Real Estate recorded as Document #2109270.
8. Subject to Agreement for License with Madison Metropolitan Sewerage District recorded as Document #984043 and Supplemental Agreement recorded as Document #984044.

CURVE TABLE					
CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	137.48' (137.45')	175.00'	45°00'39" (45°00'00")	S66°35'53"E (s66°57'49"E)	133.97' (133.94')
C2	176.80' (176.72')	225.00'	45°01'14" (45°00'00")	S66°35'36"E (s66°57'49"E)	172.28' (172.21')
C3	90.20' (90.04')	225.00'	22°58'12" (22°55'42")	S77°37'07"E (s77°59'58"E)	89.60' (89.44')
C4	86.59' (86.68')	225.00'	22°03'02" (22°04'18")	S55°06'29"E (s55°29'58"E)	86.06' (86.14')
C5	20.14' (20.15')	175.00'	6°35'39" (06°35'46")	S47°28'10"E (S7°45'42"E)	20.13' (20.14')

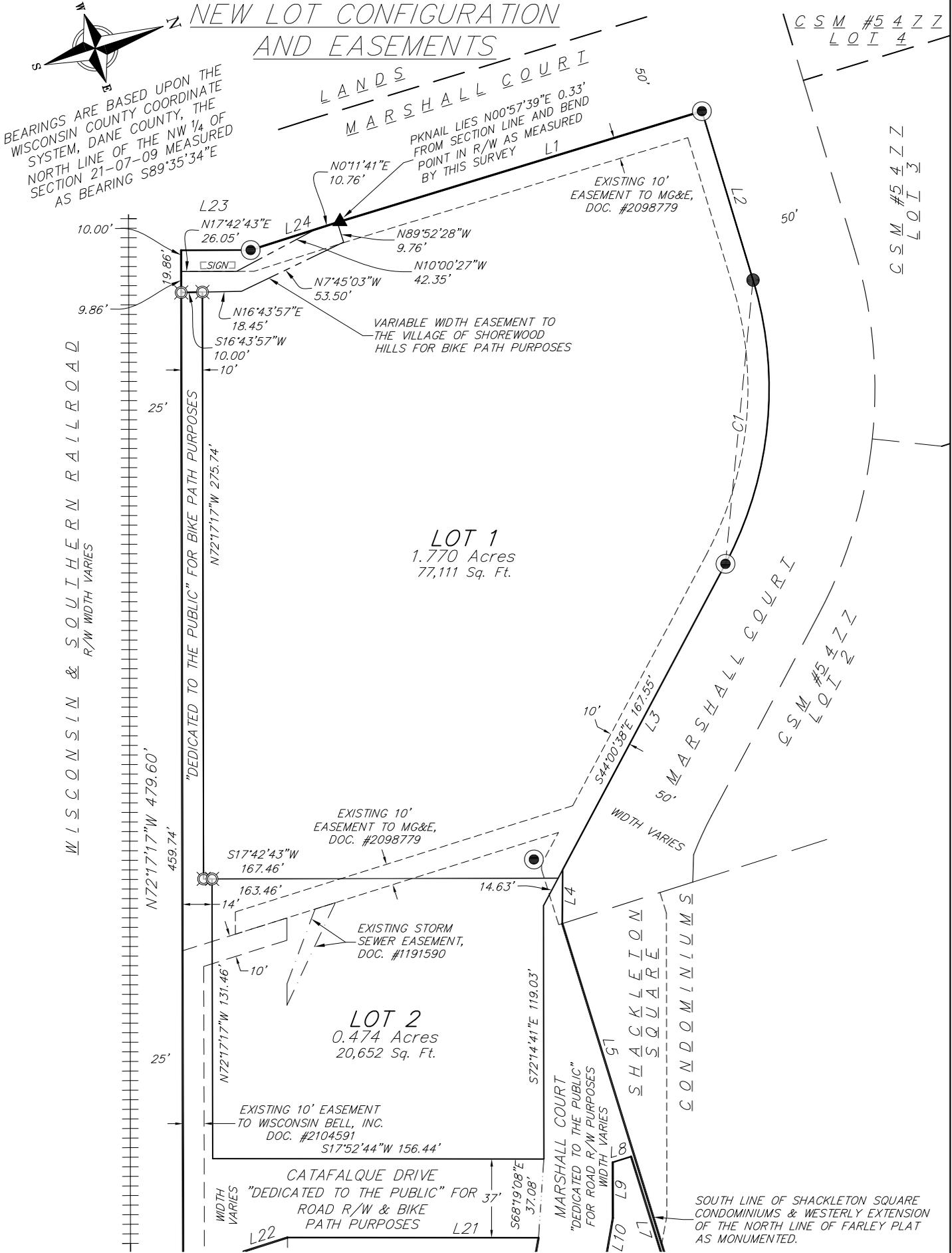
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<p style="font-size: small;">planners engineers advisors</p> <p style="font-size: x-small;">Phone: (800) 261-3898</p>		FN: 150191	SURVEYED FOR: Marshall Court Investors, LLC 625 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____
		DATE: 07/10/2018		Doc. No. _____
		REV:		Vol. _____ Page _____
		Drafted By: MMAR		
		Checked By: PKNU		

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NEW LOT CONFIGURATION AND EASEMENTS

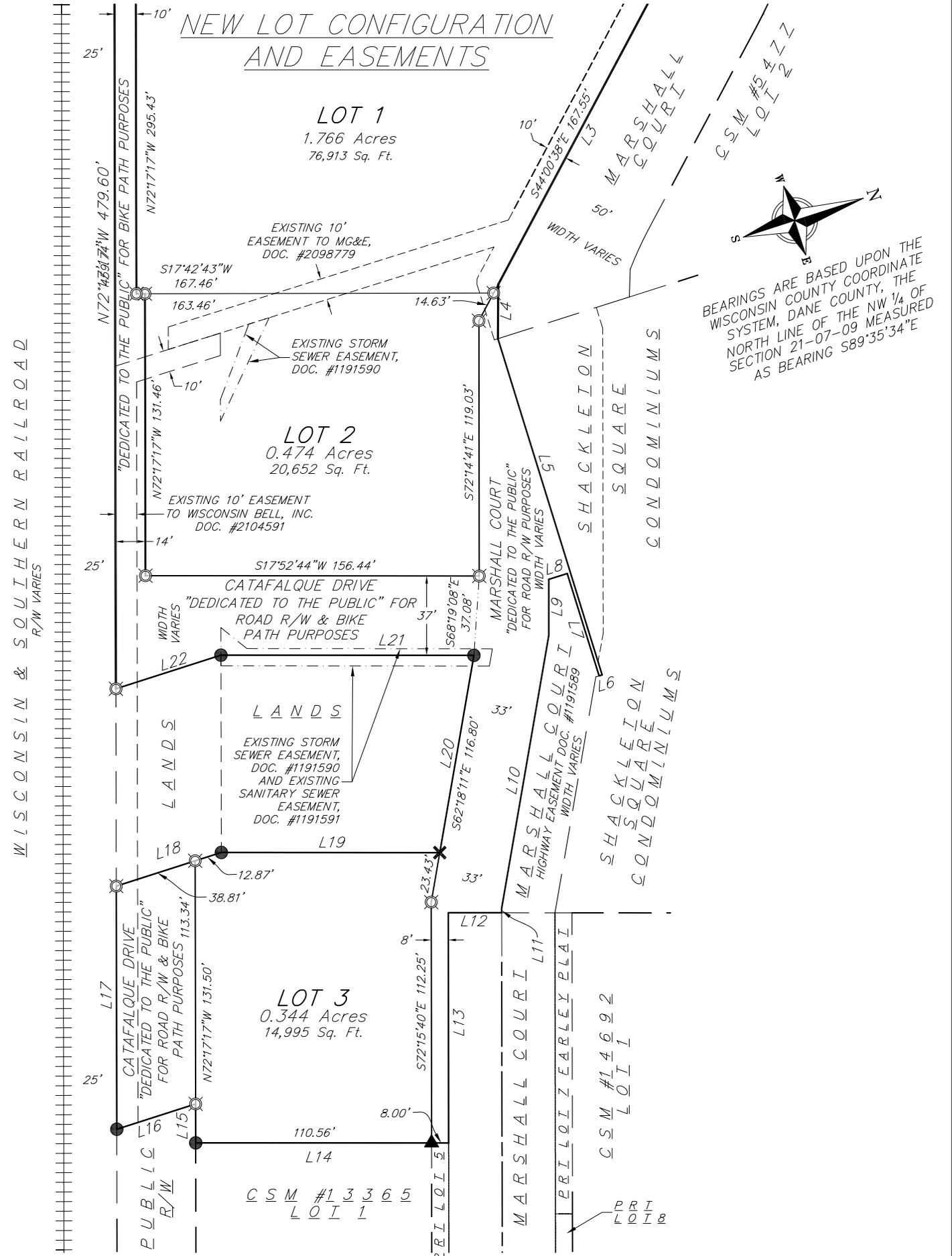


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vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 150191 DATE: 07/10/2018	SURVEYED FOR: Marshall Court Investors, LLC 625 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 3 OF 9
		REV: _____	Drafted By: MMAR	Checked By: PKNU	

