



NOTICE

Please take notice that meetings of the **STANDING COMMITTEES** and the **REGULAR VILLAGE BOARD** will be held in hybrid meeting format (in-person and videoconference) on **Monday February 16, 2026 in the Village Hall, 3930 N Murray Ave., at the times listed below.**

Please note: the videoconference platform has been modified to Zoom.

PUBLIC WORKS COMMITTEE, Board Room, 7pm

Join Zoom Meeting

<https://zoom.us/j/9637448179?pwd=SmlQN1VvZGZKYU8wR1F5VW9Wb0o5UT09&omn=96155782594>

Meeting ID: 963 744 8179

Passcode: 572278

1. Consider TAPR request for stop signs controlling N. Murray Avenue at E. Olive Street

REGULAR MEETING OF THE VILLAGE BOARD, Board Room, 7:30pm

Join Zoom Meeting

<https://zoom.us/j/9637448179?pwd=SmlQN1VvZGZKYU8wR1F5VW9Wb0o5UT09&omn=96155782594>

Meeting ID: 963 744 8179

Passcode: 572278

Members of the public will be muted and will have their video turned off upon entry. Comments will be taken during citizens' comments and if the Village Board accepts comments at other times during an agenda item. When the Village Board starts accepting citizen's comments, members of the public will have the ability to unmute themselves and appear by video by raising their virtual hand (selecting the raise hand icon under "Reactions" at the bottom banner of Zoom) after being called upon by the Chair. IF YOU PLAN ON SPEAKING AT THE MEETING, please email the Village Clerk at tharrell@shorewoodwi.gov by 3p.m. on the meeting day.

The President will be leading the meeting and Board members will be called upon to speak. If there

are members of the public on the call that desire to speak on a topic that is NOT on the agenda, they will be provided an opportunity to do so under “Citizen’s to be Heard” on the agenda. The President may also allow for the public to speak following Village Board member discussion on an item following the Village Board discussion. To ensure an efficient meeting, members of the public should not speak until called upon to do so.

1. Call to Order
2. Roll Call
3. Statement of Public Notice
4. Special Order of Business-
5. Consent Agenda Items - items under the consent agenda may be acted upon by one motion. If in the judgement of any Village Board Members, a consent agenda item needs discussion, the item can be placed in the items removed from the consent agenda.
 - a. Presentation of accounts - February 16, 2026
 - b. Consider regular Village Board minutes – January 2, 2026
 - c. Consider Class "B" and "Class B" licenses for Baumkuchen, LLC dba Old Form, 2518 E Capitol Drive, Shorewood WI 53211
 - d. Consider Class "B" and "Class B" licenses for The Slab, LLC, 4451 N Oakland Ave, Shorewood WI 53211
 - e. Consider IT service agreement between the Village of Shorewood and Village of Bayside.
6. Items Removed from the Consent Agenda
7. Public Hearing
8. Citizens to be Heard – this item is for matters not on the agenda. Discussion may follow comments on non-agenda items or discussion, and action may come at future meetings.
9. New Business
 - a. Consider award of contract for 2026 Oakland Avenue meter vault reconstruction
 - b. Consider award of contract for 2026 Ash Removal Program
 - c. Consider Benjamin Center Initiative and RFP for Benjamin Center Architectural Design, Construction Document Services and Construction Administration
10. Report of village Officials
 - a. Village President
 - i. Proclamation Honoring African American History Month
 - ii. [ICC - February 9, 2026](#)
 - b. Village Trustees- Provide Committee updates as either a liaison or member.
 - c. Village Manager
 - i. Update on WHEDA tax credit application and Phase II public assistance application for 4448 and 4450 N. Oakland Ave. from Spoerl Commercial LLC for the purpose of building affordable housing.
11. Future items of Consideration
12. Closed Session
 - a. The Village Board will consider moving into closed session pursuant to Wis. Stat. Sec. 19.85(1)(e) to deliberate or negotiate the purchasing of public

properties, where competitive or bargaining reasons require a closed session, to discuss prospective properties for the new DPW site.

13. Adjournment

Dated this 11th day of February at Shorewood, 2026.

Toya Harrell, MMC, WCPC, Village Clerk

Should you have any questions or comments regarding any items on this agenda, contact the Village Clerk at 414- 847-2608. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of all individual abilities.

The Village Board of Shorewood currently holds meetings in person at Village Hall, or an alternative physical location as allowed by the Village Code. As a courtesy to citizens, Board meetings will also be made available live on the Zoom virtual platform for viewing and possible participation. However, the Village cannot guarantee the technology supporting the virtual viewing option will operate perfectly and continuously, or that the platform will work with every computer or mobile device. The only way to guarantee the ability to offer public comment, or view the Board meeting uninterrupted, is to appear in person. If the Zoom platform fails, the meeting will continue as scheduled.



VILLAGE OF SHOREWOOD

REPORTS AND PRESENTATIONS TO PUBLIC WORKS COMMITTEE

Agenda Item: Consider Transportation and Parking Regulation Request for stop sign controlling N. Murray Avenue at E. Olive Street

Date: February 16, 2026

Presenter: Leeann Butschlick

Department: Public Works

History – Please include a timeline of historical relevant events related to this agenda item. This may include previous Village Board action, policies, planning documents, etc. If able, hyperlink to previous agenda packets (including page number) to reference information. If there is no relevant history, N/A should be entered in this space.

Judie and John Knoerle, residents of the 2000 block of E. Olive Street submitted a request under the Village’s [Traffic and Parking Regulation program](#) on February 6, 2026. The application (attached) requests the addition of stop signs controlling traffic on N. Murray Avenue at E. Olive Street to make the intersection a four-way stop. Olive traffic is currently controlled by stop signs.

Agenda Item Discussion – Please provide a summary of the agenda item along with bullet points highlighting the main items and key issues to be discussed.

Please see attached map illustration of existing stop signs in the area. Please note that this intersection is expected to be reviewed within the upcoming Neighborhood Greenway initiative. The Police Department has reported that no accidents have been reported at this location in the past six years.

Fiscal Note – If applicable, please address the financial impacts of the item.

The signage would be funded through DPW’s operating budget line 100-3410-53510, 2026 budget \$5,000.

Community and Business Outreach – If applicable, did you notify the community groups and businesses that are directly impacted by this agenda item. Please specify in the attached communication plan how community groups and businesses will be informed of action after Village Board consideration.

Yes No NA

If yes, identify how and what community groups and businesses were notified. applicants notified of meeting

Action Required / Recommended – Please include the recommended motion or possible actions for this agenda item.

If the PWC supports the request, a motion should be made to recommend it to the Village Board for consideration. Staff will work with the Village Attorney to prepare the necessary ordinance.

Attachments – Please list the following attachments and supporting documents for this agenda item. Some attachments may be hyperlinked. Include Fiscal notes, if applicable, as the first attachment following this memorandum. Attachments may include agreements/contracts, presentation materials, letters, service proposals, etc.

February 2026 TAPR request
map of area with stop sign locations

Village of Shorewood
Traffic and Parking Regulation Request Form



Date: Feb. 4th - 2026

Requestor Information:

Name: JUDIE & JOHN KNOERLE

Address: 2006 E. OLIVE ST

Phone Number: (M) 773-612-1741 (H) 414-231-3400

Email: famousauthorjk@ATT.NET

Traffic-related requests should be submitted to:
dpw@shorewoodwi.gov.

Parking-related requests should be submitted to:
pad@shorewoodwi.gov.

Date Received: _____

Type of Request:

Description:

Traffic Control Signage

STOP SIGNS CURRENTLY E/W ON OLIVE ST.

Pavement Markings

Traffic Calming

Parking Regulation*

*To request a Loading or Accessible Parking Zone an Application for Special Privilege is required.

Location of Request: (attach map, photo or site plan, if available)

Corner of E. Olive St. and Murray Ave.

Reason for Request: (attach additional pages, if necessary)

Safety concerns - see ltr. Attached

Response:

Name

Date

February 2nd, 2026

To: Shorewood Public Works Department

Re: Proposed 4-way stop at the corner of E. Olive Street and Murray Avenue

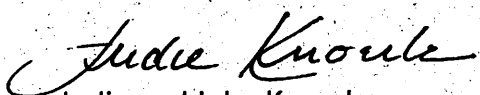
To Whom This Concerns,

My husband and I live at 2006 E. Olive Street. Our house is one house away from the intersection of E. Olive St. and Murray Avenue. We have witnessed several accidents at that intersection and hear frantic horn honking constantly from cars nearly hit as they maneuver through the intersection. We would like to see a 4-way stop at that intersection.

The closest 4-way stop is at E. Kenmore Place and Murray Avenue to the south and E. Lake Bluff Blvd. and Murray Avenue to the north. A 4-way stop would make the intersection safer and slow the traffic between those two stop signs.

E. Olive Street is well traveled between Oakland Avenue and Lake Drive. We have many young school children in the block also crossing at that intersection. We appreciate your attention to this matter. Please feel free to contact us for further information if needed.

Regards,



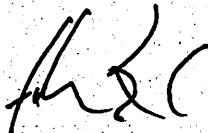
Judie and John Knoerle

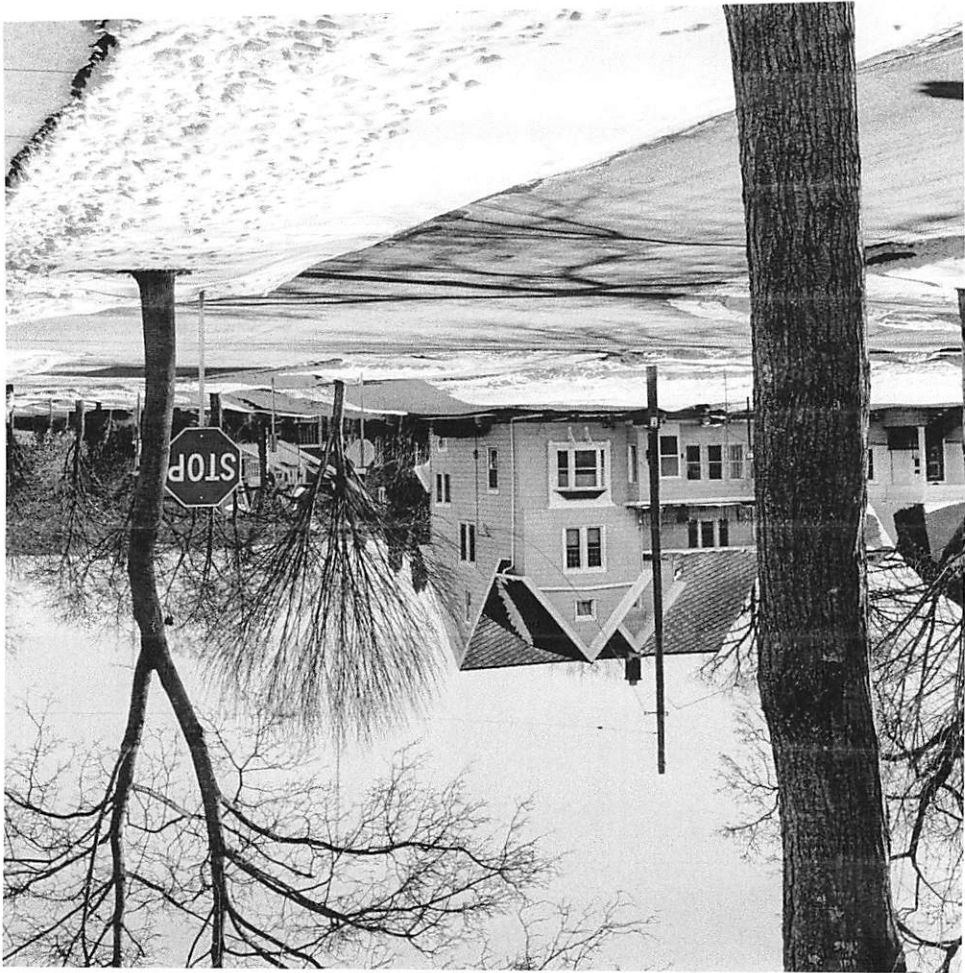
2006 E. Olive Street

Shorewood, WI

mobile: 773 612 1741

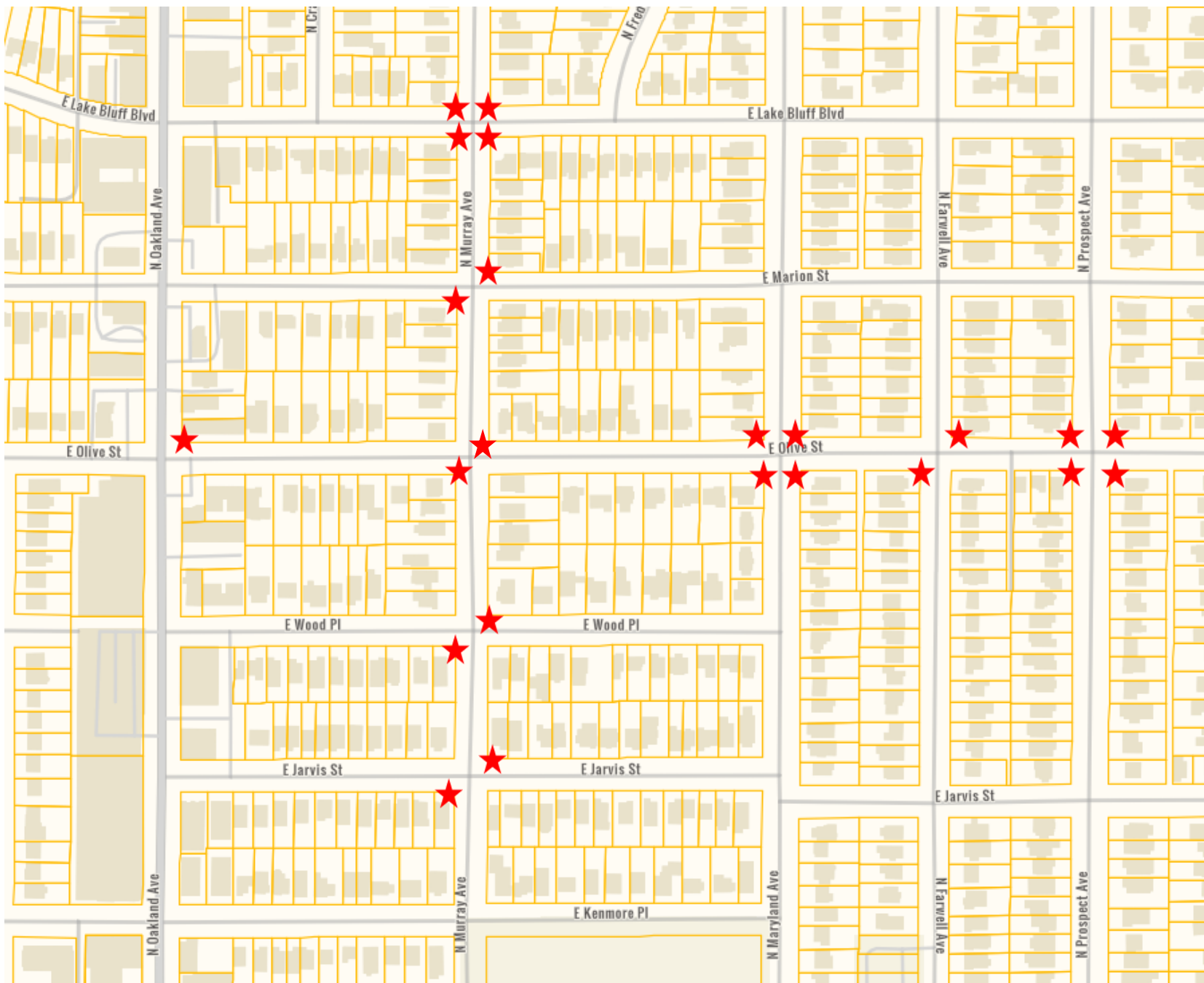
home: 414 231 3400







★ Existing stop signs



VILLAGE OF SHOREWOOD

REPORTS AND PRESENTATIONS TO VILLAGE BOARD



Agenda Item: Voucher Report

Presenter: Paul Eilbes

Department: Finance

Overview – Consistent with the Village’s Policy #21, Purchasing and Accounts Payable, the attached reports have been prepared by the Finance Department for presentation to the Village Board.

In addition to providing the information required for the Village Board to maintain the general oversight of expenditures, these reports also serve to enhance the transparency of the Village’s expenditures of public funds by making these reports part of the public record.

Please feel free to contact me if there are any questions on specific items.

Vision 2025 Plan – Financial Responsibility

Sustainability – N/A

Recommended motion – Move to accept the attached presentation of accounts reports.

Fiscal Note / Budget Impact – To the best of our knowledge, these items have been processed in accordance with the Village’s purchasing policies as administered by the applicable department heads.

Attachments: - Accounts Payable and Payroll Vouchers Summary
Detailed Presentation of Accounts

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 100 General Fund							
Dept 0000							
100-0000-21200	STREETLIGHT OPS FEE	ALEKSY, JAMES	UB refund for account: 01-16157-00	02/09/2026	02/11/26	137.64	58507
100-0000-21200	STREETLIGHT OPS FEE	SCRIBNER, DAVID	UB refund for account: 01-14074-00	02/09/2026	02/11/26	109.52	58589
100-0000-21200	STREETLIGHT OPS FEE	WOLFLEY, ROBERT	UB refund for account: 01-11202-00	02/09/2026	02/11/26	74.00	58604
100-0000-21200	STREETLIGHT OPS FEE	ZWIEFELHOFER, SARA	UB refund for account: 01-11078-00	02/09/2026	02/11/26	128.76	58605
Total For Dept 0000						449.92	
Dept 1100 Board							
100-1100-53200	Memberships & Subscriber	INTERGOVERNMENTAL COOP	2026 ICC ANNUAL DUES	2026	02/11/26	350.00	58559
Total For Dept 1100 Board						350.00	
Dept 1200 Court							
100-1200-45120	Court Fines - Current	MILW CNTY TREASURER	COURT FINES&FEES-COUNTY-JANUARY	01312026	02/11/26	417.60	58573
100-1200-45120	Court Fines - Current	STATE OF WISCONSIN	COURT FINES&FEES-STATE-JANUARY	01312026	02/11/26	790.58	58593
100-1200-45190	Court Fines - Aging	MILW CNTY TREASURER	COURT FINES&FEES-COUNTY-JANUARY	01312026	02/11/26	490.00	58573
100-1200-45190	Court Fines - Aging	STATE OF WISCONSIN	COURT FINES&FEES-STATE-JANUARY	01312026	02/11/26	927.00	58593
100-1200-52910	Software Purch/Maint	LEXISNEXIS RISK DATA M	COURT ACCT BILLING ID 1753457 - JAN	1753457-11002567	02/11/26	200.00	58566
100-1200-53200	Memberships & Subscriber	WI MUNICIPAL COURT CLE	2026 ANNUAL DUES - CULBERT	2026	02/11/26	55.00	58602
Total For Dept 1200 Court						2,880.18	
Dept 1410 Manager							
100-1410-56110	Computer/Printer Equip	ACP CREATIVIT, LLC	RAM FOR DPW LAPTOP	INV364483	02/11/26	189.00	58505
100-1410-56110	Computer/Printer Equip	ACP CREATIVIT, LLC	WARRANTIES FOR NEW LAPTOPS	INV364133	02/11/26	1,528.00	58505
Total For Dept 1410 Manager						1,717.00	
Dept 1420 Clerk / Customer Service							
100-1420-53100	Office Supplies	WI DEPT OF JUSTICE	BACKGROUND CHECKS 01/01-01/31/26	01312026	02/11/26	21.00	58600
Total For Dept 1420 Clerk / Customer Service						21.00	
Dept 1510 Finance							
100-1510-52130	Professional Fees Finance	LAUTERBACH & AMEN, LLP	FINANCE SERVICES - JANUARY 2026	114221	02/11/26	13,800.00	58564
100-1510-52130	PROFESSIONAL FEES FINANCE	US BANK	ADMINISTRATIVE FEES Q4 2025	15111742	02/11/26	1,250.00	58598
100-1510-53100	Office Supplies	ENVIRONMENTAL INNOVATI	PRINTER SERVICE - FINANCE	289473	02/11/26	60.00	58540
100-1510-53100	Office Supplies	ENVIRONMENTAL INNOVATI	PRINTER TONER - FINANCE	289427	02/11/26	164.00	58540
Total For Dept 1510 Finance						15,274.00	
Dept 1900 Other General Admin							
100-1900-52140	Professional Fees - IT Cor	BAYSIDE, VILLAGE OF	IT SERVICES - FEBRUARY	2600002638	02/11/26	8,374.27	58519
100-1900-52150	Professional Fees Assessme	ACCURATE APPRAISAL LLC	2026 ASSESSMENT - FEBRUARY	5965	02/11/26	4,300.00	58503
100-1900-52190	Professional Fees - Insur	R & R INSURANCE SERVIC	SERVICE FEES - MARCH	3350603	02/11/26	2,331.50	58582
100-1900-52200.55-00	Electric - Village Hall	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	1,156.84	3378
100-1900-52200.77-00	Electric - Village Center	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	770.33	3378
100-1900-52210.55-00	Gas - Village Hall	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	1,487.88	3378
100-1900-52210.77-00	Gas - Village Center	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	773.94	3378
100-1900-52230.55-00	Phone / Internet - Village	RINGCENTRAL INC.	PHONE SERVICES 01/28-02/26/26	CD_001339026	02/11/26	510.37	58584
100-1900-52230.77-00	Phone / Internet - Village	RINGCENTRAL INC.	PHONE SERVICES 01/28-02/26/26	CD_001339026	02/11/26	66.53	58584
100-1900-52330	Health Department - Abaten	AMERICAN ANIMAL CONTROL	ABATEMENT SERVICES - JANUARY	63558	02/11/26	200.00	58510
100-1900-52900.55-00	Cleaning and Pest Control	BATZNER PEST CONTROL	VILLAGE HALL EXTERMINATING	90433084	02/11/26	67.13	58517
100-1900-52900.55-00	Cleaning and Pest Control	GIBB BUILDING MAINTENA	JANITORIAL SERVICE - FEBRUARY	20119	02/11/26	1,142.08	58547
100-1900-52900.77-00	Cleaning and Pest Control	GIBB BUILDING MAINTENA	JANITORIAL SERVICE - FEBRUARY	20119	02/11/26	527.72	58547
100-1900-52990	Network Service Contract	BAYSIDE, VILLAGE OF	2026 OFFICE 365 LICENSES	2600002641	02/11/26	14,290.26	58518
100-1900-53100.55-00	Building Supplies - Villa	GIBB BUILDING MAINTENA	SUPPLIES - JANUARY	20127	02/11/26	68.82	58547
100-1900-53100.77-00	Building Supplies - Villa	GIBB BUILDING MAINTENA	SUPPLIES - JANUARY	20127	02/11/26	94.45	58547
Total For Dept 1900 Other General Admin						36,162.12	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 100 General Fund							
Dept 2100 Police							
100-2100-51330	Uniform Expense	GALLS	EMBLEMS	033765549	02/11/26	37.90	58544
100-2100-51330	Uniform Expense	GALLS	VELCRO	033850690	02/11/26	15.97	58544
100-2100-51900	Professional Education	GARDNER, NICHOLAS	GARDNER WTSOA TRAINING PER DIEM	WTSOA26GARDNER	02/11/26	78.00	58545
100-2100-51900	Professional Education	NICHOLAS MUELLER	MUELLER WCTC MILEAGE REIMBURSEMENT	NM-WCTC-JAN	02/11/26	266.80	58576
100-2100-51900	Professional Education	OTTO, DEANNA	OTTO WAWP TRAINING PER DIEM	WAWP2026DO	02/11/26	33.00	58578
100-2100-51900	Professional Education	TARABOI, NICHOLAS	TARABOI WAWP TRAINING PER DIEM	WAWP26TARABOIT	02/11/26	33.00	58594
100-2100-51900	Professional Education	WAUKESHA CNTY TECHNICA	HEFFEL & MUELLER TRAINING AT WCTC	S0885476	02/11/26	1,075.00	58599
100-2100-52200	WILSON DRIVE	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	2,770.73	3378
100-2100-52210	WILSON DR - GAS	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	3,040.44	3378
100-2100-52230	Phone and Internet	RINGCENTRAL INC.	PHONE SERVICES 01/28-02/26/26	CD_001339026	02/11/26	570.82	58584
100-2100-52900	Cleaning and Pest Control	BATZNER PEST CONTROL	01/30/26 PEST CONTROL SERVICE	90433619	02/11/26	149.28	58517
100-2100-52900	Cleaning and Pest Control	GIBB BUILDING MAINTENA	JANITORIAL SERVICE - FEBRUARY	20119	02/11/26	1,148.73	58547
100-2100-52910	Software Purch/Maint	ACP CREATIVIT, LLC	POLICE BOOKING ROOM CAMERA	INV365509	02/11/26	1,969.00	58505
100-2100-52910	Software Purch/Maint	CORNERSTONE COMMUNICAT	CAMERA LICENSE-CAPACITY INCREASE	7612	02/11/26	650.00	58535
100-2100-52910	Software Purch/Maint	PMAM CORPORATION	2026 PMAM MANAGEMENT PROGRAM	202601030	02/11/26	3,412.50	58579
100-2100-52990	AIMS Contracts & Fees	FIRST RESPONDERS PSYCH	JAN 2026 WELLNESS SESSION	0126SPD	02/11/26	312.50	58542
100-2100-53120	Copy & Print Costs	FORWARD TS, LTD.	BLACK TONER CARTRIDGE	AR274560	02/11/26	14.00	58543
100-2100-53500	Dept/Program Supplies	SHRED-IT USA LLC	1/25/26 PAPER SHREDDING SERVICE	8013287642	02/11/26	71.56	58591
Total For Dept 2100 Police						15,649.23	
Dept 2400 Planning and Development							
100-2400-51900	Professional Education	GARY KLINKA	BUILDING INSPECTOR CONT ED - T KOEP	02022026	02/11/26	195.00	58546
Total For Dept 2400 Planning and Development						195.00	
Dept 2900 Other Public Safety							
100-2900-52990	Crossing Guards	ALL CITY MANAGEMENT SE	1/11/26-1/24/26 CROSSING GUARDS	PS-INV103497	02/11/26	6,134.82	58508
Total For Dept 2900 Other Public Safety						6,134.82	
Dept 3100 Public Works Admin.							
100-3100-46430	Special Collection Fees	MILETIC, SARA	REFUND SPECIAL PICKUP FEE	01292026	02/11/26	50.00	58571
100-3100-51330	Uniform Expense	AVERY POLLARD	REIMBURSEMENT FOR UNIFORM	POLLARD_JAN2026	02/11/26	210.95	58515
100-3100-51330	Uniform Expense	DANIEL HEYEN	REIMBURSEMENT REQUEST	HEYEN_FEB2026	02/11/26	70.68	58536
100-3100-51330	Uniform Expense	LUIS SANCHEZ	REIMBURSEMENT FOR UNIFORM	SANCHEZ_FEB2026	02/11/26	417.42	58568
100-3100-52230	Phone and Internet	RINGCENTRAL INC.	PHONE SERVICES 01/28-02/26/26	CD_001339026	02/11/26	180.80	58584
100-3100-53120	Copy & Print Costs	GREATAMERICA FINANCIAL	PRINTER 12/28 TO 1/27	41180471	02/11/26	57.25	58551
100-3100-54150	Safety Expenses	CINTAS	AED MAINTENANCE	9357647880	02/11/26	51.34	58530
100-3100-55110	Workers Comp / Unemploymer	WI DEPT OF WORKFORCE D	UNEMPLOYMENT INS CLAIM JAN 2026	000014280460	02/11/26	5,707.00	58601
Total For Dept 3100 Public Works Admin.						6,745.44	
Dept 3230 Bldg Maint - Public Works							
100-3230-53350	Outsourced Repairs	GIBB BUILDING MAINTENA	DPW JANITORIAL SERVICE - FEB	20120	02/11/26	373.74	58547
100-3230-53350	Outsourced Repairs	TK ELEVATOR CORPORATIO	VC ELEVATOR MAINTENANCE 1/1 TO 3/31	3009291540	02/11/26	1,056.25	58596
100-3230-53500	Dept/Program Supplies	GRAINGER W W INC	MULTI-TOOL PLIER	9785571879	02/11/26	303.83	58549
100-3230-53500	Dept/Program Supplies	GRAINGER W W INC	AERATOR KIT	9786714023	02/11/26	42.64	58549
100-3230-53500	Dept/Program Supplies	GRAINGER W W INC	DPW CEILING FAN	978248899	02/11/26	473.40	58549
100-3230-53500	Dept/Program Supplies	GRAINGER W W INC	DPW CEILING FAN	9780148806	02/11/26	822.98	58549
100-3230-53500	Dept/Program Supplies	GRAINGER W W INC	CREDIT FOR RETURN OF CEILING FAN	9780546603	02/11/26	(473.40)	58549
100-3230-53500	Dept/Program Supplies	HOME DEPOT CREDIT SERV	CONDUIT AND PIPE	1610023	02/11/26	64.16	58556
100-3230-53500	Dept/Program Supplies	HOME DEPOT CREDIT SERV	DRILL POINTS, WIRE, CABLE TACKER, A	3534383	02/11/26	185.43	58556
100-3230-53500	Dept/Program Supplies	HOME DEPOT CREDIT SERV	VILLAGE CENTER PLYWOOD	6015397	02/11/26	84.88	58556
100-3230-53500	Dept/Program Supplies	HOME DEPOT CREDIT SERV	DPW VALVE, BRACE, HANDRAIL, AND MIS	3026308	02/11/26	88.87	58556
100-3230-53500	Dept/Program Supplies	KROGER COMPANY, THE	DPW OFFICE SUPPLIES	002245	02/11/26	85.69	58563
Total For Dept 3230 Bldg Maint - Public Works						3,108.47	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 100 General Fund							
Dept 3300 Municipal Garage							
100-3300-52200	DPW GARGAGE	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	268.70	3378
100-3300-52200	COMPACTOR	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	2,216.36	3378
100-3300-52210	DPW GAS	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	3,008.74	3378
100-3300-53350	Outsourced Repairs	POMP'S TIRE SERVICE,	I VEHICLE 93	60388219	02/11/26	648.45	58581
100-3300-53400	Vehicle Maintenance	KRIETE LEASING & RENTA	AIR DRYERS - TRUCK 73	X101129480:01	02/11/26	937.32	16
100-3300-53400	Vehicle Maintenance	KRIETE LEASING & RENTA	CREDIT FOR RETURNED AIR DRYERS	X101129604:01	02/11/26	(937.32)	16
100-3300-53400	Vehicle Maintenance	ADVANCE AUTO PARTS	SQUAD 8	890290	02/11/26	3.92	58506
100-3300-53400	Vehicle Maintenance	ADVANCE AUTO PARTS	SHOP STOCK	890086	02/11/26	21.17	58506
100-3300-53400	Vehicle Maintenance	ADVANCE AUTO PARTS	VEHICLE 22	889721	02/11/26	190.83	58506
100-3300-53400	Vehicle Maintenance	ADVANCE AUTO PARTS	VEHICLE 44	889160	02/11/26	18.86	58506
100-3300-53400	Vehicle Maintenance	ADVANCE AUTO PARTS	VEHICLE 33	890630	02/11/26	50.24	58506
100-3300-53400	Vehicle Maintenance	ADVANCE AUTO PARTS	CREDIT FOR RETURN	890615	02/11/26	(22.00)	58506
100-3300-53400	Vehicle Maintenance	ADVANCE AUTO PARTS	SQUAD 9	890628	02/11/26	15.62	58506
100-3300-53400	Vehicle Maintenance	ALSCO, INC.	SHOP TOWELS	IMIL2192167	02/11/26	87.47	58509
100-3300-53400	Vehicle Maintenance	ALSCO, INC.	SHOP TOWELS	IMIL2188441	02/11/26	87.47	58509
100-3300-53400	Vehicle Maintenance	CASPERS TRUCK EQUIPMEN	TRUCK 47	0066022-IN	02/11/26	330.16	58527
100-3300-53400	Vehicle Maintenance	EWALD AUTOMOTIVE GROUP	VEHICLE 47	99957	02/11/26	149.00	58541
100-3300-53400	Vehicle Maintenance	GRAINGER W W INC	SHOP STOCK	9781976783	02/11/26	43.00	58549
100-3300-53400	Vehicle Maintenance	GRAINGER W W INC	PUSH ROLLER PLUNGER LIMIT SWITCH	9776225220	02/11/26	233.90	58549
100-3300-53400	Vehicle Maintenance	GRAINGER W W INC	QUICK CONNECT SOCKET	9783428239	02/11/26	56.56	58549
100-3300-53400	Vehicle Maintenance	GRAINGER W W INC	FUEL PUMP DISCHARGE HOSE	9783889380	02/11/26	272.47	58549
100-3300-53400	Vehicle Maintenance	HEISER FORD INC	VEHICLE 37	05-58390	02/11/26	184.50	58555
100-3300-53400	Vehicle Maintenance	HOME DEPOT CREDIT SERV	HEX KEY SET	7302091	02/11/26	17.85	58556
100-3300-53400	Vehicle Maintenance	HOME DEPOT CREDIT SERV	SHOP STOCK - PROPANE	6524635	02/11/26	77.82	58556
100-3300-53400	Vehicle Maintenance	MOTION & CONTROL ENTER	QUICK COUPLER	G11424-001	02/11/26	170.79	58575
100-3300-53400	Vehicle Maintenance	TERMINAL SUPPLY	SHOP STOCK	86176-00	02/11/26	168.40	58595
100-3300-53410	Fuel and Oil	HARTLAND LUBRICANTS AN	LUBRICANTS AND OIL	1020965-00	02/11/26	1,914.40	58553
100-3300-53410	Fuel and Oil	ROTE OIL - CEDARBURG	UNLEADED FUEL	20052	02/11/26	1,642.80	58585
100-3300-53410	Fuel and Oil	ROTE OIL - CEDARBURG	DIESEL FUEL	20051	02/11/26	3,117.18	58585
Total For Dept 3300 Municipal Garage						14,974.66	
Dept 3430 Street Lights							
100-3430-52200.01-00	Electric - Street Lightinç	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	8,728.76	3378
100-3430-52200.02-00	Electric - Traffic Devices	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	1,143.26	3378
100-3430-53510	Supplies - Traffic Devices	TAPCO	CAPITOL AND WILSON SIGNAL SERVICE	I817683	02/11/26	217.50	17
100-3430-53510	Supplies - Traffic Devices	TAPCO	CAPITOL AND OAKLAND SIGNAL SERVICE	I817901	02/11/26	253.75	17
Total For Dept 3430 Street Lights						10,343.27	
Dept 3460 Winter							
100-3460-53500	Dept/Program Supplies	COMPLETE LAWN AND LAND	ICE MELTER	103914	02/11/26	539.00	58533
100-3460-53520	Salt Contract	COMPASS MINERALS	STREET SALT	1622384	02/11/26	3,484.42	58532
100-3460-53520	Salt Contract	COMPASS MINERALS	STREET SALT	1623346	02/11/26	6,723.39	58532
Total For Dept 3460 Winter						10,746.81	
Dept 3610 Forestry							
100-3610-53500	Dept/Program Supplies	GRAINGER W W INC	RARE EARTH MAGNET FOR FORESTRY	9783262877	02/11/26	47.96	58549
Total For Dept 3610 Forestry						47.96	
Dept 3620 Parks and Beautification							
100-3620-52200	GHOST TRAIN	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	36.98	3378
100-3620-52200	HUBBARD PARK	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	185.89	3378
100-3620-52200	HUMBLE PARK	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	36.63	3378
100-3620-52200	ATWATER BEACH	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	260.08	3378

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 100 General Fund							
Dept 3620 Parks and Beautification							
100-3620-52210	RIVER CLUB GAS	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	505.60	3378
100-3620-53500	Dept/Program Supplies	EGELHOFF LAWN MOWER SE	EQUIPMENT PARTS	342597	02/11/26	135.90	58539
100-3620-53500	Dept/Program Supplies	EGELHOFF LAWN MOWER SE	SMALL EQUIPMENT PARTS	342640	02/11/26	104.57	58539
Total For Dept 3620 Parks and Beautification						1,265.65	
Total For Fund 100 General Fund						126,065.53	
Fund 200 Library							
Dept 5110 Library							
200-5110-46710	Library Fines	HANDELSMAN, MOLLY	REFUND FOR LOST ITEM RETURNED	LIR HANDELSMAN	02/11/26	5.99	58552
200-5110-52200	ELECTRIC-LIBRARY	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	2,310.98	3378
200-5110-52210	LIBRARY GAS	WE ENERGIES - CONSOLID	GAS/ELECTRIC USAGE - DECEMBER	5782106517	02/06/26	2,321.82	3378
200-5110-52230	Phone and Internet (villag	AT&T WISCONSIN	LIBRARY ALARM LINES 01/22-02/21/26	41496724050126	02/11/26	168.74	58514
200-5110-52230	Phone and Internet (villag	RINGCENTRAL INC.	PHONE SERVICES 01/28-02/26/26	CD 001339026	02/11/26	429.55	58584
200-5110-52300	Other Intergov'tal pymts	MILW CNTY FEDERATED LI	ECOM FEE, POSTAGE, TECH ASSIS, HOOP	FL-03821	02/11/26	765.76	58572
200-5110-52900	Cleaning and Pest Control	GIBB BUILDING MAINTENA	JANITORIAL SERVICE - FEBRUARY	20119	02/11/26	1,583.15	58547
200-5110-52900	Cleaning and Pest Control	GIBB BUILDING MAINTENA	JANITORIAL SERVICE - FEBRUARY	20119	02/11/26	280.00	58547
200-5110-53101	Building supplies	GIBB BUILDING MAINTENA	SUPPLIES - JANUARY	20127	02/11/26	283.35	58547
200-5110-53120	Copy & Print Costs	FORWARD TS, LTD.	PER COPY PRINTING CONTRACT	AR273960	02/11/26	117.35	58543
200-5110-53120	Copy & Print Costs	GREATAMERICA FINANCIAL	COPIERS LEASE FEB 2026	41180472	02/11/26	304.44	58551
200-5110-53500	Processing Supplies	DEMCO	FILAMENT TAPE, JACKETS, EASY BIND	7755214	02/11/26	198.70	58537
200-5110-53500	Processing Supplies	DEMCO	BONE FOLDER, EASY COVER, YELLOW TAP	7752539	02/11/26	360.92	58537
200-5110-53720	Periodicals	AMERICAN CITY BUSINESS	MILW BUS JOURNAL SUBSCRIPTION	040826 050700209	02/11/26	200.00	58511
200-5110-53720	Periodicals	CHICAGO TRIBUNE	13 WK CHI TRIBUNE SUBSCRIPTION	031626 60433480	02/11/26	676.49	58529
200-5110-54000	Programming	KARRI L FRTIZ-KLAUS	ART HIST LECTURE	MICHELAN MAR26	02/11/26	305.00	58561
Total For Dept 5110 Library						10,312.24	
Dept 5111 Adult Materials							
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROMANCE	64056406	02/11/26	22.97	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	94056408	02/11/26	16.63	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	94056403	02/11/26	35.53	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	94056388	02/11/26	348.53	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - LARGE PRINT	94131078	02/11/26	19.27	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	94131077	02/11/26	16.05	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	94131075	02/11/26	20.73	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - SCI FI	94022967	02/11/26	123.42	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	94056404	02/11/26	43.65	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	94131086	02/11/26	29.17	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROMANCE	94131084	02/11/26	34.32	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - MYSTERY	94131083	02/11/26	48.06	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROMANCE	94131081	02/11/26	28.04	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	93861124	02/11/26	42.15	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	94022968	02/11/26	12.71	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	94022958	02/11/26	47.84	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	93970182	02/11/26	1,237.90	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROMANCE	93970185	02/11/26	11.40	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION- SCIFI	93861133	02/11/26	62.30	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	94022961	02/11/26	16.12	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93970184	02/11/26	16.00	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - LRG PRT	93861126	02/11/26	18.08	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - LRG PRT	93970183	02/11/26	34.89	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	93861129	02/11/26	16.07	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - SCI FI	93861118	02/11/26	51.75	58558

