VILLAGE OF SHOREWOOD HILLS
DANE COUNTY WISCONSIN

RESOLUTION NO. R-2019-12

PETITION FOR THE ALTERATION AND IMPROVEMENT OF AN AT-GRADE CROSSING

WHEREAS, the Village of Shorewood Hills proposes to adopt alterations and improvements previously made to the at-grade crossing of University Bay Drive, a public street with the tracks of the Wisconsin Southern Railroad, and

WHEREAS, the alteration and improvement of the crossing was necessary to promote public safety and convenience by converting University Bay Drive from 3 lanes of vehicle traffic (two in the southbound and one northbound direction) into 4 lanes of vehicle traffic (three in each the southbound and one in the northbound direction) along with 2 bike lanes for the purposes of reducing intersection congestion and allowing for multimodal public use in a safer manner, and

WHEREAS, the alteration and improvement of the crossing included the relocation and reconfiguration of the cantilever mounted signal on the north side of the crossing, and

WHEREAS, the alteration and improvements were constructed in 2016, and

WHEREAS, Sections 86.13 and 195.29 Wisconsin Statutes authorize the Office of the Commissioner of Railroads to determine whether the alteration and improvement of the crossing is necessary to promote public safety and convenience, to determine the necessary warning devices for the new crossing, and to apportion all costs for the crossing, including the costs of any automatic warning devices, and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Shorewood Hills hereby directs the Village of Shorewood Hills staff to take all necessary steps to petition the Office of the Commissioner of Railroads for an investigation and order to approve the alteration of the crossing, to determine the necessary warning devices, and to apportion the costs for the crossing of University Bay Drive with the tracks of the Wisconsin Southern Railroad in the Village of Shorewood Hills, Dane County.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Village of Shorewood Hills staff shall comply with Chapter 195, Wisconsin Statutes and RR 1.025, Wisconsin Administrative Code in the filing of the petition.

Dated this 15th day of July, 2019.

APPROVED: _____
Dave Benforado, Village President

ATTEST: _____
Karla Endres, Village Clerk

SCOTT

CONSTRUCTION, INC.

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560 MUNROE AVE., P.O. BOX 340 LAKE DELTON, WI 53940

"An Equal Opportunity Employer."

Submitted To:	Contact:	Proposal/Date:
VILLAGE OF SHOREWOOD HILLS - DANE COUNTY	C/O ~~DENNY LYBECK~~ John Mitmoen	
DANE COUNTY		S013B327
810 SHOREWOOD BLVD	- -	6/19/2019
MADISON, WI 53705	*prevailing wage determination number:*	None Provided

Asphaltic Chip Seal Surfacing for Pavement Maintenance and Preservation

Includes men and equipment to sign work zone and thoroughly clean existing pavement with a combination self-propelled power broom/mechanical blower, furnish cold mix patch material and pot hole hand patch prior to chip seal surfacing.
Emulsified Liquid Asphalt blended at a State of Wisconsin and ASSHTO certified liquid asphalt production facility: furnished, heated to 180 degrees F and applied in a single pass up to 24 feet wide.
Scott Construction Inc. to furnish, load, haul and place cover aggregate, in a single pass up to 24 feet wide, using a self-propelled chip spreader and compact using a rubber tire and/or combination rubber tire/steel wheel self-propelled roller.
Excess cover aggregate to be removed per Owner's specifications.

Colgate Rd (1107FT X 22FT) -$5,953.00
University Bay Dr (1270FT X 26FT)-$8,072.00
Cornell Ct (605FT X 26FT) -$3,845.00

TOTAL - $17,870.00

If SCI determines the scope and/or quantity of work to be performed under contract differs from this proposal, SCI retains the right to price adjust prior to commencement of the work.
Payment Terms: Net 30
NOTE: This proposal may be withdrawn by us if not accepted within 14 days from issue date.

Acceptance of Proposal - – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Customer Signature(s): _____

SCI Representative Signature: _____ COLLIN JACOBSON

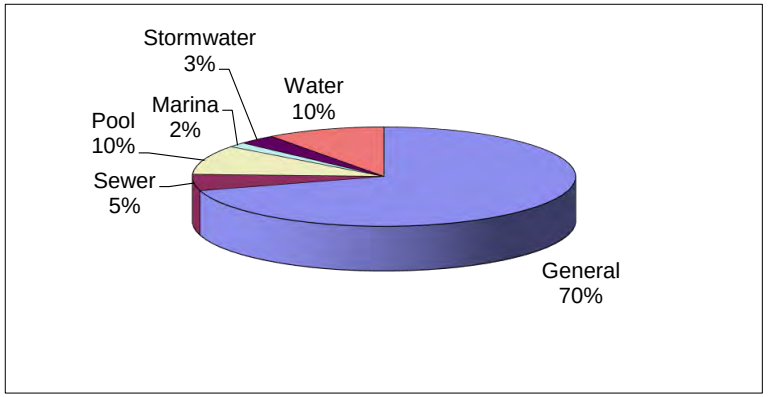
Shared Solar Participation Fee Allocation

Meter ID	Site Address	Site Name	Max No. of Solar Shares	Participation Fee (One-time charge)	General Fund	Sewer Fund	Pool Fund	Marina Fund	Stormwater Fund	Water Fund
E331225	810 Shorewood Bl	Village Hall	222	$ 10,489.50	$ 7,342.65	$ 524.48	$ 1,048.95	$ 209.79	$ 314.69	$ 1,048.95
E331265	1008 Shorewood Bl	DPW Building	113	$ 5,339.25	$ 3,737.48	$ 266.96	$ 533.93	$ 106.79	$ 160.18	$ 533.93
E203574	4502 Old Middleton Rd	Blackhawk Maintenance	0	N/A						
E323624	4502 Old Middleton Rd	Cold Storage Building	2	$ 94.50	$ 23.63	$ 23.63			$ 23.63	$ 23.63
E326031	900 Shorewood Bl	Street Lights	3	$ 141.75	$ 141.75					
E313167	2705 Marshall Ct	Street Lights	3	$ 141.75	$ 141.75					
E221233	901 Swarthmore Ct PATH	Pool/Community Center	9	$ 425.25	$ 212.63		$ 212.63			
E201759	3302 Blackhawk Dr	Four Corners Park	0	N/A						
E166258	3100 Harvard Dr	Heiden Haus	1	$ 47.25	$ 47.25					
E336463	901 Swarthmore Ct	Pool/Community Center	0	N/A						
E278980	3336 Lake Mendota Dr	Sewer Lift Station	10	$ 472.50		$ 472.50				
E332935	901 Swarthmore Ct	Pool Concessions	15	$ 708.75			$ 708.75			
E289545	3400 Lake Mendota Dr	McKenna Boathouse	0	N/A						
E136837	3700 Lake Mendota Dr	Marina Quonset	0	N/A						
E327406	3302 Blackhawk Dr	Water Lift Station	9	$ 425.25						$ 425.25
E331274	3561 Tallyho	Water Lift Station	135	$ 6,378.75						$ 6,378.75
	Totals:		**522**	**$ 24,664.50**	$ 11,647.13	$ 1,287.56	$ 2,504.25	$ 316.58	$ 498.49	$ 8,410.50

*Assuming current electric rates inflation of 2% annually

Allocation for Village Hall and DPW Building

Fund		Expenses	Percentage
100	General	$3,899,719	70%
200	Sewer	$294,645	5%
210	Pool	$529,404	10%
220	Marina	$85,724	2%
500	Stormwater	$177,698	3%
600	Water	$554,339	10%
	Total	$5,541,529	