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vierbicher planners engineers advisors Phone: (800) 261-3898		FN: 150191 DATE: 07/10/2018	SURVEYED FOR: Marshall Court Investors, LLC 625 N. Segoe Road, Suite 107 Madison, WI 53705	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 4 OF 9
		REV: _____ Drafted By: MMAR	Checked By: PKNU		

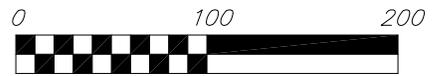
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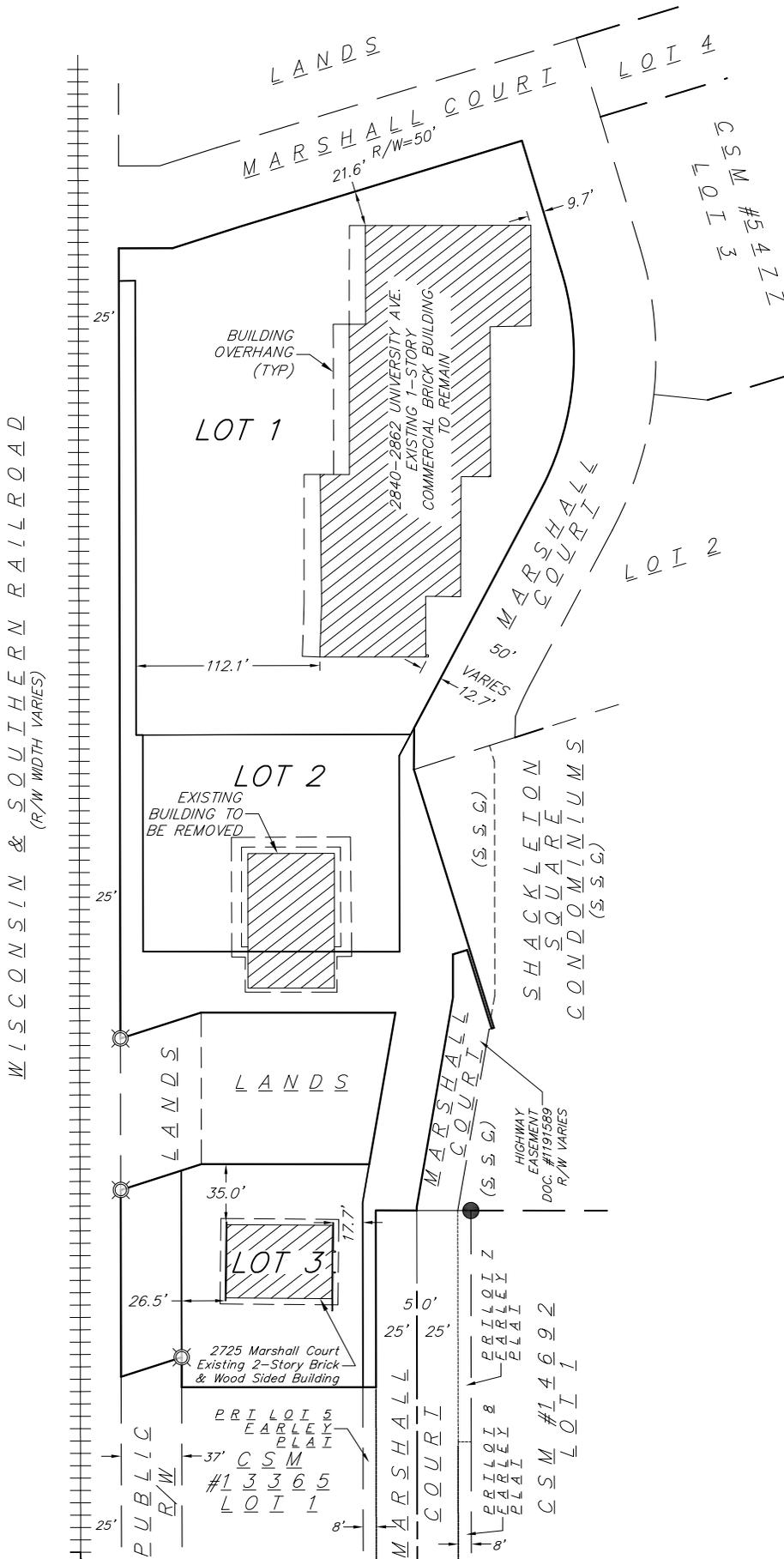
EXISTING BUILDINGS



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF THE NW $\frac{1}{4}$ OF SECTION 21-07-09 MEASURED AS BEARING S89°35'34"E



SCALE: 1" = 100'



10 Jul 2018 - 4:12p M:\Stone House Development\150190_Arbor Crossing Phase 2\CADD\150190_CSM.dwg by: mmar

vierbicher
planners | engineers | advisors



Phone: (800) 261-3898

FN: 150191
DATE: 07/10/2018
REV:
Drafted By: MMAR
Checked By: PKNU

SURVEYED FOR:
Marshall Court
Investors, LLC
625 N. Segoe Road,
Suite 107
Madison, WI 53705

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

**SHEET
5 OF 9**

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LEGAL DESCRIPTION

Lot 1 Certified Survey Map Number 5477, as recorded in Volume 25 of Certified Survey Maps, on Pages 43-44, as Document Number 2067153, Dane County Registry, also Lot 6 Farley Plat, as recorded in Volume 17 of Plats, on Page 28, as Document Number 894244, Dane County Registry, also part of the SE¹/₄-SW¹/₄ of Section 16, also part of the NE ¹/₄ - NW ¹/₄ of Section 21, all in Township 07 North, Range 09 East, Village of Shorewood Hills, Dane County, Wisconsin, more fully described as follows:
 Commencing at the Northwest corner of said Section 21; thence S89°35'34"E along the North line of the NW¹/₄ of said Section 21, 1388.18 feet to a westerly line of said Lot 1 and the point of beginning; thence along the boundary of said Lot 1 for the next five (5) courses; 1-thence N00°57'39"E, 178.99 feet; 2-thence S89°05'53"E, 82.93 feet to a point of curvature; 3-thence 137.48 feet along the arc of a curve to the right, having a radius of 175.00 feet, a central angle of 45°00'39", and a chord bearing S66°35'53"E, 133.97 feet; 4-thence S44°00'38"E, 162.98 feet; 5-thence S71°45'03"E, 25.31 feet to the Southwest corner of the Amended Plat of "Shackleton Square", a Condominium, as recorded in Volume 4-33A of Condominium Plats, on Pages 406-412, as Document Number 1828246, Dane County Registry; thence S89°29'07"E along the southerly line of said Shackleton Square, 164.21 feet to a southerly corner thereof; thence S01°23'56"W along the southerly line of said Shackleton Square, 1.46 feet to a southerly line of lands Quit Claimed to the Village of Shorewood Hills by Document Number 2052269; thence N89°35'34"W along said southerly line, 49.98 feet; thence S00°27'49"W, 9.06 feet; thence S72°14'41"E, 26.17 feet; thence S62°18'11"E, 129.08 feet; thence S72°15'40"E, 2.12 feet to the West line of said Farley Plat; thence S17°52'44"W along said West line, 25.00 feet to the Northwest corner of said Lot 6, Farley Plat; thence S72°15'40"E along the North line of said Lot 6, 107.33 feet to the Northeast corner thereof; thence S17°49'58"W along the East line of said Lot 6 and its southerly extension thereof, 118.56 feet to a southwesterly corner of Certified Survey Map Number 13365, as recorded in Volume 86 of Certified Survey Maps, on Pages 269-274, as Document Number 4914123, Dane County Registry; thence N72°17'17"W, 18.16 feet to a southwesterly corner of said Certified Survey Map Number 13365; thence S00°08'27"W along a westerly line of said Certified Survey Map Number 13365, 38.81 feet to a southwesterly corner thereof and the northerly right-of-way line of the Wisconsin & Southern Railroad; thence N72°17'17"W along said northerly right-of-way line, 113.34 feet; thence N00°08'27"E, 51.68 feet; thence N17°52'44"E, 102.41 feet; thence N62°18'11"W, 93.37 feet; thence S17°52'44"W, 118.60 feet; thence S00°08'27"W, 51.68 feet to the said northerly right-of-way line of the Wisconsin & Southern Railroad; thence N72°17'17"W along said northerly right-of-way line, 479.60 feet to the Southwest corner of said Lot 1; thence N17°42'43"E along the West line of said Lot 1, 32.81 feet; thence N00°11'41"E along the West line of said Lot 1, 43.97 feet to the point of beginning.

Said description contains 137,423 square feet or 3.155 acres more or less.

SURVEYOR'S CERTIFICATE

I, Michael S. Marty, Professional Land Surveyor, S-2452, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of Marshall Court Investors, LLC, University Station, LLP, and the Village of Shorewood Hills, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with the provisions of Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the Village of Shorewood Hills in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
 By: Michael S. Marty

Date: _____

Signed: _____
 Michael S. Marty, P.L.S. S-2452

 planners engineers advisors Phone: (800) 261-3898		FN: 150191	SURVEYED FOR:	C.S.M. No. _____
		DATE: 07/10/2018	Marshall Court Investors, LLC	Doc. No. _____
		REV:	625 N. Segoe Road,	
		Drafted By: MMAR	Suite 107	
Checked By: PKNU	Madison, WI 53705	Vol. _____ Page _____	SHEET 6 OF 9	

Subject line: Join us September 10 to Raise \$\$ for the 2019 Fireworks!