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 200 Library							
Dept 5111 Adult Materials							
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - MYS	94022982	02/11/26	142.71	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93861130	02/11/26	60.15	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROM	93861128	02/11/26	11.51	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROM	93861131	02/11/26	15.53	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - LARGE PRINT	93861137	02/11/26	32.60	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93861140	02/11/26	32.83	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93861141	02/11/26	21.14	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	93694383	02/11/26	14.52	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	93561159	02/11/26	36.07	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - GRAPHIC	93561160	02/11/26	28.28	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93561163	02/11/26	32.09	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROMANCE	93561168	02/11/26	39.49	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	93561169	02/11/26	19.36	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93561170	02/11/26	91.55	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROM	93561171	02/11/26	22.92	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROM	93604168	02/11/26	43.00	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93604170	02/11/26	45.39	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROM	93604171	02/11/26	10.91	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93627963	02/11/26	33.95	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - SCI FI	93627964	02/11/26	17.74	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	93669271	02/11/26	16.34	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - MYS	93694380	02/11/26	13.28	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION - GRAPH	93694384	02/11/26	7.24	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - LARGE PRINT	93694385	02/11/26	34.40	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROM	93694388	02/11/26	16.65	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - MYS	93694389	02/11/26	16.10	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93694390	02/11/26	120.02	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROM	93694392	02/11/26	22.97	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93694395	02/11/26	16.54	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - LARGE PRINT	93694398	02/11/26	52.60	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROM	93694402	02/11/26	11.43	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - MYS	93694403	02/11/26	16.00	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93694404	02/11/26	33.10	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROM	93694405	02/11/26	28.53	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	93767162	02/11/26	10.86	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION	93767164	02/11/26	83.52	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - ROM	93767165	02/11/26	10.93	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	93783267	02/11/26	14.65	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT FICTION - MYS	93783268	02/11/26	12.72	58558
200-5111-53730	Materials	INGRAM LIBRARY	SERVICE ADULT NON FICTION	93783271	02/11/26	55.65	58558
200-5111-53740	DVD's	INGRAM LIBRARY	SERVICE MOVIE DVDS	93575496	02/11/26	215.95	58558
200-5111-53740	DVD's	INGRAM LIBRARY	SERVICE MOVIE DVDS	93669273	02/11/26	18.85	58558
200-5111-53740	DVD's	MIDWEST TAPE LLC	FRIENDS TV & ADVD	508377222	02/11/26	29.98	58570
200-5111-53740	DVD's	MIDWEST TAPE LLC	ADVD	508377223	02/11/26	84.71	58570
200-5111-53740	DVD's	MIDWEST TAPE LLC	ADVD	508377225	02/11/26	55.47	58570
200-5111-53740	DVD's	MIDWEST TAPE LLC	ADVD	508349479	02/11/26	18.74	58570
200-5111-53740	DVD's	MIDWEST TAPE LLC	MOVIE DVDS	508279009	02/11/26	266.89	58570
200-5111-53750	Audiobooks	INGRAM LIBRARY	SERVICE AUDIOBOOK ON CD	93861136	02/11/26	22.09	58558
200-5111-53750	Audiobooks	INGRAM LIBRARY	SERVICE AUDIOBOOK ON CD	93878059	02/11/26	25.21	58558
200-5111-53750	Audiobooks	INGRAM LIBRARY	SERVICE AUDIOBOOK CD	93604169	02/11/26	41.99	58558
200-5111-53750	Audiobooks	INGRAM LIBRARY	SERVICE AUDIOBOOK CD	93669274	02/11/26	23.80	58558
200-5111-53750	Audiobooks	INGRAM LIBRARY	SERVICE AUDIOBOOK ON CD	93783273	02/11/26	54.21	58558
200-5111-53750	Audiobooks	MIDWEST TAPE LLC	AUDIOBOOK CD	508349477	02/11/26	49.99	58570

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Fund 200 Library							
Dept 5111 Adult Materials							
200-5111-53750	Audiobooks	MIDWEST TAPE LLC	AUDIOBOOK CD	508330170	02/11/26	39.99	58570
200-5111-53770	Music	MIDWEST TAPE LLC	MUSIC CD	508279007	02/11/26	25.48	58570
Total For Dept 5111 Adult Materials						4,672.20	
Dept 5112 Childrens Materials							
200-5112-53730	Materials	CAVENDISH SQUARE PUBLI	WORLD CULTURES SET	CAL3548261	02/11/26	186.03	58528
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94056389	02/11/26	74.14	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - GRAPHIC NOVEL	94022991	02/11/26	65.01	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94131080	02/11/26	11.05	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94056411	02/11/26	78.89	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94131076	02/11/26	21.04	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV NON FICTION	94056412	02/11/26	20.57	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - GRAPHIC NOVEL	94131088	02/11/26	20.99	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94131087	02/11/26	21.00	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94131085	02/11/26	21.56	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93861122	02/11/26	10.15	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93861120	02/11/26	20.55	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93861121	02/11/26	8.86	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94022962	02/11/26	11.03	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94022959	02/11/26	141.58	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94022970	02/11/26	6.82	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94022969	02/11/26	19.36	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94022973	02/11/26	76.75	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93861127	02/11/26	21.86	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93861123	02/11/26	10.55	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	94022960	02/11/26	6.03	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - NON FICTION	93861139	02/11/26	10.11	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93861135	02/11/26	10.50	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - NON FICTION	93878058	02/11/26	15.46	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93561154	02/11/26	11.09	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV NON FICTION	93561155	02/11/26	13.92	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93561156	02/11/26	11.29	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV--GRAPHIC	93561157	02/11/26	10.51	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - PICTURE	93561158	02/11/26	11.08	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - PIC	93561164	02/11/26	21.06	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - NON FICTION	93561165	02/11/26	47.08	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93561167	02/11/26	22.46	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - NON FICTION	93604165	02/11/26	15.09	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV-- GRAPHIC	93604167	02/11/26	33.73	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - BOARD BK	93627965	02/11/26	6.42	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - NON FICTION	93694381	02/11/26	9.43	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - GRAPHIC	93694382	02/11/26	40.68	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - NON FICTION	93694386	02/11/26	22.24	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93694387	02/11/26	9.42	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - NON FICTION	93694396	02/11/26	9.92	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - PICTURE	93694397	02/11/26	10.49	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - PICTURE	93694400	02/11/26	41.39	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93694401	02/11/26	5.25	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93767160	02/11/26	10.57	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV - GRAPHIC	93767161	02/11/26	10.83	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93783269	02/11/26	34.60	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93783270	02/11/26	10.68	58558
200-5112-53730	Materials	INGRAM LIBRARY	SERVICE JUV	93783272	02/11/26	11.13	58558

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 200 Library							
Dept 5112 Childrens Materials							
Total For Dept 5112 Childrens Materials						1,320.25	
Dept 5113 Young Adult Materials							
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	94056407	02/11/26	11.10	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	94056410	02/11/26	26.15	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	94056409	02/11/26	21.68	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	94131082	02/11/26	11.08	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	93861119	02/11/26	13.86	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	93861125	02/11/26	18.14	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	93861134	02/11/26	11.13	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	93861138	02/11/26	22.86	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	93878057	02/11/26	41.53	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	93561153	02/11/26	10.86	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	93561162	02/11/26	10.86	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	93669272	02/11/26	15.36	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	93694394	02/11/26	8.65	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT - GRAPH	93694399	02/11/26	8.65	58558
200-5113-53730	Materials	INGRAM LIBRARY	SERVICE YOUNG ADULT	93767163	02/11/26	10.87	58558
Total For Dept 5113 Young Adult Materials						242.78	
Dept 5121 GMF - enhanced							
200-5121-53700	Collection Enhancements	BETTY BRINN CHILDREN'S	2026 MEMBERSHIP - 4 CARDS	30703-08	02/11/26	1,668.00	58521
200-5121-53700	Collection Enhancements	BOOKWORM GARDENS	2 EXPERIENCE PASSES - LANGE	BKWM PASS 2026	02/11/26	500.00	58522
200-5121-53700	Collection Enhancements	DOW JONES & COMPANY	IN WSJ ONLINE REDEMPTION AMENITY I YR	00272123	02/11/26	900.00	58538
200-5121-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE ADULT FICTION - MYS	93747985	02/11/26	43.08	58558
200-5121-53700	Collection Enhancements	INTERNATIONAL CRANE FO	LIBRARY PASS FOR CRANE FOUNDATION	2026 CRANE PASS	02/11/26	60.00	58560
200-5121-53700	Collection Enhancements	MILW CNTY FEDERATED LI	ECOM FEE, POSTAGE, TECH ASSIS, HOOP:	FL-03821	02/11/26	3,130.17	58572
200-5121-54010	Program Enhancements	BOSWELL BOOK COMPANY L	105 COPIES HAPPINESS FALLS	7450	02/11/26	1,417.50	58523
200-5121-54010	Program Enhancements	SHOREWOOD PRESS	SHOREWOOD READS POSTERS	11939	02/11/26	30.00	58590
200-5121-56140	Misc. Equipment	DEMCO	BOOK END CLIPS - 500	7753238	02/11/26	601.14	58537
Total For Dept 5121 GMF - enhanced						8,349.89	
Dept 5122 Friends - enhanced							
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE JUV	94056402	02/11/26	10.54	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - REPLACE	94022984	02/11/26	18.12	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - JUV REPLACE	94131079	02/11/26	21.65	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - TRAVEL	94131089	02/11/26	224.46	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - WORLD LANG	94022957	02/11/26	20.44	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRNDS - JUV REPLACE	94022971	02/11/26	128.87	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRND - TV SERIES	94038747	02/11/26	23.44	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRNDS YOUNG ADULT - REPLACE	93970181	02/11/26	10.09	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - REPLACE	93861117	02/11/26	11.06	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - REPLACE	93861132	02/11/26	77.11	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS JUV REPLACE	93561166	02/11/26	5.50	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - TV SERIES	93575497	02/11/26	77.01	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - JUV REPLACE	93604166	02/11/26	86.44	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - LARGE PRINT	93694391	02/11/26	19.34	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - REPLACE	93694393	02/11/26	697.18	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - WORLD LANGUAGES	93694406	02/11/26	31.03	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - REPLACE	93767159	02/11/26	11.15	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - JUV REPLACE	93783266	02/11/26	14.81	58558
200-5122-53700	Collection Enhancements	INGRAM LIBRARY	SERVICE FRIENDS - WORLD LANGUAGES	93783274	02/11/26	11.89	58558
200-5122-53700	Collection Enhancements	MIDWEST TAPE LLC	FRIENDS TV & ADVD	508377222	02/11/26	30.74	58570

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Fund 200 Library							
Dept 5122 Friends - enhanced							
200-5122-53700	Collection Enhancements	TONIES US, INC.	TONIES	PSI10026429	02/11/26	240.00	58597
200-5122-53760	Lucky Day	INGRAM LIBRARY SERVICE	FRIENDS LUCKY DAY	94056405	02/11/26	32.59	58558
200-5122-53760	Lucky Day	INGRAM LIBRARY SERVICE	FRIENDS LUCKY DAY	93767166	02/11/26	117.17	58558
200-5122-53780	Special Initiatives	MILW CNTY FEDERATED LI	POSTCARD CAMPAIGN POSTAGE	FL-03786	02/11/26	14.74	58572
200-5122-54010		LESLIE BELLAIS	RITUALS OF ROMANCE PROG	ROMANCE 022526	02/11/26	330.00	58565
Total For Dept 5122 Friends - enhanced						2,265.37	
Total For Fund 200 Library						27,162.73	
Fund 210 Senior Services							
Dept 4600 Senior Services							
210-4600-54140	Shorewood Connects	LOZIER, VASHTI MCCOLLU	SHOREWOOD CONNECTS FACILITATION	JAN2026	02/11/26	500.00	58567
Total For Dept 4600 Senior Services						500.00	
Dept 4650 SRC Benjamin Services							
210-4650-52100	Professional Fees	SCHAFER, KARINA	TECH TUTOR	10051	02/11/26	480.00	58588
210-4650-52180	Consultant Services	LOZIER, VASHTI MCCOLLU	SHOREWOOD CONNECTS FACILITATION	JAN2026	02/11/26	500.00	58567
210-4650-53500	Dept/Program Supplies	BALDWIN COOKE	PLANNERS	8005127	02/11/26	290.28	58516
Total For Dept 4650 SRC Benjamin Services						1,270.28	
Total For Fund 210 Senior Services						1,770.28	
Fund 400 General Capital Projects							
Dept 1410 Manager							
400-1410-56120	Other Technology	CORNERSTONE COMMUNICAT	POLICE DEPARTMENT CAMERAS	7606	02/11/26	8,880.14	58535
Total For Dept 1410 Manager						8,880.14	
Dept 3100 Public Works Admin.							
400-3100-56130	Equipment/Furniture	CASPERS TRUCK EQUIPMEN	PLOW BLADE - 25% DOWN	61514	02/11/26	4,500.00	58527
400-3100-56400	Vehicles	CASPERS TRUCK EQUIPMEN	TRUCK 59 BODY DEPOSIT	61530	02/11/26	34,000.00	58527
400-3100-56400	Vehicles	HEISER FORD INC	NEW VEHICLE 24	05-58398	02/11/26	410.95	58555
Total For Dept 3100 Public Works Admin.						38,910.95	
Total For Fund 400 General Capital Projects						47,791.09	
Fund 450 TID No. 5 Capital							
Dept 6650 TID Projects							
450-6650-52110	Professional Fees Engineer	BENESCH	OAKLAND AVE RECONSTRUCTION 12/29 TO	350410	02/11/26	22,713.04	58520
Total For Dept 6650 TID Projects						22,713.04	
Total For Fund 450 TID No. 5 Capital						22,713.04	
Fund 600 Parking Utility							
Dept 0000							
600-0000-24213	Sales Tax Due State	POLINAG, SARA	REFUND VACATION PARKING PERMITS	01272026	02/11/26	0.56	58580
Total For Dept 0000						0.56	
Dept 3900 Parking							
600-3900-48900	Miscellaneous Revenue	POLINAG, SARA	REFUND VACATION PARKING PERMITS	01272026	02/11/26	9.44	58580
600-3900-54321	METRO parking lot	ROUNDYS SUPERMARKETS I	METRO MARKET PARKING PERMITS-OCT/DE	12312025	02/11/26	204.00	58586
600-3900-54339	Lighthouse Lot	KENMORE PLACE 4041 COR	LIGHTHORSE PARKING PERMITS-OCT/DEC	12312025	02/11/26	925.00	58562
Total For Dept 3900 Parking						1,138.44	
Total For Fund 600 Parking Utility						1,139.00	

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Fund 610 Water Utility							
Dept 3710 Water Administration							
610-3710-52100	Professional Fees	ARCADIS U.S., INC.	LSLR PROJECT PLANNING THROUGH 1/25/2026	36102816	02/11/26	9,291.05	58513
610-3710-52100	Professional Fees	ARCADIS U.S., INC.	LSLR PROJECT PLANNING THROUGH 11/23/2025	36088633	02/11/26	10,186.25	58513
610-3710-52100	Professional Fees	CITY WATER LLC	WATER UTILITY RATE CASE	1322	02/11/26	750.00	58531
610-3710-52140	Bayside IT Only	BAYSIDE, VILLAGE OF	IT SERVICES - FEBRUARY	2600002638	02/11/26	465.00	58519
610-3710-52230	Phone and Internet	RINGCENTRAL INC.	PHONE SERVICES 01/28-02/26/26	CD 001339026	02/11/26	90.40	58584
610-3710-52300	WATER SERVICE CHARGE	MILW WATER WORKS	WATER 41,134 CCF-JANUARY 2026	01312026	02/11/26	51,006.16	58574
610-3710-52300	WATER USAGE CHARGE CCF	MILW WATER WORKS	WATER 41,134 CCF-JANUARY 2026	01312026	02/11/26	731.04	58574
610-3710-53120	Copy & Print Costs	GREATAMERICA FINANCIAL	PRINTER 12/28 TO 1/27	41180471	02/11/26	57.26	58551
610-3710-53200	Memberships & Subscriptions	WI RURAL WATER ASSOCIATION	SYSTEM MEMBERSHIP RENEWAL	S7480	02/11/26	650.00	58603
610-3710-54150	Safety Expenses	CINTAS	AED MAINTENANCE	9357647880	02/11/26	51.33	58530
Total For Dept 3710 Water Administration						73,278.49	
Dept 3730 Maint Mains							
610-3730-53500	Dept/Program Supplies	AMERICAN LEAK DETECTION	2700 SHOREWOOD BLVD WEEKEND LEAK DETECTION	00541665	02/11/26	685.00	58512
610-3730-53500	Dept/Program Supplies	RCM	CLEAN FILL	252381	02/11/26	160.00	58583
Total For Dept 3730 Maint Mains						845.00	
Dept 3740 Maint Services							
610-3740-53500	Dept/Program Supplies	CORE & MAIN LP	STOCKET ACCU	Y430880	02/11/26	123.67	58534
610-3740-53500	Dept/Program Supplies	CORE & MAIN LP	COPPER PIPE	Y376548	02/11/26	583.20	58534
Total For Dept 3740 Maint Services						706.87	
Dept 3750 Maint Meters							
610-3750-52910	Aclara fees only	ACLARA TECHNOLOGIES LLC	HOSTING AND MAINTENANCE 2026	446290662	02/11/26	18,500.00	58504
610-3750-53500	Dept/Program Supplies	HEIDER AND BOTT CO INC	METER FLANGE AND BOLT KIT	902711-001	02/11/26	788.16	58554
Total For Dept 3750 Maint Meters						19,288.16	
Dept 3770 Maint Misc Plan							
610-3770-53500	Dept/Program Supplies	CORE & MAIN LP	HOSE NOZZLE RETAINER	Y373083	02/11/26	84.64	58534
Total For Dept 3770 Maint Misc Plan						84.64	
Dept 3790 Other Water							
610-3790-54740	Water Testing	NORTHERN LAKE SERVICE	BACTERIA TESTING - FEB	2601728	02/11/26	248.00	58577
610-3790-56600.25-04	Oakland Ave(South) Meter \	BRIDGE TOWER MEDIA	PUBLIC NOTICE FOR BIDS FOR OAKLAND AVE	745841427	02/11/26	384.30	58524
Total For Dept 3790 Other Water						632.30	
Total For Fund 610 Water Utility						94,835.46	
Fund 620 Sewer Utility							
Dept 3810 Sewer Administration							
620-3810-52140	Bayside IT only	BAYSIDE, VILLAGE OF	IT SERVICES - FEBRUARY	2600002638	02/11/26	465.00	58519
620-3810-52230	Phone and Internet	RINGCENTRAL INC.	PHONE SERVICES 01/28-02/26/26	CD_001339026	02/11/26	90.40	58584
620-3810-53120	Copy & Print Costs	GREATAMERICA FINANCIAL	PRINTER 12/28 TO 1/27	41180471	02/11/26	57.26	58551
620-3810-54150	Safety Expenses	CINTAS	AED MAINTENANCE	9357647880	02/11/26	51.33	58530
Total For Dept 3810 Sewer Administration						663.99	
Dept 3820 Sewer Maintenance							
620-3820-53400	Vehicle Maintenance	GRAINGER W W INC	VACTOR HOOKS FOR CLAMPS	9766759261	02/11/26	29.37	58549
620-3820-53400	Vehicle Maintenance	MACQUEEN EQUIPMENT, LLC	VACTOR	W09069	02/11/26	8,156.31	58569
Total For Dept 3820 Sewer Maintenance						8,185.68	
Dept 3830 Storm Maintenance							
620-3830-53500	Dept/Program Supplies	RCM	SLURRY	252469	02/11/26	125.00	58583

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Fund 620 Sewer Utility							
Dept 3830 Storm Maintenance							
Total For Dept 3830 Storm Maintenance						125.00	
Dept 3890 Other Sewer							
620-3890-56600.25-05	Lake Drive 2025	GRAYBAR ELECTRIC CO.,	LIGHTS	9351804603	02/11/26	1,511.13	58550
620-3890-56600.26-02	Oakland North	GIETL SIGN COMPANY, IN	N OAKLAND AVE CONSTRUCTION SIGNS	16700	02/11/26	8,160.00	58548
Total For Dept 3890 Other Sewer						9,671.13	
Total For Fund 620 Sewer Utility						18,645.80	
Fund 800 Tax Agency Fund							
Dept 0000							
800-0000-21200	Over Payments	BROWNE, ERIK	2025 TAX OVERPAYMENT REFUND	2390092000-2025	02/11/26	10,370.42	58525
800-0000-21200	Over Payments	BV SHOREWOOD, LLC	2024 TAX OVERPAYMENT REFUND	2409996000-2025	02/11/26	1,774.35	58526
800-0000-21200	Over Payments	HURR, WANDA	2025 TAX OVERPAYMENT REFUND	2411019000-2025	02/11/26	1,266.21	58557
800-0000-21200	Over Payments	SAWKINS, ANNEMARIE	2025 TAX OVERPAYMENT REFUND	2400008000-2025	02/11/26	689.80	58587
800-0000-21200	Over Payments	ST PETER, SCOTT	205 TAX OVERPAYMENT REFUND	2760576000-2025	02/11/26	402.86	58592
Total For Dept 0000						14,503.64	
Total For Fund 800 Tax Agency Fund						14,503.64	

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Fund Totals:								
			Fund 100 General Fund			126,065.53		
			Fund 200 Library			27,162.73		
			Fund 210 Senior Services			1,770.28		
			Fund 400 General Capital Projects			47,791.09		
			Fund 450 TID No. 5 Capital			22,713.04		
			Fund 600 Parking Utility			1,139.00		
			Fund 610 Water Utility			94,835.46		
			Fund 620 Sewer Utility			18,645.80		
			Fund 800 Tax Agency Fund			14,503.64		
Total For All Funds:							354,626.57	
--- TOTALS BY GL DISTRIBUTION ---								
	100-0000-21200		STREETLIGHT OPS FEE			449.92		
	100-1100-53200		Memberships & Subscriptions			350.00		
	100-1200-45120		Court Fines - Current			1,208.18		
	100-1200-45190		Court Fines - Aging			1,417.00		
	100-1200-52910		Software Purch/Maint			200.00		
	100-1200-53200		Memberships & Subscriptions			55.00		
	100-1410-56110		Computer/Printer Equip			1,717.00		
	100-1420-53100		Office Supplies			21.00		
	100-1510-52130		Professional Fees Financial			15,050.00		
	100-1510-53100		Office Supplies			224.00		
	100-1900-52140		Professional Fees - IT Contract			8,374.27		
	100-1900-52150		Professional Fees Assessment			4,300.00		
	100-1900-52190		Professional Fees - Insurance			2,331.50		
	100-1900-52200.55-00		Electric - Village Hall			1,156.84		
	100-1900-52200.77-00		Electric - Village Center			770.33		
	100-1900-52210.55-00		Gas - Village Hall			1,487.88		
	100-1900-52210.77-00		Gas - Village Center			773.94		
	100-1900-52230.55-00		Phone / Internet - Village Hall			510.37		
	100-1900-52230.77-00		Phone / Internet - Village Center			66.53		
	100-1900-52330		Health Department - Abatement			200.00		
	100-1900-52900.55-00		Cleaning and Pest Control - VH			1,209.21		
	100-1900-52900.77-00		Cleaning and Pest Control - VC			527.72		
	100-1900-52990		Network Service Contract Fees			14,290.26		
	100-1900-53100.55-00		Building Supplies - Village Hall			68.82		
	100-1900-53100.77-00		Building Supplies - Village Center			94.45		
	100-2100-51330		Uniform Expense			53.87		
	100-2100-51900		Professional Education			1,485.80		
	100-2100-52200		WILSON DRIVE			2,770.73		
	100-2100-52210		WILSON DR - GAS			3,040.44		
	100-2100-52230		Phone and Internet			570.82		
	100-2100-52900		Cleaning and Pest Control			1,298.01		
	100-2100-52910		Software Purch/Maint			6,031.50		
	100-2100-52990		AIMS Contracts & Fees			312.50		
	100-2100-53120		Copy & Print Costs			14.00		
	100-2100-53500		Dept/Program Supplies			71.56		
	100-2400-51900		Professional Education			195.00		
	100-2900-52990		Crossing Guards			6,134.82		
	100-3100-46430		Special Collection Fees			50.00		
	100-3100-51330		Uniform Expense			699.05		
	100-3100-52230		Phone and Internet			180.80		
	100-3100-53120		Copy & Print Costs			57.25		
	100-3100-54150		Safety Expenses			51.34		
	100-3100-55110		Workers Comp / Unemployment			5,707.00		
	100-3230-53350		Outsourced Repairs			1,429.99		
	100-3230-53500		Dept/Program Supplies			1,678.48		

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		100-3300-52200	DPW GARGAGE			2,485.06	
		100-3300-52210	DPW GAS			3,008.74	
		100-3300-53350	Outsourced Repairs			648.45	
		100-3300-53400	Vehicle Maintenance			2,158.03	
		100-3300-53410	Fuel and Oil			6,674.38	
		100-3430-52200.01-00	Electric - Street Lighting			8,728.76	
		100-3430-52200.02-00	Electric - Traffic Devices			1,143.26	
		100-3430-53510	Supplies - Traffic Devices			471.25	
		100-3460-53500	Dept/Program Supplies			539.00	
		100-3460-53520	Salt Contract			10,207.81	
		100-3610-53500	Dept/Program Supplies			47.96	
		100-3620-52200	GHOST TRAIN			519.58	
		100-3620-52210	RIVER CLUB GAS			505.60	
		100-3620-53500	Dept/Program Supplies			240.47	
		200-5110-46710	Library Fines			5.99	
		200-5110-52200	ELECTRIC-LIBRARY			2,310.98	
		200-5110-52210	LIBRARY GAS			2,321.82	
		200-5110-52230	Phone and Internet (village)			598.29	
		200-5110-52300	Other Intergov'tal pymts			765.76	
		200-5110-52900	Cleaning and Pest Control			1,863.15	
		200-5110-53101	Building supplies			283.35	
		200-5110-53120	Copy & Print Costs			421.79	
		200-5110-53500	Processing Supplies			559.62	
		200-5110-53720	Periodicals			876.49	
		200-5110-54000	Programming			305.00	
		200-5111-53730	Materials			3,698.85	
		200-5111-53740	DVD's			690.59	
		200-5111-53750	Audiobooks			257.28	
		200-5111-53770	Music			25.48	
		200-5112-53730	Materials			1,320.25	
		200-5113-53730	Materials			242.78	
		200-5121-53700	Collection Enhancements			6,301.25	
		200-5121-54010	Program Enhancements			1,447.50	
		200-5121-56140	Misc. Equipment			601.14	
		200-5122-53700	Collection Enhancements			1,770.87	
		200-5122-53760	Lucky Day			149.76	
		200-5122-53780	Special Initiatives			14.74	
		200-5122-54010				330.00	
		210-4600-54140	Shorewood Connects			500.00	
		210-4650-52100	Professional Fees			480.00	
		210-4650-52180	Consultant Services			500.00	
		210-4650-53500	Dept/Program Supplies			290.28	
		400-1410-56120	Other Technology			8,880.14	
		400-3100-56130	Equipment/Furniture			4,500.00	
		400-3100-56400	Vehicles			34,410.95	
		450-6650-52110	Professional Fees Engineering			22,713.04	
		600-0000-24213	Sales Tax Due State			0.56	
		600-3900-48900	Miscellaneous Revenue			9.44	
		600-3900-54321	METRO parking lot			204.00	
		600-3900-54339	Lighthouse Lot			925.00	
		610-3710-52100	Professional Fees			20,227.30	
		610-3710-52140	Bayside IT Only			465.00	
		610-3710-52230	Phone and Internet			90.40	
		610-3710-52300	WATER SERVICE CHARGE			51,737.20	
		610-3710-53120	Copy & Print Costs			57.26	
		610-3710-53200	Memberships & Subscriptions			650.00	
		610-3710-54150	Safety Expenses			51.33	
		610-3730-53500	Dept/Program Supplies			845.00	
		610-3740-53500	Dept/Program Supplies			706.87	

02/11/2026 12:29 PM
User: PEILBES
DB: Village Of Shore

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF SHOREWOOD
INVOICE DUE DATES 02/01/2026 - 02/15/2026
JOURNALIZED
PAID

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
		610-3750-52910	Aclara fees only			18,500.00	
		610-3750-53500	Dept/Program Supplies			788.16	
		610-3770-53500	Dept/Program Supplies			84.64	
		610-3790-54740	Water Testing			248.00	
		610-3790-56600.25-04	Oakland Ave (South) Meter Vault (Design			384.30	
		620-3810-52140	Bayside IT only			465.00	
		620-3810-52230	Phone and Internet			90.40	
		620-3810-53120	Copy & Print Costs			57.26	
		620-3810-54150	Safety Expenses			51.33	
		620-3820-53400	Vehicle Maintenance			8,185.68	
		620-3830-53500	Dept/Program Supplies			125.00	
		620-3890-56600.25-05	Lake Drive 2025			1,511.13	
		620-3890-56600.26-02	Oakland North			8,160.00	
		800-0000-21200	Over Payments			14,503.64	

**VILLAGE OF SHOREWOOD, WISCONSIN
FINANCE OFFICE
MEMO**

DATE: February 16, 2026
TO: Budget and Finance Committee
FROM: Finance Office
COPY TO: Village Board
RE: Accounts Payable and Payroll Vouchers for Presentation and Approval

Presented for your approval are the following accounts payable vouchers: 02/01/2026 - 02/15/2026

100 - General Fund		126,065.53
200 - Library		27,162.73
210 - Senior Services		1,770.28
230 - Shorewood Today Magazine		-
300 - Debt Service Fund		-
400 - Capital Projects Fund		47,791.09
430 - TIF #3		-
440 - TIF #4		-
450 - TIF #5		22,713.04
600 - Parking Utility Fund		1,139.00
610 - Water Utility Fund		94,835.46
620 - Sewer Utility Fund		18,645.80
700 - CDA		-
800 - Property Tax Fund		14,503.64
900 - Cash Fund		-
	Subtotal:	<u>\$ 354,626.57</u>
PLUS: Payroll vouchers per payroll register dated: 2/6/2026		242,844.73
		-
	Grand Total	<u><u>\$ 597,471.30</u></u>
	Begin Ck #	End Chk #
Accounts Payable Checks - North Shore Bank:	39955	39955
Accounts Payable Checks - Town Bank:	58503	58605
Accounts Payable Electronic Checks:	3378	3378
Payroll Checks:	2819	2819
Payroll Direct Deposits:	DD34538	DD34632
Payroll Electronic Check Remittances:	EFT2549	EFT2554

Village of Shorewood
Meeting Minutes
February 2, 2026

DRAFT

1. Call to Order

President called the meeting to order at 7:30p.

2. Roll Call

All members of the board were present.

3. Statement of Public Notice

Clerk Harrell stated the meeting was properly noticed and posted according to law.

4. Special Order of Business

5. Consent Agenda Items (7:31pm)

Trustee Ircink moved to approve the consent agenda, and it was seconded by Trustee Couto.

Trustee Stokebrand requested that item 5b be pulled. Motion carried unanimously 7-0.

6. Items Removed from the Consent Agenda (7:31 pm)

a. 5b. Consider regular Village Board minutes – January 21, 2026

Trustee Stokebrand noted the following corrections: 1) under item 8 (Citizens to be Heard), indicate the concern was especially related to the parking lot located at 4448/4450 N Oakland Ave; 2) under item10, change Trustee McGovern’s pronoun to “he”; 3) under item11a, “2 and 5” should be corrected to “2 through 5”. Trustee Stokebrand then moved to approve item 5b and it was seconded by Trustee Couto. Motion carried unanimously 7-0.

7. Public Hearing

8. Citizens to be Heard

9. New Business

a. Consider Resolution 3078 - Sanitary Sewer User Charges (7:34 pm)

Trustee Stokebrand moved to approve Ordinance 2026-3078 to amend the Village’s sanitary sewer user charge system fees as proposed and it was seconded by Trustee Ircink. Motion carried by a roll call vote of 7-0.

b. Consider Senior Resource Center proposal for available space in Village Center lower-level. (7:35 pm)

Trustee Couto moved to recommend the Village Board proceed with the SRC proposal and that an initiative be submitted and it was seconded by Trustee Ircink. Motion carried unanimously 7-0.

c. Consider recommendation on service delivery study. (7:42 pm)

Trustee Ircink moved to not proceed with the service delivery RFP and it was seconded by Trustee Warren. Motion carried unanimously 7-0.

d. Consider Utility Lead Job Descriptions (7:53 pm)

Trustee Ircink moved to approve the Utility Lead job descriptions, and it was seconded by Trustee Couto. Motion carried unanimously 7-0.

e. Consider revisions to Human Resource Manual (7:55 pm)

Trustee Stokebrand moved to approve the Human Resources Manual with the 2026 revisions, and it was seconded by Trustee Couto. Motion carried unanimously 7-0.

10. Report of Village Officials (7:58 pm)

a. Village President

The Board was informed of a current vacancy for a Village representative to serve on the NorthShore Fire Commission following the resignation of the former representative.

b. Village Trustees

Trustee Ircink reported that the Winter Farmers Market has completed its fifth week and is gaining significant attention through press coverage. Trustee Ircink also noted that the Shorewood Chill event will be held on February 7th. Additionally, the Shorewood reconstruction meeting had a strong turnout, with many residents attending to learn more about the project.

Trustee McGovern reported attending another Long-Term Sustainability Task Force meeting and noted that the next public meeting will be scheduled for March 2nd. Additionally, the Conservation Committee's featured film will take place on February 12th, and Trustee Stokebrand will serve as a guest panelist.

c. Village Manager

i. Updates on ReFed Catalytic Grant fund submission.

AVM Berzin provided an update regarding the ReFED Catalytic Grant. If awarded, the primary goals would be to increase residential participation from 350 to 700 households, expand the program to include local businesses, and establish a potential drop-off site at the DPW facility. The Village expects to be notified by the end of February whether it will advance to the full application stage, with final award notifications anticipated in May.

11. Future items of Consideration

12. Closed Session

a. Trustee Warren moved to go into closed session pursuant to 19.85(1)(c) to discuss the annual performance evaluation of the Village Manager. It was seconded by Trustee Ircink. Motion carried by a roll call vote of 7-0. The meeting adjourned into closed session at 8:11 pm.

i. The Trustees discussed the Village Manager's evaluation. Trustee Stokebrand moved, and it was seconded by Trustee Couto to reconvene into open session at 8:31 pm. Motion carried 7-0.

13. Adjournment

Trustee Couto moved, and it was seconded by Trustee Warren to adjourn at 8:31 pm. Motion carried 7-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Toya Harrell". The signature is written in a cursive, flowing style.

Toya Harrell, MMC, WCPC

Village Clerk

DRAFT



VILLAGE OF SHOREWOOD

REPORTS AND PRESENTATIONS TO VILLAGE BOARD

Agenda Item: Consider Class “B” and “Class B” licenses for Baumkuchen, LLC dba Old Form, 2518 E Capitol Drive, Shorewood WI 53211

Date: February 2, 2026

Presenter: Toya Harrell, MMC, WCPC, Village Clerk

Department: Clerk

History – *Please include a timeline of historical relevant events related to this agenda item. This to previous agenda packets (include page number) to reference information. If there is no relevant history, N/A should be entered in this space.*

All intoxicating liquor and fermented malt beverage license applications are reviewed by the Judiciary, Personnel, and Licensing Committee for recommendation prior to consideration and approval by the full Board.

Agenda Item Discussion – *Please provide a summary of the agenda item along with bullet points highlighting the main items and key issues to be discussed.*

After reviewing the application and completing an appropriate background check, the establishment listed has been approved by the appropriate departments.

Community and Business Outreach – *If applicable, did you notify the community groups and businesses that are directly impacted by this agenda item. Please specify in attached communication plan how community groups and businesses will be informed of action after Village Board consideration.*

Yes No

If Yes, identify how and what community groups and businesses were notified.

Action Required / Recommended – *Please include the recommended motion or possible actions for this agenda item.*

Recommend Motion: “I move to approve the Class “B” and “Class B” licenses for Baumkuchen, LLC dba Old Form, 2518 E Capitol Drive.”