Acct	Rate	Meter ID	Site Address	Max No. of Solar Shares	SS2.0 Participation Fee (One time charge)	Avg Monthly Bill Increase, Year 1	Avg Monthly Bill Increase, 25 Year Life*	Est annual kWh generated	Solar REC's retired	lbs CO2 removed	Gasoline Vehicles removed	Equivalent PV system size (kW dc)
17067471	Cg-4A	E331225	810 Shorewood Bl	222	$10,489.50	$28	($69)	72,150	72.2	116,162	14	38.9
11021144	Cg-4A	E331265	1008 Shorewood Bl	113	$5,339.25	($12)	$ (85)	36,725	36.7	59,127	7	19.8
24119836	Cg-5	E203574	4502 Old Middleton Rd	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
28748077	Cg-5	E323624	4502 Old Middleton Rd COLD	2	$94.50	$1	($1)	650	0.7	1,047	0	0.4
21730890	Cg-5	E326031	900 Shorewood Bl	3	$141.75	$1	($1)	975	1.0	1,570	0	0.5
27527225	Cg-5	E313167	2705 Marshall Ct	3	$141.75	$1	($1)	975	1.0	1,570	0	0.5
26531665	Cg-5	E221233	901 Swarthmore Ct PATH	9	$425.25	$3	($3)	2,925	2.9	4,709	0	1.6
11020120	Cg-5	E201759	3302 Blackhawk Dr	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10954998	Cg-5	E166258	3100 Harvard Dr	1	$47.25	$0	($0)	325	0.3	523	0	0.2
10052678	Cg-4B	E336463	901 Swarthmore Ct	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11090776	Cg-5	E278980	3336 Lake Mendota Dr	10	$472.50	$4	($4)	3,250	3.3	5,233	0	1.8
19316090	Cg-5	E332935	901 Swarthmore Ct STAND	15	$708.75	$5	($6)	4,875	4.9	7,849	0	2.6
11090784	Cg-5	E289545	3400 Lake Mendota Dr	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10052496	Cg-5	E136837	3700 Lake Mendota Dr	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11020112	Cg-5	E327406	3302 Blackhawk Dr WTR	9	$425.25	$3	($3)	2,925	2.9	4,709	0	1.6
13973367	Cg-4A	E331274	3561 Tallyho	135	$6,378.75	$45	($30)	43,875	43.9	70,639	8	23.6
			Totals:	**522**	**$ 24,664.50**	**$ 78.74**	**$ (203.89)**	**169,650**	**169.65**	**273,137**	**29.4**	**91.35**

*Assuming current electric rates inflation of 2% annually

Annual rate increases over last 25 years:

Cg-4	3.89%
Cg-5	3.62%
Cg-3	5.14%

Real Discount Rate (dreal) = the rate at which future costs are discounted to the present (accounts for the time value of money)

Nominal Discount Rate (dnominal) = The rate at which future costs are discounted to the present (accounts for the time value of money and inflation)

dnominal = (1 + dreal) x (1 + i) - 1

Net Present Value (NPV) = $CF_t/(1+d)^t - CF_0$

Service Agreement Overview

To participate, customers must complete and return a
Service Agreement to MGE. Below is an overview of the information that is included in the Shared Solar Service Agreement:

Program

- MGE owns and operates Shared Solar installations in Middleton.
- The amount of electricity produced by the solar array will vary depending on weather conditions. MGE maintains insurance on the Shared Solar installations.

Eligibility

- MGE residential electric customers served on the standard Rg-1 and our Time-of-Use (Rg-2) rates are eligible to participate in the Shared Solar program ("Solar Program").
- MGE small and medium businesses served on our Cg-3, Cg-4 and Cg-5 rates are eligible to participate in the Solar Program.

Participation

- Solar Program participants ("Participants") have the opportunity to provide up to half of their home's annual electricity from the Shared Solar installations.
- Participants must enter into a Shared Solar Service Agreement with MGE ("Agreement"). If the Morey Airport Solar Facility is not yet in service as of the date MGE signs this Agreement, all provisions of this Agreement except Section 5 herein become effective on the in-service date of the Morey Field Solar Facility.
- Participants are subject to the terms and conditions of their standard (Rg-1, Rg-2, Cg-3, Cg-4 or Cg-5) and Shared Solar Cs-1 tariffs, which may be amended from time to time by order or approval of the Public Service Commission of Wisconsin.
- The Agreement provides subscription options to participants based on a share/shares of the project. The maximum number of shares available to a participant will be up to 50% of their annual electricity

use.

- Participants will be charged a one-time, nonrefundable participation fee of $47.25 for each share chosen ("Fee"). MGE will apply the solar electricity produced from the shares chosen to the participant's electricity bill each billing period. If the amount of electricity from a participant's solar share is greater than their home electricity use in any billing period, the participant will be billed for solar electricity in the amount equal to their total electricity use.
- The price of Shared Solar will be reflected in Schedule Cs-1 as long as the participant continues to participate in the Solar Program, up to a maximum of 25 years. The Schedule Cs-1 tariff includes rates for Cs-1 Electricity, Grid Electricity and Transmission services.
- Renewable Energy Credits (RECs) associated with a participant's solar electricity will be retired by MGE. The Agreement is for a term of 25 years unless the participant chooses to terminate the Agreement earlier or if the participant leaves MGE's service territory.
- If a participant moves outside MGE's electric service territory or transitions to an ineligible rate schedule, participation will terminate with the participant's final bill.
- If a participant moves within MGE's electric service territory, MGE will transfer the participant's participation to their new address as long as they provide notice to MGE, are the named electric customer on the MGE account at that address and remain in the same class of customer (residential or small- to medium-sized business).
- If a participant's annual electricity use at their new residence is less than at their previous address, MGE may adjust the participant's number of shares down in order to keep their solar electricity to no more than 50% of their annual electricity use.

Rg-1 Residential Service Rate
Cs-1 Shared Solar Service Rate

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Shared Solar Service Rider Pilot 1

AVAILABILITY

Available to customers served under the Residential Service Rg-1 rate schedule who want to designate up to the lesser of 50% of their available average annual energy usage or 3 kW of production to come from the Middleton Shared Solar Project located on the City of Middleton's Municipal Operations Center rooftop.

Availability is limited through August 30, 2016, to customers who do not have a renewable energy generation source located at or directly connected to their service location. After that date, service under this rider will be available to all customers served under the Rg-1 rate schedule who meet the other qualifications of this tariff to the extent that service is not fully subscribed.

The Company may also further limit individual subscription levels based on specific monthly usage variations and will work with interested customers to select an appropriate quarter kW subscription level. Participation is limited to single meter, single location customers.

Service on this Cs-1 rate schedule will be available on a first-come, first-served basis to customers who execute a service agreement. Approximately 500 kW of total service is available in this project.

This tariff pertains to the shared solar portion of the customer's energy use. Service will be provided based on the customer's subscribed quarter kW share(s) of the project. Customers will receive a percentage of the energy produced by the project that is equal to the percentage of the total kWs of the project represented by the customer's subscribed quarter kW share(s).

RATE

Shared Solar Participation Fee ..... $47.25 per quarter kW share subscribed

All provisions of the applicable Rg-1 rate schedule will apply with the exception of the following modification: The solar energy supplied under this rider pursuant to the customer's subscribed share of the project ("Customer's Solar Output") will replace an equal amount of kWh for which the customer would otherwise be billed the Rg-1 Electricity Service charge. Customer's Solar Output will be billed in accordance with the following rates:

R Transmission Service: Cs-1 kWh, per kWh..... $0.00800

R Cs-1 Electricity Service: Cs-1 kWh, per kWh ..... $0.12000 (see Special Terms and Provisions No. 6)

All energy purchased under this rider is exempt from fuel cost surcharges and credits.