Dear Village Residents:

On September 10 the Village of Shorewood Hills and Blackhawk Country Club are partnering to host the first annual Shorewood Scramble to raise \$\$ for the July 4 Fireworks. We are working hard to make this a success – all we need now is you!

Don't play golf but love the Fireworks? Come for cocktails and light hors d'oeuvres after the golf.

What is the Shorewood Scramble?

When: Monday, September 10

Time: Noon, shotgun

Format: 18-hole scramble (best ball) format

Includes: Lunch, prizes and golf carts

"After-golf": 4:30 to 6:00 cocktails and light hors d'oeuvres

Price to play golf: \$100 per player or \$400 for a foursome (includes "after-golf")

Price for "after-golf" only: \$40 per person

This non-competitive event is open to Village residents, BCC members, and guests – you can sign up individually or grab some friends or neighbors and make up a 2-some, 3-some or 4-some!

A "scramble" or "best ball" is the most fun, and least intimidating, way to play golf – each player in the 4-some hits a shot, then you pick the best of the 4, and everyone hits again from there. It's lots of fun and NO PRESSURE!

Where does the money go?

- Proceeds from the 2018 Shorewood Scramble will be used for the 2019 Village of Shorewood Hills July 4 Fireworks, held at Blackhawk Country Club.
- We have arranged for payments to be made to the Shorewood Hills Foundation, a sec. 501(c)(3) charitable foundation which exists to fund projects of benefit to the Village.
- Of the \$100/person registration fee, \$75 will be considered a charitable donation to the Foundation, and \$25 will cover food and beverages for play at the Shorewood Scramble.
- If you don't play, but come up for the "after-golf" cocktails and light hors d'oeuvres, the price will be \$40 -- \$20 will be considered a charitable donation to the Foundation and \$20 will cover the food and beverage costs.
- If you can't play or join us for "after-golf", but want to donate, your entire donation amount will be considered a charitable donation to the Foundation.
- The Foundation will provide you a receipt acknowledging the amount of your charitable donation for your tax purposes.

How can I be part of this?

To **REGISTER** to play golf or for "after-golf" only, do one of the following:

1. Call Blackhawk's Golf Shop at 608-231-2456
2. Village Residents: Go to Blackhawkcc.com and click on the Shorewood Hills Residents at the top; follow the prompts

3. BCC Members: Go to Blackhawkcc.com and click on the Calendar; click on September 10, click on the Shorewood Scramble and follow the prompts
4. Or click on this link <https://www.signupgenius.com/go/60b0b4ea4a823a7fb6-shorewood1>

To **PAY** (or **DONATE**) please:

1. Make your check out to the Shorewood Hills Foundation
2. In the memo line on your check, write Shorewood Scramble
3. Mail or deliver your check to:
Blackhawk Country Club
3606 Blackhawk Drive
Madison, WI 53705

Help us make this a great partnership event for the Village of Shorewood Hills and Blackhawk Country Club! C'mon out and play!

Thanks to you, and those listed below, for your support and participation,

For the Village of Shorewood Hills:

Mark Lederer
Sarah Goldenberg
Karen Rebholz
Fred Wade
Gary Johnson

For Blackhawk Country Club:

Linda Bochert
Beth Van den Berg
Derek Schnarr

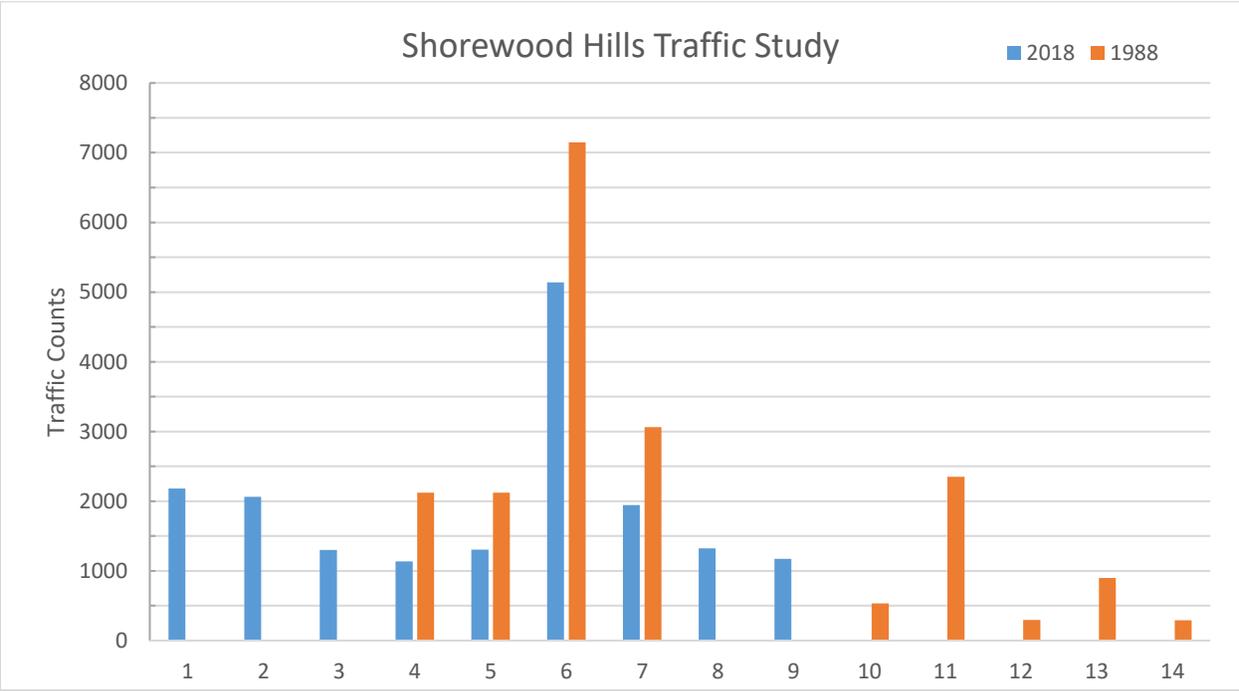
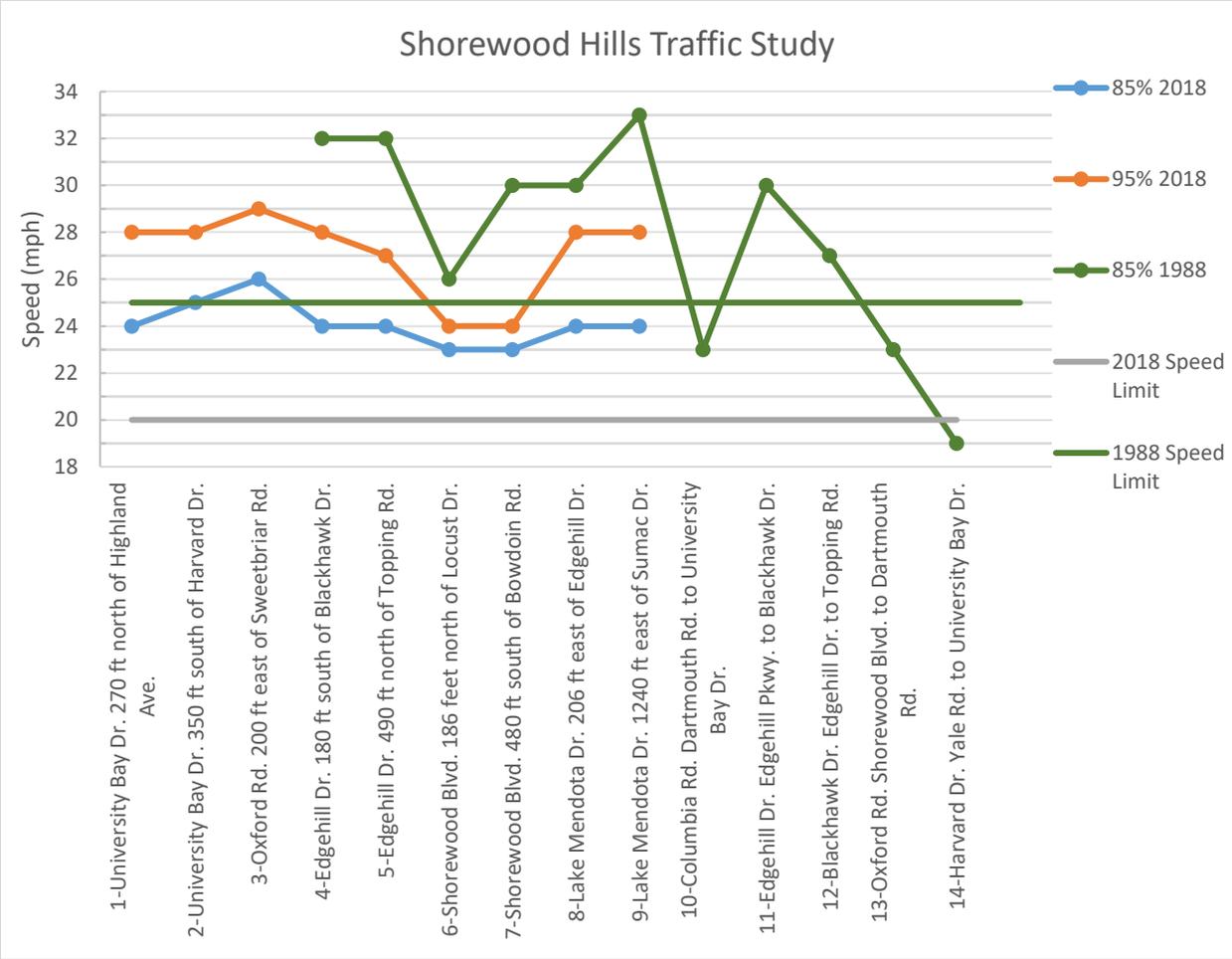