Attachments – *Please list the following attachments and supporting documents for this agenda item. Some attachments may be hyperlinked. Include Fiscal notes, if applicable, as the first attachment following this memorandum. Attachments may include: agreements/contracts, presentation materials, letters, service proposals, etc.*

1. Application

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol or beverages. Yes No
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? Yes No
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? Yes No
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
-----------------------------	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. Yes No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? Yes No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? Yes No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

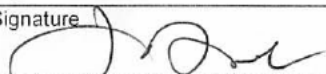
Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Lalor	Justin	Agent	[REDACTED]

Part D: Attestation

One of the following must sign and attest to this application:
 • sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Lalor	First Name Justin	M.I. E
Title Agent	Email [REDACTED]@gmail.com	Phone [REDACTED]
Signature 	Date 11/21/2025 11/12/2025	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Form
AB-101

Alcohol Beverage Appointment of Agent

Date
7/18/2025

Agent Type (check one)

Original (no fee) Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
Baumkuchen, LLC

2. Business Trade Name or DBA
Old Form

3. Entity Type (check one)
 Limited Liability Company Corporation Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)
 Municipal Retail License State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name: Lator 2. First Name: Justin 3. M.I.: E

4. Email: [redacted]@gmail.com 5. Phone: [redacted]

6. Home Address: [redacted] Rd

7. City: Fox Point 8. State: WI 9. Zip Code: 53217 10. Date of Birth: [redacted]

11. Drivers License/State ID Number: [redacted] 12. Drivers License/State ID State of Issuance: WI

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? Yes No
Submit proof of completion.

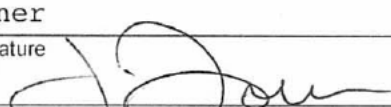
2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? Yes No

3. Have you been a Wisconsin resident for at least 90 continuous days? Yes No
See instructions for exceptions.

Continued →

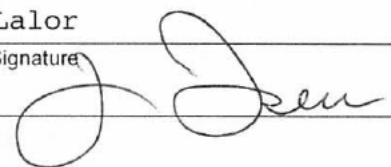
Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Lalor		First Name Justin		M.I. E
Title Owner	Email [REDACTED]@gmail.com		Phone [REDACTED]	
Signature 			Date 7/18/2025	

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Lalor		First Name Justin		M.I. E
Signature 			Date 7/18/2025 11/12/2025	



WISCONSIN DEPARTMENT OF REVENUE
 PO BOX 8902
 MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
 MADISON, WI 53708-8902
 ph: 608-266-2776 fax: 608-224-5761
 email: DORBusinessTax@wisconsin.gov
 website: revenue.wi.gov

000254

Letter ID L2066023600

BAUMKUCHEN LLC
 7760 N REGENT RD
 FOX POINT WI 53217-3249

Wisconsin Department of Revenue Seller's Permit

Legal/real name: BAUMKUCHEN LLC
Business name: OLD FORM
 2518 E CAPITOL DR
 SHOREWOOD WI 53211-2136

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type	Account Type	Account Number
Sales & Use Tax	Seller's Permit	456-1030538102-02

Form
AB-100

Alcohol Beverage Individual Questionnaire

Date
7/18/2025

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.


Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) Baumkuchen, LLC	
2. Business Trade Name or DBA Old Form	
3. Entity Type (check one)	
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	

Part B: Individual Information			
1. Last Name Lalor	2. First Name Justin	3. M.I. E	
4. Relationship to Business (Title) Owner	5. Email [REDACTED]@gmail.com	6. Phone [REDACTED]	
7. Home Address [REDACTED] Rd			
8. City Fox Point	9. State WI	10. Zip Code 53217	11. Date of Birth [REDACTED]
12. Drivers License/State ID Number [REDACTED]		13. Drivers License/State ID State of Issuance WI	

Part C: Address History							
1. Do you currently live in Wisconsin?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If yes, provide the month and year when you permanently moved to Wisconsin			(MM/YYYY) 07/2018				
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.							
Previous Address 1 [REDACTED] St	City Shorewood	State WI	Zip Code 53211				
Previous Address 2	City	State	Zip Code				
Previous Address 3	City	State	Zip Code				
Previous Address 4	City	State	Zip Code				
Previous Address 5	City	State	Zip Code				
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.							
State WI	County Milwaukee	State CA	County San Francisco	State OH	County Hamilton	State KY	County Kenton
State FL	County Alachua	State GA	County Douglas	State	County	State	County

Continued →

Part D: Criminal History		
1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.		
Law/Ordinance Violated WI statute 346.63(1)(a)	Location Milwaukee County	Conviction Date 12/22
Penalty Imposed Fine, license suspension, AODA		Was sentence completed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.		

Part E: Attestation	
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.	
Signature 	Date 7/21/2025 11/12/2025



EMPLOYEE TRAINING ACKNOWLEDGEMENT LEGAL RESTRICTION ON TOBACCO SALES TO MINORS

Use of form: This is a required form. Personally identifiable information on this form is collected to determine compliance with the statutes and will only be used for that purpose.

Instructions: Sign form and retain on premises in personnel file.

Employee - Name (print) Justin Lalor		Driver's License Number [REDACTED]
Address Online	City, State, Zip Statewide, WI	
Home Telephone [REDACTED]	Date of Birth (Day, Month, Year) [REDACTED]	
Store Name Wisconsin Tobacco Training & Test - for ServSafe Alcohol Students		Store Number (if applicable)

Name - Supervisor
JUSTIN LALOR

I acknowledge (Choose one):

- I have successfully completed a responsible beverage server training course at a technical college that conforms to curriculum guidelines specified by the technical college system board or a comparable training course that is approved by the department or the educational approval board. (Wis. Stat. § 125.04)
- I have received training from my employer on compliance with Wis. Stat. § 134.66.

I further acknowledge:

- I understand that federal law prohibits selling tobacco products to any person under the age of 21. Failure to comply with these restrictions may result in a citation.

[Signature]
SIGNATURE - Employee
11-12-25
Date Signed

[Signature]
SIGNATURE - Supervisor
11-12-25
Date Signed

ServSafe
National Restaurant Association

ServSafe® CERTIFICATION

JUSTIN LALOR

for successfully completing the standards set forth for the ServSafe® Food Protection Manager Certification Examination, which is accredited by the ANSI (American National Standards Institute) National Accreditation Board (ANAB)–Conference for Food Protection (CFP).

28223568

CERTIFICATE NUMBER

11/5/2025

DATE OF EXAMINATION

Local laws apply. Check with your local regulatory agency for recertification requirements.

10926

EXAM FORM NUMBER

11/5/2030

DATE OF EXPIRATION



#0655

A handwritten signature in black ink that reads "Sherman L. Brown".

Sherman Brown
Executive Vice President, Business Services



In accordance with Maritime Labour Convention 2006, Resolution ADM N Q68-2018 (Regulation 3.2, Standard A3.2).

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This document cannot be reproduced or altered.

Contact us with questions at 233 S. Wacker Drive, Suite 3600, Chicago, IL 60606-6383 or ServSafe@restaurant.org.

Congratulations!

You have successfully completed the ServSafe® Training and Certificate Program. This is your official ServSafe Alcohol Certificate Card and provides confirmation that you have studied, and are knowledgeable about, how to serve alcohol responsibly.

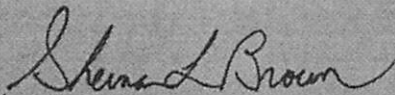
Thank you for participating in the ServSafe Alcohol program. Responsible alcohol service begins with the choices you make, and ServSafe Alcohol training will help you make the right decision when the moment arises.

By completing the ServSafe Alcohol program, you show your dedication to safe and responsible alcohol service. The ServSafe Alcohol program and the National Restaurant Association are dedicated to helping you continue to raise the bar on alcohol safety.

To learn more about our full suite of responsible alcohol service training products, contact your State Restaurant Association, your distributor or visit us at ServSafe.com.

We value your dedication to responsible alcohol service and applaud you for making the commitment to keep your operation, your customers and your community safe.

Sincerely,



Sherman Brown

Executive Vice President, National Restaurant Association Solutions



ID # 27404545

CARD # 28249955

ServSafe Alcohol® CERTIFICATE

JUSTIN LALOR

NAME

11/11/2025

DATE OF EXAMINATION

Card expires three years from the date of examination. Local laws apply.



NOTE: You can access your score and certification information anytime at ServSafe.com.

If you have any questions regarding your certification please contact the National Restaurant Association Service Center at ServiceCenter@restaurant.org or 800.765.2122, ext. 6703.

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Sherman Brown
Executive Vice President, National Restaurant Association Solutions

This certificate confirms completion of the ServSafe Alcohol® responsible alcohol service program.

In Alaska you must laminate your card for it to be valid.



233 South Wacker Drive
Suite 3600
Chicago, IL 60606-6383
1.800.SERVSAFE
312.715.1010 In the Chicago area
ServSafe.com

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49429



COMMERCIAL DEVELOPMENT APPLICATION

Planning & Development Department
 3930 N. Murray Ave., Shorewood, WI 53211
 Phone (414) 847-2640 Fax (414) 847-2606
 pad@shorewoodwi.gov
 www.villageofshorwood.org

Village of Shorewood
 Date 07/21/2025 10:48:03 AM
 # 00049429
 Receipt 238947
 Amount \$150.00

Date Received: 7.21.25

(x)	APPLICATION TYPE	FEE	REQUIRED MATERIALS**	PERMIT #
<input checked="" type="checkbox"/>	Commercial Occupancy	\$150	Plan of Operations Floor Plan	25-0011
<input type="checkbox"/>	Commercial Occupancy Renewal/Amendment			
<input type="checkbox"/>	400 sq. ft. or less	\$50	Plan of Operations Floor Plan	
<input type="checkbox"/>	401 – 1,000 sq. ft.	\$100		
<input type="checkbox"/>	1,001 sq. ft. or more	\$150		
<input type="checkbox"/>	Temporary Use	\$50/month	Plan of Operations Floor Plan	
<input type="checkbox"/>	Multi-Unit Residential Occupancy (# of units _____)	\$50/unit	Floor Plan	
<input type="checkbox"/>	Conditional Use Permit	\$250*	Required Findings	
<input type="checkbox"/>	Design Review – Level 1 (projects under \$25,000)	\$100	Elevations Site Plans	
<input type="checkbox"/>	Design Review – Level 2 (new construction and projects \$25,000+)	\$500		
<input type="checkbox"/>	Design Adjustment	\$200	Required Findings	
<input type="checkbox"/>	Planning Adjustment	\$250	Required Findings	
<input type="checkbox"/>	Sign Permit	\$100	Sign Plan	
<input type="checkbox"/>	Sandwich Board Sign	\$100	Sign Plan Proof of Insurance	
<input type="checkbox"/>	Special Exception (<input type="checkbox"/> Parking <input type="checkbox"/> Signage)	\$200-\$250	Required Findings	
<input type="checkbox"/>	Certified Survey Map/Vacation/Discontinuance	\$500	Survey	
<input type="checkbox"/>	Request to Rezone	\$500	Narrative	
<input type="checkbox"/>	Zoning Review – Accessory Structure	\$150*	Site Plan/Survey	
<input type="checkbox"/>	Zoning Review – Addition	\$300*	Site Plan/Survey	
<input type="checkbox"/>	Zoning Review – New Building	\$500*	Site Plan/Survey	

*plus Engineer/Legal Fees at \$210/hour, if applicable

**See back of page for more details. All materials shall be provided in a digital format to pad@shorewoodwi.gov. Additional materials may be requested by the Planning & Development Department, Plan Commission or Design Review Board.

Property Address: 2518 Capitol	Zoning: MX-1
Owner's Information	Applicant's Information, if not owner
Name: Hargarten Housing Project LLC	Name: Justin Lalor
Address: N55W34685 Road E	Company: Baumkuchen, LLC dba Old Form
City/State/Zip: Oconomowoc, WI 53066	Address: 2518 E Capitol Dr
Phone: n/a	City/State/Zip: Shorewood, WI 53211
Email: n/a	Phone: [REDACTED]
	Email: [REDACTED]

Business, if applicable	OFFICE USE ONLY
Business Name: Baumkuchen, LLC dba Old Form	Zoning Reference: 535-25D (3) + TABLE 535-25-1
Business Type: restaurant/bar	Zoning Notes: EATING & DRINKING PLACE - PERMITTED
Contact Name: Justin Lalor	Zoning Approval: OK - (3) 7/25/25
Phone: [REDACTED]	PC Meeting/Outcome: N/A
Email: lalorjustin@gmail.com	DRB Meeting/Outcome: N/A
	Temporary Occupancy:
	Final Occupancy:
Staff comments and DRB/PC findings:	

TOTAL PROJECT COST: _____

[Signature]
 Applicant's signature

7-21-25
 Date

PROPOSED IMPROVEMENTS/MODIFICATIONS: (Submit as separate document, if more space is needed.)
(see attached)

ACCESS TO PROPERTY. If a Development Application is submitted, please note that a site inspection may take place and photographs of the applicant's property may be taken prior to consideration/approval. Submission of a Development Application serves as notice and acceptance that Village staff may access your property.

OCCUPANCY PERMITS. Buildings, tenant spaces and/or dwellings within commercial buildings are not allowed to be occupied without a current Certificate of Occupancy. Applicable spaces must be inspected and approved for occupancy before they may open to the public. Business or property owners are responsible for scheduling all inspection appointments. If an appointment is not scheduled within a reasonable amount of time, an inspection may be completed at a date and time determined by the Building Inspector. A Certificate of Occupancy will be issued upon approval and shall be visibly displayed to the public on the premise. Temporary Occupancy may be issued for 30-day periods with a \$25 fee to allow businesses to open while corrections related to non-life safety requirements take place. Certificates of Occupancy are valid for 5 years and must be renewed.

DESIGN REVIEW BOARD. The Design Review Board meets twice a month on the second and fourth Thursday at 5:00 pm, except in November and December when they meet on the first and third Thursday at 5:00 pm. All required materials, including 9 sets of paper copies (11"x17" preferred) shall be submitted with the application. Applications will not be placed onto an agenda without the review and approval of the Zoning Administrator. **All plans shall be drawn to scale.**

NEW BUILDINGS:

- Elevations and Floor Plans
- Site, Landscaping, Screening, Parking, Circulation and Lighting Plans, as applicable
- Survey, including as-built upon completion
- Renderings and material samples, preferred

ADDITIONS/MODIFICATIONS:

- Elevations and Floor Plans associated with addition/modified area
 - Accurate representation of window and doors, including trim
- Site, Landscaping, Screening, Parking, Circulation and Lighting Plans, as applicable
- Survey, including as-built upon completion
- Renderings and material samples, preferred

SITE IMPROVEMENTS:

- Site, Landscaping, Screening, Parking, Circulation and Lighting Plans, as applicable
- Survey, including as-built upon completion

DESIGN ADJUSTMENT:

- Elevations; Site, Landscaping and Screening Plans; as applicable
- Narrative description per (535-31G(5))

SIGNS:

- Elevation of sign, in color with full dimensions
- Description of all proposed materials
- Elevation of building on which sign will be affixed, including the proposed sign
- Monument signs shall also include a site and landscaping plan (plant type and quantity), including the location of the proposed sign
- Material samples, preferred

PLAN COMMISSION. The Plan Commission meets once a month on the fourth Tuesday at 6:30 pm. Applications for Conditional Use Permits, Planning Adjustments and Special Exceptions, and all associated/required materials shall be on file with the Planning & Development Department by 4:30 pm at least 4 weeks prior to the next available meeting in order to publish and mail required notices.

COMMERCIAL OCCUPANCY - PLAN OF OPERATIONS

A Plan of Operations is required for submittal with all Applications for Commercial Occupancy. The Plan of Operations components listed below represent an assortment of possible topics to include. The description should be as complete as possible. This description not only provides the Village of Shorewood information helpful to determining conformance to the Zoning Code, but also other reviews, licenses and permits that may be required, as well. Please provide all of the information that applies to your proposal, as applicable. If you do not believe a particular item applies, please indicate why.

1. Name of business **Baumkuchen, LLC dba "Old Form"**
2. Business address **2518 E Capital Dr, Shorewood, WI 53211**
3. Brief overview of proposed type of use(s)/service(s) to be offered
Small (< 800sf) bar with full food service.
4. Previous experience (i.e. new business, relocation or expansion)
New business.
 - a. Existing or proposed licenses required for operations
combination Class "B" liquor licensure, food facility licensure
5. Building/tenant space description (entire building, floor number, suite number, etc.), including sq. ft. of occupancy
2518-2524, the Hargarten Building, occupying approx 800sf of first floor at 2518 E Capital Dr.
6. Brief description of onsite operations
 - a. Days of week and hours of operation
Thursday, Friday, Saturday, 4pm-12am.
 - b. Total number of employees, and maximum number of employees per shift
Three total employees, maximum per shift: three (3)
 - c. Expected number of customers per hour/day
15-18
 - d. Traffic circulation and parking provisions
Street parking for customers, rear private lot shared by business owners/tenants.
 - e. Location and frequency of onsite deliveries
Front door, one day a week (Wednesdays).
 - f. Any expected noise, odors, glare, dust, fire hazards or smoke resulting from use
None.
 - g. Do you intend to display any merchandise or occupy space outside?
None.

7. Interior or exterior modifications to the tenant space, building or site associated with your occupancy
Interior will have a tile floor and modular bar system installed, no dimensional changes to
8. Signage plans
Hand-stenciled gold leaf signage, similar to Blindsight Barber Company.
9. Plans for refuse and recycling storage, collection and screening.
Waste and recycling containers in rear of building, picked up twice a week (Mon, Fri)
10. Plans for any other storage, interior or exterior, including vehicles, associated with this occupancy.
No.
11. Expected date of occupancy
October 1st.

535-25 Principal Uses
535-25B Use Classifications

Table 535-25-1. Principal Use Table

USE GROUP Use Category	DISTRICTS												Conditions/ Supplemental Regulations
	Commercial & Mixed-Use				Residential						Public		
	MX1 MX2	CX	GX1 GX2 GX3	RX	R-1 R-2 R-3 R-4	R-5	R-6	R-7	R-8	R-9 R-10	P-1	P-3	
RESIDENTIAL (535-25C)													
Household Living, 1 unit	●	●	●	●	●	●	●	●	●	●	-	-	
Household Living, 2 units	●	●	●	●	-	-	●	-	●	●	-	-	
Household Living, 3+ units	●	●	●	●	-	-	-	-	●	●	-	-	
Group Living													
Community Living Arrangement, Small	●	●	●	●	●	●	●	●	●	●	-	-	535-25C(2)(b)
Community Living Arrangement, Large	●○	○	○	○	-	-	-	-	○	○	-	-	535-25C(2)(b)
Residential Care Facility	●	●	●	●	-	-	-	-	●	●	-	-	
COMMERCIAL (535-25D)													
Consumer Service	●	●	●	-	-	-	-	-	-	-	-	-	
Child Care Center, 8 or fewer individuals	●	●	●	●	●	●	●	●	●	●	●	-	
Child Care Center, 9 or more individuals	●	●	●	-	-	-	-	-	-	-	●	-	
Eating & Drinking Place	●	●	●	-	-	-	-	-	-	-	-	-	
Entertainment, Indoor	●	●	●	-	-	-	-	-	-	-	●	●	
Event Venue	●	●	●	-	-	-	-	-	-	-	●	●	
Funeral & Mortuary Service	-	-	●	-	-	-	-	-	-	-	-	-	
Lodging	●	●	●	●	-	-	-	-	-	-	-	-	
Manufacturing & Production, Artisan	●	●	●	-	-	-	-	-	-	-	-	-	535-25D(8)
Medical-Dental Clinic-Office	●	●	●	-	-	-	-	-	-	-	-	-	
Office	●*	●	●	-	-	-	-	-	-	-	-	-	
Personal Credit Establishment	○	○	-	-	-	-	-	-	-	-	-	-	535-25D(11)
Retail Sales, General	●	●	●	-	-	-	-	-	-	-	-	-	
Retail Sales, Donated Goods	○	○	-	-	-	-	-	-	-	-	-	-	535-25D(13)(b)
Vehicle Service	-	○	-	-	-	-	-	-	-	-	-	-	535-25D(14)(b)
CIVIC & INSTITUTIONAL (535-25E)													
College	●	●	●	-	-	-	-	-	-	-	●	-	
Community Assembly	●	●	●	-	-	-	-	-	-	-	●	-	
Cultural Facility	●	●	●	-	-	-	-	-	-	-	●	-	
Hospital	-	-	●	-	-	-	-	-	-	-	●	-	
Parks & Open Space	-	-	-	-	-	-	-	-	-	-	●	●	
Safety Service	●	●	●	-	-	-	-	-	-	-	●	-	
School	●	●	●	-	-	-	-	-	-	-	●	-	
Utilities & Services, Minor	●	●	●	●	●	●	●	●	●	●	●	●	
Utilities & Services, Major	-	-	-	-	-	-	-	-	-	-	●	●	
OTHER USES (535-25F)													
Parking Lot	-	○	○	○	-	-	-	-	-	-	○	○	535-25F(1)(b)

KEY: ● = Permitted as-of-right ○ = Permitted as-of-right, subject to location restrictions

● = Permitted as-of-right (floor area not to exceed 25% of building footprint or in the rear of the ground story per 535-25A(2)) ○ = Conditional use permit approval required

*primary facade restrictions - = Prohibited

§ 535-25 Principal uses.

* * *

D. Commercial use group. The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public.

- (3) Eating and drinking places. The eating and drinking places use category includes establishments that prepare and serve food or beverages for on- or off-premises consumption. The category includes full-service restaurants, take-out restaurants, ice cream and yogurt shops, bars, taverns, brewpubs, and banquet halls. Eating and drinking places with drive-up or drive-through service are allowed only where accessory drive-through service is allowed, in accordance with the building type regulations of § 535-22.

* * *

Permitted uses. Uses identified with a "●" are permitted as-of-right in the subject zone, subject to compliance with all other applicable regulations of this chapter.

Permitted as-of-right, subject to location restrictions. Uses identified with a "⦿" are permitted as-of-right in the subject zone but only when located above the ground floor in upper stories of the building or in the rear of the ground story, a minimum of 20 feet from the primary facade. The first 20 feet behind the primary facade must contain occupied building space of an allowed use. See § 535-6A for definition of "occupied building space."

Uses identified with a "*" shall not be located along the primary façade within 60 feet from a street corner (measured from the corner of the building), and may only be located within buildings with at least 120 linear feet of primary frontage, so long as those total uses, not including a lobby, occupy no more than 90 linear feet or 50% of the frontage along the primary façade, whichever is less.

Permitted in limited portion of building footprint. Uses identified with a "⦿" are permitted as-of-right in the subject zone in any floor of the building, provided that the total cumulative floor area occupied by such uses does not exceed 25% of the ground story building footprint. A planning adjustment may be requested for up to an additional 10% of the footprint, maximum 35%.

Conditional uses. Uses identified with a "o" are allowed only if reviewed and approved in accordance with the conditional-use permit procedures of § 535-31F.

Prohibited uses. Uses identified with a "—" are expressly prohibited. Uses that are not listed in the Use Table and that cannot be reasonably interpreted (as stated in § 535-25B) to fall within any defined use category or subcategory are also prohibited.



VILLAGE OF SHOREWOOD

REPORTS AND PRESENTATIONS TO VILLAGE BOARD

Agenda Item: Consider Class “B” and “Class B” licenses for The Slab, LLC, 4451 N Oakland Ave, Shorewood WI 53211

Date: February 2, 2026

Presenter: Toya Harrell, MMC, WCPC, Village Clerk

Department: Clerk

History – *Please include a timeline of historical relevant events related to this agenda item. This to previous agenda packets (include page number) to reference information. If there is no relevant history, N/A should be entered in this space.*

All intoxicating liquor and fermented malt beverage license applications are reviewed by the Judiciary, Personnel, and Licensing Committee for recommendation prior to consideration and approval by the full Board.

Agenda Item Discussion – *Please provide a summary of the agenda item along with bullet points highlighting the main items and key issues to be discussed.*

After reviewing the application and completing an appropriate background check, the establishment listed has been approved by the appropriate departments.

Community and Business Outreach – *If applicable, did you notify the community groups and businesses that are directly impacted by this agenda item. Please specify in attached communication plan how community groups and businesses will be informed of action after Village Board consideration.*

Yes No

If Yes, identify how and what community groups and businesses were notified.

Action Required / Recommended – *Please include the recommended motion or possible actions for this agenda item.*

Recommend Motion: “I move to approve the Class “B” and “Class B” licenses for The Slab, LLC, located at 4451 N Oakland Ave ”

Attachments – *Please list the following attachments and supporting documents for this agenda item. Some attachments may be hyperlinked. Include Fiscal notes, if applicable, as the first attachment following this memorandum. Attachments may include: agreements/contracts, presentation materials, letters, service proposals, etc.*

1. Application

2201

Form AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Receipt	Municipality 7011
License Period	242606
Amount	\$622.00

License(s) Requested: (up to two boxes may be checked)

- Class "A" Beer \$ _____
- Class "B" Beer \$ 100
- "Class A" Liquor \$ _____
- "Class B" Liquor \$ 500
- "Class A" Liquor (cider only) \$ _____
- Reserve "Class B" Liquor \$ _____
- "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$ <u>600</u>
Background Check Fee	\$ 7
Publication Fee	\$ 15
Total Fees	\$ <u>622</u>

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) The Slab, LLC			
2. Business Trade Name or DBA			
3. FEIN 41-3020361		4. Wisconsin Seller's Permit Number 456-1032223164-04	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization WI		7. Date of Organization 12/10/2025	8. Wisconsin DFI Registration Number T117855
9. Premises Address 4451 N Oakland Ave			
10. City Shorewood		11. State WI	12. Zip Code 53211
13. County Milwaukee	14. Governing Municipality: <input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village of: Shorewood		15. Aldermanic District
16. Premises Phone (414) 522-6297	17. Premises Email info@theslab.net		18. Website https://www.theslab.net
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Please see attached drawings and narrative statement.			
20. Mailing Address (if different from premises address)			
21. City		22. State	23. Zip Code

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. Yes No
If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . . Yes No beverages.
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . . Yes No
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? Yes No
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity Sconnie Solutions, LLC	4b. Business Entity FEIN 45-1355191
---	--

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. Yes No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? Yes No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? Yes No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Bergholz	Andrew	Member Manager	

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Bergholz	First Name Andrew	M.I. R
Title Owner, Manager, Agent	Email 	Phone
Signature 		Date 1/8/26

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Alcohol Beverage Individual Questionnaire

Date
1-8-2020

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information				
1. Legal Business Name (individual name if sole proprietor) The Slab, LLC				
2. Business Trade Name or DBA				
3. Entity Type (check one)				
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Nonprofit Organization

Part B: Individual Information				
1. Last Name Bergholz		2. First Name Andrew		3. M.I. R
4. Relationship to Business (Title) Owner-Manager-Agent		5. Email [REDACTED].com		6. Phone [REDACTED]
7. Home Address [REDACTED] Dr				
8. City Whitefish Bay		9. State WI	10. Zip Code 53217	11. Date of Birth [REDACTED]
12. Drivers License/State ID Number [REDACTED]			13. Drivers License/State ID State of Issuance WI	

Part C: Address History				
1. Do you currently live in Wisconsin?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, provide the month and year when you permanently moved to Wisconsin				(MM/YYYY) 07/1981
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.				
Previous Address 1 [REDACTED] Dr		City Whitefish Bay	State WI	Zip Code 53217
Previous Address 2		City	State	Zip Code
Previous Address 3		City	State	Zip Code
Previous Address 4		City	State	Zip Code
Previous Address 5		City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.				
State WI	County Milwaukee	State WI	County Walworth	
State	County	State	County	

Continued →

Part D: Criminal History


1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? Yes No
If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? Yes No
If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature  Date 1/8/26

Alcohol Beverage Appointment of Agent

Date 1-8-2020

Agent Type (check one)	
<input checked="" type="checkbox"/> Original (no fee)	<input type="checkbox"/> Successor (\$10 fee for municipal licensees only)

Part A: Business Information	
1. Legal Business Name (individual name if sole proprietor) The Slab, LLC	
2. Business Trade Name or DBA	
3. Entity Type (check one) <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number
6. Describe the reason for appointing a successor agent, if successor is checked above.	


Part B: Agent Information			
1. Last Name Bergholz	2. First Name Andrew	3. M.I. R	
4. Email [REDACTED].com		5. Phone [REDACTED]	
6. Home Address [REDACTED] Dr			
7. City Whitefish Bay	8. State WI	9. Zip Code 53217	10. Date of Birth [REDACTED]
11. Drivers License/State ID Number [REDACTED]		12. Drivers License/State ID State of Issuance WI	

Part C: Agent Questions	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> (licensee) or Form AB-300, <i>Alcohol Beverage Personal Questionnaire</i> (permittee)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Continued →

Part D: Business Attestation

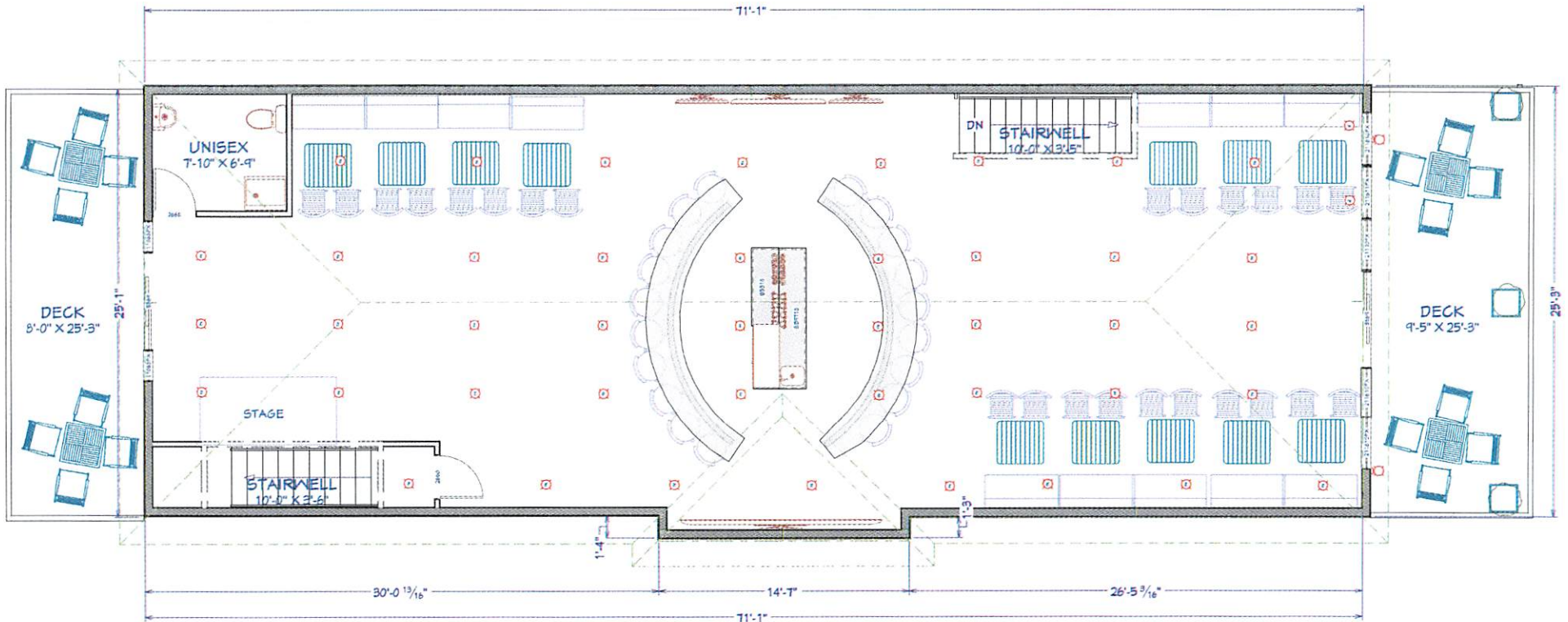
READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Bergholz		First Name Andrew		M.I. R
Title Member-Manager	Email [REDACTED]		Phone [REDACTED]	
Signature 			Date 1/8/20	

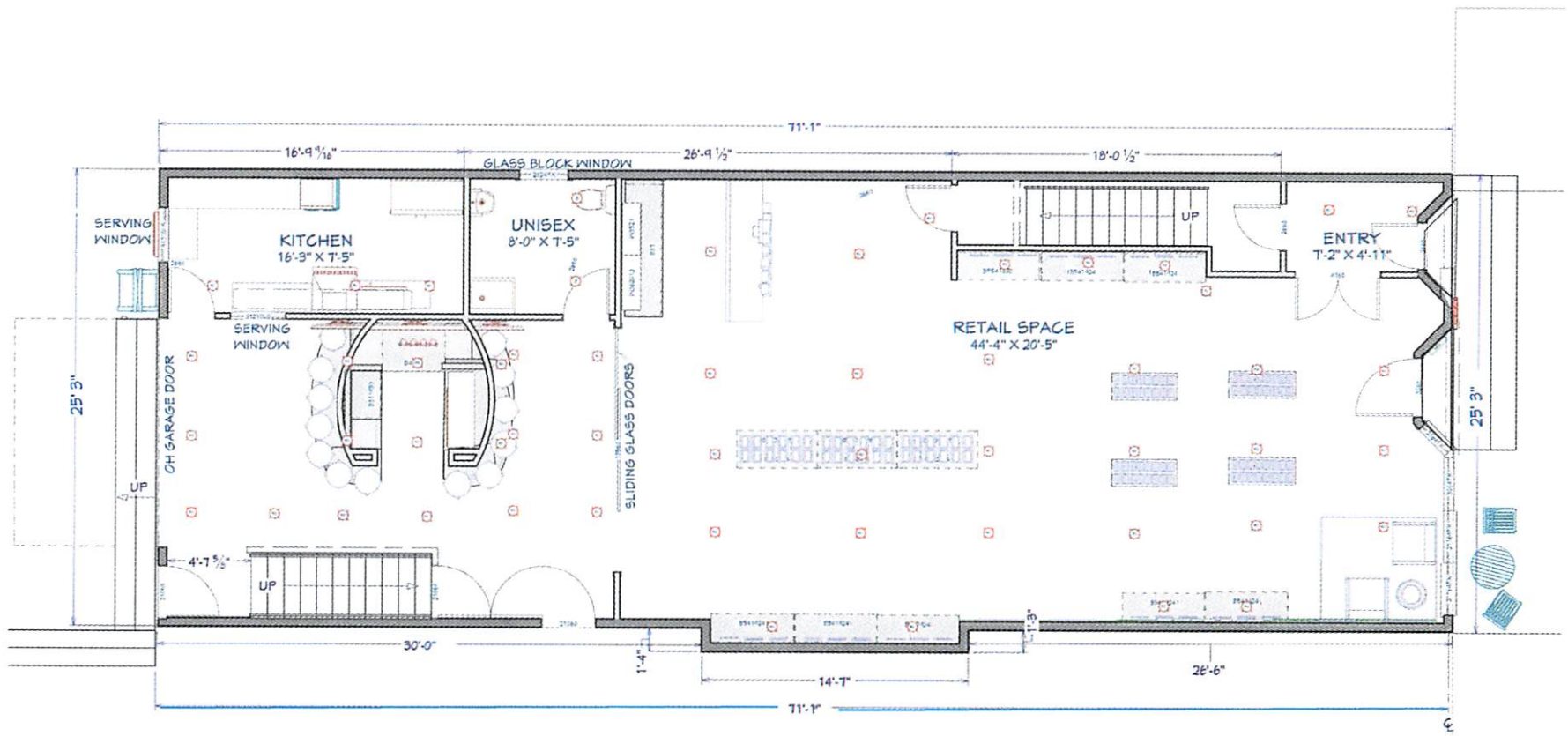
Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Bergholz		First Name Andrew		M.I. R
Signature			Date	

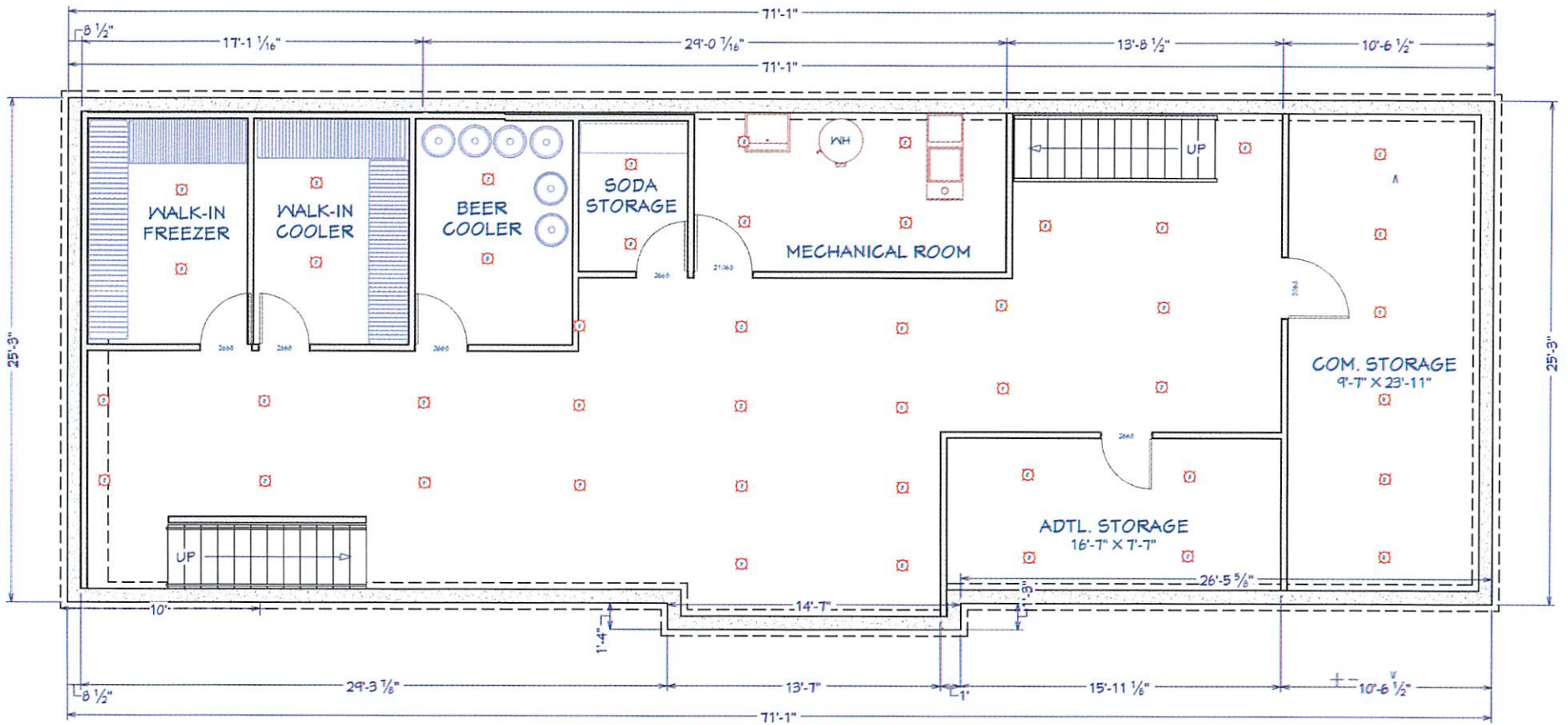


2ND FLOOR CONCEPT DRAWING



1ST FLOOR CONCEPT DRAWING

10 1 18



BASEMENT CONCEPT DRAWING

2025 Form AB 200, Question 19: Narrative Addendum

Applicant: The Slab, LLC

Please see the attached drawings for reference to the narrative description that follows. The Slab, LLC will operate out of the building with a current address range of 4449-4453 N Oakland Ave, Shorewood, WI 53211. The building is a 2-story mixed-use building with a basement. It is currently undergoing renovations that will eliminate the residential apartments on the 2nd floor of the building. The first floor has already gone through demolition, and the former residential apartment had been removed. When the renovation is complete, alcohol beverages will be sold, stored, and consumed, and related records will be kept in the following locations:

1. Basement

Alcohol beverages will be stored in coolers located in the southeast corner of the basement. On the attached basement drawing, these coolers are labeled "Walk-In Freezer," "Walk-In Cooler," and "Beer Cooler." Alcohol beverages and related records may also be stored along the western portion of the basement and northwestern portion of the basement in the locations labeled, "Com. Storage" and "Adtl. Storage."