PAYMENT

Payment is due not later than the due date shown on the bill. Any Company billing charges unpaid after the due date will be subject to a late payment charge as described in the Company's electric service rules under Late Payment Charge.

(Continued on Sheet E-34.1)

Shared Solar Service Rider Pilot 1

SPECIAL TERMS AND PROVISIONS

1. Customers must execute a Cs-1 service agreement to subscribe to service on this rider.

2. Service on this rate schedule will commence with the first regular meter reading following approval of the customer's service agreement by the Company and after the Middleton Shared Solar Project goes into service. Service will terminate at the earlier of (a) the customer's withdrawal from the program as a result of either the customer's choice or the customer leaving the Company's service territory or (b) 25 years from the in-service date of the project.

3. Any customer choosing to be served on this rate schedule thereby waives all rights to any billing adjustments arising from a claim that the bill for the customer's service would be cheaper on any alternative rate schedule for any period of time, including any rights under Wis. Admin. Code § PSC 113.0406(4), Reg. January 2004, No. 577.

4. Prior to or coincidental with service commencing, the customer must pay the one-time, Shared Solar Participation Fee. If an adequate amount of subscriptions are not obtained for this program, the Company may terminate it and refund this fee to customers who paid it. Otherwise, the participation fee is nonrefundable. Customers, however, may leave the program at any time.

5. Service hereunder is provided through one meter to one end-use customer. Service provided hereunder may not be redistributed or resold.

6. The Cs-1 Electricity Service per kWh charge will remain locked for the entire term of the customer's participation in the Cs-1 program, regardless of other changes that may from time to time be approved by the Public Service Commission of Wisconsin to either the Rg-1 Residential Service charges or the Cs-1 Transmission Service per kWh charge.

7. The customer's solar share will be converted into kWh Cs-1 use per billing period based on the customer's proportionate subscribed share of the project. This volume will be the lesser of the calculated share volume or the all kWh of electricity used by the customer per billing period.

8. If a customer moves to another location within the MGE service territory, the quarter kW Cs-1 project share(s) at the new location will be limited to an amount equal to the lesser of the (a) amount at the old location or (b) share(s) limited by 50 percent of the customer's available average annual energy usage at the new location. Customers cannot transfer their share of service to other customers. There will be no adjustment to the previously paid Shared Solar Participation Fee.

9. All renewable energy credits associated with energy produced by the Middleton Shared Solar Project and purchased by customers participating in this program will be retired annually.

10. Due to the fact this service is optional and may increase utility bills, the Company may limit customer participation in the program based on bill payment and collection histories.

(Next Sheet is E-35)

mge.com > Our Environment > Green Power > Solar Power > Shared Solar Program

Shared Solar Program

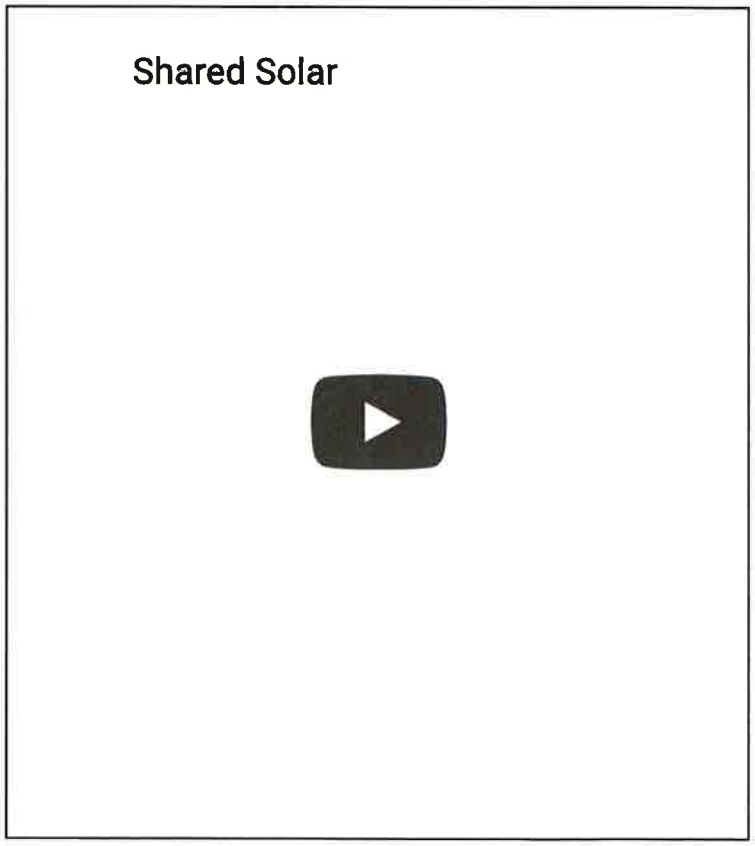
Shared Solar offers the benefits of local solar power without having to install panels on your home or business. MGE is expanding Shared Solar with construction of a new 5-megawatt (MW) solar array in Middleton.

Residential and business electric customers can participate in this limited opportunity. Shares are available on a first-come, first-served basis.

Purchase Shares - Residential | Purchase Shares - Business

Shared Solar features

MGE's Shared Solar program gives customers the option to add solar to their energy mix. Participants pay a one-time, up-front fee to reserve a portion of the electricity produced and, under the program expansion, will pay $0.109 per kilowatt-hour (kWh) for up to 50% of their annual electric usage (dependent upon the amount purchased). This price stays with subscribing customers for 25 years, even if they move within the MGE electric service territory.



Our first Shared Solar installation was introduced in 2016 and sold out quickly. The 500-kW array on the roof of the City of Middleton Municipal Operations Center began generating energy in early 2017. Nearly 300 residential customers participate.

Our Shared Solar expansion will be constructed at Morey Field in Middleton. The 5-MW solar array is

expected to be completed in fall of 2019. The program expansion opens eligibility to include our Residential Time of Use customers, along with small- to medium-size commercial electric customers.

Supporting clean technology

The clean, renewable energy generated through Shared Solar helps the environment by reducing greenhouse gas emissions and helps to manage fuel costs that can increase over time.

This partnership with customers and the City of Middleton also advances MGE's goal of net-zero carbon electricity by 2050. Working together, we can reach our shared goal of a cleaner energy future.