Table 1: Shorewood Hills Traffic Study Summary

			Average Daily Counts		Speed		
			2018	1988	2018		1988
	Street	Location			85%	95%	85%
1	University Bay Drive	270 ft north of Highland Avenue	2179		24	28	
2	University Bay Drive	350 ft south of Harvard Drive	2063		25	28	
3	Oxford Road	200 ft east of Sweetbriar Road	1298		26	29	
4	Edgehill Drive	180 ft south of Blackhawk Drive	1134	2120	24	28	32
5	Edgehill Drive	490 ft north of Topping Road	1305	2120	24	27	32
6	Shorewood Blvd	186 feet north of Locust Drive	5139	7150	23	24	26
7	Shorewood Blvd	480 ft south of Bowdoin Road	1945	3062	23	24	30
8	Lake Mendota Drive	206 ft east of Edgehill Drive	1322		24	28	30
9	Lake Mendota Drive	1240 ft east of Sumac Drive	1173		24	28	33
10	Columbia Road	Dartmouth Road to University Bay Drive		535			23
11	Edgehill Drive	Edgehill Pkwy. to Blackhawk Drive		2350			30
12	Blackhawk Drive	Edgehill Drive to Topping Road		297			27
13	Oxford Road	Shorewood Blvd. to Dartmouth Road		900			23
14	Harvard Drive	Yale Road to University Bay Drive		292			19

Potential Framework to Consider Renovation of Village Facilities, Processes and Timeline

1. Gain familiarity with Village facilities and discuss issues/needs with staff

10/18 - 5/19

Tour Four Corner Park restrooms, Heiden Haus, Community Center pool area. Tour DPW Building and storage building. Tour Village Hall and Police Department. Tour Marina and Boathouse. Learn and discuss issues, conditions, space needs with staff for each facility as a part of tours.

2-3 meetings (e.g. hour long evening meetings outside of regular scheduled Board meetings)

2. Gain familiarity with Financing needs and capacity

6/19 - 12/19

Learn about and determine financial capacity of Village to undertake facility improvements of various magnitudes incorporating other needed capital improvements, such as infrastructure, with assistance from the Village financial advisor Baird Inc.

2-3 meetings

3. Determine needs and demands for Community spaces and develop priorities

12/19 - 6/20

Determine need/demand for community spaces through surveys, facilitated public input sessions with assistance from outside consulting facilitation services.

7/20 - 12/20

Order projects by priority and determine sequencing of projects using financial capacity.

2-3 meetings

4. Update Capital plan

Ongoing through process

5. Start work on designing/bidding project(s)

2021 - 2023

Hire firm to begin work on design and specifications for first priorities.

- Some possible outcomes of planning may allow the pool to proceed more expeditiously.
- Some meetings may be combined or part of other regularly scheduled meetings.

(revised 8/14/18)

**APPROVED MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION**

The Tuesday, July 10, 2018 meeting of the Plan Commission was called to order at 6:36 pm by Chair Dave Benforado. Members present were: Mr. Benforado, Karl Wellensiek, Deb Remington, Brauna Hartzell and John Imes. Mr. Munson arrived at 7:41 pm. Mr. Etmaczyk was excused. Also present was Karl Frantz, Village Administrator and David Sykes, Administrative Services Manager/Deputy Clerk. 13 visitors were in the audience.

Mr. Frantz confirmed the meeting had been properly posted and noticed.

Approve previous meeting minutes

Mr. Benforado suggested a few grammatical changes to the May 15, 2018 meeting minutes. Mr. Wellensiek moved and Ms. Remington seconded a motion to approve the minutes with the changes.

Vote: Approved 3-0-2 (Mr. Imes and Ms. Hartzell abstaining).

Mr. Benforado suggested a few grammatical changes to the June 12, 2018 meeting minutes and a change to the sentence structure on page 2 related to Cheryl Farr's presentation on Moose International. Mr. Imes moved and Ms. Hartzell seconded a motion to approve the minutes with the changes

Vote: Approved 5-0

Brief report on Heiden Haus renovation from the ad hoc Heiden Haus Area Committee chair

Chair Tracy Koziol reported the Committee had received some negative feedback on the original plan proposal. They added three members to the Committee to gain some more localized representation. They wanted to bring their discussion to all the Village Committees to make sure they were moving in the right direction. The Committee met to prioritize items that they can all agree upon:

- Leave the structure alone, as it is seen as nostalgic, but perform necessary repairs and make the bathrooms ADA accessible.
- Brighten up the interior finishes; install ceiling fans and storage cubbies.
- Consider alteration to the north side of the building to make some kind of window system so that it is more of an open air structure in the summer but maintaining its primary function of a warming house in winter.
- Repair the deck.
- Consider an awning or roof extension for shade and seating. It is still not determined if it would be permanent or remain removable.

Mr. Benforado thanked Ms. Koziol and the Committee for their efforts and perseverance.

Mr. Imes suggested energy efficient improvements to the windows and asked if an energy study had been done. He also asked if the Committee discussed leveling the field. Ms. Koziol said they have not discussed those topics.

Ms. Hartzell liked the idea of an awning in the summer.

Ms. Koziol added that they have talked about the idea of a patio area with planters that would allow sitting under the awning. She reported the next steps were to talk to the Services

Committee and then consider public hearing(s). The Committee wants to get more buy-in from the residents before spending money on revised plans.

Review and possible recommendation on certified survey map (CSM) combining parcels located at 3534 and 3546 Lake Mendota Drive and vacant parcel in between

Mr. Frantz reported the Village Engineer had reviewed the CSM and it meets all technical requirements.

Ms. Hartzell pointed out that the house outline indicated on Lot 1 was not correct. Mr. Frantz said it was taken from an older plat map and that it should not affect the CSM.

Mr. Benforado informed the Commission that prior to the Village adopting an ordinance, property owners were not required to notify the Village if they wanted to combine or split lots with a CSM. Now the Village requires notice and the CSM is discussed at a public meeting even though there isn't much the Village can do if it meets the technical requirements.

Ms. Remington moved and Mr. Wellensiek seconded a motion to recommend the Village Board accept the CSM.

Vote: Approved 5-0

Review and possible recommendation on CSM lot line adjustment Lot 1 Block 18, Beloit Court replat, part of Lot 18 Block 19

Mr. Frantz reported that the Village Engineer had reviewed the lot line adjustment in the CSM and found it meets zoning regulations. The setbacks of the existing house and other zoning restrictions remain satisfied with the lot line adjustment.

The Village discovered there are a number of private covenants regarding this property. Village Attorney Laura Callan provided an opinion on the covenants. She finds them ambiguous and the Village is not a party to the agreements. Approval by the Village does not prohibit neighbors that are involved in the covenants from contesting the CSM in circuit court.

Ms. Remington moved and Mr. Imes seconded a motion to recommend the Village Board accept the CSM.

Vote: Approved 5-0

Public Hearing on conditional use permit to construct door/window overhangs and exterior staircase at 3414 Lake Mendota Drive

Mr. Frantz indicated the conditional use project was triggered by the proposed spiral staircase, which would be a new structure closer to the lake than the Lakefront Setback Line. He also mentioned the proposed window overhangs are larger than what is existing and protrude further into the area north of the Lakefront Setback Line.

Mr. Benforado opened the public hearing at 7:03 pm.

Homeowner Tracy Koziol reviewed the proposed project. The window awnings will protect the northwest side of the house from rain and flooding. They plan to replace all the doors and windows on the northwest side and the window coverings would project 5-8" from the house. The existing railings of the deck protrude 12" from the house. They plan to replace the deck and the railings will be removed. The spiral staircase is proposed for the north side to minimize the impact on neighbors and avoid removing trees.

Mr. Benforado closed the public hearing at 7:05 pm.

Action on conditional use permit to construct door/window overhangs and exterior staircase at 3414 Lake Mendota Drive

Mr. Imes moved and Ms. Hartzell seconded a motion to review and approve the draft findings for the conditional use permit.

Ms. Remington asked how are they to know there are no adverse impacts on views from neighbors. Ms. Koziol said she has shown plan to neighbors on both sides and they have supported it. Mr. Frantz also mentioned he went to the site and determined there will not be an adverse impact on views.

The Commission discussed the Lakefront Setback Line. Ms. Remington asked if it is a zoning regulation. Mr. Frantz said it was not. It is a requirement that triggers the conditional use process. When he evaluates a project, it is based on the underlying zoning code (i.e. setbacks).

Ms. Remington suggested that Mr. Munson might have said nothing should be built north of the setback line.

Mr. Benforado felt that the spirit of the rule is to prevent large north facing additions to houses on the north side of Lake Mendota Drive.

Mr. Frantz said the Village needs to be reasonable in its restrictions. New State law may bring into question the Village's ability to deny conditional use permits

Mr. Imes revised his original motion and Ms. Hartzell accepted the revision to recommend approval of the conditional use permit to construct door/window overhangs at 3414 Lake Mendota Drive.