2. First Floor

Alcohol beverages will be sold, stored, and consumed, and related records will be stored, in all locations except the bathroom located along northern wall, identified on the 1st floor Concept Drawing as "Unisex." During normal retail hours, alcohol beverages will only be sold and consumed in the public space to the north of the "Sliding Glass Doors" identified on the 1st Floor Concept Drawing. The sliding glass doors will be used to ensure that alcohol beverages are not present in the eastern portion of the building identified on the 1st Floor Concept Drawing as "Retail Space" during normal retail hours when unaccompanied minors are present. The business will remain open after normal retail hours to adults and adult-accompanied minors only and during these extended hours, alcohol beverages will be sold and consumed in the entirety of the first floor, excepting the "Unisex" bathroom identified on the 1st Floor Concept Drawing.

3. Second Floor

The second floor of the building will be primarily utilized as an event space during scheduled events. Depending on patron volume, the second floor may be open to adult

patrons during normal hours to accommodate increased patron traffic. Alcohol Beverages will be sold, consumed, stored, and related records may be stored on the entirety of the second floor except for the bathroom, which will be located in the northwest corner of the second floor and is identified as "Unisex" on the 2nd Floor Concept Drawing." Alcohol beverages will also be sold and consumed on the decks located on the east and west sides of the second floor as identified on the 2nd Floor Concept Drawings, with the eastern deck having dimensions of 9'5" x 25'3" and the western deck having dimensions of 8'0" x 25'1".

4. Outdoor Spaces.

Alcohol beverages will be sold, consumed, and stored in the patio spaces along the back (west side) of the building (40' x 21'), the south side of the building (101' x 13'5), and the front (east side) of the building (9' x 38'8").



VILLAGE OF SHOREWOOD

REPORTS AND PRESENTATIONS TO VILLAGE BOARD

Agenda Item: Consider IT service agreement between the Village of Shorewood and Village of Bayside.

Date: February 16, 2026

Presenter: Rebecca Ewald, Village Manager

Department: Village Manager's Office

History – Please include a timeline of historical relevant events related to this agenda item. This may include previous Village Board action, policies, planning documents, etc. If able, hyperlink to previous agenda packets (include page number) to reference information. If there is no relevant history, N/A should be entered in this space.

1. November 18, 2019 - At its [regular meeting](#), the Village Board approves Service Agreement with the Village of Bayside to provide the Village's IT Services for part time services.
 2. August 1, 2022 – the Village Board agreed to proceed with entering into a new service agreement for IT with the Village of Bayside in the amount of 40 hours per week in 2023.
 3. The Village is current in year four of a five-year contract with Bayside for IT services in the amount of 40 hours a week.
-

Agenda Item Discussion – Please provide a summary of the agenda item along with bullet points highlighting the main items and key issues to be discussed.

Since 2023, the Village of Bayside has had the addition of two municipalities, the Village of Brown Deer (2024) and Village of Whitefish Bay (2026). Attached is an updated contract for services that decreased the 2026 annual rate from \$105,000 to \$95,000. The same contract was recently approved by the Village of Whitefish Bay and Village of Brown Deer. The City of Glendale will be reviewing the contract soon. Bayside Village Manager Anderson has confirmed that the Village of Bayside and North Shore Fire Department have the same annual renewal increase terms and length of contract. The Village would continue to have IT on premise Monday – Wednesday, and accessible for matters virtually Thursday, Friday and after hours. The contract term would be for a period of five years, with renewal for an additional three years if desired.

Community and Business Outreach – If applicable, did you notify the community groups and businesses that are directly impacted by this agenda item. Please specify in attached communication plan how community groups and businesses will be informed of action after Village Board consideration.

Yes No

If Yes, identify how and what community groups and businesses were notified.

Action Required / Recommended – Please include the recommended motion or possible actions for this agenda item.

Recommended motion: "I moved to approve the IT services agreement with the Village of Bayside in the amount of \$95,000."

Attachments – *Please list the following attachments and supporting documents for this agenda item. Some attachments may be hyperlinked. Include Fiscal notes, if applicable, as the first attachment following this memorandum. Attachments may include: agreements/contracts, presentation materials, letters, service proposals, etc.*

1. 2026 IT service agreement with the Village of Bayside

**INFORMATION TECHNOLOGY SERVICE AGREEMENT
BETWEEN
VILLAGE OF SHOREWOOD AND VILLAGE OF BAYSIDE**

This Information Technology Services Agreement (the “Agreement”) is made and entered into by and between the Village of Shorewood, Milwaukee County, Wisconsin (hereinafter referred to as “Village”), and the Village of Bayside, Milwaukee County, Wisconsin (hereinafter referred to as “Service Provider”).

1. Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Village of Bayside will provide professional Information Technology (IT) services to the Village of Shorewood. The Service Provider will furnish qualified staff, resources, and support to ensure the secure, efficient, and effective operation of the Village’s technology infrastructure and related systems.

2. Scope of Services

The Service Provider shall furnish comprehensive information technology (IT) support and consulting services to the Village designed to ensure the efficient, secure, and reliable operation of all Village information systems, infrastructure, and related technology assets. Services shall include, but not be limited to, the following:

a. Core IT Operations and Support

a. Perform all IT services as requested by the Village, including but not limited to:

- i. Help Desk Services: Provide Tier 1–3 support directly to Village personnel for hardware, software, and system-related issues, including ticket management, troubleshooting, escalation, and resolution. Tier 4 support will be managed by the Service Provider with all 3rd Party technology providers.
 - 1. *Tier 1 Basic help desk resolution and service desk delivery (including general PCs, phone, email support)*
 - 2. *Tier 2 In-depth technical support (including systems and servers)*
 - 3. *Tier 3 Expert product and service support (including advanced issues like local and wide area networking)*
 - 4. *Tier 4 Outside support for problems not supported by the organization (including cloud hosted systems and services)*
- ii. Onsite and Remote Support: Deliver both onsite and remote technical assistance for routine maintenance, troubleshooting, and emergency response 24x7x365 based on operational needs.
 - 1. High: A business-critical issue which is preventing the requestor from performing their daily tasks (e.g. application/phone outage). Should be addressed, as soon as possible and practical, within one hour.

2. Medium: An issue where service is degraded but for which there is a workaround (e.g. can't access a drive, Outlook authentication popup window). These tickets can have a due date of a week out from their creation.
 3. Low: Feature requests and general questions. These tickets can have a due date of a month out from their creation.
- iii. Server Integration and Migration: Install, configure, and maintain physical and virtual servers, ensuring data integrity, redundancy, and scalability.
 - iv. Network Management: Design, install, and optimize network infrastructure, including switches, routers, firewalls, VPNs, and wireless access points.
 - v. Network and Endpoint Security: Manage firewall policies, intrusion detection systems, multifactor authentication, antivirus protection, and endpoint management tools.
 - vi. Backup and Disaster Recovery: Develop and maintain comprehensive backup and recovery systems to ensure data preservation and business continuity. The Service Provider shall maintain redundant data backups in separate secure locations and conduct annual disaster recovery testing. The Service Provider shall implement controls for core municipal systems can operate within 24 hours and data restoration can be completed within 48 hours, unless extenuating circumstances exist.
 - vii. Phone System and Communications Management: Support, administer, and troubleshoot the IP telephony systems.
 - viii. Microsoft 365 Administration: Manage Microsoft 365 (M365) environment, including user accounts, licensing, Exchange, SharePoint, Teams, OneDrive, and security settings.
 - ix. Video Systems and Facility Infrastructure: Maintain video surveillance and access control systems to support Village facilities, unless otherwise supported by a third-party vendor.
 - x. Long-Range Planning: Provide ongoing recommendations to ensure technology infrastructure supports future operational and strategic needs.

b. Staffing, Hours, and Availability

- i. The Service Provider shall provide up to forty (40) hours per week of onsite and remote IT support, in a manner that is mutually agreed upon by the Parties.
- ii. The balance between onsite and remote hours shall be determined by operational needs, project timelines, and service priorities.
- iii. The Service Provider shall maintain sufficient staffing and scheduling flexibility to provide timely support, including after-hours emergency response when required.

c. Consulting and Vendor Management

- i. Serve as the Village's consultative interface with third-party vendors, including application providers, software developers, Internet Service Providers (ISPs), and telecommunications carriers.
- ii. Evaluate proposals, coordinate installations, and provide technical recommendations to ensure vendor services integrate seamlessly with the Village's IT infrastructure.

d. Cybersecurity and Compliance

- i. Cybersecurity Oversight: Manage and monitor cybersecurity tools, incident response, and overall risk posture for all Village departments.
- ii. Cybersecurity Training: Implement and manage cybersecurity awareness training platforms for all Village staff, ensuring compliance with Criminal Justice Information Systems (CJIS), municipal, and insurance standards.
- iii. Cybersecurity and Compliance Audits: Conduct regular cyber audits to meet the standards of:
 - 1. CJIS for law enforcement and dispatch systems.
 - 2. Public Safety systems, ensuring secure handling of sensitive data.
 - 3. General Government and Financial systems, aligning with audit and insurance compliance requirements.
 - 4. Provide written reports summarizing findings, recommendations, and corrective actions following each audit or cybersecurity review.
- iv. The Village will fund and participate in cyber security awareness and training programs, as mutually agreed upon by the Parties.

e. Communication and Reporting

- i. Provide written reports summarizing current project status, open service requests, completed work, and system health metrics in a manner to be determined by the Parties.
- ii. Maintain proactive communication with the Village Manager and relevant department heads regarding IT operations, support tickets, and strategic initiatives.
- iii. Meet with Village Manager as needed to review expectations, project timelines, and technology improvement opportunities.

f. Documentation and Knowledge Management

- i. Document all IT procedures, network configurations, credentials, and licenses, ensuring this information is securely stored and accessible to authorized Village staff.
- ii. Maintain and regularly update IT documentation, including troubleshooting guides, recovery plans, and Standard Operating Procedures (SOPs), to ensure continuity of operations.
- iii. The Village shall provide any current IT documentation and capital asset lists to the Service Provider so that such information can be updated as changes are approved and implemented.

g. Asset Management

- i. Maintain and annually update the Village IT Asset Inventory detailing all technology-related capital assets, software, and licenses.
- ii. Track lifecycle data, warranty coverage, and replacement schedules.
- iii. Reflect all approved capital changes and additions in the inventory following Village Manager approval.

h. Strategic IT Planning and Budgeting

- i. Develop and present an Annual IT Plan and Five-Year Technology Forecast each June, in coordination with the Village Manager, Finance Director, and department heads.
- ii. Identify and recommend IT projects aligned with organizational priorities, risk management, and best practices.
- iii. Review the proposed annual budget to confirm inclusion of all approved IT projects and capital improvements.

i. Daily Operations and Request Management

- i. Village employee shall utilize a ticketing software platform provided by the Service Provider to identify, track, and manage all daily IT tasks, service requests, and projects.
- ii. The Service Provider shall prioritize and assign tickets according to urgency, impact, and available resources, ensuring efficient response and resolution.
- iii. The Village shall locate and provide a general working space for Service Provider personnel when performing onsite services.

j. Best Practices and Innovation

- i. Provide strategic guidance on technology trends and best practices in cybersecurity, cloud computing, communications, and infrastructure management.
- ii. Proactively recommend cost-effective, secure, and scalable solutions to enhance operational efficiency and compliance.
- iii. Ensure all systems comply with applicable federal, state, and local regulations, as well as industry standards such as CJIS, data retention and ADA accessibility, and cyber insurance policies.

k. Additional Services

- i. The Village may request additional IT or consulting services outside this scope. Such work shall be approved in writing and compensated at the agreed hourly rate or mutually negotiated fee.

l. Data Management, Hosting, and Security

- i. Data Ownership. All data, files, databases, configurations, and information created, collected, processed, or stored by the Service Provider on behalf of the Village remain the exclusive property of the

- Village. No ownership or proprietary interest shall transfer to the Service Provider or any third party.
- ii. **Hosting and Access.** The Service Provider shall host and maintain Village data and systems as part of the annual fee outlined in this Agreement. No additional costs shall be charged for such hosting unless mutually agreed to in writing by both parties. The Service Provider shall ensure that hosting environments comply with applicable federal, state, and local data protection and cybersecurity standards, including CJIS, Family Educational Rights and Privacy Act (FERPA), Health Insurance Portability and Accountability Act (HIPAA) (if applicable), and Wisconsin open records and data privacy laws. The Village shall always retain full access to its data.
 - iii. **Data Security and Safeguards.** The Service Provider shall maintain appropriate administrative, technical, and physical safeguards to protect Village data from unauthorized access, alteration, loss, disclosure, or destruction. Such safeguards shall include, but are not limited to, multifactor authentication, encryption (in transit and at rest), access logging, and regular vulnerability assessments.
 - iv. **Data Breach Notification.** In the event of any actual or suspected data breach or cybersecurity incident affecting Village data, the Service Provider shall immediately notify the Village Manager (or designee) and provide details regarding the nature, scope, impact, and mitigation steps. The Service Provider shall cooperate fully with the Village in responding to and remediating such incidents. Service Provider shall create, maintain and publish a Protected Information Incident Response and Procedure document annually.
 - v. **Return or Destruction of Data.** Upon termination or expiration of this Agreement, or upon the Village's written request, the Service Provider shall promptly return all Village data and certify in writing that no copies, backups, or derivative materials remain in its possession or under its control, unless retention is required by law.
 - vi. **Third-Party Subprocessors.** Any third-party hosting provider utilized by the Service Provider must meet the same data protection and cybersecurity standards required under this Agreement.

3. Communication and Coordination

The Service Provider shall, at minimum, meet quarterly, or as mutually desired, with the Village Manager and relevant department heads to review service performance, projects, anticipated needs, and technology planning. Monthly reports summarizing open tickets, project status, and upcoming initiatives shall be provided.

4. Documentation and Asset Management

The Service Provider shall document all procedures and operations related to IT general maintenance and provide access to these documents for Village staff. The Service Provider shall maintain an annual IT asset list outlining all technology-related capital assets and

expenditures. This document shall be updated each year and include a review of the Village's disaster recovery and business continuity plans.

5. Duration and Term

The initial term of this Agreement shall begin on January 1, 2026, and continue for a period of five (5) years. Thereafter, the Agreement shall automatically renew for successive three (3) year periods unless either party provides written notice of its intent not to renew or to withdraw from the Agreement at least three (3) months prior to the expiration of the current term, at least nine (9) months of advance notice during a term, or as mutually agreed upon by the parties.

6. Financial Terms and Compensation

The Village shall pay the Service Provider \$95,000 in 2026. This annual fee covers up to forty (40) hours per week of combined onsite and remote IT support, including all standard IT support, hosting, monitoring, and maintenance necessary for daily Village operations. Hours exceeding forty (40) hours per week shall be billed at a rate of \$150 per hour. Additional billing beyond the annual fee must receive prior written approval from the Village Manager. Invoices shall be sent in advance and paid quarterly on January 1, April 1, July 1, and October 1 of each year.

Annual increases to the Operating Cost Budget in 2027 and beyond shall not exceed the average percentage wage increase of the collective bargaining agreements for the seven member communities that comprise the North Shore Fire Department, plus one percent (1%). This calculation shall use the most recent Police and Fire collective bargaining settlements available at the time of budget development. By mutual written consent, the Village and the Service Provider may approve an increase that exceeds this annual limit.

7. Independent Contractor

It is understood and agreed that the Service Provider is an independent contractor for the performance of all services described within this Agreement. Nothing herein shall be construed as creating an employer-employee relationship.

8. Assignment

This Agreement and the interests hereunder shall not be assigned or transferred by either party without the prior written consent of the other.

9. Liability and Insurance

Each party agrees to release, defend, indemnify and hold harmless the other party from all actions, suits, claims, demands and proceedings and any judgments, damages, losses, debts, liabilities, penalties, fines, costs and expenses (including reasonable attorney's fees), whether brought or commenced by the other party or a third party arising out of or alleged to have arisen out of the services, work, or operations outlined under this agreement, including but not limited to those activities and work identified within and whether caused by in whole or in part by negligence, reckless or intentional misconduct of Either party. Nothing in this agreement is intended to abrogate the immunities or limitations

of liability as enumerated in Wis. Stat. § 893.80 that may be asserted by either the Village or the Service Provider.

10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

11. Complete Agreement

This Agreement represents the entire understanding between the parties and supersedes all prior discussions, negotiations, or agreements, whether written or oral. This Agreement may be amended only by written consent of both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates shown below.

Village of Shorewood	Village of Bayside
By: _____	By: _____
Rebecca Ewald, Village Manager	Andrew Pederson, Village Manager
Date: _____	Date: _____



VILLAGE OF SHOREWOOD

REPORTS AND PRESENTATIONS TO VILLAGE BOARD

Agenda Item: Consider award of contract for 2026 Oakland Meter Vault
(meeting #3)

Date: February 16, 2026

Presenter: Leeann Butschlick, Director of Public Works

Department: Public Works

History – *Please include a timeline of historical relevant events related to this agenda item. This may include previous Village Board action, policies, planning documents, etc. If able, hyperlink to previous agenda packets (include page number) to reference information. If there is no relevant history, N/A should be entered in this space.*

The Village of Shorewood is a wholesale customer of Milwaukee Water Works (MWW). The Village owns and maintains a distribution system which dates to the early 1900's and consists of over 32 miles of watermain ranging in size from 6-inches to 16-inches in diameter supplied through two (2) wholesale meter vaults. The system distributes approximately one million gallons per day of treated Lake Michigan water to just over 3,500 service accounts.

Please recall the primary meter vault at Downer/Edgewood was replaced in 2020. The secondary (peak demand) meter vault and PRV is located in the intersection of N. Oakland and E. Edgewood Avenues. The vault is located in the traffic lane and does not meet current confined space requirements. Under the terms of the Village's wholesale customer agreement with MWW, the Village is responsible for maintaining adequate structures for the Milwaukee meters. MWW has requested the vault be brought up to Code.

[1/22/2025](#)

Village Board approves engineering RFP

[3/03/2025](#)

Village Board approves professional services agreement with City Water for engineering design and inspection

The [RFP](#) was approved by the Village Board on January 22, 2025.

Agenda Item Discussion – *Please provide a summary of the agenda item along with bullet points highlighting the main items and key issues to be discussed.*

Four bids were submitted for the construction. Please find a summary below and bid tab attached.

UPI Construction LLC	\$297,758.00
Mid City Corporation	\$397,115.00
American Sewer Services	\$477,450.00
Super Excavators	\$548,552.00

Fiscal Note – *Please include the budget impact for this agenda item.*

Financing for the Oakland Meter Vault project will utilize available unspent proceeds from prior bond issuances related to other capital projects. The 2026 adopted budget includes a \$500,000 appropriation for construction, and inspection and management costs of \$31,700 will be financed through previously issued bond proceeds.

Community and Business Outreach – *If applicable, did you notify the community groups and businesses that are directly impacted by this agenda item. Please specify in attached communication plan how community groups and businesses will be informed of action after Village Board consideration.*

Yes

No

If Yes, identify how and what community groups and businesses were notified.

Action Required / Recommended – *Please include the recommended motion or possible actions for this agenda item.*

Suggested motion: I move award of a line-item contract for the 2026 Oakland Avenue Meter Vault reconstruction to UPI Construction LLC in the amount of two hundred ninety-seven thousand seven hundred fifty-eight dollars and no cents (\$297,758.00).

Attachments – *Please list the following attachments and supporting documents for this agenda item. Some attachments may be hyperlinked. Include Fiscal notes, if applicable, as the first attachment following this memorandum. Attachments may include agreements/contracts, presentation materials, letters, service proposals, etc.*

Bid tabulation

**Village of Shorewood
Oakland Ave Meter Pit Project**

Bid Date: Monday, February 2nd
Time: 10:00 am
Location: Virtual

Bidders		Apparent Low Bid					
Bidders Proof of Qual.		x		x			x
Addendums Acknowledged		N/A		N/A		N/A	N/A
Bid Signature		x		x		x	x
Bid Bond		x		x		x	x

Item No.	Item	Unit	Estimated Quantity	Engineer		UPI Construction LLC		Mid City Corporation		American Sewer Services, Inc.		Super Excavators, Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	8-inch Water Main: Class 55 DI - Granual backfill with dense 1-1/4inch Base Coarse Aggregate	LF	100	\$ 260.00	\$ 26,000.00	\$ 446.00	\$ 44,600.00	\$ 500.00	\$ 50,000.00	\$ 1,000.00	\$ 100,000.00	\$ 650.00	\$ 65,000.00
2	8-inch Water Main Valve	EA	2	\$ 3,700.00	\$ 7,400.00	\$ 3,420.00	\$ 6,840.00	\$ 9,750.00	\$ 19,500.00	\$ 9,000.00	\$ 18,000.00	\$ 8,225.00	\$ 16,450.00
3	Meter Vault Station & Appurtenances	LS	1	\$ 287,000.00	\$ 287,000.00	\$ 154,000.00	\$ 154,000.00	\$ 225,000.00	\$ 225,000.00	\$ 235,000.00	\$ 235,000.00	\$ 301,749.50	\$ 301,749.50
4	Connection to Existing 12-inch Water Main	EA	1	\$ 8,900.00	\$ 8,900.00	\$ 12,750.00	\$ 12,750.00	\$ 20,000.00	\$ 20,000.00	\$ 30,000.00	\$ 30,000.00	\$ 10,700.00	\$ 10,700.00
5	Connection to Existing 8-inch Water Main	EA	1	\$ 7,500.00	\$ 7,500.00	\$ 10,800.00	\$ 10,800.00	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 10,700.00	\$ 10,700.00
6	Abandonment of Existing Meter Vault	LS	1	\$ 17,750.00	\$ 17,750.00	\$ 6,500.00	\$ 6,500.00	\$ 25,000.00	\$ 25,000.00	\$ 5,000.00	\$ 5,000.00	\$ 35,660.00	\$ 35,660.00
7	Pavement Saw Cutting	LF	150	\$ 6.75	\$ 1,012.50	\$ 5.50	\$ 825.00	\$ 5.00	\$ 750.00	\$ 5.00	\$ 750.00	\$ 7.25	\$ 1,087.50
8	HMA Pavement Type 5 LT 58 28 S	Ton	19	\$ 185.00	\$ 3,515.00	\$ 625.00	\$ 11,875.00	\$ 320.00	\$ 6,080.00	\$ 350.00	\$ 6,650.00	\$ 490.00	\$ 9,310.00
9	HMA Pavement Type 3 LT 58 28 S	Ton	13	\$ 230.00	\$ 2,990.00	\$ 770.00	\$ 10,010.00	\$ 320.00	\$ 4,160.00	\$ 350.00	\$ 4,550.00	\$ 290.00	\$ 3,770.00
10	Remove and Replace Concrete Curb & Gutter	LF	75	\$ 94.00	\$ 7,050.00	\$ 76.00	\$ 5,700.00	\$ 42.00	\$ 3,150.00	\$ 100.00	\$ 7,500.00	\$ 85.00	\$ 6,375.00
11	Remove Curb Ramp and Replace with Curb Ramp Type 2	EA	2	\$ 2,000.00	\$ 4,000.00	\$ 3,300.00	\$ 6,600.00	\$ 750.00	\$ 1,500.00	\$ 6,500.00	\$ 13,000.00	\$ 1,660.00	\$ 3,320.00
12	Remove and Replace Concrete Sidewalk 5-inches	SF	300	\$ 21.00	\$ 6,300.00	\$ 17.00	\$ 5,100.00	\$ 20.00	\$ 6,000.00	\$ 25.00	\$ 7,500.00	\$ 38.00	\$ 11,400.00
13	Remove and Replace Brick Pavers at Crosswalk and Curb Ramp	SF	350	\$ 28.00	\$ 9,800.00	\$ 51.00	\$ 17,850.00	\$ 28.50	\$ 9,975.00	\$ 50.00	\$ 17,500.00	\$ 70.00	\$ 24,500.00
14	Erosion Control	LS	1	\$ 1,250.00	\$ 1,250.00	\$ 758.00	\$ 758.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 8,560.00	\$ 8,560.00
15	Traffic Control	LS	1	\$ 5,500.00	\$ 5,500.00	\$ 3,550.00	\$ 3,550.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 34,970.00	\$ 34,970.00
BASE BID TOTAL					\$ 395,967.50		\$ 297,758.00		\$ 397,115.00		\$ 477,450.00		\$ 543,552.00



VILLAGE OF SHOREWOOD

REPORTS AND PRESENTATIONS TO VILLAGE BOARD

Agenda Item: Consider award of 2026 ash tree removal contract

Date: February 16, 2026

Presenter: Leeann Butschlick, Public Works Director

History – Please include a timeline of historical relevant events related to this agenda item. This may include previous Village board action, policies, planning documents, etc. If able, hyperlink to previous agenda packets (include page number) to reference information. If there is not relevant history, N/A should be entered in this space.

2007	Initial tree inventory completed with WDNR urban forestry grant assistance.
2009	Village EAB Readiness Plan completed.
2014	Village adopts Ash Tree Replacement Program in conjunction with major infrastructure projects.
2015	Village completes Urban Forestry Management Plan with WDNR urban forestry grant assistance.
2018	Village applies for WDNR urban forestry grant to update tree inventory and complete EAB plan assessment.
2019	Village contracts with Davey Resource Group (DRG) to perform tree inventory and EAB plan.
1/6/2020	EAB Plan Assessment document forwarded to Village Board.
2/3/2020	Public Works Committee scheduled to review EAB Plan Assessment.
2/17/2020	Public Works Committee scheduled to review EAB Plan Assessment – item deferred.
6/2020	Organizational Analysis of the Department of Public Works identifies Recommendation & Implement the recommendations detailed in the 2019 EAB Plan Assessment.
5/3/2021	Public Works Committee identifies Level of Service B “medium” as preferred service level
6/7/2021	Village Board approves Level of Service B
5/16/2022	Village Board awards 2022 ash removal contract
3/20/2023	Village Board awards 2023 ash removal contract
12/4/2023	Village Board affirms application of construction ash removal policy to Lake Drive
3/4/2024	Village Board awards 2024 ash removal contract and authorizes staff to apply for Inflation Reduction Act urban forestry grant with goal of additional ash removal and replacement
5/20/2024	Village Board approves 2025-2029 EAB program including annual proactive removals
2/17/2025	Village Board awards 2025 ash removal contract

Agenda Item Discussion – Please provide a summary of the agenda item along with bullet points highlighting the main items and key issues to be discussed.

Please recall that in May 2024 the Village Board approved a five-year (2025-2029) Emerald Ash Borer program summarized in the table below:

Key Component	Recommended Action
Small ash removal (in house)	Remove ash <12 DBH (30 per year)
Large ash removal	Contractor removal of large ash (30 per year)
Infrastructure project area ash removal through construction contract	Remove/replace all ash in construction areas (with extraordinary exception)
Normal disease/damage/defect removals	Continuing as required

In keeping with the program, 30 large ash trees were identified for contractor removal (list attached) and bid requested. The following bids were received:

Interstate Clearing & Construction	31,485.00
CutNGo LLC	40,499.00
M & M Tree Care	41,236.00
Dorshak Tree Specialists	48,000.00
JW Kolp Tree Service LLC	51,900.00
Peterson’s Tree Care LLC	58,500.00
Gabe’s Tree Service LLC	69,300.27
Siebert Tree Service	72,000.00
Davey Tree Expert Company	95,859.00

While the Village has not held a contract directly with Interstate in recent years, they have been a subcontractor for tree removals on several infrastructure projects and performed satisfactorily.

Fiscal Note - *if applicable, please address the financial impact of the item.*

Funding of \$40,000 for this item is included in the 2026 Capital Budget line 400-3620-56500.

Community and Business Outreach – *if applicable, did you notify the community groups and business that are directly impacted by this agenda item. Please specify in the attached communication plan how community groups and businesses will be informed of action after Village Board consideration.*

Yes No

If yes, identify and what community groups and businesses were notified - Properties adjacent to the trees identified in the program have received a door hanger noting the scheduled removal.

Action Required / Recommended – *Please include the recommended motion of possible actions for this agenda item.*

Suggested motion: I move that a contract for the 2026 ash removal be awarded to Interstate Clearing and Construction in the amount of thirty-one thousand four hundred and eighty-five dollars (\$31,485.00).

Attachments – *Please list the following attachments and supporting documents for this agenda item. Some attachments may be hyperlinked. Include Fiscal notes, if applicable, as the first attachment following this memorandum. Attachments may include agreements/contracts, presentation materials, letters, service proposals, etc.*

2026 Ash Removal Program Master Reference List
 2026 map

Tree ID	Address	Location Notes	Species	DBH	Zone	Selection Factors
4307	2108 E KENSINGTON BL		Green Ash	29	NE	Repeat offender, shedding, traffic clearance and curb conflict
4415	2318 E LAKE BLUFF BL		Green Ash	30	NE	Shedding, cluster, repeat offender, sidewalk heaving hazard
5707	4467 N LAKE DR	ON STOWELL SIDE	Green Ash	32	NE	Power line conflict
4453	1831-33 E MARION ST		Green Ash	29	NE	Shedding, repeat offender, canopy rich area
4800	4075 77 N STOWELL AV	ON JARVIS SIDE	Green Ash	29	NE	Cluster, shedding, EAB, repeat offender
5611	4151 N PROSPECT AV		Green Ash	29	NE	Canopy rich area, shedding, hangers
5741	2420 E OLIVE ST	ON STOWELL SIDE	Green Ash	26	NE	Cluster, canopy conflict, shedding
5825	4201 N DOWNER AV		Green Ash	30	NE	Canopy rich area
862	4462 64 N BARTLETT AV		Green Ash	32	NW	High traffic area, shedding, repeat offender, cluster
1316	4535 N WOODBURN ST		White Ash	28	NW	Cluster, dead wood, curb and sidewalk conflict
1919	4445 N ARDMORE AV	ON CONGRESS SIDE	White Ash	24	NW	Power line conflict, canopy rich area, sidewalk conflict
1971	1101 03 E KENSINGTON BL	ON MARLBOROUGH SIDE	Green Ash	25	NW	Cluster, canopy rich area
289	1320 E CAPITOL DR		Green Ash	20	NW	High traffic area
608	4301 N MORRIS BL		Green Ash	28	NW	EAB, cluster, shedding
846	1700 E LAKE BLUFF BL	ON BARTLETT SIDE	Green Ash	27	NW	High traffic area, shedding, eab flicking
1300	4520 22 N WOODBURN ST		Green Ash	24	NW	Decline, unbalanced and sparse
1437	4460 N ARDMORE AV		Green Ash	22	NW	Cluster, decline summer 2025, EAB, previous year selection
2004	4439 N MARLBOROUGH DR		Green Ash	24	NW	Cluster, repeat offender, shedding, canopy rich area
2060	1311 13 E KENSINGTON BL		Green Ash	21	NW	Cluster, canopy rich area, dead wood
2172	4545 N SHEFFIELD AV	ON KENSINGTON SIDE	Green Ash	23	NW	Streetlight conflict
22	3830 N MORRIS BLVD	SHOREWOOD INTERMEDIATE SCHOOL	Green Ash	23	S	High traffic area, cluster, canopy rich area
519	2617 E CAPITOL DR		White Ash	24	S	Decline
3128	2012 14 E NEWTON AV		Green Ash	27	S	Power line conflict
3449	3839 N PROSPECT AV	ON SHOREWOOD SIDE	Green Ash	31	S	Cluster, repeat offender, resident request
3907	3718 N PROSPECT AV		Green Ash	28	S	Shedding, repeat offender, cluster, flicking
3272	3800 02 N PROSPECT AV	ON BEVERLY SIDE	Green Ash	27	S	Over house, decline, repeat offender, cluster
3299	3936 N FARWELL AV		White Ash	27	S	Cluster, shedding, canopy rich area
3778	2201 E MENLO BL	ON MARYLAND SIDE	Green Ash	23	S	Decline, crown dieback, eab flecking
3810	3912 14 N MARYLAND AV		White Ash	28	S	EAB, decay, heavy traffic area, canopy rich area
3895	3554 N PROSPECT AV		Green Ash	23	S	Decline, shedding, many broken branches

Cluster: Multiple ash trees in close proximity, tree selected to manage diversity

Repeat offender: DPW Forestry has responded to problems with the tree on multiple occasions

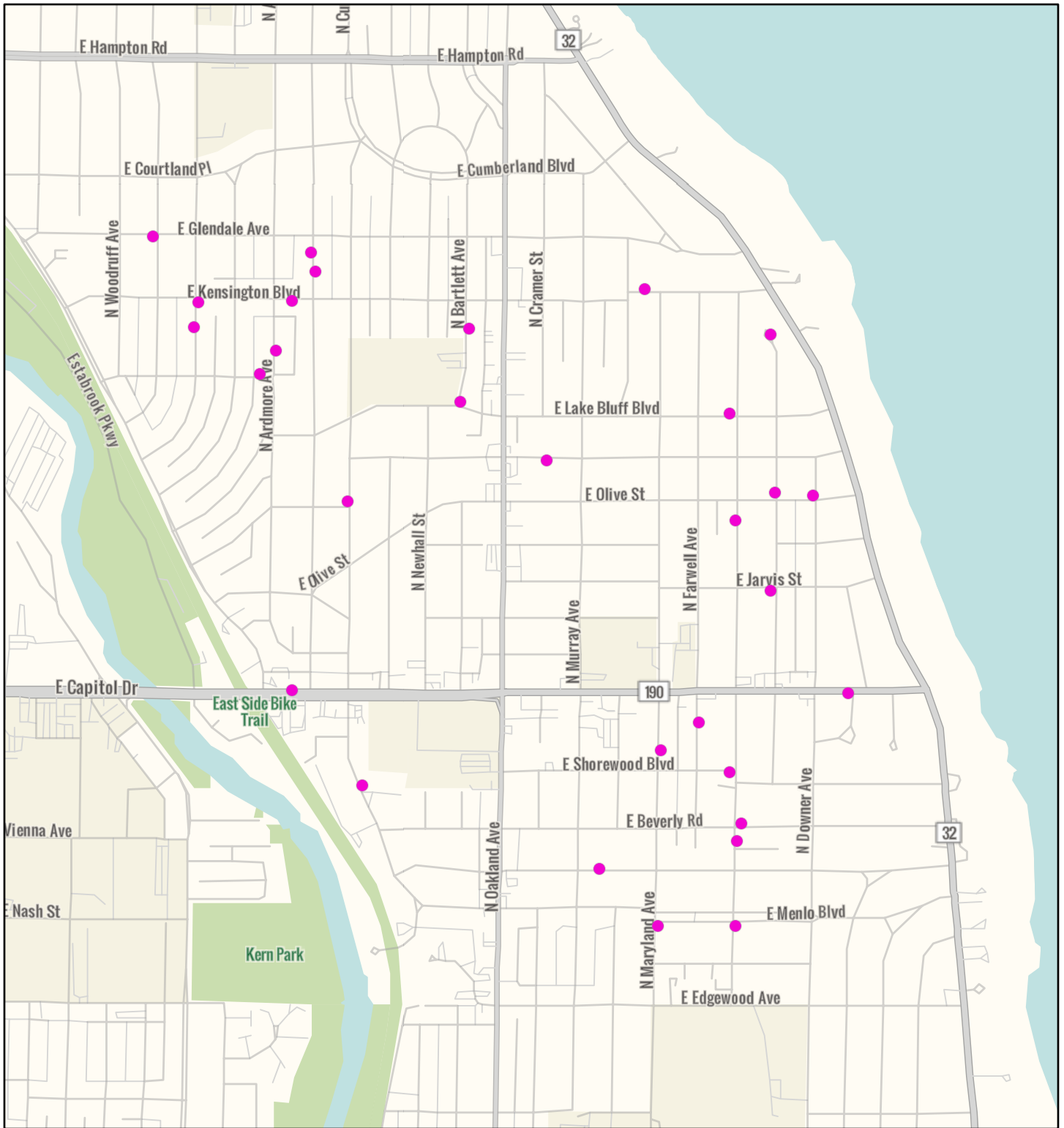
Shedding: Tree is dropping numerous small branches

Canopy Rich Area: Canopy cover in area is high enough that removal of selected tree has lower impact

High Traffic Area: Ash trees fail or require attention at higher rates than other species, so trees in area with high vehicle and pedestrian traffic are prioritized for removal

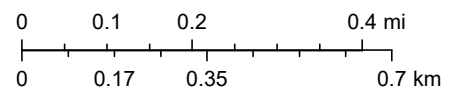
Flicking: Woodpecker feeding activity is an indicator of EAB infestation

2026 Contract Ash Removals



12/16/2025, 2:48:50 PM

1:19,561





VILLAGE OF SHOREWOOD

REPORTS AND PRESENTATIONS TO VILLAGE BOARD

Agenda Item: Consider Benjamin Center Initiative and RFP for Design, Construction Documents and Construction Administration

Date: February 16, 2026

Presenter: Elizabeth Price

Department: Senior Resource Center (SRC)

History

The Elder Service Advisory Board (ESAB) completed a [Sustainability Report](#) to plan for the future of Senior Services in Shorewood. The report includes a recommendation for a Benjamin Center to be created in the lower-level space of Village Center to serve as a gathering/connection location for older adults.