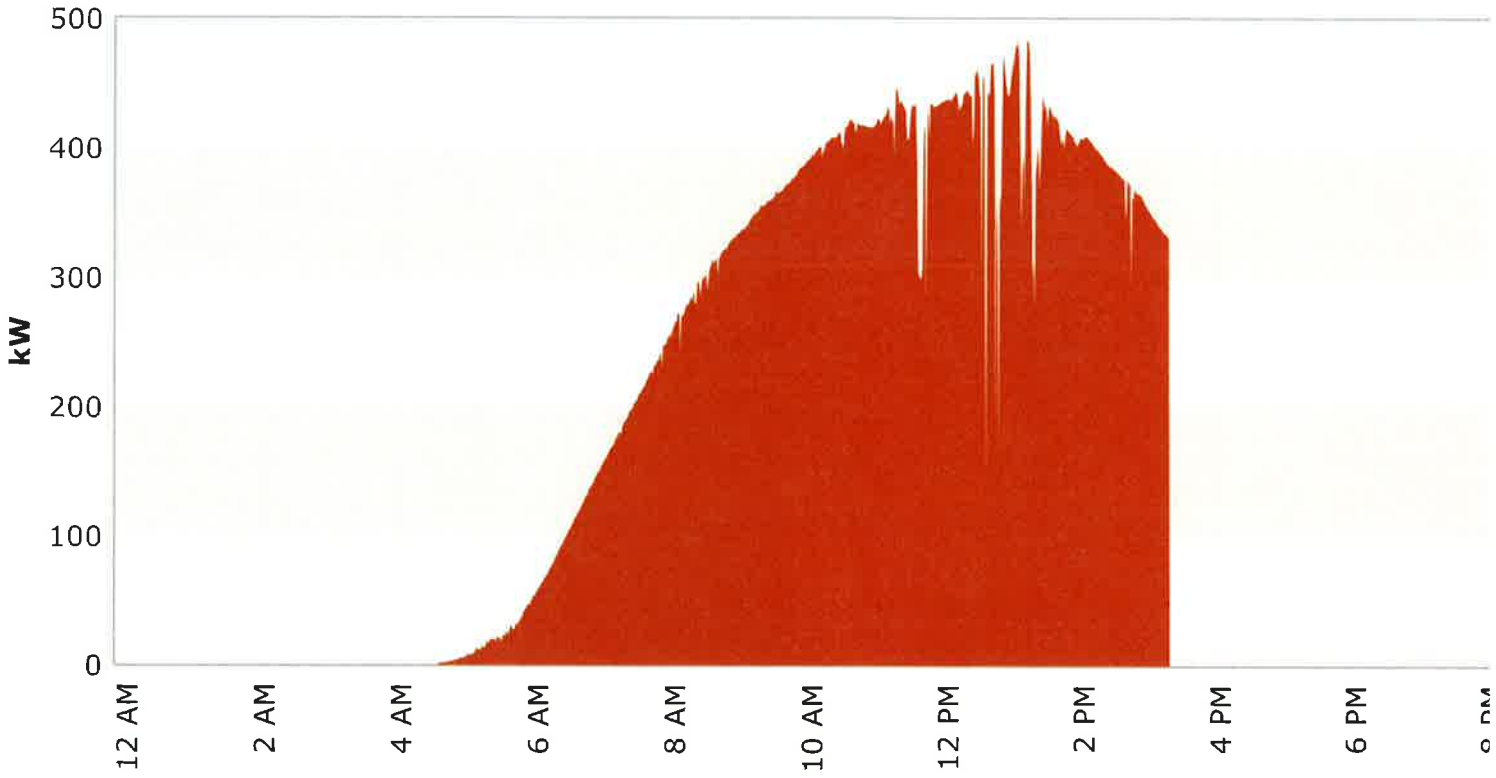
Energy production

Our Shared Solar production chart below displays the amount of electrical power in kW by time of day as well as the total electric energy produced today in kWh.

Today | This Week | This Month | This Year

Wednesday, July 10, 2019

3,135kWh



For more information

- Frequently Asked Questions

Shared Solar FAQ

Learn more about our Shared Solar program.

General Questions

What is the Shared Solar program?
Shared Solar is an easy way for you to get the benefits of locally generated solar energy to power your home or business. Now you can support solar even if you rent or have a shaded roof.

The program offers customers local, cost-effective solar energy. Participants reserve a portion of the electricity produced from a large solar array over its 25-year lifetime. The power from the Shared Solar project is delivered to MGE's electric grid, replacing electricity generated by fossil fuels or other sources.

Where is Shared Solar located?
MGE partnered with the City of Middleton to build the first system on the roof of the City's Municipal Operations Center (MOC), east of and visible from Highway 12, on the north side of Middleton.

An expansion of the Shared Solar program, with a second solar installation, will be built at Morey Field in Middleton. The 3.5-megawatt (MW) expansion of the program allows for additional customers to participate in Shared Solar.

How much electricity is produced?
The array located on the MOC has a capacity of 500 kilowatts (kW). Given the type and efficiencies of

solar panels and other project components and our region's solar exposure, we have generated about 640,000 kilowatt-hours (kWh) annually from the project.

The program's share of the installation at Morey Field will have a capacity of 3.5 MW.

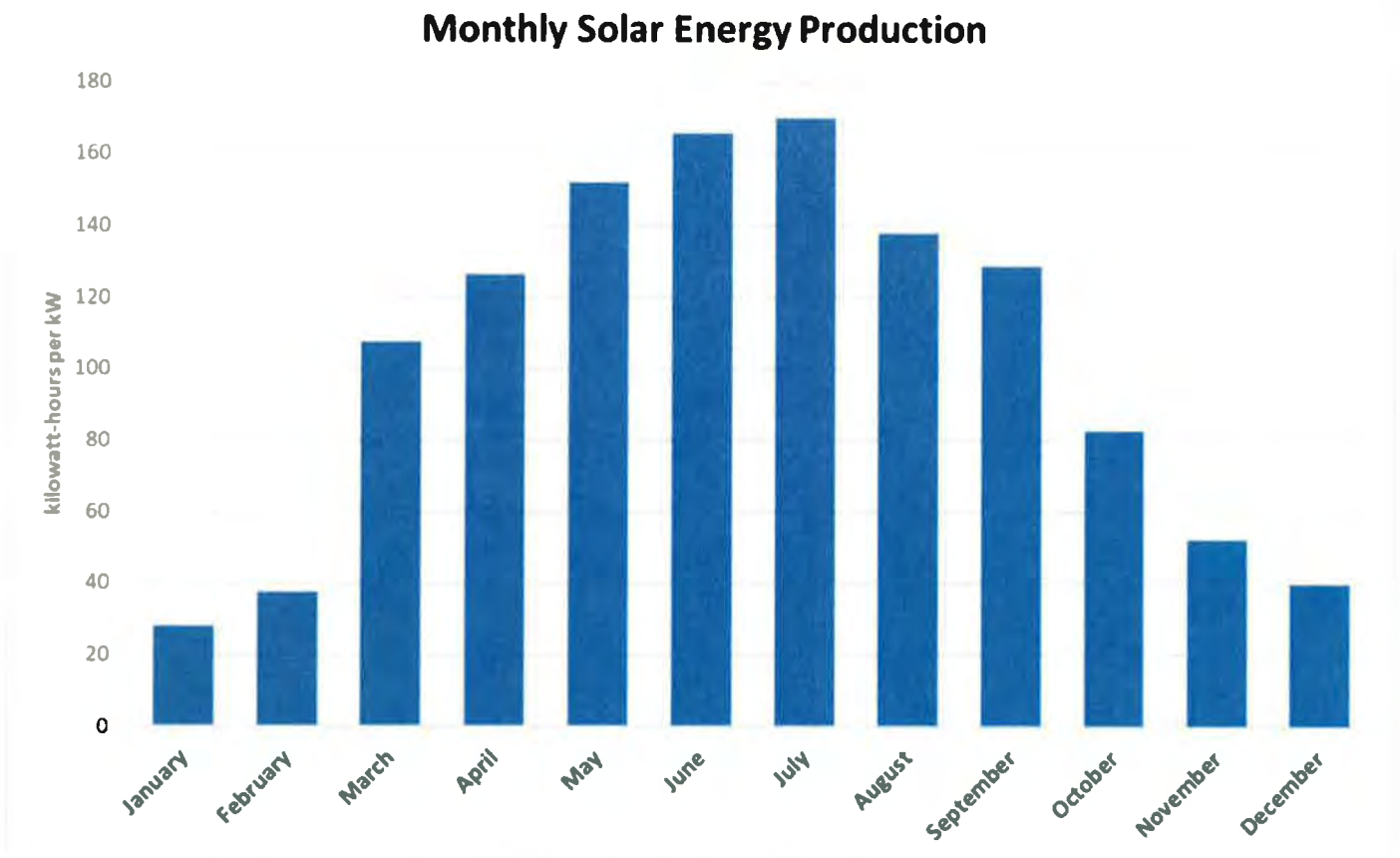
Are participants paying to own part of the solar array?
No. Participants reserve a portion of the electricity produced from the solar project over its 25-year lifetime.