Vote: Approved 5-0

Mr. Imes made a second motion and Ms. Hartzell seconded the motion to recommend approval of the conditional use permit to construct an exterior spiral staircase at 3414 Lake Mendota Drive.

Ms. Remington indicated she couldn't support this conditional use permit based on her interpretation of the existing rule. She asked that it be conveyed to the Board that the Commission would like direction on whether that interpretation should be changed.

Mr. Frantz said each conditional use application is considered on its own merit. Crossing the Lakefront Setback Line triggers the conditional use process but he doesn't think it means nothing can be built north of the line. If it were a hard line, then the applicant would need to request a variance to the zoning code.

Vote: Approved 4-1 (Ms. Remington voting no)

Public Hearing on conditional use permit to fill in excess of ten cubic yards of soil on property located at 3546 Lake Mendota Drive

Mr. Frantz reported the property owner intends to demolish the house on the lot and fill the resulting hole. Removing the house can be completed with a simple building permit. Moving more than ten cubic yards of soil triggers the conditional use process.

Mr. Benforado opened the public hearing at 7:33 pm.

Lori Zander of Century 21 was in attendance representing the property owner.

There were not questions or comments.

Mr. Benforado closed the public hearing at 7:34 pm.

Action on conditional use permit to fill in excess of ten cubic yards of soil on property located at 3546 Lake Mendota Drive

Mr. Wellensiek move and Mr. Imes seconded a motion to approve the draft findings and recommend the Board approve the conditional use permit.

The Village received e-mail correspondence from Fred Robertson, 3580 Lake Mendota Drive, in support of the project.

Vote: Approved 5-0

Mr. Munson arrived at 7:41 pm.

Continue public hearing on a rezoning from C-3(P) to Planned Unit Development General and Specific Development Plan for a mixed use shared workspace, restaurant and daycare project located at 2801 Marshall Court

Mr. Benforado reviewed the Commission's deliberations on the project to date. The developer has submitted a General Development Plan (GDP) and Specific Development Plan (SDP). A formal letter was submitted by the developer's engineering contractor, KL Engineering, regarding traffic and parking needs. Cheryl Farr of Signal Partners submitted a letter clarifying some aspects of Lodgic's operations. Village consultants Mike Slavney (Planning) and Jeff Held (Traffic) also submitted reviews of the GDP and SDP.

Mr. Frantz provided information related to the questions that came out of the June 12 public hearing and Commission discussion.

- The GDP will detail allowed uses and square footages of the project to guard against a usage change in the future. If a change were requested, the developer would be required to come back to the Plan Commission for a zoning change (amended or new GDP).
- One of the main concerns was parking and traffic on Marshall Court. The Village thought it was important enough to hire its own traffic engineer to review the project.
- The developer has made some modifications to the plans based on what was discussed at the previous meeting.

Mr. Slavney reviewed his July 6 memo. He believes we now have a complete submittal for the SDP including exterior plan and lighting. He reported it meets the technical requirements. He asked the developer for a shade study and details on the management of the co-working space. Recent submittals addressed his concerns.

Ms. Hartzell asked about a dedicated off-street loading zone. Mr. Slavney said the developer is prepared to talk about that later in the meeting.

Mr. Held reviewed his July 6 memo. He performed an independent review of trip generation, parking and traffic. He found that KL Engineering's numbers were conservative (on the high side) with respect to trip generation. He also found their parking estimates to be conservative, peak demand should not overlap due to operation of the building. He feels KL Engineering's trip generation estimates are adequate and agrees with their parking demand estimates. His recommendation is that the facility operator(s) convey alternatives to driving to the site (walk, bike, mass transit). It appears the developer will provide showers, he recommended including some locker space which encourages biking.

Mr. Munson asked if the previously done estimates for traffic have been accurate. Mr. Held reviewed a 2008 traffic study. A review in 2016 showed estimates are trending on track or less than predicted in 2008. Mixed use developments on Marshall Court have generated many multimodal trips that may have attributed to the lower than predicted trip estimates. Lodgic would be another mixed use project that has significant multimodal trips for users which reduces demand compared to other types of projects.

Mr. Benforado reopened the public hearing at 8:03 pm.

Duane Johnson of Knothe Bruce Architects summarized the changes to the GDP.

- The Daycare parking along Catafalque Drive is proposed as short-term parking. The fifth stall would serve as a loading zone for deliveries to the rear (south) entrance, not on Marshall Court.
- The square footages on the plan have been finalized and match what is was proposed for the traffic studies.
- There will be 93 seats at the restaurant. Fire code limits capacity to 130 persons.
- The Daycare maximum is 50 children based on State licensing requirements.
- Showers are included in the project on the second floor, lockers could be added.
- There will be five small and one large conference rooms. These rooms are primarily for members. They can bring guests but they are limited to how many guest may visit for a certain period of time. Any meeting over 3 hours will require food-and-beverage catering, which will serve to limit demand for the room use and must be reserved 24 hours in advance. They will encourage 24-hour notice for use of all meeting spaces.
- There are a number of cubical spaces for members to reserve and use as office space. These will not be occupied all the time.
- Rooftop HVAC units will be screened from view and insulated to absorb noise.
- There is potential for a photovoltaic system on the roof.
- He provided samples of the exterior finishes.
- They removed the word “Bar” from the sign package.
- There will be picketed rail fencing around the children’s play area for safety reasons, which will match other areas of the building.

Maureen Rickman of Psychiatric Services asked about traffic during peak times. Mr. Held said the on-demand daycare might not translate to typical peak times. The drop-in nature of the daycare will require they operate at less than full capacity to allow for drop-ins.

Michael Stiennon, 2814 Marshall Court, asked what is the overall traffic capacity of Marshall Court and how does that relate to the proposed development. He believes bike lanes are not feasible since Marshall Court is too narrow. He is concerned about parking and noise control for the neighbors. He asked how off-street loading zone was going to accommodate deliveries from large trucks. He asked if an economic analysis of the project is required. He stated Marshall Court is typically all parked up and suggested a traffic study be done after development so that operations could be adjusted if the project adds to the problem. He is concerned about the beverage sales and parking by non-users of the businesses who may pay just to park there. He is also concerned about lighting from the building on Marshall Court.

Sarah Kaiksow, 2822 Marshall Court, seconded Mr. Stiennon’s comments. She stated Marshall Court is a “residential” area. Plan Commission members should consider this project as if it were going in their back yard. She is skeptical of the on-demand childcare business. She believes there should be limits on noise and a specific time cutoff for lights. She prefers that there be no bar included because there are kids living in the area. She emphasized that it should have solar power included.

Roseanne Clark, 2816 Columbia Road, said she is on the UW Childcare Committee and expects that the childcare may be very attractive to medical center workers. She is concerned about a bar in the same building as a daycare.

Joan Benca, 2810 Marshall Court, supports the previous comments. She believes Marshall Court is a “residential” street. Ronald McDonald House is adding 13 rooms and she believes

Vandewalle's parking estimates are underestimated. She said hospital workers will use the childcare and asked if they would be allowed to use the underground parking too. Cut-through traffic at hospital shift change is a concern on Marshall Court. She said Catafalque Drive is only 20' away from the exit/entrance to Shackleton Square's underground parking. She is skeptical that the restaurant is going to be successful. She feels the parking and traffic issues are not being addressed.

Melody Vu, 2808 Marshall Court, she was concerned about the seasonality of the traffic study. It was done in the summer and may have missed a lot of residential traffic. She thinks the daycare will probably be used all day and asked if that had been taken into account.

Village staff, consultants and the developer took a moment to answer some of the questions raised.

Mr. Slavney said a financial impact study is not required for approval of a GDP. Mr. Frantz added that there was no request for TIF assistance, so the Village did not ask for an economic analysis since there is no financial risk to the taxpayers in this case. Mr. Slavney said his parking data has been superseded by more recent submittals. Noise will be regulated by the Village's noise ordinance, which is strict and enforceable. The Village could adopt additional restrictions on the outdoor seating area. The photometric study shows lighting to be OK from the outside; it is designed to limit light travel. Internal lights were not assessed but he suggested they could be on a timer.

Mr. Held discussed the traffic capacity of Marshall Court. The 2008 traffic study did determine the capacity of Marshall Court. In 2016, they did traffic counts and looked at recent development, which showed the amount of traffic increased as was expected. Traffic had increased with densification. The intent of the Doctor's Park Neighborhood Plan was that development provide for its own parking needs. Is the parking provided for Arbor Crossing being used by the tenants is a good question. He doesn't have data on that topic. With regard to anyone paying to park at Lodgic, he said you must be a member to park there. The traffic count estimates were an average, so they took into account seasonality. His estimates of parking demand included workers at the daycare, restaurant and co-working and users of the conference rooms. The exit from Lodgic underground parking will not be constant, so it shouldn't be detrimental to Shackleton Square.

Rich Arneson of Stone House Development explained the intent of the daycare is primarily there to serve the members of the co-working space. The cost per hour is going to be unrealistic for 40 hours per week daycare. If there is too much demand from outside, they will have to limit availability to serve those using the co-working space.

Randy Bruce of Knothe Bruce Architects said the restaurant has no plans for loud amplified music or other noise. Mr. Frantz added that the Village's noise ordinance is strict during quiet hours after 9:00 pm.