[March 3, 2025](#) – the Strategic Initiatives Committee recommended an RFP be drafted to solicit proposals to lease the vacated NSHD space with or without a lease fee. Both private and public entities were invited to submit proposals, including but not limited to Shorewood Public Library, Elder Services Advisory Board, and Shorewood School District.

May 5, 2025 – the Village Board approved the [RFP](#) for Utilization of Village Center lower-level space.

[August 4, 2025](#) – Two proposals were received. One from the Shorewood Senior Resource Center (\$0 lease fee) and one from Sophia Barry Realty Group (\$25,200 annual, 1–2-year term). The Strategic Initiatives recommended the Village Board reject proposals from non-permitted uses, which would eliminate the proposal submitted by Sophia Barry Realty Group.

[September 3, 2025](#) – the Village Board rejected proposals from non-permitted uses.

[January 21, 2026](#) – the Strategic Initiatives Committee recommended the Village Board proceed with the SRC proposal to renovate the space and move it forward as an initiative.

[February 2, 2026](#) – the Village Board unanimously approved the SRC proposal to renovate the former health department into staff offices and programming space.

Overview

The Senior Resource Center (SRC) is seeking Village Board approval to advance the Benjamin Center initiative and authorization to issue an RFP for architectural design, construction documents and construction administration. Informed by community input gathered during the 2024 Sustainability Report process, the initiative will transform the current single-office model into a dedicated community hub with programming space and staff offices to strengthen service delivery, collaboration, and community engagement.

The Benjamin Center Project Team includes ESAB representatives Katie Gnau and Sue Bronson and DPW Superintendent Dan Heyden, with Village Manager Ewald and DPW Director Butschlick serving

in advisory roles. Senior Services Director Price will manage contract administration. Department Heads will review plans prior to finalization, and the Village Board will be engaged at key milestones, including approval of RFP's and final renovation plans.

Financial Impact:

Projects costs are to be 100% funded by the Senior Resource Center via the Benjamin Fund.

Possible motion:

I move to approve the SRC Benjamin Center Initiative and Request for Proposals (RFP): Architectural Design, Construction Document Services and Construction Administration

Attachments:

1. Benjamin Center Initiative
2. SRC Request for Proposals (RFP): *Architectural Design, Construction Document Services and Construction Administration*

**VILLAGE OF SHOREWOOD
INITIATIVE FORM**

Summary: This form is used for departments, volunteer committees and officials to propose significant initiatives such as service changes, programs, studies, capital items and other requests to be considered for the annual vision planning and prioritization process. The goal of this form is to help staff, committees and officials identify the resources, steps and time involved in executing an initiative. It allows a formalized process for the Village to recognize proposed initiatives and request the Village Board to consider an initiative before investing more resources.

Name: Elizabeth Price Feb. 3, 2026

Department / Committee: Senior Resource Center

Initiative: Creation of SRC staff space and a multipurpose Benjamin Center in Village Center

Description and Goal: Include a short summary of the initiative and the goal/desired outcome.

The project will create a flexible, accessible community space that supports SRC staff and volunteer work while offering comfortable, multipurpose programming and hospitality for older adults.

Time Sensitivity: Identify any time constraints or deadlines associated with the initiative.

2026/27

Estimated Staff Time Needed to Execute: Include estimated hours and staff/persons involved.

4 Hours Director of Public Works
16 Hours Public Works Superintendent
8 Hours DPW Building Maintenance
8 Hours Village Manager
120 Hours Director of Senior Services

Estimated Costs: Materials, contractual services, equipment, etc. Indicate annual vs. one-time.

The cost of the renovation will be paid through the Willam V. Benjamin Fund.

Implementation Steps for Execution: Include approvals, collaboration with other groups, etc.

1. Village Board approval to renovate former North Shore Health Department
2. Form Project Team
3. Village Board approval of Benjamin Center Initiative
4. Village Board approval of RFP for Design, Construction Document Services and Construction Administration
5. Release RFP for Design, Construction Document Services and Construction Administration
6. Select vendor
7. Village Board approval of Design, Construction Document Services and Construction Administration Contract
8. Award Contract
9. Benjamin Center Project Team to review and finalize design
10. Request Special Disbursement from Benjamin Fund - Architectural Services
11. Village Board approval of final Benjamin Center design
12. Village Board approval of MOU Facility Use Benjamin Center Agreement
13. Village Board approval of construction RFP
14. Select vendor
15. Village Board approval of construction contract
16. Award construction contract
17. Request Special Disbursement from Benjamin Fund – Construction Services
18. Prepare for construction
19. Construction
20. Inspections and final approvals
21. Request Special Disbursement from Benjamin Fund – Final Payments
22. Occupy new space and celebrate!



Request for Proposals (RFP)
Architectural Design, Construction Documents, and Construction Administration Services
Benjamin Center Renovation Project
RFP Issuance: February 19, 2026
Response Due Date: March 20 by 11 a.m. CDT

Purpose

The Shorewood Senior Resource Center (SRC) is soliciting proposals from qualified architectural firms to provide architectural design, construction documents, and construction administration services for the renovation of the former North Shore Health Department space into the Benjamin Center — a flexible, welcoming community hub serving older adults and the broader community. The selected firm will serve as Architect of Record and will be responsible for project design, preparation of construction documents, and construction administration services through project completion.

Project Overview

- **Total Space:** Approximately 1,680 sq ft
- **Office Area:** Approximately 1,380 sq ft
- **Conference/Program Room:** Approximately 300 sq ft
- **Zoning:** P-1 Civic and Institutional District
- **Project Goal:** Create a welcoming, efficient, and adaptable space that supports current and future SRC programming and operations.

The Firm Team Members will report directly to Elizabeth Price, Director of Senior Services, receiving input and advisement from the larger Benjamin Center Project Team.

Benjamin Center Project Team:

Elizabeth Price, Director of Senior Services, eprice@shorewoodwi.gov
Dan Heyden, Public Works Superintendent
Katie Gnau, Elder Services Advisory Board Chair
Sue Bronson, Elder Services Advisory Board Member

RFP Timeline

RFP issued	February 19, 2026
Optional Site Walkthrough	March 2, 2026, 8:30 a.m.
Deadline for proposal questions	March 10, 2026, 12 p.m.
Proposal question responses emailed	March 12, 2026, 4 p.m.
Proposal Submission Deadline	March 20, 2026, 11 a.m.

Proposal Evaluation	March 23, 2026
Firms notified of interview	March 30, 2026
Interviews	April 16 and 20, 2026
Recommendation on vendor /Notification	April 23, 2026
Village Board approval of contract	May 4, 2026

The SRC will not be legally obligated to adhere to the dates for interviews, recommendations, and award. Interviews will be with staff and members of the Benjamin Center Project Team.

Project Vision & Concept Direction

The SRC has developed an initial concept drawing (see Appendix A) to illustrate early thinking regarding layout, space utilization, and overall project vision. These materials are intended to communicate goals and priorities rather than represent a final design solution. The selected consultant will evaluate the concept in collaboration with Benjamin Center Project Team and develop a final design that aligns with operational needs, accessibility goals, budget parameters, and long-term flexibility. Respondents should propose a design approach that balances creativity with practicality and reflects the scale and goals of a small municipal interior renovation project.

Key vision priorities include:

- A welcoming and inclusive environment for older adults and community members
- Flexible, multi-purpose spaces that support evolving programming
- Functional and efficient staff work areas
- Clear wayfinding and accessible circulation
- Durable, low-maintenance materials appropriate for a high-use public environment

Key Program Components

The renovated Benjamin Center will support a combination of staff operations, volunteer activities, and community programming. Key functional areas include:

1. **Staff and Volunteer Work Area (~300–400 sq ft)**
 - 1- 2 private offices for staff
 - Shared work area for 2–3 volunteers
 - Comfortable and welcoming reception area
 - File/storage space for administrative needs
 - Sound insulation for privacy
2. **Multipurpose Program Room (~1,000+ sq ft)**
 - Capacity: Up to 25 people seated
 - Uses: Workshops, lectures, fitness classes, movie showings, social events, presentations (projector/screen), music and small performances
 - Furnishings: Modular tables and stackable/comfy chairs, lounge seating, storage for programming materials
3. **Comfort & Hospitality Features**

- Beverage Station: Sink, small refrigerator, coffee/tea setup, hot/cold water dispenser
- Coat Area: Coat hooks or small cloakroom near entrance
- Natural Light: Utilize existing windows and consider interior glass to extend light
- Technology Integration: AV system, WiFi, sound system, ambient lighting

These components serve as a baseline for design development; the selected consultant will refine layouts and functional solutions to meet program, accessibility, and operational needs.

The renovation space is currently vacant and located in the SW corner of the Shorewood Village Center (built 2001) building with its own entrance. Other areas of the building will remain occupied during construction. Coordination with other building tenants is expected only as required for access, safety, or inspection purposes

Project Scope

Phase I – Design

- Develop a design reflecting SRC defined current and future programmatic needs
- Field verification shall be limited to areas within the renovation scope and necessary adjacent conditions. A full building measurement or comprehensive as-built documentation is not anticipated.
- Incorporate accessibility, safety, and operational considerations appropriate to a senior services environment. Accessibility improvements are anticipated to follow standard ADA and applicable Wisconsin codes and do not include specialized clinical or healthcare design.
- Limited mechanical, electrical, and plumbing modifications are anticipated as part of the interior renovation. No Major equipment replacements are anticipated. The existing sprinkler system is assumed adequate. Architectural team shall include coordination and design services necessary to support lighting, power, HVAC adjustments, life safety, and accessibility compliance within the renovation area.
- The Architect shall coordinate furniture layouts and incorporate them into the construction documents as required. The Architect may, as an optional service for an additional fee, assist the Owner with the selection, procurement, and coordination of furniture and equipment. Final purchasing decisions and all related responsibilities shall remain with the SRC.
- Conduct up to three (3) staff project status meetings related to ongoing design activities
 - Present 1-2 preliminary design options for review by Benjamin Center Project Team
 - Review and refine preliminary design materials in collaboration with Benjamin Center Project team
 - Present final design concept to Director of Senior Services
- Prepare preliminary construction cost estimate
- Prepare final design materials suitable for Village Board presentation

- Additional meetings beyond those specifically identified in this scope shall be considered Additional Services only upon written authorization by the Owner.
-

Phase II – Construction Documents & Bidding

- Prepare all necessary construction documents, including:
 - Construction staging and sequencing plan
 - Adaptation of Village standard specifications as required
 - Final plan set suitable for permitting and bidding
 - Prepare updated construction cost estimates
 - Coordinate publication of bid notices
 - Manage distribution of plan sets and bid documents
 - Respond to bidder questions and issue addenda as required
 - Attend and conduct bid opening
 - Prepare bid tabulation
 - Evaluate bids and prepare written contractor recommendation
 - SRC will support administrative aspects of public procurement consistent with Village procedures
-

Phase III – Construction Contract Administration Services Phase Services

Describe your approach to construction administration for a small municipal interior renovation project. Include anticipated site visit frequency, meeting facilitation responsibilities, document control practices, and how your team supports the SRC in managing change orders, pay applications, and project risks.

Pre-Construction Services

- Participate in project kickoff and pre-construction meetings
- Review contractor’s proposed schedule, staging, sequencing, and logistics
- Coordinate construction phasing to minimize disruption to senior center operations
- Establish communication protocols, reporting expectations, and document control procedures
- Review safety planning and building access considerations

Construction Phase Services

Architect shall provide construction administration to monitor construction progress, review critical submittals, and support the SRC in managing key construction issues. The renovation area has a dedicated exterior entrance and is expected to require minimal coordination with other building occupants.

Services include:

- Site Visits: Conduct inspections at key milestones and biweekly during active construction. For proposal purposes, assume an active construction duration of approximately 10 to 12 weeks.

- Meetings: Attend and facilitate up to three (3) construction meetings, including project kickoff, mid-construction, and punch list/final walkthrough. Prepare and distribute meeting minutes for these meetings.
- Submittal and RFI Review: Review and respond to critical submittals, shop drawings, and Requests for Information (RFIs). Minor items may be bundled or reviewed collectively to reduce administrative effort.
- Progress Updates: Provide written updates at major construction milestones addressing schedule, budget status, and emerging risks.
- Contractor Pay Applications: Review pay applications and provide written recommendations to the SRC.
- Change Orders: Evaluate and provide recommendations for change orders; final approvals remain the responsibility of the SRC
- Schedule Monitoring: Advise SRC regarding potential delays or impacts to the construction schedule.
- Coordination with Building Tenants: Coordinate with SRC staff and, as necessary, other building occupants to minimize operational disruptions and maintain safe building access.

Respondents may propose equivalent construction phase service structures provided the intent of enhanced project coordination and SRC support is maintained.

Project Closeout Services

- Conduct substantial completion and final walkthroughs
- Develop and manage punch lists through completion
- Review closeout documentation including warranties, manuals, and as-built drawings
- Assist with final inspections, project acceptance, and final payment recommendations.

Project Assumptions for Fee Development

To support consistent and comparable proposals, respondents shall base their fee proposals on the following project assumptions. Any deviations from these assumptions should be clearly identified in the proposal.

Project Conditions

- The renovation area consists of approximately 1,680 square feet located in a corner of the existing building.
- The space includes a dedicated exterior entrance, and construction is anticipated to require minimal coordination with other building occupants.
- The project is an interior renovation. No building addition or expansion is anticipated.
- Structural modifications are not anticipated.

Existing Conditions Documentation

- Existing drawings will be made available to the selected firm to the extent they exist.
- Field verification shall be limited to areas within the renovation scope and immediately adjacent conditions.

- Comprehensive building-wide as-built documentation is not anticipated as part of this project.

Mechanical, Electrical, and Plumbing (MEP) Scope

- The project anticipates limited MEP modifications associated with interior layout changes, lighting, power, accessibility improvements, and minor HVAC adjustments.
- Major equipment replacement is not anticipated.
- Existing building systems, including fire protection systems, are assumed to remain generally adequate unless conditions encountered during design indicate otherwise.

Design Process

- SRC will provide a defined program and operational requirements at project initiation.
- The design process is anticipated to include the meetings and review stages identified in the Project Scope.
- Extensive programming workshops or additional design iteration cycles beyond those described in the scope are not anticipated unless authorized as Additional Services.
- The project is intended to emphasize functional, efficient design solutions appropriate for a small municipal interior renovation.

Furniture and Equipment

- Furniture layout coordination is included in the base scope as described.
- Detailed FF&E specification, procurement, and purchasing coordination shall be considered Optional Services unless otherwise authorized by the Owner.

Bidding and Procurement

- The SRC and Village staff will support administrative aspects of public procurement consistent with municipal procedures.
- Architect responsibilities shall align with those identified in the Project Scope.

Construction Administration

- Active construction is anticipated to last approximately 10–12 weeks.
- Construction activities are expected to occur primarily within the defined renovation area with limited operational disruption to other building functions.
- Site visit frequency and meeting expectations shall align with those identified in the Project Scope unless otherwise authorized.

Selection Criteria

1. Past record of performance of the contractor and team on similar projects.
2. Quality and content of the written proposal.
3. Experience and technical competence of the firm and project team assigned to the project.
4. The contractor's approach to the project, including the Village's confidence in the vendor's ability to satisfactorily perform the work.
5. Cost.

Instructions to Firms

Proposal Requirements

Submit proposals in 8.5" x 11" format and contain the following information in order:

- Company Information
- Provide a brief overview of the company’s history.
- Proposed Project Team
- Identify proposed project team members, including roles and responsibilities.
- Provide resumes for each team member.
- Provide information on similar projects completed by each team member with emphasis on municipal projects.
- Project Plan and Schedule
- Provide planned approach for achieving proposed scope of services.
- Develop a preliminary work plan / schedule with projected durations for each phase of services.
- Fee Proposal:
 - Develop a fee proposal based upon the Scope of Services noted within this RFP.
 - Propose your fee on a Not-to Exceed basis broken out by Project Phase and scope in the following manner:
- Pre-Construction Phase Services: Basic Services
- Construction Phase Services: Basic Services and Additional Services
- Post-Construction Phase Services: Basic Services and Additional Services

Identify reimbursable expenses that will be charged to the project and provide an estimate of the expenses for the Project. Travel will not be reimbursed. Provide a billing rate schedule for project personnel to be employed as a basis of all fee billings. Provide the definition of an hourly rate schedule for additional services that may be required for the execution of the Scope of Services.

Submittal Instructions

1. Please provide (1) digital copy of the proposal via email only to:
Elizabeth Price, Director of Senior Services
eprice@shorewoodwi.gov
Identify the proposal name in the subject line of the email: *Benjamin Center Project*
2. Proposals will be accepted on or before March 20, 2026, at 11:00 am CDT. Proposals received after that date and time may be rejected. Proposals will not be opened publicly.
3. Questions regarding this RFP should only be directed to the Director of Senior Services, Elizabeth Price, noted above. Contact with elected officials, committee members and other staff members is grounds for disqualification.

This RFP does not commit the Village to award a contract, to pay any costs incurred in the preparation of a response to this request or to procure or contract for services or supplies. The Village reserves the right to accept or reject any or all proposals received as a result of this request, to waive minor irregularities in the procedure, to negotiate with any qualified source, or to cancel in part or in its entirety, this RFP, if it is in the best interest of the Village of Shorewood to do so.

Amendments

Amendment of proposals may be made as follows:

By Village: Proposals may be amended by the Village in response to need for further clarification, specifications and/or requirements changes, new opening date, etc. Copies of the amendment will be mailed to prospective vendors.

By Firm: Proposals may only be amended after receipt by the Village by submitting a later dated proposal that specifically states that it is amending an earlier proposal. No proposal may be amended after the opening date unless requested by the Village.

Proposals may be withdrawn only in total, and only by a written request to the Village prior to the time and date scheduled for opening of proposals.

Terms and Conditions

Payment Terms

Invoices for services will be processed within 30 days pending verification and receipt of required documentation in accordance with the professional services agreement.

Insurance

The successful firm shall agree that it will, always during the term of the agreement, keep in force and effect insurance policies required by the contract, issued by a company or companies authorized to do business in the State of Wisconsin and satisfactory to the Village. Such insurance shall be primary. Prior to execution of the written contract, the successful firm shall furnish the Village with a Certificate of Insurance listing the Village as an additional insured and upon request certified copies of the required insurance policies. The Certificate shall refer to the contract and provide for thirty (30) days' advance notice of cancellation or nonrenewal during the term of the agreement. Failure to submit an insurance certificate, as required, can make the contract voidable at the Village's discretion. Additionally, the firm shall not allow any subcontractor to commence work until the aforementioned documents, where applicable, have been obtained from the subcontractor and approved by Village of Shorewood.

The SRC and Village reserve the right to award a contract for required services only, to negotiate optional services with the selected firm, or to procure construction management services through a separate solicitation.

Nondiscrimination

In connection with the performance of work under this agreement, the firm agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, marital status, sexual orientation, sex, disability, national origin or ancestry. This provision must be included in all subcontracts.

Assignment or Subcontract

The contract may not be assigned or subcontracted by the firm without the written consent of the Village. If all or a portion of the contract work is proposed to be assigned or subcontracted, the name of the individual(s) to complete the work, address and firm proposed shall be submitted within the scope of the proposal.

Independent Contractor Status

The firm agrees that it is an independent Contractor with respect to the services provided pursuant to this agreement. Nothing in this agreement shall be considered to create the relationship between employer and employee.

Amendments to Contract

This contract may be modified only by written amendment to the contract, signed by both parties.

Waiver

One or more waivers by any party of any term of the contract will not be construed as a waiver of a subsequent breach of the same or any other term. The consent or approval given by any party with respect to any act by the other party requiring such consent or approval shall not be deemed to waive the need for further consent or approval of any subsequent similar act by such party.

Indemnification and Defense of Suits

The firm agrees to indemnify, hold harmless, and defend the Village, its officers, agents and employees from any and all liability including claims, demands, damages, actions or causes of action, together with any and all losses, costs, or expense, including attorney fees, where such liability is founded upon or grows out of the acts, errors, or omissions of the firm, its employees, agents or subcontractors.

Termination of Contract

To be defined in the contract document.

Professional Services Contract

If your proposal is accepted and a contract is issued, then this Request for Proposal and all documents attached hereto including any amendments, the firm's technical and price proposals, and any other written offers/clarifications made by the firm and accepted by the Village, will be incorporated into a contract between the Village and the firm, it shall contain all the terms and conditions agreed on by the parties hereto, and no other agreement regarding the subject matter of this proposal shall be determined to exist or bind any of the parties hereto.

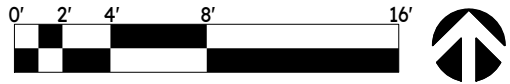
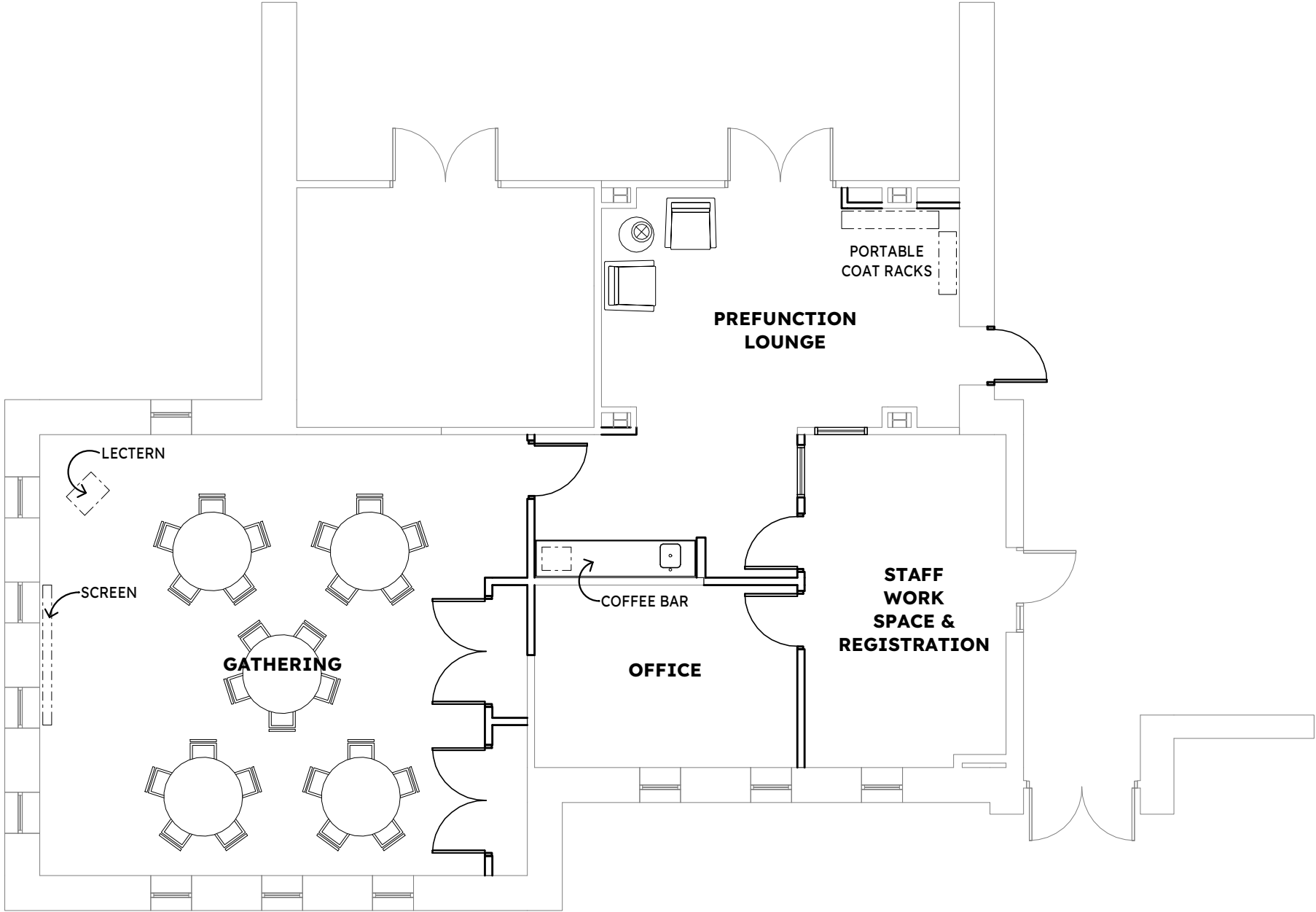
The submission of the proposal shall be considered as a representation that the firm has carefully investigated all conditions, has full knowledge of the scope, nature and quality of work required, and is familiar with all applicable State, Federal and Local regulations that affect, or may at some future date affect the performance of this contract.

Acceptance of this proposal will take place only upon award by the Village Board, execution of the contract by the proper Village officials, and delivery of the fully executed contract to the firm. Acceptance may be revoked at any time prior to delivery of the fully executed contract to the successful firm. The contract may be amended only by written agreement between the firm and the Village of Shorewood.

Appendix

- Appendix A - Concept Drawings & Reference Materials

Appendix A



PROCLAMATION

HONORING AFRICAN AMERICAN HISTORY MONTH

WHEREAS, African American History Month is observed annually in February to recognize and celebrate the rich history, culture, and countless contributions of African Americans to the social, cultural, economic, and political fabric of our nation; and

WHEREAS, the history of African Americans is integral to the history of democracy in the United States, reminding us of the tireless efforts made to expand civil rights, protect voting access, and advance the principles of equity, justice, and inclusion for all; and

WHEREAS, honoring African American History Month affirms our shared commitment to uplifting voices, stories, and achievements that have too often been overlooked, while inspiring future generations to continue the pursuit of equity and opportunity; and

WHEREAS, African American History Month is also a time to honor Black Leadership in the Village of Shorewood local offices, school system, and business community; and

WHEREAS, Shorewood High School Youth Rising Up sponsors a recurring celebration of African American Excellence.

NOW, I, Ann McKaig, President of the Village of Shorewood, hereby proclaim the recognition of month of February as AFRICAN AMERICAN HISTORY MONTH in the Village of Shorewood.

BE IT FURTHER PROCLAIMED, that residents, organizations, schools, and businesses are encouraged to observe this month through education, reflection, and community engagement that honors African American history and contributions, and strengthens our collective commitment to equity, inclusion, and democratic values.

IN WITNESS WHEREOF, the Village Board of the Village of Shorewood has caused this Proclamation to be adopted on this 16th day of February, 2026.



Ann McKaig, President
Village of Shorewood



VILLAGE OF SHOREWOOD

REPORTS AND PRESENTATIONS TO THE VILLAGE BOARD

Agenda Item: Update on WHEDA tax credit application and Phase II public assistance application for 4448 and 4450 N. Oakland Ave. from Spoerl Commercial LLC for the purpose of building affordable housing.

Date: February 15, 2026

Presenter: Rebecca Ewald, Village Manager

Department: Village Manager's Office

History

The [Community Development Authority \(CDA\)](#) was tasked by the Village Board to provide a recommendation on how to utilize Tax Increment District (TID) funds from [TID #1 extension](#) for purposes of affordable housing in accordance with [State Statutes](#).

Note: The affordable housing funds requested do not require the creation of a new TID. The affordable housing funds were provided through TID #1 which closed in 2021. State law requires that 75% of the funds may only be utilized for purposes of affordable housing, and 25% may be reserved for other general "improvements" to the Village housing stock.

In 2021-2024 the CDA received and provided education on affordable housing, [The Role of Suburbs in Creating a Diverse and Inclusive Region: Spotlight on Housing](#). Following the educational series, the CDA recommended on [June 3, 2022](#), and the Village Board agreed on [June 20, 2022](#), to explore rental offense approaches including: 1) adding affordable rental units via vouchers and/or 2) modifying existing multiunit dwellings into set-aside affordable units. Community Land Trusts (CLTs) were also explored. These options were not selected to proceed.

Simultaneously, the Plan Commission was working on the [Commercial Zoning Code Update](#), where multiunit dwellings are predominantly located in the village. Other than the block southeast of the intersection of Oakland and Capitol, the height of buildings in these districts were limited to 4 or 5 stories in the code update. This ultimately limits the number of units and revenue that could be developed to decrease housing costs within this area.

Any site that includes affordable housing may need to maximize the use of tax credits through WHEDA. Developers have expressed interest in developing Village owned parking lots with affordable housing. The CDA and Village Board agreed to issue an [RFP for Redevelopment of Village Owned Parking Lots](#) to assess a developers receptiveness to redevelop the sites with affordable housing. This RFP remains active, however, since it's release the Village Hall/Center parking lot was removed as an option for development.

[Policy 40 Tax Increment District \(TID\) creation and Tax Increment Financing \(TIF\) assistance](#) outlines a phased application process for requesting public assistance required for affordable housing.

On [May 30, 2025 the CDA unanimously recommended the phase I application](#) to the Village Board. The Board found that "But for" the use of TID funds for affordable housing, the development would not be created, and the public benefit of affordable housing will be provided. To watch the meeting click [here](#).

On June 16, 2025, the Village Board moved that the project warrants future exploration and requested the developer complete a Phase II application. Motion carried by a vote of 5-1 (Stokebrand), [see pg. 286 of the meeting packet](#).

On July 7, 2025, the Village Board directed the Village Attorney and Village Manager to review the proposed offer to purchase and provide a recommendation to the Village Board on August 4th for consideration.

On August 4, 2025, the Village Board approved an Offer to Purchase contingent upon Spoerl being awarded the WHEDA funds or other similar financing and execution of a development agreement.

Overview

Spoerl has been invited to advance in the WHEDA tax credit application process, submitting a full application in March 2026. A Phase II Public Assistance Application has been submitted for 4448-4450 N. Oakland Avenue, see attachment.

Staff, legal and financial advisors have completed a preliminary review of the application. Baker Tilly has requested Spoerl to execute a non-disclosure agreement for purposes of reviewing his financial statements for the past three years and personal financial statements, verify the financial information proposed in the Phase I application remains unchanged, and to provide an update on the federal fund application.

The CDA is scheduled to meet on February 25 at 9 a.m. to consider the application. Following CDA recommendation the item will be forwarded to the Village Board for consideration. Should a recommendation be provided below is an approximate timeline of upcoming dates:

CDA considers Phase II application & development agreement	February 25 @ 9 am
Tentative: Village Board considers recommendation on Phase II application & development agreement	March 16, 2026
Spoerl: WHEDA LIHTC applications due	March 20, 2026
WHEDA LIHTC award announcement	May 2026
Spoerl: Federal home bank loan submitted	June 2026
Federal home bank loan awards announced	October 2026

Financial Impact:

Village Attorney legal fees for reviewing and opining on an Offer to Purchase would be funded by TID 1 extension funds.

Possible motions:

This is an update only. No action required.

Attachments:

1. Spoerl Phase II Public Assistance Application



AT THE EDGE OF THE CITY AND
THE HEART OF EVERYTHING

Shorewood Public Assistance Study Phase 2

Please return the completed application and supporting documentation to:

Village of Shorewood
Village Manager's Office
3930 Murray Avenue
Shorewood, WI 53211
414-847-2701
rewald@villageofshorewood.org

In order to address the Village's costs of professional services and other expenses related to the review of this application, a nonrefundable fee of \$5,500 shall be made payable to the Village at the time the Phase I application is submitted. If actual costs of such review exceed the initial fee, additional funds may be required prior to continuing the review. Should the application proceed to Phase II an additional \$8,000 fee for financial review is required at time of application. The applicant will pay for all third-party costs associated with the review of the application, TID creation and assistance. If a TIF district is created the Phase II third party costs may be refunded by future revenues of the TIF district. Please see the process for Public Financial Assistance.

I. Supplemental Applicant Information

1. Attorney contact information: Nicholas Chmurski, O'Neil, Cannon, Hollman, DeJong & Laing S.C.
2. Currently does the applicant own or lease the property?
OWN LEASE NEITHER
3. At project completion, will the applicant own, lease or convert the property to condo ownership?
OWN LEASE CONVERT TO CONDO OWNERSHIP
4. At project completion who will occupy (operate business on) the site
OWNER RENTER BOTH
5. If the applicant is the current or prospective tenant of the property, attach a description of the premises to be leased (legal description, floor plan etc.)
6. Evidence of Site Control:
 - A. If the applicant owns the project site, attach a copy of the applicant's deed. Also indicate:

Mortgage holder(s):

Total annual mortgage payment (principal & interest):

Total outstanding balance of existing mortgage(s):

B. If the applicant has a contract or option to purchase the project site, attach a copy of the purchase/option contract. Also indicate:

Date contract was signed: 9/22/25

Closing/expiration date: 10/30/27

C. If the applicant currently leases or will lease the project site, attached a copy of the lease or lease option contract. Also indicate:

Legal name of owner as noted on the deed(s):

Name of person who signed lease for tenant (lessee):

Landlord/owner's name and address:

7. Owner Affidavit: If the applicant currently leases or plans to lease the property, have the owner (and all entities having ownership interest in the property) sign an Owner's Consent Letter.

8. Please attach:

- Resume of principals
- Articles/Bylaws/Partnership agreement of partnerships/corporation/LLC
- A list of properties within the Village of Shorewood in which buyer has an ownership interest either as an individual or part of a corporation/partnership/LLC.

II. Public Outreach & Communication

Public input and transparency will be encouraged and opportunities will be made available in each application phase through the village's website, Village Manager's Memo and regular public notices for the CDA and Village Board meetings. Applicants are required to provide notice and public outreach to neighborhoods and impacted stakeholders prior to the review of their application by the CDA and Village Board at each application phase. The applicant shall submit a public outreach plan with each application for review that complements Village transparency efforts. The CDA and Village Board will look favorably upon applications that include demonstration of public support for the project.

1. List the stakeholder groups, including organizations such as the Business Improvement District, specific neighbors by address etc.
2. Identify the public outreach strategy for each stakeholder group and estimated dates for proposed communications.
3. Identify how the public outreach strategy will complement Village's communication methods listed above.

III. Additional Project Description Information

9. Land area (in square feet) of project site:

Current:	15,000
Proposed:	15,000

10. Building area (in square feet) of project building (or, for tenant applicants, leased premises):

	Gross	Net leasable
Current:	0	
Proposed:	18,668	14,775

11. Land Use. Identify the appropriate existing or proposed land use of the redevelopment site and indicate the building areas dedicated to each use.

Category	Existing	Proposed	Building Area	
			Existing SF	Proposed SF
Retail	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Office	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Mixed use	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Manufacturing	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
Vacant building	<input type="checkbox"/>	NA		NA
Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0	18,668

12. Job creation/retention: list the current and projected number of part time jobs and full-time jobs at the site before and after completion.

	Current	Projected
Full time employees		
Part time employees		
Total employees	N/A	N/A

13. Attach a Sustainability Plan per Policy 40: Developer seeking over \$1 million in TIF assistance for a project shall prepare a report on the estimated cost of including solar power and other sustainable features and submit this report with the Phase II application. This report shall include an estimate of the amount of time that would be required to recover the cost of the solar power features through energy-cost savings. Commercial Shorewood projects are eligible for the Property Assessed Clean Energy (PACE) program through PACE Wisconsin.

14. Attach a Compliance Plan per Policy 40: Identify how the proposed development will meet compliance with Village of Shorewood’s goal of utilizing Targeted Business Enterprise (TBE) vendors for 25% of the construction and 17% professional services for developments receiving over \$1 million in TIF assistance.

ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants will also be required to provide the following documentation.

All personal financial information will be kept private and confidential to the extent provided by Wisconsin State Statutes.

- 1. Financial statements for past three years, including profit and loss statements and balance sheets, as applicable.
- 2. Personal financial statements of all major shareholders (principals) including the most recent three years of tax returns.

IV. Signature

I, the undersigned, affirm that the project descriptions, numerical and financial estimates, and all other information I have provided in this application are true and complete to the best of my knowledge. I have read and understood the requirements described in this application. Furthermore, I certify that I am authorized to initiate the TIF application process on behalf of the project described.

Brian Spoerl

Managing Member

Printed name

Title

Brian Spoerl

2/2/2026

Signature

Date

Legal disclaimer

Completion of this application does not entitle the applicant to financial assistance, zoning or development approvals. Any such assistance and development approvals must be recommended and approved by the appropriate Village boards, committees, authorities, and the Village Board.

Any applications submitted under this process, and any supplemental documentation related thereto, are subject to Wisconsin's open records law as enumerated in Chapter 19 of the Wisconsin Statutes and as further defined by applicable Wisconsin case law, including exceptions and exemptions associated therewith.



8. Resume of principals.

Spoerl Commercial, LLC was organized in June of 2022. We have six shareholders including managing member Brian Spoerl. Brian Spoerl owns 70% of the company. No other individual shareholders own more than 10%.

TEAM LEADERSHIP AND EXPERTISE

Brian Spoerl, Founder & Managing Member

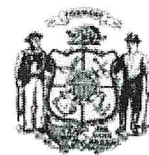
Brian Spoerl has more than 30 years of experience in real estate development, construction, and financing. He has worked on real estate developments throughout Wisconsin and the Midwest. Brian has worked across multiple commercial asset classes including office, medical office and multi-family housing. Since founding Spoerl Commercial in 2022 he has focused exclusively on affordable housing. Brian's leadership ensures that each project aligns with community needs, municipal requirements, and program goals. He has consistently navigated entitlement challenges, community concerns, and financing complexities through persistence, strategic planning, and assembling a highly capable team. Brian is a general contractor and is a licensed real estate broker in Wisconsin. He graduated from the University of Wisconsin–Milwaukee School of Business with a Bachelor of Business Administration in Real Estate and Urban Development.