Is the power delivered directly to the homes or businesses of participants?
The power from the Shared Solar arrays is delivered to MGE's electric grid. It replaces electricity that would have been generated by fossil fuels and other sources.

How does Shared Solar compare to buying a rooftop solar system?
Both options mean paying more for clean, renewable power in the near term. Buying your own system involves paying up-front or taking out a loan for the cost of the solar system. Joining Shared Solar involves paying a minimal up-front participation fee and a little more for the solar energy but at a fixed price for 25 years. Because the price for Shared Solar is fixed for 25 years, participation may eventually reduce your future electricity costs.

Why is solar power more expensive today? I thought the energy from the sun was free.
The energy from the sun is free, but the cost of equipment used to convert that free energy into usable electric energy is still more expensive.

What if it is a cloudy day and the solar panels do not generate enough electricity?
We do everything we can to maintain and to operate the system to maximize the amount of electricity you receive. Changes in the energy generated are normal because the amount of sunlight changes with the weather and seasons. The system will generate the most electricity in the summer when the sun is higher in the sky and the days are longer. It is also normal for solar panels to generate less energy over time as they age (about one-half of 1% less per year).



What if a storm damages the solar panels?

We do everything we can to make repairs and to restore the solar system to optimal performance. Damage to the solar project will not cause participants to lose power. MGE will continue to meet the energy needs of the participants with other resources as long as there is no damage to the electrical system feeding their homes.

Can I monitor the solar project's energy production over time?

Yes, you can monitor the energy production of the solar array at the MOC at mge.com/sharedsolarproduction. We expect the new solar array's production data will be added after it becomes operational.

How does Shared Solar fit with MGE's Energy 2030 framework?

This community solar program was designed by MGE with help from our customers. Shared Solar is an example of the types of innovative programs, products and services through which we are partnering with customers to advance our Energy 2030 framework. Beyond Energy 2030, MGE is targeting net-zero carbon electricity by 2050. We'll continue to work with our customers to reach this ambitious goal.

Associated Costs for Residential Customers

Participation for Residential Customers

Stormwater Utility

	Cash at end of year	Operating Revenues	Debt Issued	Capital Improvements	Operating expenses	Debt Payments	Expense +Debt
2007	($45,526.00)	$109,672.00			$119,016.00		$119,016.00
2008	$7,464.00	$147,464.00	$136,237.00	$170,855.00	$53,736.00		$53,736.00
2009	$450,829.00	$145,855.00	$630,000.00	$157,100.00	$61,644.00	$99,563.00	$161,207.00
2010	$836,868.00	$147,798.00	$430,000.00	$434,601.00	$53,741.00	$57,135.00	$110,876.00
2011	$652,006.00	$147,851.00		$182,073.00	$78,365.00	$95,799.00	$174,164.00
2012	$420,652.00	$148,347.00	$145,000.00	$326,653.00	$100,974.00	$96,337.00	$197,311.00
2013	$283,111.00	$146,999.00		$149,754.00	$90,686.00	$111,557.00	$202,243.00
2014	$222,655.00	$148,436.00		$79,971.00	$102,354.00	$104,995.00	$207,349.00
2015	$182,498.00	$147,367.00			$115,444.00	$108,169.00	$223,613.00
2016	$157,064.00	$147,830.00			$110,329.00	$110,663.00	$220,992.00
2017	$97,915.00	$148,356.00		$7,399.00	$142,465.00	$100,891.00	$243,356.00
2018	$37,281.00	$147,772.00	$113,301.00		$99,821.00	$108,425.00	$208,246.00
2019 (est.)	($14,593.00)	$152,996.00			$115,100.00	$80,810.00	$195,910.00
Total		**$1,886,743.00**	**$1,454,538.00**	**$1,508,406.00**	**$1,243,675.00**	**$1,074,344.00**	**$2,318,019.00**

Capital Paid and Grants	442,040.00
Total Revenue	**2,334,004.00**

		Operating expenses	Debt Payments	Expense +Debt	Revenue	Year-end Surplus	Cummulative Surplus
2% increase/yr	2020	$ 117,000.00	$ 79,570.00	$ 196,570.00	$ 211,380.00	$ 14,810.00	$217.00
	2021	$ 119,340.00	$ 78,081.00	$ 197,421.00	$ 211,380.00	$ 13,959.00	$14,176.00
	2022	$ 121,726.00	$ 76,562.00	$ 198,288.00	$ 211,380.00	$ 13,092.00	$27,268.00
	2023	$ 124,160.00	$ 79,759.00	$ 203,919.00	$ 211,380.00	$ 7,461.00	$34,729.00
	2024	$ 126,643.00	$ 82,593.00	$ 209,236.00	$ 211,380.00	$ 2,144.00	$36,873.00
	2025	$ 129,175.00	$ 40,837.00	$ 170,012.00	$ 211,380.00	$ 41,368.00	$78,241.00
	2026	$ 131,758.00	$ 39,667.00	$ 171,425.00	$ 211,380.00	$ 39,955.00	$118,196.00
	2027	$ 134,393.00	$ 38,568.00	$ 172,961.00	$ 211,380.00	$ 38,419.00	$156,615.00
	2028	$ 137,080.00	$ 27,574.00	$ 164,654.00	$ 211,380.00	$ 46,726.00	$203,341.00
	2029	$ 139,821.00	$ 31,604.00	$ 171,425.00	$ 211,380.00	$ 39,955.00	$243,296.00
	2030	$ 142,617.00	$ 30,536.00	$ 173,153.00	$ 211,380.00	$ 38,227.00	$281,523.00

Cummulative Surplus does not include additional capital projects

Rate Information Current and Going Forward
Rates are based on Equivalent Residential Units. (ERU) Every single family home is one ERU
For purposes of calculating non residential fees one ERU = 2941 sq ft of impervious
669 residential ERU
560 commercial multi family
126 public authority
1355 total ERU
ERU rate = $9.18 per month
$149,266 per year
Every home pays $110.16 per year
Every $1.00 increase in ERU rate = $17,000 increase in annual revenue
Example: Increase rate to $13.00 per month $211,380 in annual revenue. 41% increase

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Village of Shorewood Hills

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OFFICER

Dennis Tweedale
Chief Executive Officer
League of Wisconsin Municipalities Mutual Insurance

Matt Becker
Deputy Chief Executive Officer
League of Wisconsin Municipalities Mutual Insurance

Village of Shorewood Hills
Karla Endres, David Sykes, Karl Frantz, David Benforado

2018 Dividend

The Board of Directors has declared a Dividend. Our 430 policyholders in 2018 will share $3,300,000. Since 2006 LWMMI has paid back dividends in excess of $22,000,000.

Half of the Dividend ($1,650,000) is based on member pro rata premiums earned from January 1, 2014 through December 31, 2018. The remaining $1,650,000 is based on member experience for the same period of time.

Your 2018 Dividend payment is $5633. Including this 2018 Dividend, over the past 13 years, LWMMI has returned $72018 to you.

League of Wisconsin Municipalities Mutual Insurance is able to pay Dividends because claims experience was better than expected by the actuaries and investment returns averaged 2.8%. Even after paying $3,300,000 to members, our policyholder surplus remains in excess of $41,000,000. Your Insurance Program is in great financial shape.