Mr. Arneson added the restaurant is similar to LaBrioche and Sa Bai Thong, in that will be a restaurant with beverage service, not a bar.

Mr. Bruce said they anticipate some type of interior lighting controls when not in operation. They could have timers on the outside lights too.

Mr. Benforado asked about parking by UW Hospital employees. Mr. Bruce said the building will be managed and utilize some type of access card. Paying for parking without using the co-working space will not be allowed.

Mr. Benforado also asked about the semi-truck delivery for the restaurant. Mr. Arneson said there would be no semis; all deliveries will be fresh food by panel truck.

Ms. Hartzell asked about parking availability at Arbor Crossing. Mr. Arneson has committed to leasing 15 stalls in Arbor Crossing for Lodgic employees. He may be able to free up additional parking with unassigned festival parking areas.

Mr. Arneson talked about the windows on the north side of the building. The three windows facing Shackleton Square could be managed with automatic blinds.

Ms. Remington counted up the small car and disabled parking stalls and asked if the configuration could be modified to create more stalls.

Mr. Bruce said the ratio of small to large parking stalls is representative of the population.

Mr. Munson asked if the daycare with relation to the restaurant/bar is a concern. Mr. Arneson said it should be thought of as a restaurant that also serves alcohol. There are hard separations within the building, which are required to license the daycare.

Mr. Munson repeated the question about whether an economic feasibility study should be required. Mr. Slavney said a study is typically required if public funding is involved. It is usually not required when no public funding is requested because the risk is not shared by the public.

Mr. Arneson volunteered he is negotiating a 15 year lease with Lodgic that is a subsidiary of Moose International. He has seen their balance sheet and feels that the businesses can be carried until they become successful.

Mr. Benforado said the Village is in ongoing negotiating with Psychiatric Services regarding parking issues. The Village is trying to do what it can do to help a Village business.

Dr. Rickman said Psychiatric Services is trying to work with the Village on parking but her business will fail if they do not have adequate parking. She suggested the Village consider a metered public parking ramp.

Ms. Kaiksow again expressed her feeling that alcohol being served at a "bar" in a residential area is not good with a daycare in the same building.

Ms. Vu repeated her feeling that a feasibility study should be done. Mr. Arneson referred to Cheryl Farr's presentation at the previous Commission meeting. Signal Brand Partners has been working with Moose International for four years to develop Lodgic. They have done a financial analysis and feasibility study but did not need to share them with the developer (landlord).

Mr. Arneson added that the solar panels on Arbor Crossing were not done during the original construction but added when financial feasible. He will consider the same at Lodgic.

Mr. Benforado closed the public hearing at 9:38 pm.

Mr. Imes asked about the shadow study. Mr. Johnson displayed the study provided per Mr. Slavney's request. It showed the shadows do not reach Shackleton Square, even on the shortest day of the year when shadows are longest.

Ms. Remington asked if not having alcohol at the restaurant was a deal breaker for Lodgic. Mr. Arneson said yes it was a deal breaker.

Mr. Benforado provided some feedback to the developer including all parking on Catafalque Drive next to the building should be short-term. The conceptual signage plan is included in the SDP. He suggested a detailed plan should be submitted separately from the SDP for considered. He talked about stormwater infiltration underground. Mr. Bruce said the stormwater plan would be based on the soil conditions found on site and if required by Dane County rules, underground infiltration will be included in the plans.

Mr. Benforado asked the Commission how they felt about recommending the GDP and SDP to the Board for approval.

Mr. Slavney said he has seven operational items that can be addressed in the SDP. The Commission could consider the GDP to approve a unique zoning district specific to this property.

Action on rezoning of property located at 2801 Marshall Court to Planned Unit Development General and Specific Development Plan

Mr. Munson move and Mr. Imes seconded a motion to recommend to the Board of Trustees review and approval of the GDP.

Mr. Frantz said the Board would consider the GDP zoning ordinance at three readings. The SDP would still need to be recommended to the Board and then could be approved by resolution rather than ordinance.

Mr. Slavney said the GDP can be modified by the Village and developer during the three reading process. The SDP can be negotiated during that same process. The final document will be the GDP and SDP as revised during the Board's deliberations.

Mr. Imes said he was comfortable considering the GDP partly because of the Village's track record with this developer; the other issues can be worked out.

Vote: 6-0 (the first reading of an ordinance to approve the GDP will be considered at the July Board meeting).

The Commission changed its next meeting date to Tuesday, August 7 due to the Primary Election on August 14.

Review and recommendation on certified survey map involving property at 2725, 2801 Marshall Court and 2840-2862 University Ave

This item was deferred until the next meeting.

Adjourn

The meeting was adjourned at 10:10 pm.

Respectfully submitted,

David Sykes
Administrative Services Manager/Deputy Clerk

Draft Public Works Committee Minutes July 9, 2018

Call to Order: Chairperson Lederer called the meeting to order at 7:00 p.m.

Roll Call: On call of the roll members present were Chair Mark Lederer, Rick Chappell, Cara Coburn Faris and Chris Petykowski, .Yang Tao and Tracy Bailey were excused. Others present included, Village Engineer Brian Berquist, and Village Administrator Karl Frantz.

Note compliance with open meeting law: Compliance with the open meeting law was noted.

Consider approval of previous meeting minutes – The minutes were deferred to the next meeting.

Update on 2018/19 projects – Due to time constraints and in the absence of a June meeting of the Public Works Committee, Mr. Lederer reported that the Village Board approved the sealcoat and street striping projects as recommended by the staff on sections of Shorewood Blvd., Bowdoin Road, Edgehill Drive and Lake Mendota Drive at their June meeting.

Results of speed volume study on Shorewood Boulevard, Edgehill Drive, Lake Mendota Drive, University Bay Drive and Oxford Road and any recommendations – Brian Berquist reviewed the summary information he had prepared utilizing the raw data from the County. The summary is attached to these minutes. Where comparable data exists, the reports shows a decrease in speeds from recent Village measurements and also shows a marked decreased volumes and speeds compared with the 1988 study. 85th percentile speeds on LMD, UBD, Shorewood Boulevard and Edgehill Drive, the Village busiest residential streets, are all at or below 25 miles per hour. The previous Village data had some 85th % speeds at 26-27 mph. It is possible that the calibration of the older Village equipment was off. The 85th % speeds of traffic going down the hill on Oxford was 26 mph. Frantz stated speed humps such as those used in Madison are designed to bring 85th % speeds down to 25 mph. To decrease speeds below that would likely require more severe humps. Committee members were generally pleased to see these results. Frantz also said the Village was unable to use its counters to do Topping, Columbia, Swarthmore and Blackhawk as requested by the Committee because the equipment software was not working properly and it is no longer supported by the manufacturer.

Cara Coburn Faris was curious to know if the 85th speeds on Edgehill Drive could be further reduced by installing speed hump(s) and after discussion offered a motion that the Village install its portable speed hump and engage the County to take traffic counts and speeds for two weeks at locations #4 and #5 on Brian Berquist's map with and without the temporary speed hump in place. Rick Chappell seconded the motion. Karl Frantz was hopeful that the County could do the counts for \$200 or so based on the fact that they had done all of the previous streets at two locations for \$2,000.00. He also noted that installation of the temporary speed hump would involve drilling holes in the street.

There was discussion that normally speed humps are placed in sequence as vehicles tend to speed up after going over one if there is not another. Mark Lederer expressed his concern that that the recorded, recent speeds do not seem to indicate a problem relative to both the Committee's internal policy statement on the subject and historic speeds and therefore, it was unclear what was the purpose of this exercise and whether it worth the cost?

Some Committee members felt there was no harm to check and see what the impacts would be as long as the expense was nominal.

The motion passed 3-1 with Mark Lederer voting no.

Consider whether to have contractor replace raised crosswalk on University Bay Drive due to height deviance – Brain Berquist stated that the raised crosswalk was marginally lower than what was speced and the Village could have it taken out and replaced or take a 25% credit on the cost of it. Rick Chappell seconded by Cara Coburn Faris moved to take the 25% credit. The motion passed 4-0.

Discussion and possible recommendation on Village traffic calming policies and potential survey – Cara Coburn Faris stated she would continue to work on a survey. Karl Frantz said he would be also be available to help

Next meeting date and agenda items – The next meeting will be the second work of September and a poll will be sent out. One agenda item will be to obtain cost estimate(s) on replacing the Village speed and traffic counters.

The meeting was adjourned at 9:00 p.m.

Parks Committee Minutes Village of Shorewood Hills

Monday, June 11th, 2018
Village Hall – 810 Shorewood Blvd

1. Meeting called to order at 5:33 pm by committee chair Anne Readel
 - **Roll Call:** Members Present: Anne Readel, David Boutwell, Kathy Brock, Nancy Heiden, Roma Lenehan, and Sue Denholm. Others Present: Village Resident John Voegeli, Village Forester Corey George.
 - **Compliance with Open Meeting Law:** The meeting was properly posted.
 - **Approval of Minutes:** Minutes from the April 9th, 2018 meeting were approved.
2. **Heiden Haus Renovation** – Updates and Discussion.