Spoerl Commercial has partnered on all affordable housing developments with leading firms in tax credit financing, architecture, engineering and construction.

Together, the Spoerl team brings decades of experience across all phases of development—from concept and design through financing, entitlements, construction, and leasing. The proposed team has jointly planned, entitled, financed, and constructed 95 apartment units totaling approximately \$30 million in development costs.

The project entity will include Spoerl Commercial, LLC and its members as the general partner together with a tax credit investor who is a limited partner. The investor buys the tax credits which funds are used as equity in the project.

Sec. 183.0202
Wis. Stats.



State of Wisconsin
Department of Financial Institutions

ARTICLES OF ORGANIZATION - LIMITED LIABILITY COMPANY

Executed by the undersigned for the purpose of forming a Wisconsin Limited Liability Company under Chapter 183 of the Wisconsin Statutes:

- Article 1. **Name of the limited liability company:**
Spoerl Commercial, LLC
- Article 2. **The limited liability company is organized under Ch. 183 of the Wisconsin Statutes.**
- Article 3. **Name of the initial registered agent:**
Brian Spoerl
- Article 4. **Street address of the initial registered office:**
3453 N. Summit Avenue
Milwaukee, WI 53211
United States of America
- Article 5. **Management of the limited liability company shall be vested in:**
A manager or managers
- Article 6. **Name and complete address of each organizer:**
Brian Spoerl
3453 N. Summit Avenue
Milwaukee, WI 53211
United States of America
- Other Information. **This document was drafted by:**
Brian Spoerl

Organizer Signature:

Brian Spoerl

Contact Information:

Brian Spoerl
3453 N. Summit Avenue

Milwaukee, WI 53211
United States of America
brian@brianspoerl.com
4148704700

Date & Time of Receipt:

2/28/2022 11:31:53 AM

Order Number:

202202285902551

ARTICLES OF ORGANIZATION - Limited Liability Company(Ch. 183)

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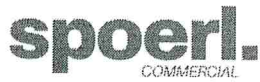
Filing Fee: \$130.00
Total Fee: \$130.00

ENDORSEMENT

**State of Wisconsin
Department of Financial Institutions**

EFFECTIVE DATE	
2/28/2022	

FILED 2/28/2022	Entity ID Number S139682
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II. Public Outreach and Communication Plan

Spoerl Commercial, LLC will take the following steps to provide information and seek input from the public and impacted stakeholders regarding the Oakleaf, a 19-unit affordable apartment development to be built at 4450 N. Oakland Avenue in Shorewood Wisconsin.

1. The following public meetings on the development have already taken place:

Site Solicitation & Developer Selection

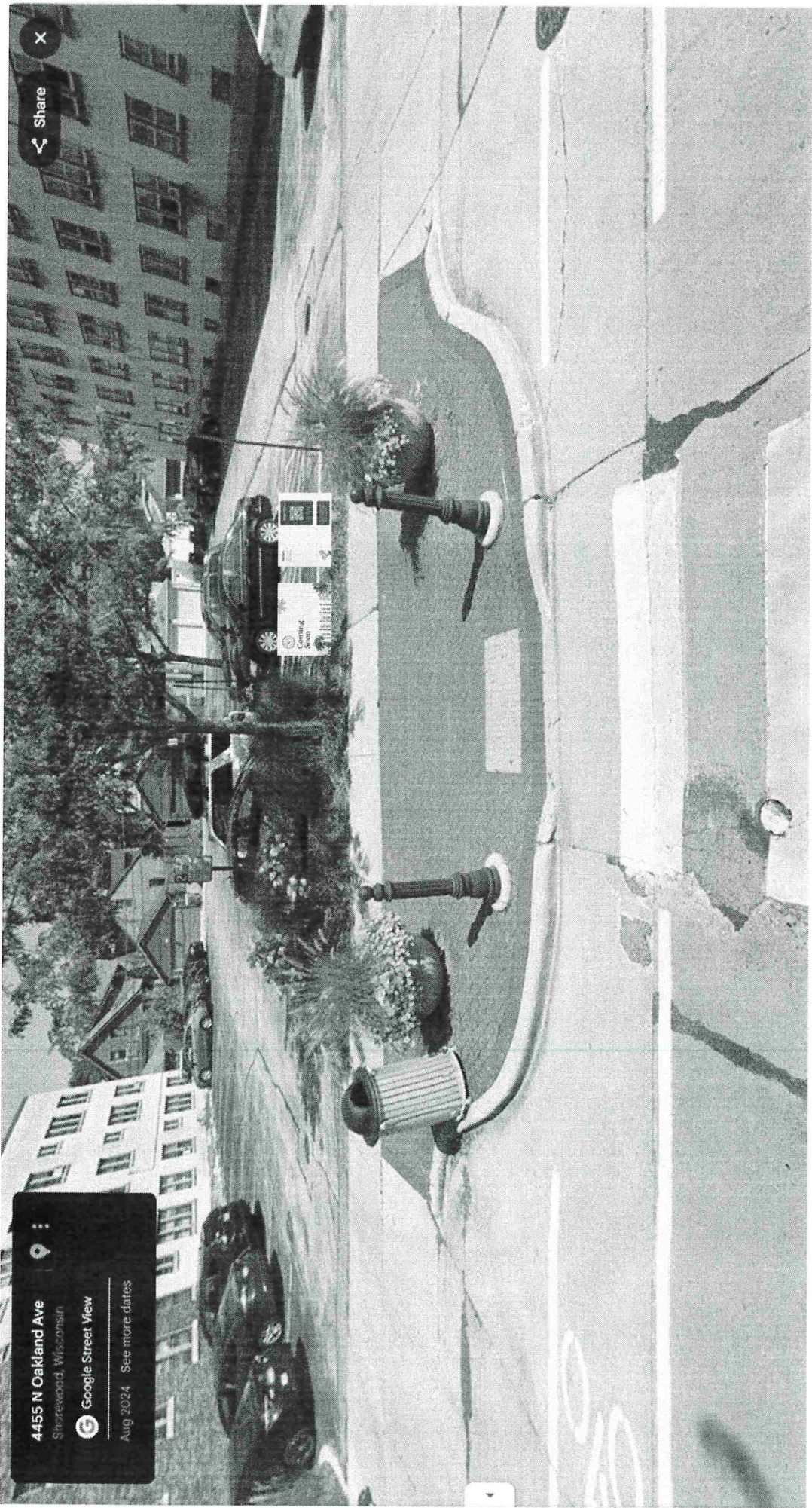
August–October 2024

- The Village issued a Request for Proposals (RFP) to redevelop City-owned parking lots.
- Spoerl Commercial submitted a proposal.
- Spoerl Commercial was interviewed by the Community Development Authority (CDA) and Village Board.
- The Village Board directed staff to proceed with financial assistance and zoning review of the proposed development.

Early Financial Review & Phase 1 TIF

February–September 2025

- Spoerl Commercial submitted a Phase 1 TIF application.
 - The CDA reviewed the application and recommended approval.
 - The Village Board approved Phase 1 TIF.
 - The Village Board approved the Sale and Purchase Agreement for the project site.
2. We have met with the chairperson of the Shorewood Business Improvement District to discuss the project. We have offered to attend one of their meetings to answer questions and seek input from the business community.
 3. We have created a website: [The Oak Leaf - Affordable Housing in Shorewood, WI](#) detailing the development, resident selection criteria, timeline and waitlist sign-up. We have posted a sign on the property containing a QR code linking to The Oakleaf website and sign-up portal. In less than one week of opening the web portal sign-up, we have ten people who have joined the waiting list. Our Whitefish Bay list has over three hundred signed up which is less than a mile away.
 4. We posted the website and signup portal on social media platforms including Facebook page Shorewood Talks.
 5. We will issue a press release to the local media with details of the project and will speak with members of the press if invited to do so. The Milwaukee Journal Sentinel, Milwaukee Business Journal, Small Business Times and Urban Milwaukee have all reported on this project in the past year.
 6. We have met with County Supervisor Anne O'Connor informing her of our plans.



4455 N Oakland Ave
Shorewood, Wisconsin
Google Street View
Aug 2024 See more dates

Share X



13. Sustainability Plan

The WHEDA Qualified Allocation Plan and application requires that all Low-Income Housing Tax Credit awards follow the requirements identified in WHEDA Appendix W: Energy Efficiency and Sustainability. We will be applying for Wisconsin Green Built Communities Gold Certification.

Attached is WHEDA Appendix W and The Wisconsin Green Built HOME Standard Multi Family Checklist application.

Also attached is the cost of adding solar and recovery of costs analysis.

Wisconsin 2025-26 Qualified Allocation Plan
Appendix W: Energy Efficiency and Sustainability
Revised June 9, 2025

Table of Contents

1. **WHEDA Energy Efficiency & Sustainability Guidelines**
 - 1.1. Green Building Certification
 - 1.2. Renewable Energy (for New Construction only)
 - 1.3. Energy Design Assistance
2. **Green Building Certifications**
 - 2.1. Threshold
 - 2.2. Advanced
 - 2.3. Stretch Goal (Net Zero)
3. **Threshold Requirements & Scoring**
 - 3.1. Threshold Certification Requirements
 - 3.1.1. Eligible New Construction Certifications
 - 3.1.2. Eligible Rehabilitation Certifications (for existing residential properties or adaptive reuse of nonresidential buildings)
 - 3.2. Additional Threshold Requirements for Rehabilitation of Existing Buildings
4. **Advanced Certifications Scoring and Point Eligibility**
 - 4.1. Eligible New Construction Advanced Certifications
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5. **Stretch Goal – Net Zero Certification Scoring and Point Eligibility**
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6. **Renewable Energy (for New Construction only)**
 - 6.1. Renewable Energy Point Allocation
7. **Energy Design Assistance (EDA) Requirement**
8. **Focus on Energy – Energy Design Assistance and Timeline**
 - 8.1. Energy Design Assistance (EDA)
 - 8.2. Express Energy Design Assistance (Express EDA)

WHEDA Energy Efficiency & Sustainability Guidelines

Sustainable design and energy efficiency strategies will be customized based on the development type, location, and available resources. WHEDA recognizes a range of green building certifications and renewable energy options, allowing projects to choose the most appropriate approach. The requirements and scoring process will focus on the following components:

1. **Green Building Certification**
2. **Renewable Energy (for New Construction only)**
3. **Energy Design Assistance**

The scoring matrix in the Multifamily Application applies separate criteria for **rehabilitating existing buildings** and **new construction** to evaluate each project appropriately. Both rehabilitation of existing residential buildings and adaptive reuse of nonresidential buildings converted to residential are eligible for the criteria for rehabilitation projects. Project teams should carefully review certification options to determine whether a new construction or rehabilitation certification fits their development.

WHEDA encourages project teams to engage with utility companies early in the process of deciding which points to pursue. This helps determine whether plans are feasible and if a waiver from the Public Service Commission (PSC) might be required. **Projects requiring a PSC waiver to meet the scoring criteria are not eligible for points in the category they claim.**

Green Building Certifications

Projects must select one of the following three levels of green building certifications:

- **Threshold**
- **Advanced**
- **Stretch Goal (Net Zero)**

Applicants must indicate their chosen certification level in their **Full Application Submission**. Developers are responsible for meeting all certification requirements and obtaining verification upon project completion.

Projects may change certifications if the change does not result in a lower score and is approved by WHEDA before the **Application Two Submission**. A written request to change certifications must be submitted before the **Application Two Submission**. Any changes that reduce the initial category score or substantial modifications after the 2025 Application Two Submission may incur penalties.

Proof of certification must be submitted before the issuance of the **Tax Credit Allocation**, the completed **IRS Form(s) 8609 for Federal Credits**, and the **Wisconsin Low-Income Housing Credit Allocation Certificate** for State Credits. If the selected certification requires monitoring or verification beyond the Application Three due date, applicants should discuss this with WHEDA prior to the Application Three due date.

Threshold Requirements & Scoring

At a minimum, each project must obtain a pre-approved certification from the **Threshold** list.

Threshold Certification Requirements

1. **Eligible New Construction Certifications:**
 - Enterprise 2020 Green Communities Criteria
 - LEED Silver Certification
 - Wisconsin Green Built Communities Gold Certification
 - Passive House Institute US PHIUS Core
2. **Eligible Rehabilitation Certifications** (for existing residential properties or adaptive reuse of nonresidential buildings):
 - Enterprise 2020 Green Communities for Moderate & Substantial Rehab
 - Wisconsin Green Built Homes Gold Certification
 - Passive House Institute US – PHIUS Core Revive

Additional Threshold Requirements for Rehabilitation of Existing Buildings

Rehabilitation projects using **Threshold certifications** must meet one of the following requirements:

- **HERS Index score of 80 or less** for properties built in or after 1980 or demonstrate that the energy performance of the completed building will be equivalent to or better than ASHRAE 90.1-2013, using an energy model created by a qualified energy services provider according to Appendix G 90.1–2016.
- **HERS Index score of 100 or less** for properties built before 1980 or demonstrate that the energy performance of the completed building will be equivalent to or better than ASHRAE 90.1-2013, using an energy model created by a qualified energy services provider according to Appendix G 90.1–2016.
- **Post-rehab HERS Index score at least 15% lower** than the pre-rehab HERS Index score.

Documentation verifying one of the requirements must be submitted before **8609 issuance**.

Advanced Certifications Scoring and Point Eligibility

Applicants can earn an additional **10 points** by obtaining one of the following **Advanced certifications**:

1. **Eligible New Construction Advanced Certifications:**
 - Enterprise 2020 Green Communities Criteria Certification Plus
 - LEED Gold/Platinum Certification
 - Wisconsin Green Built Communities Gold Plus
 - Passive House Institute US PHIUS Core
 2. **Eligible Rehabilitation Advanced Certifications:**
 - Enterprise 2020 Green Communities for Moderate & Substantial Rehab Certification Plus
 - Wisconsin Green Built Homes Gold
 - Passive House Institute US – PHIUS Core Revive
-

Stretch Goal – Net Zero Certification Scoring and Point Eligibility

Net Zero certifications should be pursued only under exceptional circumstances where resources, funding, and opportunities align, ensuring that the goal can be achieved without reducing the number of units produced. Projects should carefully assess whether Net Zero is feasible, as it may not be the best option for most developments.

Projects seeking **Net Zero Certification** must submit a narrative as part of their **Full Application Submission by March 21, 2025**. The narrative must detail the plan to achieve certification, including financing and a timeline. The 2025 Application Two Submission must include an updated narrative to reflect any changes. WHEDA may request additional information or a meeting to assess the potential impact on project feasibility and/or unit production.

Applicants can earn an additional **20 points** by obtaining one of the following **Stretch Goal – Net Zero Certifications**:

Eligible New Construction Net Zero Certifications:

- Enterprise 2020 Green Communities Criteria Certification Plus via Criterion 5.4b
- LEED Zero Energy
- Wisconsin Green Built Communities Gold Net Zero
- Passive House Institute US PHIUS Zero

Eligible Rehabilitation Net Zero Certifications:

- Enterprise 2020 Green Communities for Moderate & Substantial Rehab Certification Plus via Criterion 5.2b
 - Wisconsin Green Built Homes Gold Net Zero
 - Passive House Institute US – PHIUS Core Zero Revive
-

Renewable Energy (for New Construction only)

New Construction projects pursuing **Threshold** and **Advanced** certifications can earn additional points by incorporating renewable energy. Applicants pursuing **Stretch Goal – Net Zero Certifications** are not eligible for additional renewable energy points.

Renewable Energy Point Allocation:

- **Geothermal HVAC System** serving the entire building: **4 Points**
- **Solar*** that offsets 20% or more of the total building's annual energy load OR solar that offsets 70%-80% of the common area annual load: **2 Points**
- **Centralized Geothermal HVAC System with Solar** that offsets at least 20% of the annual energy load: **8 Points**

**Community solar subscriptions is eligible for additional points for solar energy provision with documentation confirming availability of service for the entire project.*

Proof of geothermal or solar installation must be provided before **8609** issuance.

Energy Design Assistance (EDA) Requirement

All successful Tax Credit Awardees **are required to participate in the** Focus on Energy—Energy Design Assistance (EDA) Program. An equivalent Energy Co-op program may be used for properties outside the Focus on Energy service area. It is strongly recommended that the EDA process be started **early to meet program timelines and** Housing Tax Credit deadlines.

If a project is located in an area without access to an Energy Design Assistance program, this requirement is waived without penalty. Projects must be at least 5,000 square feet and have four or more units to qualify for Focus on Energy Design Assistance. Scattered site projects will need to meet with Focus on Energy to determine eligibility. The EDA requirement is also waived without penalty if a project is not eligible for Focus on Energy or another Energy Design Assistance program.

Project teams should follow the process and requirements of their selected energy design assistance program. Projects utilizing design assistance programs outside the Focus on Energy service area may have slight timeline and documentation variations that might not align with WHEDA Tax Credit Program timelines and requirements. WHEDA encourages project teams to engage with energy efficiency programs early to ensure they meet Tax Credit Program deadlines. Please communicate any variations in documentation or deadlines to WHEDA early to determine any necessary adjustments or waivers.

Focus on Energy – Energy Design Assistance and Timeline

FOCUS ON ENERGY® provides technical and financial support to design professionals, builders, developers, and owners throughout the design and construction process. The best time for WHEDA Housing Tax Credit Projects to begin the Energy Design Assistance (EDA) process is during the design development stage. Projects will submit designs for review and collaborate with the EDA team to select energy efficiency strategies and set goals. Be sure to indicate that the project is a **WHEDA Housing Tax Credit project** in your submission under the "Special Considerations and Other Comments" section.

Each project will receive a **Bundle Requirements Document (BRD)** detailing the energy efficiency plans and projected cost savings. The BRD must be included in the **2025 Application Two Submission**. **Focus on Energy** will issue a final verification report upon project completion, which must be submitted to WHEDA before the final 8609 issuance.

Applicants may choose to participate in an Energy Design Assistance program before being awarded, but it is not required and does not offer an advantage in the selection process. Projects must resubmit to Focus on Energy for an updated BRD if EDA services are used before the design development stage.

WHEDA Housing Tax Credit Awardees have two Energy Design Assistance programs to choose from:

1. **Energy Design Assistance (EDA)**
2. **Express Energy Design Assistance (Express EDA)**

Energy Design Assistance (EDA)

The **EDA Program** requires an introduction meeting to review project development designs and a results meeting. Projects should allow **ten weeks** to complete the initial consultation and obtain the necessary program documentation, including the **Bundle Requirements Document (BRD)**, which must be submitted as part of the **2025 Application Two Submission**.

The EDA offering is a valuable resource for developers, particularly those new to energy efficiency, as it helps integrate energy-saving strategies early in the design process for greater impact and cost savings.

The **Express EDA Program** follows a similar process but does not require any meetings. Project teams can submit development designs through **Focus on Energy’s online platform**. Projects should plan for **four weeks** to complete the initial consultation and obtain the required documentation, including the **Bundle Requirements Document (BRD)** necessary for the **2025 Application Two Submission**.

Express EDA is a good option for teams with prior experience and resources in energy efficiency.

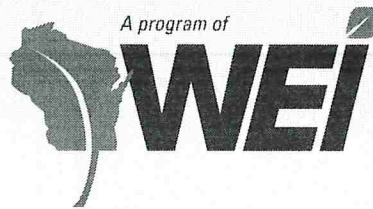
Schedule of Required Documentation

Tax Credit Program Milestone	Due Date for 2025 Competitive Cycle	Due Date for 2025 Noncompetitive Cycle	Required Sustainability and Energy Efficiency Documentation
Project Concept Submission	December 6, 2024	N/A	N/A
Full Application Submission	March 21, 2025	Concurrent with Initial Application Submission	<ol style="list-style-type: none"> 1. Applicants must indicate energy efficiency and sustainability points and select their green-built certification 2. Applicants pursuing any net zero certifications must include a narrative outlining plans to achieve the certification
Deadline to Submit Plans to Focus on Energy EDA	August 1, 2025	At least 10 weeks prior to Application Two submission deadline	<p>Applicants must submit initial development designs to Focus on Energy EDA. Indicate WHEDA Housing Tax Credit Project in 'Special Considerations & Comments Section'</p> <p>Applicants outside of the Focus on Energy coverage should inform WHEDA of any impacts to the EDA process</p>
Application Two Submission	November 2025	180 days after Reservation Agreement Issuance Date	<ol style="list-style-type: none"> 1. Applicants must submit a Focus on Energy EDA Bundle Requirement Document or another Energy Design Assistance Program Documentation equivalent 2. Applicants pursuing any net zero certifications must update their narrative outlining plans to achieve the certification 3. WHEDA Approval Letter of any energy efficiency and sustainability updates/changes
Application Three Submission	Within 180 days of PIS date	Within 180 days of PIS date	<ol style="list-style-type: none"> 1. Focus on Energy EDA Final Verification Report or another Energy Design Assistance Equivalent 2. Green Building Certification Verification Documentation 3. Renewable Energy Installation Verification Documentation (New Construction Only) 4. Additional Rehab Threshold Requirements (Rehab Only)

Wisconsin Green Built Home Standard Multifamily Checklist



Green Built Home™ is a national award-winning green building initiative that reviews and certifies new homes and multifamily projects that meet sustainable building and energy standards.



Green Built Home is a program of WEI and is implemented in cooperation with leading utilities and organizations that promote green building

www.greenbulthome.org



Green Built Home Registration

Owner / Developer / Builder Name: _____

Address _____

City _____ State _____ Zip _____

Contact _____ Phone _____ Fax _____

Email _____ Web site _____

SUBMITTAL REQUIREMENTS PER PROJECT

Project Name _____

Site Address _____ City _____

Estimated start of construction and completion date: _____

Number of Units: _____

- 1* Complete Green Built Home Checklist
- 2* Site Plan:
- 3* Provide erosion control methods and locations.
- 4* Indicate the limit of site disturbance.
- 5* Show building footprint and driveway location(s).
- 6* Architectural Floor Plans:
- 7* Floor plans drawn to scale and fully dimensioned.
- 8* Provide dimensions of roof eaves and overhangs.
- 9* Architectural Elevations:
- 10* All elevations drawn to scale.
- 11* Elevations shall show proposed finished elevation of floor and roofs on all levels.
- 12* Architectural Cross Sections:
- 13* Show cross section to provide internal detail to evaluate construction technique and materials used.
- 14* Product/Materials Information:
- 15* Provide a list of materials used for this project or a copy of the project specifications.
- 16* List of Unit Addresses:
- 17* Building Envelope Energy Efficiency:
- 18* Provide a letter, signed by the mechanical engineer or responsible party, declaring that the project is fully compliant with ASHRAE 62.1-2010 (high rise projects 4 stories or greater) or ASHRAE 62.1-2010 or ENERGY STAR New Homes standard (low rise projects 3 stories or less).

*** Payment Information: All Wisconsin Green Built Multi-family projects are subject to a Project Registration and Certification Fee. See below:**

FEE SCHEDULE

Please check one:

WHEDA LIHTC Project Non-LIHTC Project

*Project Registration/Certification:

\$75 per unit \$100 per unit

TOTAL FEE:

\$ _____ \$ _____

****Please note: The cost of project verification is separate from the certification fee and is negotiated with each verifier.*

Please send Checklist, submittals, and payment to:

WEI — Green Built Home
821 E. Washington, Suite 200
Madison, WI 53703
www.weigogreener.org
jimesother@gmail.com

Verification and Certification:

Green Built Home and its verifier partners will review completed Checklists, plans, and specifications, conduct site visits and complete verification documentation to determine the Wisconsin Green Built Home Checklist point total and WEI will issue the Certification with the final Checklist point total to the builder/ developer.

Verification may include testing and may also require that the builder provide information such as: rating certificates, spec sheets, invoices, labels, product literature, and material safety data sheets (MSDS) as documentation.



QUALIFICATIONS

To qualify for Wisconsin Green Built Certification, each multifamily project must earn a minimum of 200 points (*240 points or more to earn WHEDA / LIHTC scoring credit) by meeting the specified criteria. *See Green Built Gold certification criteria.

All projects must fulfill the Basic Requirements (no point credit) listed below and must meet the minimum point requirements in Sections B, C, D, E and G of the Green Built Checklist Spreadsheet Report.

Please enter the point total for each criterion selected on the line provided and enter the subtotals as directed.

BASIC REQUIREMENTS

1. BUILDING ENVELOPE: Must be at least *3 percent more efficient than required by Wisconsin State Building Code and demonstrate compliance using the COMCheck software, computer modeling or another approved method. COMCheck is available on the web at www.energycodes.gov

*If 3% cannot be achieved, applicant will provide a letter that describes best efforts AND describes greater than normal efficiency of ancillary items such as: window replacement "U" value, insulation "R" value, heating systems and lighting systems used in the development and must use building renovation components which meet the ENERGY STAR™ or equivalent building standards.

2. VENTILATION: Building ventilation system must be designed to 62.2.2-2010 or later (High rise projects 4 stories or greater) or 62.2.2-2010 or later or ENERGY STAR New Homes standard (low rise projects 3 stories or less). A letter, signed by the mechanical engineer or responsible party, declaring that the project is fully compliant must be submitted. *Alternative Option: All bathrooms have an installed Energy Star bath fan airflow >50 cfm and/or fan sized to ASHRAE 62.2. Stack ventilation units with multiple pickups should have >20 cfm continuous flow.

3. ENERGY STAR QUALIFIED APPLIANCES: All appliances (clothes washer, dishwasher, and refrigerator) provided must be ENERGY STAR qualified or each appliance performs in the top 50% of its Energy Guide rating. If appliances are not included, require ENERGY STAR appliances at the time of replacement. For lists of Energy Star rated appliances see www.energystar.gov.

4. EROSION CONTROL: *Builder must complete and submit the erosion control plan checklist and comply with the erosion control plan required for building permits by the local municipality.

*Note: to 10 additional points for projects that earn Clean Clear Waters Checklist Certification. – www.cleanclearwaters.org

5. RECYCLING: Builder must recycle cardboard as required by state law and use at least one post-consumer recycled content material (minimum 25% recycled content) or minimum 50% pre-consumer recycled content.

6. TROPICAL HARDWOODS: No Luan or other tropical hardwoods (plywood, doors, flooring, etc.) are allowed unless certified by Forest Stewardship Council, Smart Wood or approved "third party" organization.

7. FIREPLACE SAFETY: Gas fireplaces must be direct vent only with outside combustion air, wood fireplaces must have sealable, gasket doors and be fitted with outdoor combustion air, or no fireplaces provided.

8. GREEN BUILT HOME INFORMATION AND PROJECT GUIDES: WEI provides up-to-date information so homeowners can make the most informed decisions: Visit www.greenbulthome.org

9. GREEN BUILT CERTIFICATE AND/OR GREEN BUILT LOGO DISPLAYED ON THE PROPERTY OR WEBSITE: The Green Built Certificate will be prepared by the GBH program and provided to the owner/developer/builder as part of the certification process.

10. PROGRAMMABLE THERMOSTATS: No permanently installed mercury thermostats are allowed. (Includes Rehab and Remodeling projects) All thermostats must be programmable setback models with an "on" switch for furnace fan to circulate air (except hydronic in-floor systems) or Smart Thermostats.

Each registered project MUST meet all the Basic Requirements and accumulate a minimum total of 200 points (240 points or more to earn WHEDA / LIHTC scoring credit)

Each item is valued at (1-5) points or at the amount indicated. Please check all that apply and note the point totals on the line provided.

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GBH Multi-family Checklist Report

SIGNATURE PAGE

Owner/Developer/Builder Name & Address: _____

Address with Zip Code of Project being built: _____

City/State/County/Lot#: _____

Verifier Name & Address: _____

Rough (R) Inspection Completion Date _____ Check Photo Taken

Verifier Signature _____

Builder Signature* _____

Final (F) Inspection Completion Date _____ Check Photo Taken

Verifier Signature _____

Builder Signature* _____

* My signature authorizes the Verifier to submit for certification in the GBH's Program, the "Green Built Home Verifiers Report" (for the address provided above) and acknowledges acceptance of the points awarded by the Verifier as shown below.

Email Certificate to: _____

TOTALS BY SECTION — AWARDED BY VERIFIER

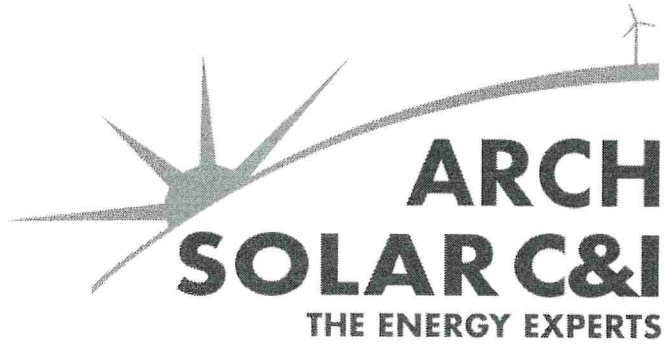
SECTION DESCRIPTION	Awarded	STILL NEEDED	(MINIMUM REQ)
BR *BASIC REQUIREMENTS (*no points awarded)	# _____	# _____	0
A SITING & LAND USE	# _____	# _____	0
B LANDSCAPE CONSERVATION & STORM WATER MANAGEMENT	# _____	# _____	5
C ENERGY EFFICIENCY	# _____	# _____	20
D MATERIALS SELECTION	# _____	# _____	8
E INDOOR AIR QUALITY	# _____	# _____	5
F PLUMBING & WATER CONSERVATION	# _____	# _____	0
G WASTE REDUCTION, RECYCLING & DISPOSAL	# _____	# _____	3
H BUILDER OPERATIONS	# _____	# _____	0
I EFFICIENT USE OF SPACE	# _____	# _____	0
TOTALS	# _____	# _____	200

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Shorewood Solar 2028

Spoerl Commercial -
Shorewood

4448 N Oakland Ave -
Shorewood WI 53211

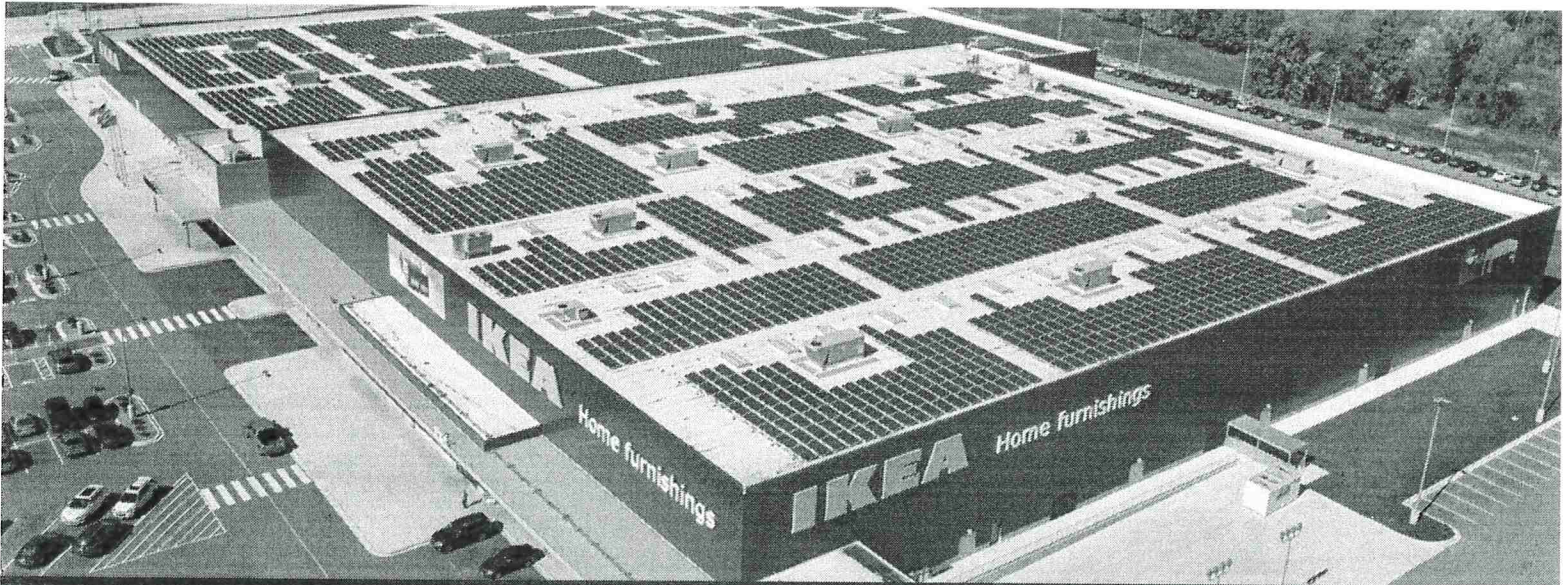
414 870 4700
bspoerl@spoerlcom.com

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1 ABOUT ARCH



Andrew Holmstrom

Head of Project Development



Jillian Rooker

Head of Business Operations



Ryan Hakala

Head of Technical Operations

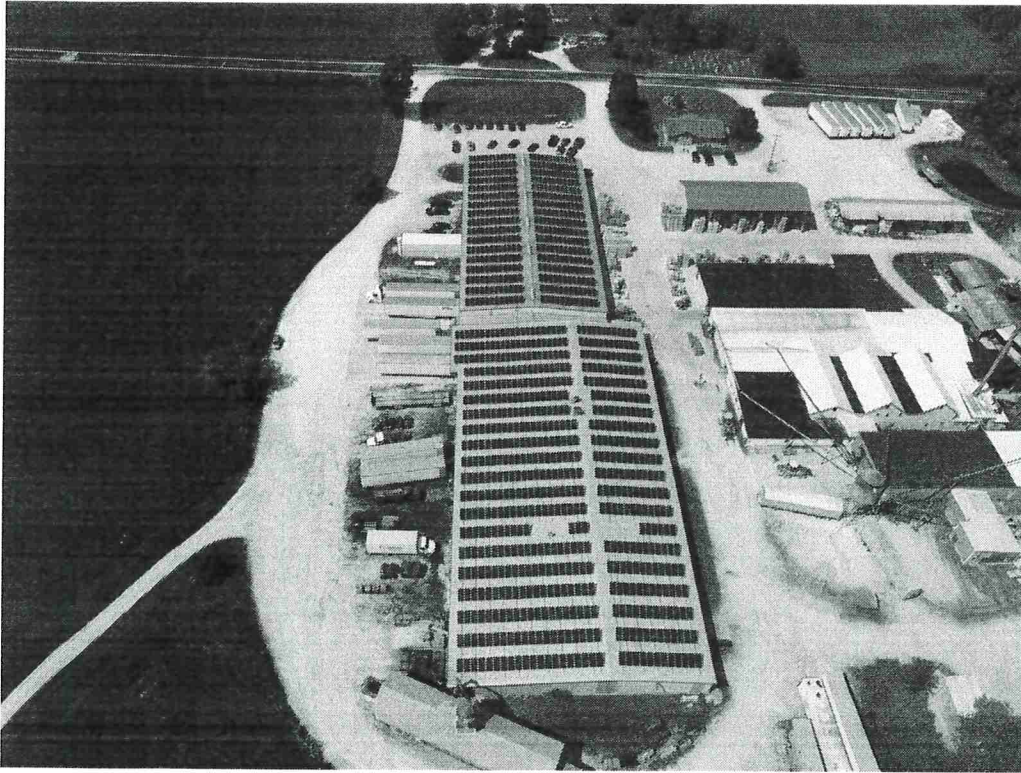
ARCH'S HISTORY

Founded in 2003, Arch has become an undisputed leader in Wisconsin Solar. We strive to educate and empower everyone interested in solar to achieve their renewable energy goals. When you work with Arch you get:

- **Local Employees** (We only service Wisconsin!)
- **Vertical Integration** (Everything is done in-house; everyone you speak to is employed by Arch)
- A **Certified Women's Business Enterprise**, fostering the growth of a diverse solar workforce in Wisconsin
- **20+ Years of Solar Expertise!**

*Our mission is to educate,
inspire, and empower
current and future
generations to choose a
clean sustainable form of
energy.*

2 PROJECT PORTFOLIO



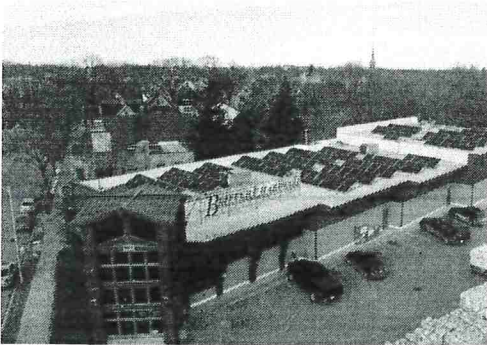
ONGNA WOOD PRODUCTS INC.

System Size: 378kW DC

Location: Oostburg, WI

This unique project maximizes the entire roof space to supply over 80% of the facility's energy mix.