Please be sure to read the June 2019 LWM "Municipality" magazine. On page 13 there is an article about the retirement of Dennis Tweedale and his successor, Matt Becker. While Dennis has been the CEO of the League's insurance program for 37 years, rest assured the Directors have made a great choice with Matt to continue providing and expanding the coverages and services you are accustomed to.

Thank you for your participation and, as always, please contact me if you have any questions.

Sincerely,

David De Angelis
President
May 2019

CC: Mike Zagrodnik, Baer Insurance Services, LLC

402 Gammon Place
Suite 225
Madison, Wisconsin 53719

p 608.833.9595
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LWMMI
League of Wisconsin Municipalities Mutual Insurance

Village of Shorewood Hills
Finance Committee
Approved Meeting Minutes
Wednesday, June 12, 2019

1. **Call to Order –** Finance Committee Chairperson Mark Lederer called the meeting to order at 5:35 pm.

2. **Roll Call Committee –** Members present were Mr. Lederer, John Imes, Sean Cote, and Gard Strother. Also in attendance were Vicki Hellenbrand of Baker Tilly, Village Administrator Karl Frantz and Administrative Services Manager/Deputy Clerk David Sykes.

3. **Note Compliance with open meeting laws –** Mr. Frantz confirmed the meeting had been properly posted and noticed.

4. **Review/approve February 13, 2019 Finance meeting minutes**
Mr. Strother moved and Mr. Lederer second a motion to approve the February 13, 2019 minutes with a grammatical correction and clarification on one vote.
Vote: 4-0 (approved).

5. **Review and consider recommending acceptance of the audited 2018 financial statements including presentation and Q and A with Baker Tilly audit team**
Vicki Hellenbrand, Partner at Baker Tilly, presented a draft highlight package of the 2018 Financial Statements (FS) for the Village. The audit has a "clean opinion" which means the Village's finance statements are in-line with GASB standards. We use those standards to be easily compared to other communities by bondholders. Ms. Hellenbrand reviewed the Village's General Fund (GF) balance, comprised of the non-spendable, assigned and unassigned categories, is ~$127K lower than year-end 2017. Those categories are detailed on page 41 of the FS.
Mr. Frantz explained that the non-spendable fund balance dropped by ~$184K because of the TIF 4 repayment of an advance for the GF. The unassigned fund balance increased from 2017 but 2018 was the first time the Village really used fund balance to balance the budget. Thus, the overall GF balance went down. Mr. Frantz cautioned that the Village should be watchful on the utilization of fund balance.
Ms. Hellenbrand reviewed the unassigned fund balance compared to a percentage of expenses. The Village's internal policy is to be between 15-25%. The Village has done well to maintain that level. She discussed the flood expenses and possible FEMA reimbursements. Mr. Frantz added that there might be an opportunity to exceed the levy limits for unreimbursed disaster expenses.
Ms. Hellenbrand reviewed the Village's general obligation debt compared to the debt limit. It dropped from ~60% to ~50% from 2017 to 2018 because the Village has paid off some debt. She feels that the Village is in good condition because much of that debt is related to TIF districts and utilities that have revenue sources to pay back the debt.
She reviewed general obligation debt compared to non-capital expenses. This ratio is a little above bond agency recommendations, but she feels it is all right compared to our

peers in small communities with little non-capital expenses. Again, the TIF districts comprise a large part of the debt and can pay their portion.
She highlighted revenues and expenses, which have a similar breakdown to our peers. The majority of the expenses are in public safety and public works. Expenses came in higher than budgeted mainly because of flood expenses and police part-time officer expenses. Revenues came in higher than budgeted because of insurance claims, including ~$92K for the 2017 computer server crash (paid in 2018).
Ms. Hellenbrand reviewed a comparison of the other Village funds from 2017 to 2018. The pool fund debt is going down. The capital fund is stable. The TIF districts are improving. The water and sewer utilities are not paying the advances from the capital fund back as quickly as expected, mainly due to undetected water main leaks in 2017 and 2018. However, the Village has a better system of leak detection now and the utilities should be in a good position in the future.
Mr. Frantz added that the stormwater utility is using up its fund balance. It will probably run a deficit by 2020. The Village will need to either reduce expenses or raise revenues (fees).
Ms. Hellenbrand reviewed the Governance and Management letter. The letter lists two material deficits: 1) Internal Controls and 2) Control over the Financial Statements. These weaknesses are similar to those listed in prior year audits. She said 95% of her other clients have similar material deficits. The internal controls deficits relate to outside contract retainage not being booked monthly (done by the auditors annually) and segregation of duties, which is a product of having a small staff. The auditors looks at the internal controls and design the audit to identify and test for possible fraud. The control over the FS is required simply because the Village uses an outside audit service rather completing the FS themselves.
Mr. Lederer moved and Mr. Cote seconded a motion to recommend that the Board acknowledge receipt of the draft financial statements.
Vote: 4-0 (approved).

6. Set next meeting date. Topics to include: sustainability plan, stormwater utility fee, financial planning

The Committee did not discuss this item. The next regular meeting date is tentatively scheduled for Wednesday, July 10, 2019.

7. The meeting was **adjourned** at 6:57 pm.

Respectfully submitted,

David Sykes
Administrative Services Manager/Deputy Clerk

APPROVED MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Monday, June 10, 2019 meeting of the Plan Commission was called to order at 7:00 pm by Chair Dave Benforado. Members present were: Mr. Benforado, Deb Remington, Earl Munson, Brauna Hartzell and John Imes. Jim Etmanczyk and Karl Wellensiek were excused. Also present was Karl Frantz, Village Administrator, Scott Harrington of Vandewalle and David Sykes, Administrative Services Manager/Deputy Clerk. About twenty visitors were in the audience.

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

Consider request for placement of an accessory structure shed in the front yard at 2910 Harvard Drive

Mr. Benforado explained that Kathy Killian, 2910 Harvard Drive, would like permission to place a shed in her front yard.

Mr. Frantz indicated that the Village revised the zoning code related to accessory structures a few years ago to only allow them to be located in the rear or side yard. Accessory structures are not allowed in front yards without the approval of the Plan Commission. There is no requirement for a public hearing or conditional use process for this particular accessory use, just Plan Commission approval.

Ms. Killian referred to her letter to the Commission explaining that it is the most logical place a shed could be placed. There is an existing gravel pad just off the driveway and plenty of green screening for a smallish shed to be placed next to the driveway.

Mr. Benforado asked if she had talked to her neighbors about a possible shed. Ms. Killian said the Etmanczyks were supportive and she has e-mailed Mr. Ahmann but had not heard back yet.

Mr. Munson feels the ordinance is meaningless if the Plan Commission can approve exceptions to the ordinance. Mr. Frantz agreed that the ordinance might need to be reconsidered, possibly adding a conditional use process. The history of the previous change came about due to sheds appearing around the Village. The ordinance was also changed to ease restrictions with regard to rear- and side-yard setbacks.

Mr. Imes asked if any sheds in front yards have been approved. Mr. Frantz said there have not been any that he can remember in the past 7+ years.

Ms. Remington said the exception language in the ordinance seems to indicate thought about exceptions was considered when the ordinance was developed.

Ms. Hartzell asked about the topography of the back yard. Ms. Killian confirmed that it is very sloped and the only logical place for a shed is the front yard.

Mr. Benforado reminded the Commission that a request for a shed in the front yard on Lake Mendota Drive was denied a few years ago. He said he was sympathetic to the homeowner's circumstances and appreciates her coming to the Plan Commission for approval.