The ad hoc Heiden Haus committee is looking for additional feedback prior to moving ahead. Anne Readel distributed a list of updated goals for renovation of the Heiden House. Anne gathered feedback from the committee. Village residents are also encouraged to provide their comments to Anne or Tracy Kozoil.
3. **Harvard Drive (2900 Hunter Hill)**

A heavily wooded lot along Harvard Drive is planned for new home construction. The homeowner has asked permission to remove invasive shrubs and trees along the Harvard Drive public right of way. The Parks Committee discussed the scope of tree/shrub removal. The committee agreed it would be okay to remove the invasive shrubs along Harvard, but should hold off on tree removals until they are further assessed.
4. **Memorial Tree** – Discuss request.

The committee members were informed that a request for a memorial tree is no longer needed.
5. **Staffing Needs** – Address parks personnel and staffing shortage.

Corey presented a need for additional resources to support park and forestry maintenance. The committee discussed several ways to improve current and future staffing.
6. **Other Park Projects** – Updates
Corey provided an overview of ongoing efforts to maintain Four Corners Park. Several challenges include park access, entrance drainage, landscape maintenance, tree pruning, and shrub and tree removal. A site visit to the park was suggested.
7. **Resident Input.**

John Voegeli provided feedback on the Heiden Haus renovation.
8. **Future Agenda Items.**
 - Four Corners pathway maintenance
 - Oak wilt – large increase in the number of dead and dying trees
9. **Forester's Report.**

The monthly Forester's Report for April 2018 was distributed to the Parks Committee for their review and comment. The month of April included significant new tree planting.

Adjourned. The Committee adjourned at 6:52 pm.

VILLAGE OF SHOREWOOD HILLS **FORESTER/HORTICULTURIST**

Report for July, 2018: Corey George, Forester

Oak Wilt – Several red oaks have been identified with oak wilt in McKenna Park. Four Corners Park and Koval Woods have red oaks that are unhealthy and currently being diagnosed as well. Oak wilt has also been confirmed on several private properties this month.

Emerald Ash Borer – Many untreated ash trees are showing signs of EAB.

Dutch Elm Disease – Several trees have been diagnosed with DED this month (private and public). Two elms were identified with DED on UW property (near 2914 Oxford). The Village requested that UW remove them as soon as possible.

Parks Maintenance

Reese Woods – Path maintenance and planting of native perennials at Highbury/Topping corner

Kaiser Woods – Buckthorn removal

Post Farm Park – Weeding and pruning

Entrance Park – Weeding, pruning and mulching

Four Corners Park – Weeding, pruning and removal of small invasive trees

McKenna Park – Pruning and removal of invasive trees, path and park sign clearance, weeding

Marina – Pruning, weeding along maintenance path

Invasive Species Management (Good Oak LLC)

McKenna Park – Poison Ivy, Creeping Bellflower

Bigfoot Park – Goutweed

Koval Woods – Goutweed and Japanese Knotweed

Quarry Park – Hedge Parsley and Creeping Bellflower

Reese Woods – Creeping Bellflower, Hedge Parsley, Dames Rocket

Bradley Park – Goutweed, Creeping Bellflower, Motherwort, Dames Rocket, Hedge Parsley, Burdock

Four Corners Park – Goutweed, Japanese Knotweed

Bio-Swale/Bike Path – Curly Dock, Bull Thistle, Reed Canary, Crown Vetch, and Other

BCC Raingardens – Ragweeds, Bidens, and Other

Landscape Maintenance

Shorewood School – Watering new plants

Bike Path – Weeding, pruning and mulching

DPW/Fire – Weeding, pruning and planting

Village Hall – Weeding, pruning, watering new plants

Community Center/Pool – Weeding, pruning

Celebration Garden – Weeding, pruning

Shorewood Median – Weeding, watering new plants

Joyce Erdman Median – Weeding, planting and watering

Oxford Median – Weeding

U-Bay Drive Median – Weeding, planting, watering

Bowdoin Triangle – Weeding, new tree was planted

LMD/Sumac Triangle – Planting, watering, weeding

Railroad Corridor – Weeding, pruning, staking and watering new trees

Watering – New trees and other landscape plantings were watered and mulched.

Street Vegetation Pruning – Trimming/removal of vegetation for clearance and visibility along roads.

Oxford Planting (University Housing) – Met with UW staff to discuss planting along Oxford Road (near the crosswalk, opposite Bowdoin Rd). The UW gave permission to remove buckthorn and other invasive vegetation and to plant two new trees to replace an oak that died last year and was removed.

Four Corners Park Meeting – Met with Village Staff and Village Engineer and neighbors to discuss stormwater runoff problems, potential path improvements, and other park maintenance concerns.

Marina Meeting – Consult between Village Staff, BCC Staff and private arborists regarding removal of large oak leaning over BCC pump house. Severe erosion has caused this tree to be deemed high risk for failure.

Raingarden Maintenance

UW Athletic Fields – Weeding and mowing in bio-swale along U-Bay Drive

Marshall Court Raingardens – Weeding, planting and watering (700-800 UBD, 2713 Marshall Ct)

BCC Raingardens – Weeding

Shorewood Blvd Raingardens – Weeding

Columbia Road Raingardens – Weeding

Tree Planting

3000 Oxford Rd – (1) Tuliptree

3000 Oxford Rd – (1) Sugar Maple

3000 Oxford Rd – (3) American Hazelnut

1116 Wellesley Rd – (1) ‘Autumn Brilliance’ Serviceberry

3501 Lake Mendota – (1) ‘Autumn Brilliance’ Serviceberry

Lake Mendota (BCC) – (1) ‘Eye Stopper’ Corktree

Bowdoin Triangle – (1) American Beech

DPW Building – (2) Ironwood

DPW Building – (1) Sugar Maple

Village Hall – (1) ‘Eye Stopper’ Corktree

Locust Dr (R&R) – (1) ‘Shademaster’ Honeylocust

Bike Path (Salt Shed) – (2) Jack Pine

Tree Pruning

Locust Drive (R&R) – (10) Flowering Crabs, sidewalk clearance and deadwood

Locust Drive (UWCU) – (5) Ash, street clearance

Tree Removals

McKenna Park – (3) Norway maple near the Boathouse, 12”, 5”, 5”

Tree Failures

826 Burbank, Green Ash, large limb failure

McKenna Park, Black Cherry, large limb failure

Tree Maintenance Consults - Many consults with residents and contractors.

Memorial Benches – Memorial Plaques were installed on Fritz Grunkel bench (Heiden Haus) and Penny Levitt bench (Entrance Park)

**Village of Shorewood Hills
Blackhawk Liaison Committee
Approved Meeting Minutes
Wednesday, December 20, 2017**

1. **Call to Order** – Blackhawk Liaison Committee Chairperson Mark Lederer called the meeting to order at 7:00 pm.
2. **Roll Call Committee** – Members present were Mark Lederer, Sarah Golddenberg and Karen Rebholz. Also in attendance were Linda Bochert and Beth Vandenberg as representatives of the Blackhawk Country Club (Blackhawk or the Club).
3. **Note Compliance with open meeting laws** – Mr. Lederer noted the meeting had been had been posted and noticed.
4. **Introduction of committee members and Blackhawk members in attendance** - Mr. Lederer made introductions and reviewed the origin of the committee in the terms of the recent lease between the Village and Blackhawk. He and Ms. Bochert recapped their initial, earlier organizational meeting with Village President David Benfarado back in October. Ms. Bochert noted that Derek Schnarr, Blackhawk’s Director of Club Operations, who along with Ms. Bochert and Ms. Vandenberg comprise the Club’s liaison committee, was regretfully unable to attend tonight’s meeting.
5. **Consider fundraising options and possible recommendations** – The committees jointly discussed various fundraising options to support the July 4th celebration and more generally for other worthy events in the Village. This included a Golf Scramble proposed by the Club to be held sometime in May. The committee discussed what events would be of mutual interest and matters related to holding joint fundraisers (parking, traffic, ...).

Sarah Goldenberg left the meeting at approximately 7:30 pm.
6. **Consider beautification options and possible recommendations** – Ms. Bochert raised the possibility of joint efforts to beautify the Village and in particular the area where any joint fundraising events are held.
7. **Considered programming and promotion options and possible recommendations** – Ms. Bochert led a discussion of possible Club programming that might be of interest to Village residents such as First Tee, a program targeted for youths combining golf and homework.
8. **Future meeting date(s) and agenda items** – The committees jointly discussed when subsequent meeting might be held. No specific dates and times were set.
9. The meeting was **adjourned** at about 8:30 pm.

Respectfully submitted,
Mark Lederer, Chairperson of the Blackhawk Liaison Committee

DATE: AUGUST 9, 2018

PROJECT NO. 41154

AGREEMENT FOR PROFESSIONAL SERVICES

CLIENT

Village of Shorewood Hills
Chris Carbon
901 Swarthmore Court
Madison, WI 53705

PROJECT DESCRIPTION

Pool/Building Boiler System Replacement
Renovation
Village of Shorewood Hills (Madison), WI

SCOPE OF SERVICES

The Shorewood Hills Pool has two existing gas fired boilers used to heat the swimming pool and Community Building. The boilers are in the basement of the Community Building and were installed with the swimming pool expansion project completed in 1997. The boilers currently do not provide adequate heat to maintain the desired pool water temperature and have recently developed leaks.

Shorewood Hills Pool has requested that Ramaker & Associates, Inc. (Ramaker) design a replacement boiler system for the facility. The system will potentially serve the main pool, wading pool, domestic hot water and building heat for the first and second floors. The new system will utilize high efficiency modulating boilers, and external plate-type heat exchangers for the individual loads.