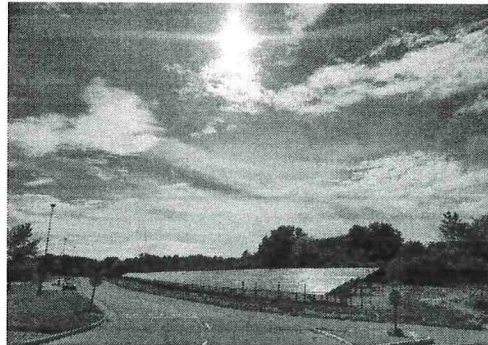
PROVEN TRACK RECORD & VALUED PARTNERS



BLIFFERT LUMBER

System Size: 50.7 kW DC

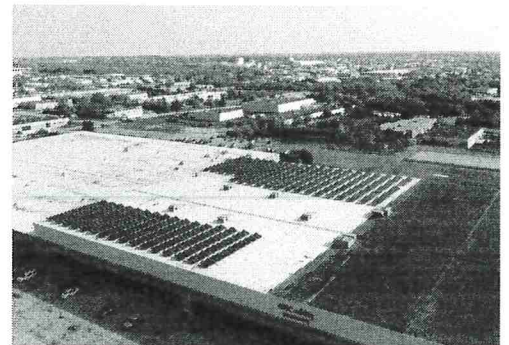
Location: Milwaukee, WI



MATC OAK CREEK

System Size: 388.5 kW DC

Location: Oak Creek, WI



CH COAKLEY

System Size: 388.9 kW DC

Location: Menomonee Falls,
WI

3 PROJECT SUMMARY

Payment Options	Cash Purchase
IRR - Term	6.4%
LCOE PV Generation	\$0.053 /kWh
Net Present Value	\$8,468
Payback Period	14.3 Years
Total Payments	\$56,375
Total Incentives	\$15,071
Net Payments	\$41,304
Electric Bill Savings - Term	\$107,844
Upfront Payment	\$56,375

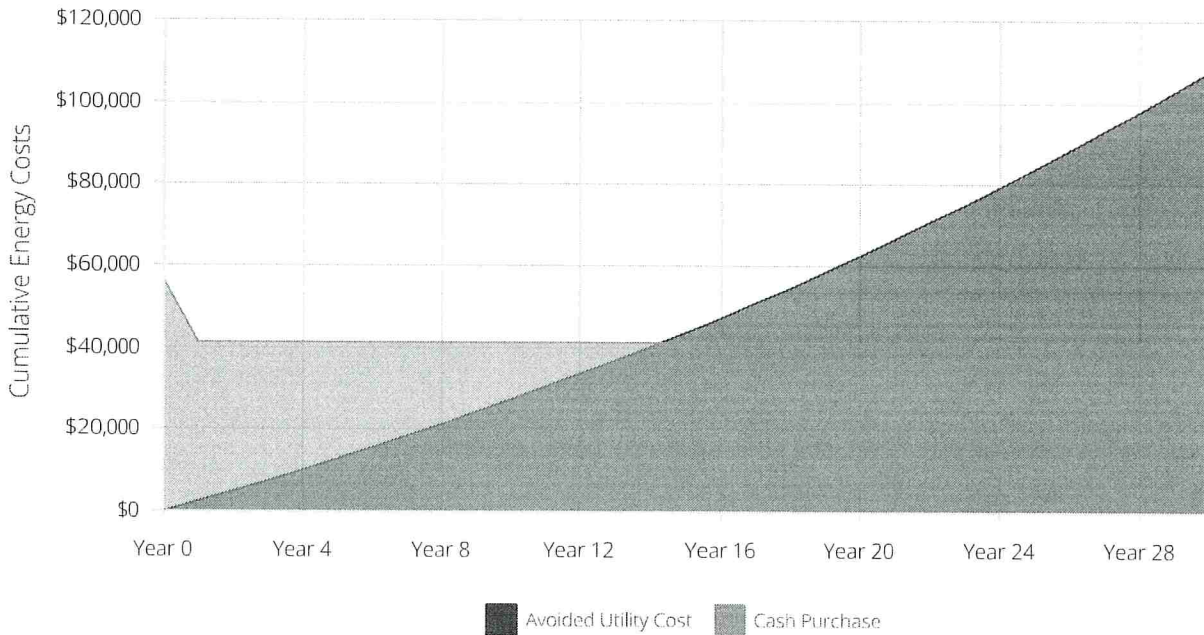
COMBINED SOLAR PV RATING

Power Rating: 20,650 W-DC
 Power Rating: 17,300.0 W-AC

COMBINED ESS RATINGS

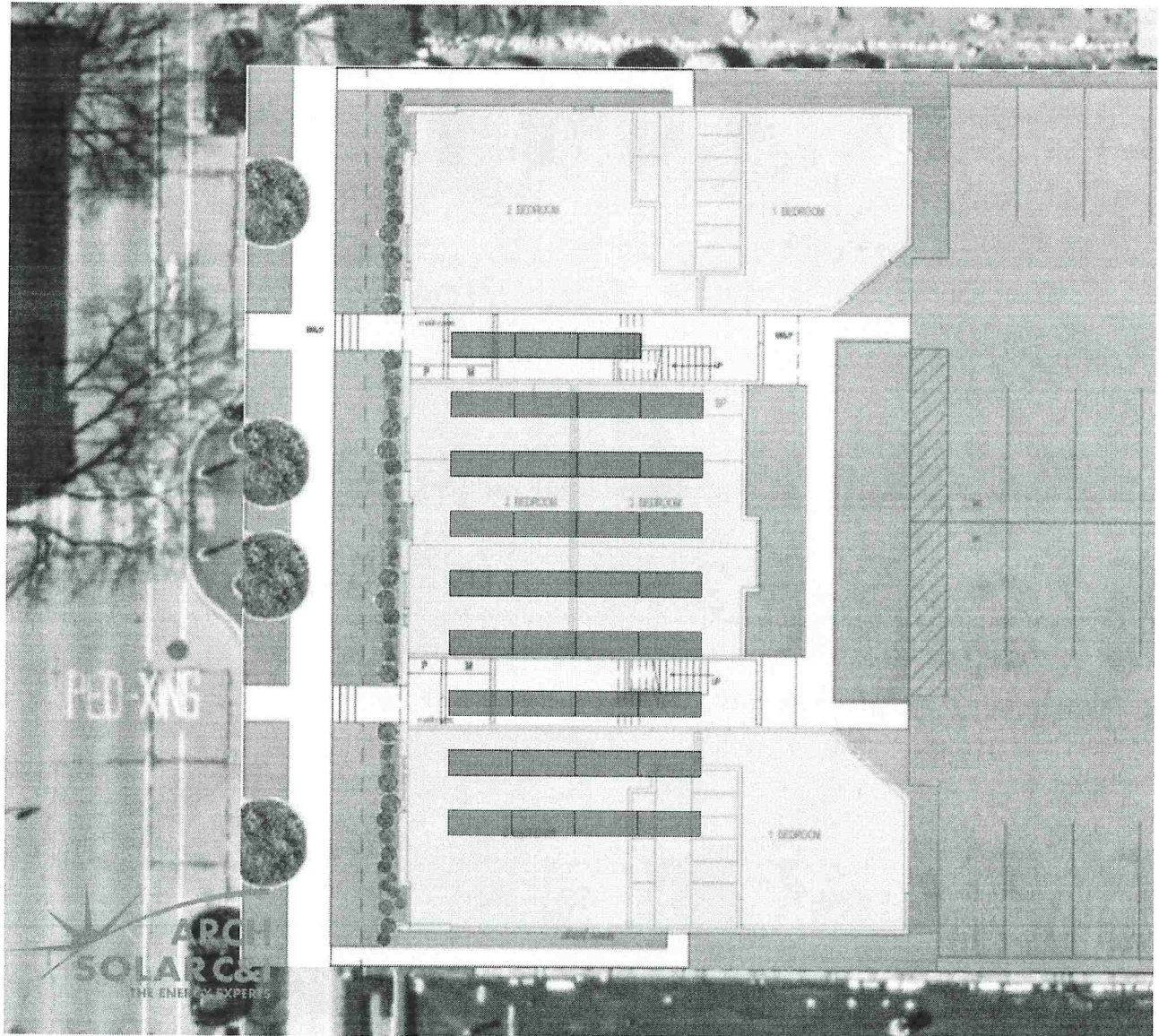
Energy Capacity: 0.0 kWh
 Power Rating: 0.0 kW

CUMULATIVE ENERGY COSTS BY PAYMENT OPTION



4 SYSTEM SPECS

4.1 PV System Design



4.2.1 PV SYSTEM DETAILS

GENERAL INFORMATION

Facility: Shorewood Model
 Address: 4448 N Oakland Ave Shorewood WI 53211

SOLAR PV SYSTEM RATING

Power Rating: 20,650 W-DC
 Power Rating: 17,300.0 W-AC

SOLAR PV EQUIPMENT DESCRIPTION

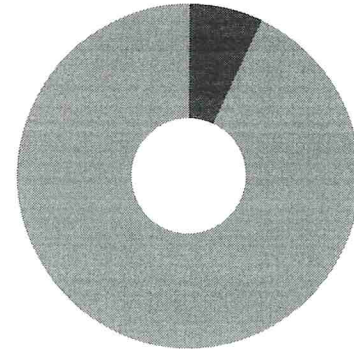
Solar Panels: (35) Q Cells Q.PEAK DUO XL-G11S.3/BFG 590
 Inverters: (1) SolarEdge SE17.3KUS (USE-SIN-USR0IBNS6) - Domestic Content

ENERGY CONSUMPTION MIX

Annual Energy Use: 30,151 kWh

SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years
 Inverters: 15 Years



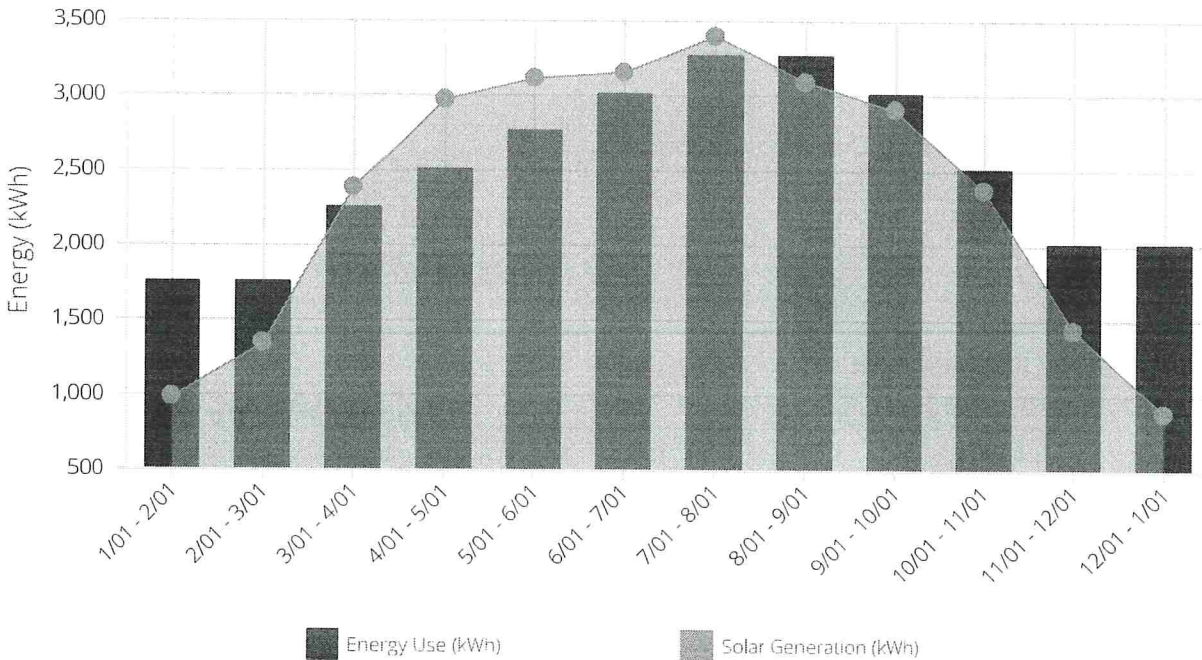
Solar PV System Cost and Incentives

Solar PV System Cost	\$56,375
Focus on Energy	-\$3,233
Federal - 100% Bonus Depreciation	-\$11,839

Net Solar PV System Cost \$41,304

Utility	2,092 kWh (6.94%)
Solar PV	28,059 kWh (93.06%)

MONTHLY ENERGY USE VS SOLAR GENERATION



4.2.2 REBATES & INCENTIVES

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

Federal - 100% bonus depreciation (Tax Reform Bill)

The Tax Reform Bill modifies bonus depreciation under Code Section 168(k) to allow 100% expensing for property placed in service. By increasing bonus depreciation to 100 percent, the new tax bill essentially allows eligible entities to deduct the entire allowable tax basis of the system in the first year of operation.

Under the federal Modified Cost Recovery System (MACRS), businesses may recover investments in certain property through depreciation deductions. MACRS establishes a lifespan for various types of property over which the property may be depreciated. For PV systems, the taxable basis of the equipment must be reduced by 50% of any federal tax credits associated with the system.

Total Incentive Value: \$11,839

Focus on Energy 2026 (Non-Residential)

Non-residential: \$600 per kW, up to \$2,400, then \$50 per kW thereafter, up to a maximum of \$25,000

Total Incentive Value: \$3,233

4.2.3 UTILITY RATES

The table below shows the rates associated with your current utility rate schedule (CG-1). Your estimated electric bills after solar are shown on the following page.

Customer Charges				Energy Charges			
Season	Charge Type	Rate Type	CG-1	Season	Charge Type	Rate Type	CG-1
S1	Flat Rate	per day	\$0.49	S1	Flat Rate	Import	\$0.16709

4.2.4 CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

RATE SCHEDULE: WE - CG-1

Time Periods	Energy Use (kWh)	Charges			
		Other	NBC	Energy	Total
Bill Ranges & Seasons	Total				
1/1/2025 - 2/1/2025 S1	1,759	\$15	\$0	\$294	\$309
2/1/2025 - 3/1/2025 S1	1,759	\$14	\$0	\$294	\$308
3/1/2025 - 4/1/2025 S1	2,261	\$15	\$0	\$378	\$393
4/1/2025 - 5/1/2025 S1	2,513	\$15	\$0	\$420	\$435
5/1/2025 - 6/1/2025 S1	2,764	\$15	\$0	\$462	\$477
6/1/2025 - 7/1/2025 S1	3,015	\$15	\$0	\$504	\$519
7/1/2025 - 8/1/2025 S1	3,266	\$15	\$0	\$546	\$561
8/1/2025 - 9/1/2025 S1	3,266	\$15	\$0	\$546	\$561
9/1/2025 - 10/1/2025 S1	3,015	\$15	\$0	\$504	\$519
10/1/2025 - 11/1/2025 S1	2,513	\$15	\$0	\$420	\$435
11/1/2025 - 12/1/2025 S1	2,010	\$15	\$0	\$336	\$351
12/1/2025 - 1/1/2026 S1	2,010	\$15	\$0	\$336	\$351
Total	30,151	\$180	-	\$5,038	\$5,218

4.2.5 NEW ELECTRIC BILL

RATE SCHEDULE: WE - CG-1

Time Periods Bill Ranges & Seasons	Energy Use (kWh)	Charges			
	Total	Other	NBC	Energy	Total
1/1/2025 - 2/1/2025 S1	774	\$20	\$0	\$204	\$224
2/1/2025 - 3/1/2025 S1	417	\$18	\$0	\$180	\$199
3/1/2025 - 4/1/2025 S1	-125	\$20	\$0	\$198	\$218
4/1/2025 - 5/1/2025 S1	-461	\$19	\$0	\$186	\$206
5/1/2025 - 6/1/2025 S1	-353	\$20	\$0	\$201	\$221
6/1/2025 - 7/1/2025 S1	-142	\$19	\$0	\$195	\$214
7/1/2025 - 8/1/2025 S1	-132	\$20	\$0	\$208	\$228
8/1/2025 - 9/1/2025 S1	170	\$20	\$0	\$242	\$262
9/1/2025 - 10/1/2025 S1	110	\$19	\$0	\$232	\$252
10/1/2025 - 11/1/2025 S1	145	\$20	\$0	\$235	\$255
11/1/2025 - 12/1/2025 S1	570	\$19	\$0	\$218	\$238
12/1/2025 - 1/1/2026 S1	1,119	\$20	\$0	\$248	\$268
Total	2,092	\$236	-	\$2,548	\$2,784

ANNUAL ELECTRICITY SAVINGS: \$2,434



5.1 Cash Purchase

Assumptions and Key Financial Metrics

IRR - Term	6.4%	Net Present Value	\$8,468	Payback Period	14.3 Years
ROI	118.0%	PV Degradation Rate	0.50%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.1%	Federal Income Tax Rate	21.0%	State Income Tax Rate	7.9%
Total Project Costs	\$56,375				

Years	Project Costs	Electric Bill Savings	Focus on Energy	Federal Tax Effect	Total Cash Flow	Cumulative Cash Flow
Upfront	-\$56,375	-	-	-	-\$56,375	-\$56,375
1	-	\$2,434	\$3,233	\$11,839	\$17,506	-\$38,870
2	-	\$2,497	-	-	\$2,497	-\$36,372
3	-	\$2,562	-	-	\$2,562	-\$33,811
4	-	\$2,628	-	-	\$2,628	-\$31,183
5	-	\$2,695	-	-	\$2,695	-\$28,488
6	-	\$2,765	-	-	\$2,765	-\$25,723
7	-	\$2,836	-	-	\$2,836	-\$22,887
8	-	\$2,909	-	-	\$2,909	-\$19,978
9	-	\$2,983	-	-	\$2,983	-\$16,995
10	-	\$3,060	-	-	\$3,060	-\$13,935
11	-	\$3,138	-	-	\$3,138	-\$10,797
12	-	\$3,218	-	-	\$3,218	-\$7,578
13	-	\$3,301	-	-	\$3,301	-\$4,278
14	-	\$3,385	-	-	\$3,385	-\$893
15	-	\$3,471	-	-	\$3,471	\$2,578
16	-	\$3,559	-	-	\$3,559	\$6,138
17	-	\$3,650	-	-	\$3,650	\$9,788
18	-	\$3,743	-	-	\$3,743	\$13,530
19	-	\$3,838	-	-	\$3,838	\$17,368
20	-	\$3,935	-	-	\$3,935	\$21,303
21	-	\$4,034	-	-	\$4,034	\$25,337
22	-	\$4,136	-	-	\$4,136	\$29,474
23	-	\$4,241	-	-	\$4,241	\$33,714
24	-	\$4,348	-	-	\$4,348	\$38,062
25	-	\$4,457	-	-	\$4,457	\$42,519
26	-	\$4,569	-	-	\$4,569	\$47,088
27	-	\$4,684	-	-	\$4,684	\$51,772
28	-	\$4,801	-	-	\$4,801	\$56,574
29	-	\$4,922	-	-	\$4,922	\$61,495
30	-	\$5,045	-	-	\$5,045	\$66,540
Totals:	-\$56,375	\$107,844	\$3,233	\$11,839	\$66,540	-



6.1 Cash Purchase

Assumptions and Key Financial Metrics

IRR - Term	6.4%	Net Present Value	\$8,468	Payback Period	14.3 Years
ROI	118.0%	PV Degradation Rate	0.50%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.1%	Federal Income Tax Rate	21.0%	State Income Tax Rate	7.9%
Total Project Costs	\$56,375				

Years	Upfront	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Cash																	
Project Costs	-\$56,375	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric Bill Savings	-	\$2,434	\$2,497	\$2,562	\$2,628	\$2,695	\$2,765	\$2,836	\$2,909	\$2,983	\$3,060	\$3,138	\$3,218	\$3,301	\$3,385	\$3,471	\$3,559
Focus on Energy	-	\$3,233	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Total	-\$56,375	\$5,667	\$2,497	\$2,562	\$2,628	\$2,695	\$2,765	\$2,836	\$2,909	\$2,983	\$3,060	\$3,138	\$3,218	\$3,301	\$3,385	\$3,471	\$3,559
Federal Taxes																	
Federal - 100% Bonus Depreciation	-	\$56,375	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Change in Taxable Income	-	\$56,375	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Change in Federal Tax Liability	-	\$11,839	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Cash Flow	-\$56,375	\$17,506	\$2,497	\$2,562	\$2,628	\$2,695	\$2,765	\$2,836	\$2,909	\$2,983	\$3,060	\$3,138	\$3,218	\$3,301	\$3,385	\$3,471	\$3,559
Cumulative Cash Flow	-\$56,375	-\$38,870	-\$36,372	-\$33,811	-\$31,183	-\$28,488	-\$25,723	-\$22,887	-\$19,978	-\$16,995	-\$13,935	-\$10,797	-\$7,578	-\$4,278	-\$893	\$2,578	\$6,138

6.1 Cash Purchase

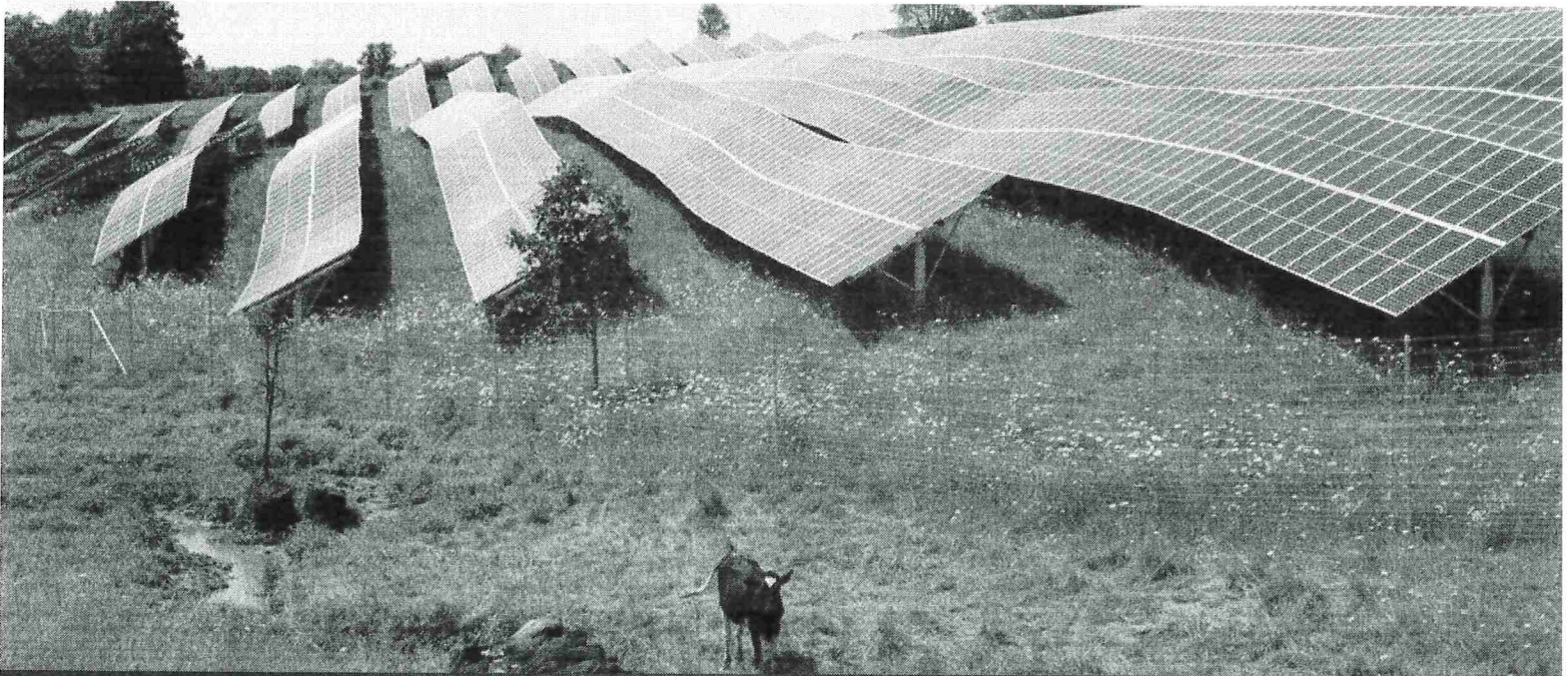
Assumptions and Key Financial Metrics

IRR - Term	6.4%	Net Present Value	\$8,468	Payback Period	14.3 Years
ROI	118.0%	PV Degradation Rate	0.50%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.1%	Federal Income Tax Rate	21.0%	State Income Tax Rate	7.9%
Total Project Costs	\$56,375				

Years	17	18	19	20	21	22	23	24	25	26	27	28	29	30	Totals
Cash															
Project Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-\$56,375
Electric Bill Savings	\$3,650	\$3,743	\$3,838	\$3,935	\$4,034	\$4,136	\$4,241	\$4,348	\$4,457	\$4,569	\$4,684	\$4,801	\$4,922	\$5,045	\$107,844
Focus on Energy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$3,233
Cash Total	\$3,650	\$3,743	\$3,838	\$3,935	\$4,034	\$4,136	\$4,241	\$4,348	\$4,457	\$4,569	\$4,684	\$4,801	\$4,922	\$5,045	\$54,701
Federal Taxes															
Federal - 100% Bonus Depreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$56,375
Change in Taxable Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$56,375
Change in Federal Tax Liability	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$11,839
Total Cash Flow	\$3,650	\$3,743	\$3,838	\$3,935	\$4,034	\$4,136	\$4,241	\$4,348	\$4,457	\$4,569	\$4,684	\$4,801	\$4,922	\$5,045	\$66,540
Cumulative Cash Flow	\$9,788	\$13,530	\$17,368	\$21,303	\$25,337	\$29,474	\$33,714	\$38,062	\$42,519	\$47,088	\$51,772	\$56,574	\$61,495	\$66,540	-

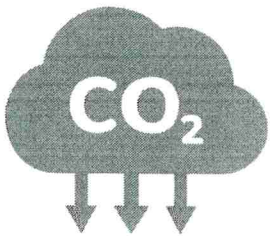


7 ENVIRONMENTAL BENEFITS



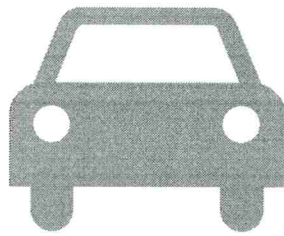
OVER THE NEXT 20 YEARS, YOUR SYSTEM WILL DO MORE THAN JUST SAVE YOU MONEY.

ACCORDING TO THE EPA'S GREENHOUSE GAS EQUIVALENCIES CALCULATOR (SOURCE), YOUR SOLAR PV SYSTEM WILL HAVE THE IMPACT OF REDUCING:



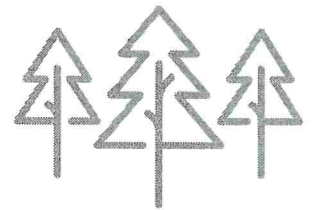
440

Tons of CO2 Offset



999,508

Miles Driven By Cars



6,594

Trees Planted



ATTACHMENT 14 – TBE COMPLIANCE PLAN

Village of Shorewood – Policy 40 Public Assistance Program

Spoerl Design Build will partner with Selzer-Ornst Construction Company to serve as the General Contractor (“GC”) for Spoerl Commercial, LLC (the Developer).

1. Introduction & Compliance Commitment

Pursuant to Section 5 of the Village of Shorewood Public Assistance Policy 40, GC will administer the Targeted Business Enterprise (“TBE”) participation plan for the proposed affordable multifamily development in the Village of Shorewood (the “Project”). The Project is anticipated to receive over \$1 million in TIF assistance and is therefore subject to the following Policy 40 participation goals: 25% TBE participation for construction contracts; and 17% TBE participation for professional services. GC is committed to meeting or exceeding these goals for the Project.

2. Eligible TBE Certification Categories

Consistent with Policy 40, the following certifications will be recognized for TBE participation: DBE – Disadvantaged Business Enterprise (Wisconsin Unified Certification Program); MBE – Minority Business Enterprise (Wisconsin DOA); WBE – Women Business Enterprise (Wisconsin DOA); SBE – Small Business Enterprise (Milwaukee County); SBA-Sized SBE – certified small businesses listed in SAM.gov. Out-of-state firms must obtain Wisconsin certification prior to contract award.

3. Professional Services Participation Strategy (17% Goal)

GC anticipates meeting the 17% professional services participation target primarily through engagement of certified TBE firms in Civil Engineering and MEPFP Design/Build (Mechanical, Electrical, Plumbing & Fire Protection). Use of a Design/Build delivery model for MEPFP allows certified firms to contribute participation toward both professional and construction categories as permitted under Policy 40. Additional eligible professional services may include surveying, environmental testing, geotechnical services, special inspections, commissioning, and owner representation.

4. Construction Participation Strategy (25% Goal)

GC anticipates achieving the 25% construction participation target through scopes with established TBE capacity in the southeastern Wisconsin market, including Earthwork; Site Utilities; Roofing; Exterior Siding & Cladding; Drywall & Framing; Thermal Insulation; Mechanical; Electrical; Plumbing; Fire Protection. Additional participation may be achieved through certified material suppliers, trucking, equipment vendors, and low-voltage systems.

5. Outreach, Solicitation & Bidding Methods

The GC employs a multi-channel solicitation approach to maximize TBE participation and competitive bidding. For this Project, GC has: (1) Downloaded Certified Vendor Lists from Wisconsin Supplier Diversity Program (MBE/WBE); Wisconsin DOT Unified Certification Program (DBE); Milwaukee County (DBE/SBE); City of Milwaukee (SBE); SAM.gov (SBA-Sized SBE). (2) Uploaded



Certified Firms into Procore. These firms have been incorporated into GC's Procore construction and bid management platform and are actively used for invitations to bid. We also plan to: (3) Implement Direct Phone Outreach. GC will contact certified TBE firms with relevant scopes to confirm receipt, answer questions, and encourage participation. (4) Publish Bid Opportunities via the Daily Reporter to broaden participation beyond direct vendor lists. (5) Structure Scope Packaging to enable participation by unbundling larger scopes, allowing second-tier subcontracting, and recognizing certified suppliers where compliant.

6. Certification Verification

Certification status will be verified through issuing authorities prior to subcontract award and maintained through construction closeout.

7. Reporting & Documentation

GC will provide participation reporting as required by the Development Agreement. Reporting will include: Certified firm name; Certification type (DBE/MBE/WBE/SBE); Certification authority; Contract value; Participation percentage; Professional vs. construction allocation; Change order adjustments; Final participation value at closeout. GC will maintain documentation of solicitations, phone outreach, bid invitations, advertisements, certification validation, and payment verification as evidence of performance.

8. Relevant Experience & Capability

Over the past four years, Selzer-Ornst has completed over \$100 million in work that carried 25% or higher TBE participation goals, including projects for Milwaukee County, the City of Milwaukee, and Milwaukee Public Schools. These projects required structured compliance reporting through platforms including: B2GNow; LCR (Labor Compliance Reporting) formerly LCPTracker; and CCSR (Contract Compliance Reporting System). These platforms require monthly participation tracking, subcontractor payment verification, and certification validation. Selzer-Ornst has consistently met or exceeded participation goals on these projects. This experience demonstrates Selzer-Ornst's readiness to execute Policy 40 participation requirements for the Project.

9. Good Faith Efforts & Variance Procedure

If compliance becomes infeasible due to certified firm availability for specific scopes, GC will document good faith efforts, including solicitations and bid responses, for review by the Village in advance of Development Agreement execution.

10. Conclusion

Spoerl Design Build and Selzer-Ornst affirms its commitment to meet or exceed the Village of Shorewood's TBE participation goals for both professional services and construction and has already initiated TBE sourcing and bid preparation activities.

11. Signature

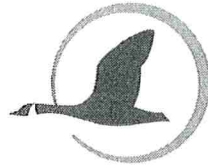
Spoerl Design Build, LLC

Brian Spoerl
Founder and Managing Member

Selzer-Ornst Construction Company

Thor S. Misko
Vice President of Partnerships & Project
Development

January 13, 2026



HORICON BANK

The Natural Choice[®]

Attn: Rebecca Ewald
Village Manager
Village of Shorewood
3930 N Murray Ave
Shorewood, WI 53211

Re: Financial Capacity & Creditworthiness Confirmation – Spoerl Commercial, LLC

Proposed Project: The Oakleaf Apartments

Dear Rebecca,

Horicon Bank maintains an established banking relationship with Spoerl Commercial, LLC (“Client”). At the Client’s request, we are providing this letter in support of the Village of Shorewood’s review of the Client’s qualifications as a prospective real estate developer for the above-referenced project.

Based on our ongoing relationship and the Bank’s customary credit review and monitoring practices, it is our professional opinion that the Client demonstrates strong creditworthiness and the financial capacity consistent with sponsoring and executing a 19-unit affordable housing development in Shorewood on north Oakland Avenue. Development of this type and scope. In our judgment, the Client’s overall financial profile meets the financial capacity expectations that are typically required for projects of this nature.

The Client has requested that sensitive personal financial information (including personal financial statements and earnings documentation) not be distributed broadly. We understand and respect the Village’s need for appropriate diligence; however, the Client prefers to avoid circulating confidential information to multiple reviewers who may not be directly involved in underwriting or who do not require access to detailed personal financial records. This project will be seeking Low Income Housing tax credits from WHEDA which credits will be sold to a tax credit investor. The equity investors require the owner and sponsor to be financially capable of project construction delivery and long-term operations.

By way of additional context, the Affordable Housing Investors Council (AHIC), a national organization representing equity investors in the Low-Income Housing Tax Credit (LIHTC) market—has published widely used underwriting best practices and guidelines for tax credit investors. These best practices emphasize that professional underwriting includes a thorough review of the development team’s experience and capacity, including evaluation of the financial strength and expertise of the general partner/developer and any guarantors, as part of a structured, disciplined diligence process.

This reflects an industry-standard approach in which sensitive financial information is reviewed by qualified underwriting parties, while still preserving appropriate confidentiality.


Accordingly, this letter is intended to provide the Village with assurance—based on the Bank's knowledge of the Client and our credit review practices—that the Client is financially capable and creditworthy, in lieu of broad distribution of the Client's personal financial statements.

This letter is provided for informational purposes only and is not a commitment to lend, a guarantee of performance, or a representation that the Bank will provide financing for the referenced project. Any future credit decisions would remain subject to the Bank's standard underwriting, documentation, and approval processes.

If it would be helpful, I am available to discuss this confirmation directly with you or appropriate Village staff.

Thank you for your time and consideration.

Sincerely,



John D. Zanghi
Senior Vice President / Business Banker
Horicon Bank
414-808-0346

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made and entered into by and among Spoerl Commercial, LLC, a Wisconsin limited liability company ("Purchaser"), and the Village of Shorewood ("Seller"), effective as of September 22, 2025 ("Effective Date").

RECITALS

WHEREAS, Seller owns the Property described in Section 1 below; and

WHEREAS, Seller desires to sell to Purchaser, and Purchaser desires to purchase from Seller, the Property described below, following which Purchaser shall be obligated to develop the Property to create affordable housing, all upon the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals, the covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Property to be Sold and Purchased. Upon and subject to the terms, covenants and conditions hereinafter set forth, Seller shall sell and convey to Purchaser and Purchaser shall purchase and acquire from Seller, on the Date of Closing (as hereinafter defined) all right, title and interest of Seller in and to the following described property (collectively referred to as the "Property"):

1.1 Land. The real property commonly known as 4448-4450 N. Oakland Avenue, Shorewood, Wisconsin 53211 (Parcel ID Nos. 2370224000 and 2370225000) (both as further depicted on the attached **Exhibit A**) together with all right, title and interest of Seller in and to all easements, rights of way, privileges and appurtenances belonging or appertaining to such real property (hereinafter collectively referred to as the "Land").

1.2 Improvements. All buildings, permanent fixtures and improvements of every kind and nature and description and presently situated on, in or under, or hereinafter erected on the Land (hereinafter, the foregoing are collectively referred to as the "Improvements"). (The Land and Improvements are hereinafter collectively referred to as the "Real Property.")

1.3 Reserved.

1.4 Reserved.

1.5 Warranties. All unexpired warranties, guaranties and bonds, including without limitation, contractors' and manufacturers' warranties or guaranties relating to the Real Property to the extent assignable (the "Warranties").

1.6 Plans. All records, files, site plans, surveys, soil and substance studies, architectural drawings, plans and specifications, engineering, electrical and mechanical plans and studies, floor plans, landscape plans, environmental assessment reports, engineering, structural or physical inspection reports, appraisals and other plans and studies of any kind, in Seller's possession or control, relating to the Real Property (the "Plans").

1.7 Permits. All permits, variances, and government approvals affecting the Real Property (the "Permits").

Purchaser and Seller agree that all personal property, equipment, and machinery located on the Property ("Excluded Assets") are excluded from purchase and sale under this Agreement, and Seller shall ensure that all Excluded Assets are removed from the Property prior to Closing.

2. Purchase Price and Deposit. The purchase price ("Purchase Price") for the Property shall be the amount of Three Hundred Thirty-Three Thousand Seven Hundred Thirty-One and No/100 Dollars (\$333,731.00), provided the Land is suitable for the Purchaser's intended development. The Purchase Price shall be payable to Seller, as follows:

2.1 Deposit. Within five (5) business days after the Effective Date, Purchaser shall deposit in escrow with Title Insurance Company, Knight Barry Title Company (the "Title Company") an earnest money deposit of One Hundred and No/100 Dollars (\$100.00) to be held in an interest-bearing account. The earnest money deposit and all interest earned thereon are collectively referred to herein as the "Deposit." If this transaction closes, unless otherwise set forth herein, the Deposit shall be credited against the Purchase Price at Closing (as hereinafter defined). In the event the transaction does not close, the Deposit shall be disbursed as provided herein. The Title Company shall serve as the escrow agent and the parties shall execute an escrow agreement acceptable to the parties and Title Company in accordance with the terms of this Section 2.1.

2.2 Balance of Purchase Price. The balance of the Purchase Price after application of the Deposit, all credits, and all adjustments and prorations, shall be payable to Seller by Purchaser with immediately available funds on the Date of Closing.

3. Seller's Information Deliveries. Seller shall deliver to Purchaser within five (5) days of the Effective Date true and correct copies of the documents listed on the attached **Exhibit B**, to the extent such documents are in the possession or control of Seller.

4. Title Insurance.

4.1 Title Deliveries. Seller shall provide Purchaser, at Seller's expense, not more than fifteen (15) days after the Effective Date, a title insurance commitment providing for extended coverage (hereinafter referred to as the "Title Commitment") issued by the Title Company, pursuant to which the Title Company shall agree to issue to Purchaser a current standard ALTA Owner's Policy of Title Insurance in the full amount of the Purchase Price, insuring good and marketable title to the Real Property (expressly including all easements and appurtenances thereto) and containing a complete copy of each such easement, restriction, limitation or condition of title which is referred to in the Title Commitment, as well as current special assessment information. The Title Commitment shall provide for the deletion of all survey and standard exceptions and other matters not expressly permitted hereunder upon satisfaction of any requirements set forth in the Title Commitment. The owner's policy of title insurance shall be issued at Closing and shall include, at Seller's expense, a gap coverage endorsement.