Mr. Imes feels the Commission has some discretion and can make decisions on a case-by-case basis. He wants to know more details about the shed.

Ms. Hartzell agrees with Mr. Imes wanting to know more about the size and details on the screening.

Mr. Frantz said that if the Commission wanted to allow it, the Commission could put conditions on the shed (i.e. screening, rationale for approval) and record them in some type of document that could possibly be recorded with the register of deeds to maintain the information in the future.

Ms. Remington said this discussion reminds her of the request by the Reynolds on Lake Mendota Drive to put a fence in their front yard. The fence was determined to be a structure and not allowed

in the front yard on Lake Mendota Drive, but in that instance, the neighbors had a negative reaction to the fence.
Mr. Benforado said that based on the remarks he has heard, he will not support the request because of the potential changes in the future to the shed, green screening, etc.
Mr. Frantz said that regardless of this outcome, he has the sense that the ordinance may need to be reconsidered.
No action taken.

Status report on University Avenue corridor flood remediation projects
Mr. Benforado stated that minutes from Stormwater Committee meeting were included in the materials packet and are on-line. AE2S has completed stormwater model runs requested by the Village (in addition to those requested by the City of Madison). The City Engineers believe the most optimal solution (cost and feasibility) is a tunnel from the Midvale Boulevard/University Avenue/Rose Place area to Lake Mendota (under the Blackhawk golf course). It may be possible to add the tunnel to the existing University Avenue reconstruction project and qualify for 60% federal funding assistance. The Madison-area Planning Organization (MPO) has not spoken on the addition of the tunnel yet, but the City Engineers are optimistic of its chances because it would mitigate flooding along the University Avenue corridor. On Wednesday, June 12, the Village Board will consider joining the City of Madison in a contract with AE2S to determine feasibility and cost estimates for the tunnel. The Village's portion of the ~$69K contract would be ~$11K.
The Stormwater Committee reviewed all of the AE2S stormwater model runs and the large tunnel turned out to be the best and most cost-effective option at this point.
Mr. Frantz added that extending the box culvert from Shorewood Boulevard to Grand Avenue would cost ~$13M and would only have a marginal impact on University Avenue flooding. That money may be better used elsewhere. The current estimate for the tunnel is ~$26M. AE2S is subcontracting with a world-renowned tunnel-engineering firm. The tunnel will need a very large catchment area to get water into the pipe. Preliminary estimates require about an acre of land in the Midvale Boulevard/University Avenue/Rose Place area for the catchment basin. The existing intergovernmental agreement for University Avenue reconstruction between the City of Madison and Shorewood Hills may need to be amended to incorporate the tunnel work. Everything is contingent on obtaining federal assistance funding because neither municipality could afford the projects without federal assistance.

Update on Village Sustainability Plan and Plan Commission review/input in July
Cara Silverman of the ad hoc Sustainability Committee will present the draft Sustainability Plan at the Commission's July meeting and receive feedback.

Adopt resolution recommending public participation process for Comprehensive Plan amendment
Mr. Benforado recused himself from the discussion at 7:52 pm and sat in the audience.
Mr. Imes chaired the meeting and introduced the resolution recommending the public participation process.
Scott Harrington of Vandewalle reminded Commissioners that the State Statutes require a resolution adopting a public participation plan as a first step for a possible amendment to the Village's Comprehensive Plan. The public participation plan allows for the incorporation of all the previous work to date into the record for a possible amendment to the Comprehensive Plan.
Mr. Munson wanted to clarify if this was for Garden Homes exclusively. Mr. Harrington indicate that it is predominantly intended for Garden Homes but could be expanded to other areas of the Village if the Commission felt it was appropriate.

Mr. Imes pointed out that the public participation plan includes time for public comment occurring at each meeting. Mr. Harrington said there is some flexibility to when the public comment would occur during meetings.
Mr. Munson moved and Ms. Hartzell seconded a motion to approve Plan Commission Resolution 2019-01 Recommending the adoption of a public participation plan for an amendment to the Comprehensive Plan.
Vote: Approved 4-0.

Presentation of concept plan by Degen and Associates for redevelopment in the Garden Homes subdivision with possible discussion

Tom Degen and his team presented their preliminary design work for possible redevelopment of Garden Homes to be considered as part of the Comprehensive Plan amendment. He summarized the property ownership (*43 total lots, 2 already converted to commercial, he owns 16 lots that were destroyed by flooding, he owns 8 more homes, leaving 17 other homes*), surrounding land uses, existing flood threats and his plan for redevelopment on Burbank Place. His team focused their design on moderate rain events that have affected Garden Homes, not the major rain events. The larger events will need a larger mitigation effort but his redevelopment plan could address the more chronic smaller flooding events that happen every year. Garden swales, curb and gutter, retention chambers, piping to convey water away are elements of the design and potential easement for the tunnel to the lake. He reviewed the proposed residential density and tax proceeds that could fund the project.
The proposed redevelopment would be done in two phases. Phase 1 would be a four-story apartment building on the east side of Burbank Place. Phase 2 would be four 4-unit townhomes on the west side of Burbank Place. The building heights would step down from the Credit Union to the residential homes on Maple Terrace.
Dale Streitenberger of JLA Architects discussed the character and context of the community related to his design of the apartments and townhomes. He designed the rooflines, dormers and gables to fit into the context of the neighborhood. It is designed to accommodate active older adults with accessibility, community amenities and the ability to age-in-place. However, the redevelopment would be marketed to everyone. The apartment would be about 70’ x 300’ with 40-50 units. Parking and living space would be flood proofed at about 4’ above the road.
Mr. Degen compared his proposed redevelopment with many of the Vandewalle redevelopment objectives.
Ms. Remington asked if the development would be marketed towards seniors. Mr. Degen responded that the design would be attractive to active, older adults but it would not be restricted to seniors.
Mr. Munson asked if the townhomes would be for sale. Mr. Degen said the townhomes and apartments would all be rental units (with the possibility of converting to condominiums in the future, if desired).
Mr. Munson asked if there was any consideration of affordable housing units. Mr. Degen felt that affordable housing would be difficult financially due to the stressors on the project. He feels that if the flooding problems could be solved, this would be a great location for housing and it could potentially unlock the value of the surrounding properties.
Mr. Imes asked about the makeup of the units. Mr. Degen said it would be a mix of 1, 1+ or 2 bedroom units.
The audience members were concerned about the effect of the development on the other homes in Garden Homes; size of the development; and marketing to active, older adults rather than younger families. There was also concern that the new development would displace more water than it is retaining.

The Commission will take this information under advisement for consideration at a future meeting.

Mr. Benforado rejoined the meeting at 9:15 pm.

Update on Public Health and Safety Committee recommendation on keeping of dwarf goats and Plan Commission consideration of zoning code changes necessary

Mr. Frantz reported that a resident asked about keeping dwarf goats. The matter was referred to the Public Health & Safety Committee (PHS) for consideration. PHS found no public health problem and referred the matter to the Plan Commission. Mr. Frantz has done some research on urban livestock. He found that some areas near Chicago and on the west coast allow keeping goats with restrictions on breeds, numbers, neutered males, etc. There are no nearby communities that allow keeping of goats. If allowed, it would require an amendment to language in the Zoning Code. More information will be provided for the July Commission meeting.

Ms. Hartzell asked about the resident's reference to a 6' fence. Mr. Frantz indicated that a maximum of a 4' fences is allowed in the Code, but that might be adequate.