The following services shall be provided by Ramaker:

1. Visit the site to field verify existing conditions and confirm project requirements.
2. Review existing pool and building plans to confirm heat loads.
3. Prepare mechanical/electrical engineering drawings and specifications suitable for construction and permit review as required. Permit and review fees are paid by others.
4. Provide assistance to Shorewood Hills Pool in direct purchase of equipment if desired.
5. Address contractor questions during construction.
6. Provide a final closeout site visit to confirm the replacement system meets the project requirements and is operating as designed.

COMPENSATION

The fee* to provide the services defined above shall be **\$8,000**.

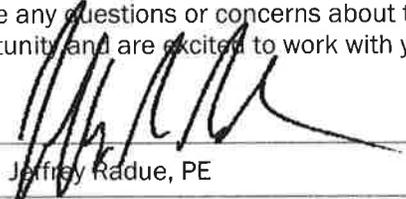
*Plus any applicable taxes. Client shall be responsible for all taxes levied on services provided.

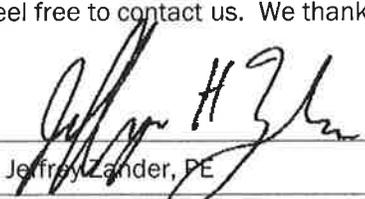
Reimbursable expenses (e.g., reproductions, shipping, postage, travel, lodging, meals, etc.) **have not** been included in the above fee and will be charged as incurred without markup. The fee does not include permit or regulatory agency submittal fees. The Agreement Fee is firm for acceptance within 30 Days from date of this Agreement.

ACCEPTANCE

Please indicate acceptance of this Agreement by signing the Terms & Conditions below. Return one original signed copy of the Agreement and the Terms and Conditions to Ramaker & Associates, Inc. Acceptance authorizes Ramaker & Associates, Inc., to proceed with Services.

If you have any questions or concerns about this proposal, please feel free to contact us. We thank you for the opportunity and are excited to work with you!

By: 
Name: Jeffrey Radue, PE
Title: Project Manager

By: 
Name: Jeffrey Zander, PE
Title: Service Group Leader - MEPS

Opening Remarks of the Pool Committee to the Village Board

On behalf of the Pool Committee and the approximately 3000 members it represents, 25% of which are Village residents, we thank the Board for this opportunity to discuss with you our initial plan for future capital investment. It has been several decades since the last significant expansion of the pool and related facilities, having last occurred in 1996. Since that time, the Committee has been focused on annual improvements to those facilities while paying down the debt incurred from the 1996 expansion and remodel. Since the expansion, the pool budget has been able to adequately cover the significant annual debt service within its budget each season. After completing many years of spending over \$100,000, the budgeted debt service has now dropped to approximately \$15,000 for 2018 and will remain at a similar amount until the final payment in 2030. The current pool fund balance is \$243,000. The 2018 budget anticipates a surplus of \$45,000 with future expectations potentially reaching \$100,000 annually. We have always recognized that capital investment is one of the essential components of maintaining the quality and competitiveness of the facility and retaining the loyalty of our members. In that spirit we come before you with our very preliminary plans for future capital spending.

Our plan is roughly divided into short-term, medium-term and long-term spending. Our short-term plan, as set forth in our 2018 budget, is focused on continued maintenance and improvements to the facility, as well as enhancements to the pool member experience as a whole. For example, we've budgeted for modest locker room improvements (new toilets/urinals, countertops, ventilation improvements, etc), as well as a large inflatable obstacle course and log rolling for pool entertainment. These are just a few examples of the

types of annual improvements that have allowed us to enjoy the continued success of the pool and the satisfaction of our members.

Before proceeding to describe our medium-term plans, particularly as they relate to the Community Center and locker room building, it is useful to introduce separate terms to describe the first and second floors. In our remarks, we refer to the second floor as the “Community Center” so as not to confuse it with the entire building. We refer to the pool office, locker rooms, storage areas, and guard/staff room as the “first floor.”

Our medium-term plans cover roughly the years 2019 – 2022. During this time period, we are planning to replace the pool heating boilers. Despite ongoing preventative maintenance, the boilers are of an age and a condition where potential catastrophic failure is an increasing probability, which if experienced, could potentially force the closure of the pool in mid-season. In order to avoid this outcome, the Committee feels the boilers should be replaced in the fall of 2018, or the spring of 2019 at the latest. The ballpark cost of this project is estimated to be around \$100,000. The current pool fund balance is adequate to pay for this necessary expense, but doing so will significantly diminish the fund.

We understand that the other major anticipated expense during the medium-term is an extensive repair or replacement of the roof of the Community Center. Historically, decisions regarding the Community Center space, its budget, and its utilization, have been the responsibility of the Village Services Committee. It’s our understanding that to a significant degree, the decision on the approach and timing of this repair or replacement has been postponed as the future of the building has been discussed. From the Pool Committee’s perspective, only the first floor of the building has been deemed essential for the purpose of

operating the pool. While more space is generally preferable to less, the Pool Committee anticipates the cost of renovating the second floor would significantly exceed any benefits to the pool membership.

Even if the Pool Committee had the final say as to the future of the building, which the Pool Committee recognizes is vested in the Board, the Pool Committee is not far enough along in its plans to recommend whether it would replace the building with a one-story structure, renovate the first floor and demolish the second story, or simply renovate the first floor. The Committee is of the opinion that only the first floor can cost effectively serve the needs of the pool membership. Therefore, the Committee will be looking for guidance (instruction) from the Board as to the future of the second floor. In trying to renovate or replace the facility in a cost efficient manner, the Committee is hopeful that plans would allow for any new facility to use the same basic footprint, with the possibility of a modest expansion to the north of it's current location. Maintaining the building in its current location would avoid the added expense of rerouting existing below ground infrastructure related to both the pool mechanicals and the building itself.

The Pool Committee has identified several needs when considering any replacement or improvement to the first floor. Examples of these include improved men's and women's shower areas, the addition of men's, women's, and family locker room facilities, full-facility handicap access, increased administrative office space, and increased storage and facility maintenance areas. As noted earlier, this might include an expansion of the building to the north, but would otherwise conform to the existing footprint. The Committee also recognizes some enhanced benefit to the membership in having a large outdoor rooftop viewing area.

Thus far, the Committee's discussion on medium-term plans do not meaningfully encroach upon space used by or reserved for other Village groups. Longer-term, the Committee would like the Board to consider expansions that would address how the land in Post Farm Park is used. In particular, the existing parking lot is aging and its size is inadequate during the peak season. Redesigning the lot in its current location is one possibility. Another is potentially relocating the lot or adding an additional lot to the east adjoining Marshall Court, thereby dramatically shifting the traffic pattern. The Committee is aware that completing the bike path is a priority and that this project will be focused on the intersection of Marshall Court and University Avenue. Given the number of interested parties and the complexity of the redesigning of these spaces, the Committee looks to the Board for guidance in what options might be realistically considered.

In summary, the Committee seeks the Board's guidance as to its future plans for the Community Center so that the Committee might further narrow and more specifically explore its options for the renovation of the first floor. Finally, the Committee will benefit from hearing the Board's perspective with regard to the future of both parking and access to Post Farm Park.

Thank you again for your time with these requests. We look forward to your comments, questions, and dialogue, and we are excited to be in the position to be able to explore potential enhancements to this great Village facility.



Karl Frantz <kfrantz@shorewood-hills.org>

Village looks beautiful !

1 message

asha saini <mwgi@hotmail.com>

Fri, Aug 10, 2018 at 5:42 PM

To: "kpfrantz@shorewood-hills.org" <kpfrantz@shorewood-hills.org>

Hello Karl,

We Shorewood Hills residents of many years, are seeing some beautiful plantings & aesthetically lovely arrangements around our neighborhood!

We believe it is Corey George's good work, and we wish to thank him!

Thank you,

Asha Saini & Surjit Saini



Saturday, August 25, 2018, 2-4 pm
Radisson Hotel | Oakbrook Room
517 Grand Canyon Drive, Madison, WI 53719

Please no gifts. If desired, contributions may be made to:

Dr. Fannie E. Frazier Hicklin Theatre
Education Scholarship Fund
UW-Whitewater
Attn: Marshall Anderson, chair
Greenhill Center of the Arts
950 W. Main Street
Whitewater, WI 53190



DIRECTORS

David Benforado
Village President
Village of Shorewood Hills

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OFFICER

Dennis Tweedale
Chief Executive Officer
League of Wisconsin
Municipalities Mutual
Insurance

David Sykes
Village of Shorewood Hills
810 Shorewood Blvd.
Madison, WI 53705

RE: LWMMI 2017-2018 SAFETY GRANT PROGRAM

David, thank you for participating in the LWMMI Safety Grant Program. At the end of the day, we all want to reduce accidents and have our employees go home safely.

Enclosed is the check for the invoice you recently submitted.

This payment fulfills the total eligible grant amount that you were given in the Safety Grant Program.

In several months, we will send out a summary listing of equipment purchased by our members. There might be items included that your employees could use.

Sincerely,



Dennis Tweedale
CEO



402 Gammon Place
Suite 225
Madison, Wisconsin 53719

p 608.833.9595
f 608.833.8088

dennis@lwmmi.org
www.lwmmi.org

LWMMI

League of Wisconsin Municipalities Mutual Insurance