Ms. Remington asked if potbelly pigs are allowed. Mr. Frantz said they are not. However, the Commission may want to consider an urban livestock ordinance that would deal with exotic pets. Mr. Benforado suggested it might be possible to allow goats on a 1-year provisional basis.

Update on possible options to revise comp plan

Mr. Benforado reviewed the Comprehensive Plan update required by the State every 10 years. He and Mr. Frantz have been talking about the update since the summer of 2018. The August 2018 flooding event delayed plans to begin the update process. They met with Gary Becker (formerly of Vierbicher Associates, Inc.) to gauge his interest and availability to work with the Village on the Comprehensive Plan update. Mr. Becker was the principle author of the original Comprehensive Plan in 2009. They suggested that the process could be started in January 2020 and completed by December 2020 with the Board considering a recommendation from the Plan Commission to approve a new Comprehensive Plan. Mr. Becker is considering the process and will develop a scope of work and cost estimate.

Minutes: May 14

Mr. Benforado suggested one correction to when he rejoined the meeting. Mr. Munson moved and Ms. Remington seconded a motion to approve the May 14, 2019 minutes with the correction.
Vote: Approved 5-0.

Next Meeting

The Commission's next meeting is scheduled for Tuesday, July 9, 2019 at 7:00 pm.

Adjourn

The meeting was adjourned at 9:44 pm.

Respectfully submitted,

David Sykes
Administrative Services Manager/Deputy Clerk

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
Public Works Committee

Date and Time: Monday, May 13, 2019 – 7:00 P.M.
Location: Village Hall – 810 Shorewood Boulevard

The meeting was called to order by Chairperson Bailey at 7:00p.m.

On call of the roll, members present were Chair Tracy Baily, Rick Chappell, Cara Coburn Faris, and Laura Valderrama, Chris Petykowski, Shabnam Lofti and Farah Kaiksow was excused. Others present included Village Engineer Brian Berquist, John Mitmoen, Crew Chief and Karl Frantz, Village Administrator

Compliance with the open meeting law was noted

Introductions of members and Committee purview – Members and staff introduced themselves. Further introductions will occur at the next meeting when it is likely more members will be able to attend.

Consider approval of previous meeting minutes and minute taking responsibilities going forward and schedule/time of meeting – The previous meeting minutes were approved on a 4-0 vote. Chair Bailey asked members to think about rotating responsibility for taking of minutes and to try to get them out to members for review soon after the meeting. The Committee may also want to discuss the standing meeting day and time when more members are present. There has been some interest in a later time due to other obligations.

Review of criteria for Village streets calming policy and possible recommendations on policy - The draft policy was reviewed by the Committee. Cara stated that she would like to consider a forward-looking policy that involves sustainability and a safer streets policy that is not just an update based on the existing one.

There was focus on page 3 of the draft policy and the criteria to be utilized. There was a suggestion that 85th percentile five miles over the limit be one of the criteria.

The Committee also discussed performing an inventory/assessment/ranking of all Village streets that would include criteria such as:

- Blind corners
- Length of block
- School routes
- Bike routes
- Walking routes
- Seasonal usage
- School usage
- # of vehicles per day
- Speed
- Golf course routes

- Pool routes
- Street width
- Busiest streets
- Sidewalks

The Committee discussed a possible point system to apply such as one point for every 100 vehicles, one point for every mph over the 85th percentile 25 mph and so on.

Chair Bailey stated she hoped the Committee could develop a new draft within six months. There was discussion about the value of such an inventory and what it would accomplish, but a majority of members believed that it was a place to start and that the data would be helpful.

Review of Edgehill Drive traffic calming options and possible recommendations – Each hump would cost roughly $20,000 and at least two will be needed. Brian will develop possible locations. The Committee also discussed humps vs bumps and that the humps that are acceptable options on public streets are similar to what one sees in the City of Madison. Money is not budgeted for this presently.

Status reports on DPW projects including Bike Path/Marshall Court, bridge replacement and University Avenue reconstruction and 2019 crack filling and sealcoats – The bike path Marshall Court project is expected to begin in June. Work has started at the University Station shopping center parking lot in preparation. The first public information meeting on University Ave reconstruction is to be scheduled shortly. No update on crackfilling.

Discussion/recommendation on Water runoff throughout the Village outside Garden Homes

Discussion/recommendation Garden on Topping/Oak Way (from Garden Club)

Discussion/recommendation on sidewalk repair at the school

Discussion/recommendation parking at the school

Review and possible recommendations on stormwater utility finances/rates and functions

The above five items were deferred.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Karl Frantz
Village Administrator

Village of Shorewood Hills
Existing Conditions Map - Rose Place Intersection

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June 25, 2019

KARL FRANTZ
VILLAGE OF SHOREWOOD HILLS
810 SHOREWOOD BOULEVARD
MADISON WI 53705

JOHN FLAD
PYARE LODGE LLC
330 UNIVERSITY AVE STE 206
MADISON WI 53705

RE PROJECT #: TE0002 – PYARE REDEVELOPMENT/THE LODGE PHASE II

Dear Karl and John:

WHEDA reviewed the compliance reports submitted for 2018 activity. Attached are the findings and / or comments concerning compliance with the Compliance Monitoring Agreement and the Land Use Restriction Agreement.

Thank you for providing Affordable Housing to your community. If you have any questions concerning the report, you may contact me at John.Unertl@wheda.com or 608 266-2607.

Sincerely,

John Unertl
Housing Management Officer
WHEDA

Attachment

Project: TE0002 - Pyare Redevelopment/The Lodge Phase II
REGULATORY REVIEW:

Set-asides
The development is required to have 8 total units with no fewer than 2 one-bedroom units, 1 two-bedroom unit and 2 three-bedroom units available to household that meet the 60% CMI set aside, adjusted for family size, with rent restricted to 30% of the current limits.

WHEDA reviewed the documentation and reports submitted for all unit events in calendar year 2018. All reports were submitted timely and met the restrictions established in the Compliance Monitoring Agreement. Based on the review, all households met the income restriction and rent restriction established. None of the households exceeded 140% of the income restriction, which would trigger the Available Unit Rule.

Utility Allowance
The utility allowance used for non-section 8 households was based on the PHA allowance. The utility allowance calculations were correct.

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June 25, 2019

KARL FRANTZ
VILLAGE OF SHOREWOOD HILLS
810 SHOREWOOD BOULEVARD
MADISON WI 53705

PAUL LENHART
700 UNIVERSITY BAY DR LLC
749 UNIVERSITY ROW STE 101
MADISON WI 53705

RE PROJECT #: TE0001 - 700 UNIVERSITY BAY DR, LLC

Dear Karl and Paul:

WHEDA reviewed the compliance reports submitted for 2018 activity. Attached are the findings and / or comments concerning compliance with the Compliance Monitoring Agreement and the Land Use Restriction Agreement.

Thank you for providing Affordable Housing to your community. If you have any questions concerning the report, you may contact me at John.Unertl@wheda.com or 608 266-2607.

Sincerely,

John Unertl
Housing Management Officer
WHEDA

Attachment

Project: TE0001 700 University Bay Dr, LLC
REGULATORY REVIEW:

Set-asides
The development is required to have 3 one-bedroom units, 4 two-bedroom units and 2 three-bedroom units available to household that meet the 60% CMI set aside, adjusted for family size, with rent restricted to 30% of the current limits.

WHEDA reviewed the documentation and reports submitted for all unit events in calendar year 2018. All reports were submitted timely and met the restrictions established in the Compliance Monitoring Agreement. Based on the review, all households met the income restriction and rent restriction established. None of the households exceeded 140% of the income restriction, which would trigger the Available Unit Rule.

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