4.2 Survey. Purchaser may, at its election, and at its expense, obtain an ALTA Survey of the Real Property or an update to any existing ALTA survey of Seller, which is sufficient to remove the standard survey exception, and Seller shall be obligated to cooperate and provide a commercially reasonable survey affidavit in conjunction with the same ("Survey").

4.3 Objections to Title and Survey. On or before the expiration of the Inspection Period (as hereinafter defined) Purchaser may object in writing to any matter identified on the Title Commitment

or revealed on the Survey. Seller shall have five (5) days after receiving such objection notice to agree to correct the condition of title or matter of survey at Closing to the reasonable satisfaction of Purchaser. If the condition of title or matter of survey is not acceptable to Purchaser and Seller does not expressly agree to correct it within such five (5) day period as required herein, Purchaser may, at its election, either (a) terminate this Agreement by written notice to Seller given within ten (10) days following the expiration of the five (5) day period noted above, and Purchaser and Seller shall have no further obligation or responsibility hereunder and the Deposit shall be disbursed to Purchaser, or (b) proceed to close the transaction and receive such title as Seller is able to convey without relieving Seller's obligation to convey marketable title. All exceptions to title which are not objected to by Purchaser or not expressly required to be deleted by this Agreement shall be deemed "Permitted Exceptions."

4.4 "Permitted Exceptions" shall mean all exceptions contained in the Title Commitment or Survey (a) to which Purchaser does not object as herein provided or (b) as to which Purchaser has waived or is deemed to have waived its objection; provided, however, that the term Permitted Exceptions shall in no event include and Purchaser shall not be required to object to (i) any taxes or assessments other than general real estate taxes for the year of Closing, not yet due and payable; (ii) any monetary judgments, liens or encumbrances; (iii) any standard printed exceptions; (iv) any matters that Purchaser causes the Title Company to delete from the Title Commitment or the Surveyor to delete from the Survey; (v) any liens arising in connection with the construction of the tenant improvements on the Property; or (vi) any matters that, prior to Closing, Seller agrees in writing to remove or cure at or before Closing.

5. Inspections: Due Diligence.

5.1 Access. At any time from and after the Effective Date through the Date of Closing, Purchaser and its agents and contractors, shall have the right to enter the Real Property during normal business hours and to obtain such information and documents from Seller to investigate the condition of title to the Property, the physical condition of the Property, the zoning of the Real Property, to determine compliance with applicable governmental laws, to review the contracts applicable to the Real Property, and all matters relevant to the financing (including but not limited to, state and federal tax credits, grants, and tax incremental financing), acquisition, usage, operation, valuation and marketability of the Property, as Purchaser deems appropriate. Such right of investigation shall include, without limitation, the right to have made, at Purchaser's expense, any appraisals, and any tests, studies and inspections of the Property as Purchaser may deem reasonably necessary or appropriate, including, without limitation, structural and mechanical, tests and inspections, and environmental inspections, tests and audits including, but not limited to, geotechnical tests and studies, a Phase I environmental site assessment, and a Phase II environmental site assessment consisting of minimally invasive testing of soil and water, including the taking of soil borings and samples, and other such tests and inspections as the environmental consultant deems appropriate. Purchaser shall not disclose the results of any such Phase II environmental site assessment with state and regulatory agencies unless required under law, regulation, or applicable agreement in conjunction with the Real Property. Purchaser shall repair and restore any damage to the Property caused solely and directly by Purchaser's investigations (provided that such obligation shall not apply to any damages relating to any pre-existing condition of or at the Property).

5.2 Purchaser's Due Diligence. The period commencing on the Effective Date and ending on July 31, 2027, is referred to herein as the "Inspection Period." If Purchaser, in its sole and absolute discretion, determines that the Property is unsuitable for its intended use, or is unsatisfied with the Property or its due diligence for any reason or no reason, Purchaser shall have the right to terminate this Agreement at any time by delivering written notice to Seller on or before the expiration of the Inspection Period. Upon such termination, Purchaser shall have no further obligation under this Agreement and the Deposit shall be immediately disbursed to Purchaser. All work product relating to the Property which Purchaser prepares or

obtains on its own, including but not limited to site concepts, architecture, engineering, construction plans, and pricing, shall remain the sole property of Purchaser and shall be proprietary and confidential.

5.3 Independent Consideration. Seller and Purchaser acknowledge and agree that this Agreement is intended to be binding and enforceable and each party waives any right to challenge the enforceability of this Agreement based on discretion afforded Purchaser in evaluating the fulfillment of the contingencies or conditions contained in this Agreement. Purchaser covenants and agrees to exercise good faith in seeking to satisfy such contingencies and conditions. Seller acknowledges that such efforts by Purchaser will require Purchaser to expend time and resources in investigating the Property and that such expenditures constitute good and sufficient consideration to Seller for Seller's acceptance of this Agreement. Purchaser and Seller further agree that ten dollars (\$10.00) of the Deposit shall be non-refundable and represent good and sufficient consideration to Seller for agreeing to accept this Agreement. Purchaser and Seller also agree that upon waiver of the last of any contingency or condition under this Agreement, that this Agreement shall be deemed affirmed without inclusion of the waived contingencies or conditions.

5.4 Cooperation. Seller agrees to join with Purchaser in executing any and all applications for requests for tax credits, zoning changes, permits or approvals and any other permit or license necessary or required for Purchaser's intended use of the Property, to the extent Seller's signature is necessary, provided that Seller not incur any liability or costs in connection with such activities, and provided that any such zoning changes, permits, approvals or licenses are conditioned on Purchaser's acquisition of the Property. Further, Seller agrees to work in good faith with Purchaser and all governmental agencies to address any concerns relating to environmental assessments, testing, and management and closure plans, and agrees to execute and deliver any required documentation for the same.

6. Seller's Covenants, Representations, and Warranties. Seller represents and warrants to Purchaser, as a material inducement to Purchaser to enter into this Agreement and purchase the Property, as of the Effective Date and the date of Closing as follows:

6.1 No Possessory Rights. As of the Date of Closing, there will be no parties in possession of the Property or any portion thereof and there will be no other rights of possession, use or otherwise regarding any part of the Property which have been granted to any person or entity.

6.2 No Contracts. As of the date of Closing there shall be no contracts, leases, or agreements (including, but not limited to, leases, maintenance, repair, operation, use, billboard, advertising, management, license, franchise, service, use, occupancy, or other contracts) which shall be binding upon Purchaser or which shall run with the land or bind or affect any part of the Property after the Closing, except for those contracts which Purchaser elects in its sole discretion on or prior to the expiration of the Inspection Period to assume (collectively, the "Assumed Contracts").

6.3 No Third-Party Interests. There is no option, right of first refusal, contract or other agreement of any kind or nature with respect to the purchase, sale or lease of the Property, or any portion thereof.

6.4 Compliance with Law. Seller has received no notice of any violation of any applicable statutes, laws, ordinances, codes (including, without limitation, all zoning, building, water disposal, health, fire and safety engineering codes, rental unit energy efficiency requirements, and the Americans with Disabilities Act) with regard to the Real Property.

6.5 FIRPTA. Seller is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as those items are defined in the Internal Revenue Code and Income Tax Regulations).

6.6 Bankruptcy. Neither Seller nor its affiliates is the subject of any bankruptcy proceeding, receivership proceeding or other insolvency, dissolution, reorganization or similar proceeding.

6.7 No Actions. There are no actions, suits, proceedings or claims pending or, to the knowledge of Seller, threatened with respect to or in any manner affecting the Real Property or the ability of Seller to consummate the transactions contemplated by this Agreement.

6.8 Hazardous Substances. To Seller's knowledge (i) the Real Property, the use thereof, and any operations now or heretofore conducted at the Real Property, are, and have been, in compliance with all Environmental Laws (as hereinafter defined); (ii) all federal, state and local permits, licenses, registrations and authorizations required for the use of and operations at the Real Property have been obtained; (iii) there are currently no violations of such permits, licenses, registrations or authorizations; (iv) there have been no releases of Hazardous Substances at, on or under the Real Property which would or could give rise to a cleanup or remediation obligation under any Environmental Laws; (v) the Real Property has not been used for the treatment, storage or disposal of any Hazardous Substance as such treatment, storage or disposal may be regulated under the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et - or its state counterparts, as amended and/or reauthorized, and regulations promulgated thereunder; (vi) there are no underground or above ground storage tanks for storage of flammable, combustible or hazardous materials including but not limited to gasoline and heating oil, which are currently or which were previously located on or in the Real Property; and (vii) there are no radioactive materials, polychlorinated byphenyl, asbestos, urea-formaldehyde foam insulation, poly vinyl chloride, petroleum, or any substance or compound containing any of the foregoing located on or in the Real Property.

6.8.1 "Environmental Laws" means all federal and state laws, whether common laws, court or administrative decisions, statutes, rules, regulations, ordinances, court orders and decrees, and administrative orders and all administrative policies and guidelines concerning action levels of a governmental authority (federal, state or local) now or hereafter in effect relating to the environment, public health, environmental, occupational safety, industrial hygiene, any Hazardous Substance (including, without limitation, the disposal, generation, manufacture, presence, processing, production, release, storage, transportation, treatment or use thereof), or the environmental conditions on, under or about the Real Property as amended and as in effect from time to time (including, without limitation, the following statutes and all regulations thereunder as amended and in effect from time to time the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §§ 9601, et seq.; the Superfund Amendments and Reauthorization Act of 1986, Title III, 42 U.S.C. §§ 11001, et seq.; the Clean Air Act, 42 U.S.C. §§ 7402 et seq.; the Safe Drinking Water Act, 42 U.S.C. §§ 300(f) et seq, the Solid Waste Disposal Act, 42 U.S.C. §§ 6901 et seq.; the Hazardous Materials Transportation Act, as amended, 49 U.S.C. §§ 1801, et seq., the Resource Conservation and Recovery Act, as amended, 42 U.S.C. §§ 6901, et seq.; the Federal Water Pollution Control Act, as amended, 33 U.S.C. §§ 1251, et seq.; the Toxic Substances Control Act of 1976, 15 U.S.C. §§ 2601, et seq.; and any successor statutes and regulations to the foregoing).

6.8.2 "Hazardous Substances" means (a) all chemicals, materials and substances defined as or included in the definition of "hazardous substances," "hazardous wastes," "hazardous materials," "extremely hazardous wastes," "restricted hazardous wastes," "toxic substances," "toxic pollutants," "contaminants" or "pollutants," or words of similar import, under any applicable Environmental Law; and (b) all other chemicals, materials and substances, exposure to which is prohibited, limited or regulated by any governmental authority, including, without limitation, asbestos and asbestos- containing materials in any form, lead-based paint, radioactive materials, trichloroethene (TCE), per- and polyfluorinated substances (PFAS), polychlorinated byphenyls ("PCBs"), and substances and compounds containing PCBs.

6.9 Title to Property. Seller holds fee simple title to the Property and Seller has no notice or knowledge of any planned, pending or contemplated condemnation or similar action or proceeding with respect to the Property nor any part thereof.

6.10 Litigation. There is no pending or threatened litigation that affects the Property or that could affect the transaction contemplated hereby.

6.11 Tax Reassessments. Through the date of this Agreement, Seller has received no written notice from any authority having jurisdiction over the Real Property indicating that the property taxes for the Real Property are now currently being reassessed or that any municipal betterments charges not already disclosed in writing to the Purchaser or in the Title Commitment for the Real Property have been assessed against the Property. Without limiting the generality of the foregoing, all street paving, curbing, sewer installation or other public improvements for which the Real Property is assessable have been fully paid for.

6.12 Contract Defaults. No default exists under any of the Assumed Contracts or any condition which, with the passage of time or notice, would constitute a default under the Assumed Contracts.

6.13 Condition of Improvements. To Seller's knowledge, there are no material defects in design, workmanship or materials in any of the Improvements, including, but not limited to, the air conditioning, heating, plumbing, electrical, and all other mechanical and operating systems (collectively, the "Building Systems"), and the roof, foundation and load-bearing structure, and sewer and water mains. The Improvements, Building Systems, roof, foundation, structure and sewer and water mains will be, on the Closing Date (i) in good order, serviceable and in safe operating condition (ii) free of any and all defects, and (iii) adequate for the comfortable and normal occupancy and operation of the Improvements.

6.14 Authority of Seller. Seller has the full right and authority to enter into this Agreement and consummate the transactions contemplated hereby. All requisite action has been taken by Seller in connection with the execution of this Agreement and the documents referenced herein and the consummation of the transactions contemplated hereby. Each of the persons signing this Agreement on behalf of Seller is authorized to do so and, no third-party consent is required for Seller to consummate the transaction contemplated hereunder.

6.15 Accuracy. All Seller's disclosure documents, including but not limited to the materials delivered by Seller to Purchaser pursuant to Exhibit B, are true, accurate, and complete.

6.16 Access. The Property has a permanent right of access, over roadways, to dedicated public streets or highways and no portion of the Property is located in a floodplain or flood hazard area or designated wetlands area.

6.17 Work. Seller will not have contracted with, and not yet paid in full, any person or entity for work or materials which might result in a mechanics, materialman's, construction or other lien or encumbrance on the Property.

The covenants, representations, and warranties contained in this Agreement shall be true and correct on the Closing Date and shall survive the Closing and continue in full force and effect notwithstanding Closing and consummation of the transaction contemplated herein, and the obligation of Purchaser to close the transaction contemplated by this Agreement is expressly conditioned upon said truth and accuracy of said covenants, representations, and warranties.

7. Seller's Undertakings Pending Closing.

7.1 Operation of the Property. Until the earlier of the Closing or the termination of this Agreement, Seller shall at its cost and expense:

7.1.1 Status of Title. Not do anything, or permit anything to be done, that would impair or modify the status of title as shown on the Title Commitment.

7.1.2 Operation. Operate, repair and maintain the Property in the ordinary course consistent with past practice, reasonable wear and tear excepted.

7.1.3 Contracts. Between the Effective Date and the Closing Date, Seller shall not modify or waive any provisions contained in any of the Assumed Contracts, nor shall Seller enter into any new agreement, contract, or lease without the prior written consent of Purchaser.

7.1.4 Marketing. Between the Effective Date and the Closing Date, Seller shall not market the Property to any third parties.

7.1.5 Material Effect. Not take any action that would otherwise have a material adverse effect on any aspect of the Property.

7.2 Advise Purchaser. Until the earlier of the Closing or the termination of this Agreement, Seller shall notify Purchaser in writing promptly upon learning or receiving notice of:

7.2.1 Events. Any event, transaction, or occurrence prior to Closing that could materially and adversely affect any of the Property.

7.2.2 Representations. Any fact or event that would make any of the representations or warranties of Seller contained in this Agreement untrue or misleading in any material respect or that would cause Seller to be in violation of any of its covenants or other undertakings or obligations hereunder.

7.2.3 Laws. Any violation of any law, ordinance, regulation or law that would or might materially affect any of the Property.

7.2.4 Zoning. Any proposed change in any zoning or other law affecting the use or development of any of the Property.

7.2.5 Litigation. Any pending or threatened litigation that affects any of the Assumed Contracts or Property or that could affect the transaction contemplated hereby.

7.2.6 Bankruptcy. Any pending or threatened proceeding in bankruptcy or insolvency that could affect any of the Property or any person owning any interest therein.

7.2.7 Assessments. Any notice from any governmental authority or agent thereof pertaining to the assessment or reassessment of the Real Property or any notice of special improvements the cost of which may be assessed against the Real Property.

8. Conditions to Obligations to Close.

8.1 Purchaser's Conditions. In addition to all other contingencies provided for in this Agreement, Purchaser shall not be obligated to close the transaction contemplated hereunder unless each of the following conditions shall be satisfied as set forth herein.

8.1.1 Accuracy of Representations. Except as specifically waived in writing by Purchaser, the covenants, representations, and warranties made by Seller in this Agreement shall be true and correct in all material respects on and as of the Closing Date with the same force and effect as though such representations and warranties had been made on and as of the Closing Date, and Seller shall so certify in writing.

8.1.2 Performance of Obligations. Except as specifically waived in writing by Purchaser, Seller shall have performed all covenants and obligations, made all deliveries, and otherwise complied with all conditions required by this Agreement to be performed or complied with by Seller on or before the Closing Date.

If the above conditions have not been previously approved or waived in writing, Purchaser may at its option (i) postpone Closing for a period sufficient to allow Seller to satisfy such conditions, or (ii) terminate this Agreement by written notice from Purchaser to Seller on or before the scheduled Closing Date and the Deposit shall be promptly paid to Purchaser, provided, however, that if the failure to satisfy such conditions is due to a default by Seller, Purchaser shall also be entitled to its remedies set forth herein.

8.2 Mutual Conditions. The respective obligations of the parties to close the transaction contemplated hereunder are subject to the satisfaction, as of the Closing Date, of the following conditions:

8.2.1 Development Agreement. Seller and Purchaser entering into an agreement for the development of the Property for affordable housing (the "Development Agreement"), generally consistent with the Phase I Application submitted by Purchaser to Seller in response to Seller's Request for Proposal for Redevelopment of Village Owned Parking Lots (the "RFP"). The Development Agreement shall be upon terms and conditions that are mutually agreeable to both Seller and Purchaser and shall outline the parties' duties and responsibilities in conjunction with the development of the Property, including specific affordable housing parameters, applicable tax increment financing, the extension of the applicable tax incremental district, the requirement that the Purchaser secure the funding necessary for the affordable housing development project described in the RFP, and any relevant covenants and restrictions for the use of the Property.

If the above condition has not been satisfied as of the Closing Date, either party may terminate this Agreement by written notice to the other and the Deposit shall be promptly paid to Purchaser.

9. Closing.

9.1 Time of Closing. The Closing (hereinafter, the "Closing Date," "Date of Closing," or "Closing") shall take place in escrow with the Title Company within ninety (90) days after the expiration of the Inspection Period or earlier waiver thereof, unless otherwise agreed to in writing by Purchaser and Seller.

9.2 Seller's Deliveries at Closing.

9.2.1 Releases. Seller shall deliver to Purchaser releases necessary to extinguish all lien and tenant rights and interests in the Property.

9.2.2 Deed. Seller shall deliver to Purchaser a duly executed and acknowledged Warranty Deed conveying the Real Property to Purchaser, free and clear of all matters affecting title, except for the Permitted Exceptions.

9.2.3 Title Policy. Seller shall, at Seller's expense, cause the Title Company to issue the title policy pursuant to the Title Commitment as required hereunder.

9.2.4 Possession. Full possession of the Property shall be delivered to Purchaser, free and clear of all Excluded Assets and debris.

9.2.5 Affidavit. Seller shall execute and deliver to Purchaser and Title Company an affidavit that evidences that Seller is exempt from the withholding requirements of Section 1445 of the Internal Revenue Code.

9.2.6 Reserved.

9.2.7 Reserved.

9.2.8 General Assignment. Seller shall execute and deliver to Purchaser an assignment, in the form and content of acceptable to Purchaser, of all of Seller's right, title and interest in and to the Assumed Contracts, Permits, Warranties, and Plans, and shall deliver to Purchaser the originals of such Assumed Contracts, Permits, Warranties, and Plans to the extent Seller possesses such originals.

9.2.9 Seller's Certificate. Seller shall execute and deliver to Purchaser a certificate confirming that Seller's representations and warranties as described in this Agreement are true and correct as of the Date of Closing.

9.2.10 Title Documents. Seller shall execute and deliver to the Title Company such agreements, affidavits and statements concerning parties in possession of the Property or claims for mechanic's or construction liens or broker's liens, as may be required by Title Company in order to issue the title policy.

9.2.11 Code Compliance. Seller shall obtain and deliver to Purchaser at the Closing all municipal and other applicable governmental certifications, inspection results, and permits required in connection with the transfer of the Real Property, if any.

9.2.12 Authority of Seller. Seller shall deliver to Purchaser and Title Company a copy of any and all documents reasonably required by the Title Company authorizing and approving the sale of the Property by Seller and authorizing the person signing all documents for and on behalf of Seller.

9.2.13 Reserved.

9.2.14 Reserved.

9.2.15 Reserved.

9.2.16 Reserved.

9.2.17 Reserved.

9.2.18 Utility Letters. Seller and Purchaser shall execute and send letters to all utility companies advising of the change of ownership of the Property and an assignment to Purchaser of all utility capacity (if any) allocated to the Property.

9.2.19 Additional Documents. Seller shall execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, any and all conveyances, assignments and all other instruments and documents as may be reasonably necessary in order to complete the transaction herein provided and to carry out the intent and purposes of this Agreement.

9.2.20 Keys. To the extent Seller has possession thereof, Seller will deliver to Purchaser all keys and combinations to locks and other security devices located on the Property, and all other items in Seller's or Seller's agent's possession constituting the Property.

9.2.21 Development Agreement. Seller shall execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, the Development Agreement contemplated in Section 8.2.1 of this Agreement.

9.3 Purchaser's Deliveries.

9.3.1 Purchase Price. Purchaser shall deliver the Purchase Price.

9.3.2 Reserved.

9.3.3 Additional Documents. Purchaser shall execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, any and all conveyances, assignments and all other instruments and documents as may be reasonably necessary in order to complete the transaction herein provided and to carry out the intent and purposes of this Agreement.

9.3.4 Development Agreement. Purchaser shall execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, the Development Agreement contemplated in Section 8.2.1 of this Agreement.

10. Prorations and Adjustments.

10.1 Taxes/Assessments/Utilities. Seller shall promptly pay when due all real property taxes on the Property for all years prior to the year of Closing. All real property taxes for the year of Closing shall be prorated (employing a 365-day year) between Purchaser and Seller as of the Closing based upon the net general real estate taxes for the current year, if known, otherwise on the net general taxes for the preceding year. All other assessments levied against the Property as of the Closing Date shall be paid in full by Seller on or before the Closing Date, including any assessment payable in installments. Water and sewer use charges, if any, shall be prorated as of the Closing Date. Accrued income and expenses, including taxes for the Closing Date, shall accrue to Seller.

10.2 Liens and Encumbrances. The amount of any mortgage, lien or other monetary encumbrance then affecting the Property shall be paid in full by Seller at Closing.

10.3 Closing Costs. Seller shall pay the premium for the title policy in the amount of the Purchase Price and the gap coverage endorsement; all real estate transfer taxes, stamps, and fees; sales taxes; and all recording costs. Purchaser shall pay for the costs of the premium for any title insurance above the Purchase Price and all other title endorsements required by Purchaser and Purchaser's lender. Purchaser and Seller shall each pay one half of any escrow charges. Each party shall pay for its own attorneys' fees.

10.4 Reserved.

10.5 Reserved.

10.6 Settlement Statement. At the Closing, Seller and Purchaser shall execute a settlement statement to reflect the credits, proration and adjustments contemplated by or provided for in this Agreement.

10.7 Post-Closing Adjustments. Purchaser and Seller shall undertake, following Closing, to adjust between themselves, as of the Closing Date, any income or expenses of the Property that are the subject of proration but were not adjusted on the settlement statement. Seller shall pay promptly upon receipt any and all bills relating to the operation of the Property for periods prior to Closing.

11. Casualty Damage. Seller assumes all risks and liability for damage to or injury occurring to the Property by fire, storm, accident, or any other casualty or cause until the Closing has been consummated. If, prior to Closing, the Property suffers any damage from fire or other casualty equal to or in excess of Thirty Thousand and no/100 Dollars (\$30,000.00), Purchaser may either at or prior to Closing (a) terminate this Agreement, in which event the Deposit shall be refunded to Purchaser, and neither party shall have any further right or obligation hereunder, or (b) consummate the Closing, in which latter event all of Seller's right, title and interest in and to the proceeds of any insurance covering such damage, and including any and all rent loss insurance proceeds relating to the period from and after the Closing Date, shall be assigned to Purchaser at the Closing and Purchaser shall receive a credit against the Purchase Price in an amount equal to the sum of (i) Seller's deductible under its insurance policy and (ii) the amount of any uninsured loss. If the Property suffers any damage less than the applicable aforesaid amount prior to the Closing, Purchaser agrees that it will consummate the Closing and accept the assignment of the proceeds of any insurance covering such damage, including any and all rent loss insurance proceeds relating to the period from and after the Closing Date (plus receive a credit against the Purchase Price in an amount equal to the sum of (i) Seller's deductible under its insurance policy and (ii) the amount of any uninsured loss) and there shall be no other reduction in the Purchase Price.

12. Condemnation.

12.1 Notice. If, prior to Closing, Seller learns of any actual or, to the best knowledge of Seller, threatened, taking in condemnation or by eminent domain (or a sale in lieu thereof) of any of the Property, or if any competent authority commences appropriate proceedings therefore, Seller shall notify Purchaser promptly thereof.

12.2 Termination. Any actual or threatened taking or condemnation, or any commencement of appropriate proceedings therefore, for any public or quasi-public purpose or use by any competent authority in appropriate proceedings or by any right of eminent domain of any of the Property between the date of this Agreement and the Closing Date shall, at Purchaser's option, cause a termination of this Agreement. The election to terminate provided hereby shall be exercised by Purchaser by written notice to Seller to that effect given within thirty (30) days following Purchaser's receipt of Seller's notice pursuant to Paragraph 12.1 above. Upon delivery of such termination notice, the Deposit shall be promptly paid to Purchaser and both parties shall be relieved of any further obligations hereunder except for any surviving obligations. If Purchaser shall not so elect to terminate this Agreement, or in the event of an Immaterial Taking, Seller shall be relieved of all obligations under this Agreement with respect to the portion of the Property so taken or condemned, but Purchaser shall be entitled to receive all proceeds of any such taking or condemnation, and Seller agrees that it shall not make any adjustment or settlement of

any such taking or condemnation proceeding without Purchaser's consent and shall take at Closing all action necessary to assign its entire interest in such award to Purchaser.

13. Remedies.

13.1 Breach by Seller. Time is of the essence with respect to each and all of Seller's obligations hereunder. If Seller fails to comply with any of its obligations hereunder, Purchaser, at Purchaser's option, shall have all rights and remedies available at law or in equity, including, without limitation, the right: (a) to treat this Agreement as terminated, in which case Seller shall pay to Purchaser all damages, direct and indirect, consequential or otherwise, sustained by Purchaser as a result of Seller's breach; or (b) to treat this Agreement as being in full force and effect, and Purchaser shall be entitled to specific performance of this Agreement and to seek any other remedies available at law or in equity.

13.2 Breach by Purchaser. Time is of the essence with respect to Purchaser's obligations hereunder. If Purchaser fails to complete the purchase of the Property as herein provided by reason of any default by Purchaser, Seller, as its sole and exclusive remedy, shall be entitled to treat this Agreement as terminated, and retain the Deposit as liquidated damages, and both parties shall be discharged from all duties and further performance hereunder.

14. Indemnities. Seller shall hold harmless, indemnify and defend Purchaser from and against any and all claims and liability, and expenses related thereto (including reasonable attorneys' fees), which Purchaser incurs by reason of (a) any alleged injury or damage to the person or property of another based upon an event or condition occurring (or alleged to have occurred) prior to Closing, or (b) any breach of the representations and warranties of Seller herein. Purchaser shall hold harmless, indemnify and defend Seller from and against any and all claims and liability, and expenses related thereto (including reasonable attorneys' fees), which Seller incurs by reason of any alleged injury or damage to the person or property of another based upon an event or condition occurring (or alleged to have occurred) after Closing.

15. General Provisions.

15.1 Brokers. Each party represents and warrants to the other that there are no brokerage or finder's fees or commission that are or may be due in connection with the transaction contemplated by this Agreement. Seller will indemnify Purchaser against any losses, claims, damages, costs and liability which Purchaser may incur which arise from any entity claiming a brokerage commission in connection with this transaction.

15.2 Further Assurances. Each of the parties hereto undertakes and agrees to execute and deliver such documents, writings and further assurances as may be required to carry out the intent and purposes of this Agreement.

15.3 Entire Agreement. No change or modification of this Agreement shall be valid unless the same is in writing and signed by the parties hereto. No waiver of any of the provisions of this Agreement shall be valid unless in writing and signed by the party against whom such waiver is sought to be enforced. This Agreement contains the entire agreement between the parties relating to the purchase and sale of the Property. All prior negotiations between the parties are merged into this Agreement; and there are no promises, agreements, conditions, undertakings, warranties or representations, oral or written, express or implied, between the parties other than as herein set forth.

15.4 Survival. All of the parties' representations, warranties, covenants and agreements hereunder, to the extent not fully performed or discharged by or through the Closing, shall not be deemed merged into any instrument delivered at Closing and shall survive Closing.

15.5 Dates. If any date set forth in this Agreement for the delivery of any document or the happening of any event (such as, for example, the expiration of the Inspection Period or the Closing Date) should, under the terms hereof, fall on a weekend or holiday, then such date shall be automatically extended to the next succeeding weekday that is not a holiday.

15.6 Governing Law. This Agreement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

15.7 Attorneys' Fees. If either party commences an action to enforce the terms of, or to resolve a dispute concerning, this Agreement, the prevailing party in any such action shall be entitled to recover all costs and expenses incurred by such party in connection with such action, including, but not limited to, reasonable attorney's fees and court costs

15.8 Notices. All notices, demands or other communications required or permitted to be given hereunder shall be in writing, and any and all such items shall be deemed to have been duly delivered upon personal delivery; or as of the immediately following business day after deposit with FedEx or a similar overnight carrier service, addressed as follows; or as of the day when delivered by electronic mail to the numbers and addresses set forth below.

If to Purchaser: Spoerl Commercial, LLC
1433 N. Water Street, 4th Floor
Milwaukee, WI 53202
Attn: Brian J. Spoerl
Email: bspoerl@spoerlcom.com

With a copy to: O'Neil, Cannon, Hollman, DeJong & Laing S.C.
111 E. Wisconsin Avenue, Suite 1400
Milwaukee, WI 53202
Attn: Attorney Nicholas G. Chmurski
Email: nick.chmurski@wilaw.com

If to Seller: Village of Shorewood
Attn Village Manager
3930 N. Murray Avenue
Shorewood, WI 53211
rcw@villageofshorewoodwi.gov

15.9 Headings. All headings used in this Agreement are for purposes of convenience and reference only and shall not be construed as modifying or affecting the terms hereof.

15.10 Assignment. Purchaser may assign this Agreement, in whole or in part, without the consent of Seller to any entity that is (and through the time of Closing remains) controlled by Purchaser or Brian J. Spoerl upon written notice to Seller provided that any assignee shall assume all obligations imposed on Purchaser as if the assignee were the original purchaser under this Agreement.

15.11 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, representatives, successors and assigns.

15.12 Counterparts. This Agreement may be executed in any number of counterparts and by "PDF" copy delivered by electronic mail, each of which shall be deemed to be an original instrument and all of which taken together shall constitute a single instrument.

15.13 Brokerage. Purchaser hereby notifies and advises Seller that a principal of Spoerl Commercial, LLC is a real estate licensee in the State of Wisconsin.

15.14 OFAC Compliance. Neither Seller nor any of Seller's respective officers, directors, shareholders, partners, members, managers, affiliates or associates, and no other direct or indirect holder of an equity interest in Seller, is an entity or person: (i) that is listed in the Annex to, or is otherwise subject to the provisions of United States Presidential Executive Order 13224 issued on September 24, 2001 ("Executive Order"); (ii) whose name appears on the U.S. Department of the Treasury, Office of Foreign Assets Control's ("OFAC") most current list of "Specially Designated National and Blocked Persons" (which list may be published from time to time in various mediums including, but not limited to, the OFAC website, www.treas.gov/ofac/); (iii) who commits, threatens to commit or supports "terrorism", as that term is defined in the Executive Order; or (iv) who is otherwise affiliated with any entity or person listed above (any and all parties or persons described in clauses (i) through (iv) above are herein referred to as "Prohibited Person"). Seller covenants and agrees to ensure that neither Seller, nor any of its respective officers, directors, shareholders, partners, members, managers, affiliates or associates, and no other direct or indirect holder of any equity interest in Seller will: (a) conduct any business, or engage in any transaction or dealing, with any Prohibited Person, including, but not limited to, the making or receiving of any contribution of funds, goods, or services, to or for the benefit of a Prohibited Person; or (b) engage in or conspire to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any of the prohibitions set forth in the Executive Order or the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001. Upon request by Purchaser from time to time, Seller further covenants and agrees to promptly deliver to Purchaser any such certification or other evidence as may be requested by Purchaser in its sole and absolute discretion, confirming that no violation of this Section shall have occurred. In the event Purchaser learns that Seller is a Prohibited Person or has otherwise violated this Section 15.15, Purchaser reserves the right to delay the Closing pending Purchaser's investigation into the matter. If Purchaser is advised and/or determines that Seller is a Prohibited Person, Purchaser reserves the right to terminate this Agreement, retain the Deposit and/or take all other actions necessary to comply with the requirements of the Executive Order. The provisions of this paragraph will survive Closing and/or termination of this Agreement.

15.15 Non-Interference. During the period commencing on the Effective Date of this Agreement and continuing through the Closing Date, Seller shall not execute or agree to any secondary offers to purchase the Property. Seller acknowledges and agrees that any action taken in contravention of this provision shall constitute a default under this Agreement.

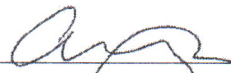
15.16 Confidentiality. Purchaser and Seller agree that the terms and conditions of this Agreement and all other matters related thereto are confidential and that each party shall not, without the prior written consent of the other party, disclose the terms and conditions of this Agreement or the content of any documents delivered or created in accordance herewith to any parties except (a) the respective parties' attorneys, accountants, lenders, consultants, agents and employees, as appropriate to accomplish the transaction contemplated by this Agreement, and any other party who has a legitimate business need to know such information, and (b) disclosure as required by applicable law. In the event of any such communication permitted by the preceding sentence, Purchaser and Seller agree to direct their respective parties to such communication to maintain the same confidentiality with respect to such information as is set forth above. This Section 15.16 shall survive the termination of this Agreement.

[Signature Page Follows]

DATED as of the Effective Date.

SELLER:

VILLAGE OF SHOREWOOD

By: 

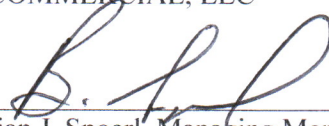
Name: ANN MCKAIG

Its: VILLAGE PRESIDENT



PURCHASER:

SPOERL COMMERCIAL, LLC

By:  (SEAL)
Brian J. Spoerl, Managing Member

[Signature Page – Real Estate Purchase Agreement]

EXHIBIT A

PROPERTY

[see attached]

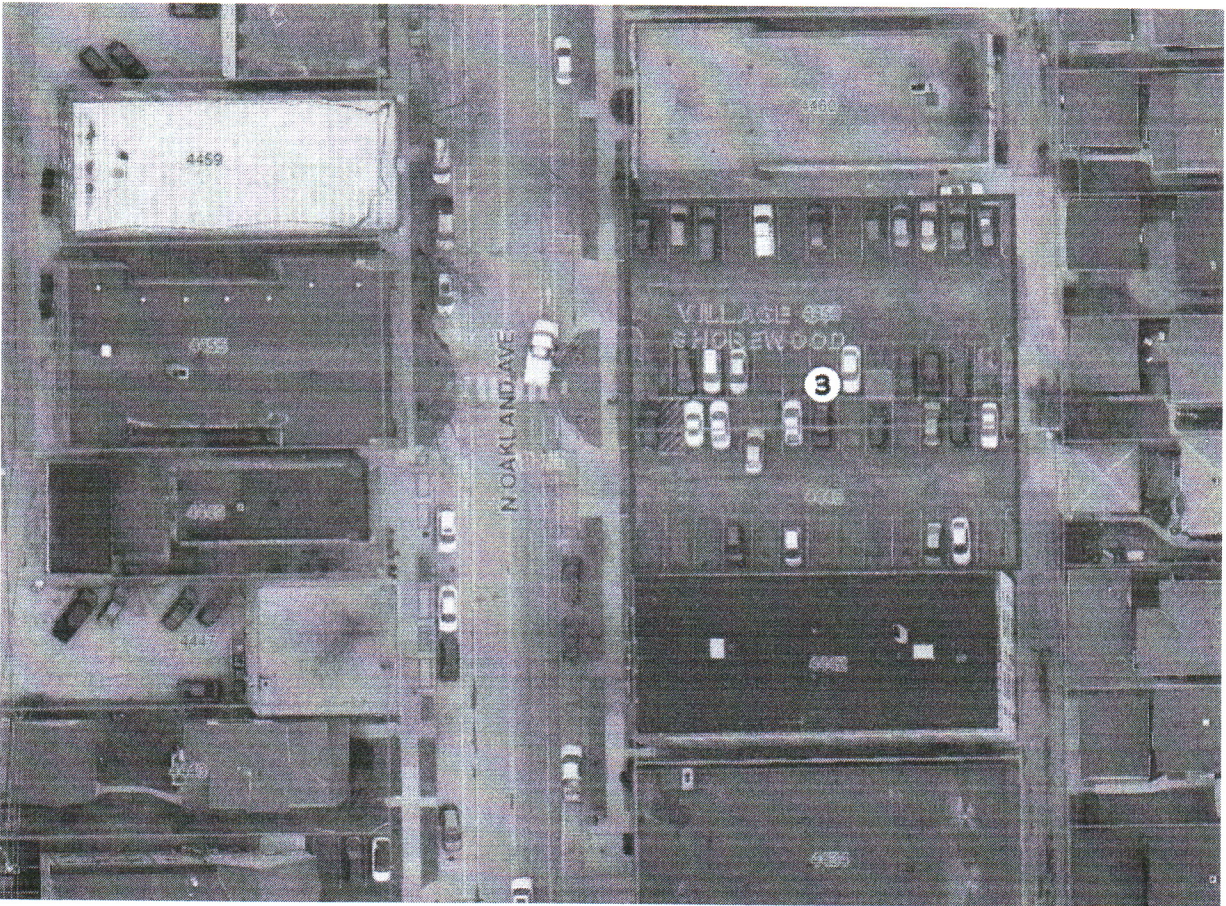


EXHIBIT B

SELLER DOCUMENTS

1. All environmental reports relating to the environmental condition of the Property;
2. All soil boring and engineering reports, including wetland delineation reports;
3. All surveys;
4. All title insurance policies and underlying documents;
5. All construction contracts and plans and specifications;
6. Copies of all permits, variances, and governmental approvals;
7. All property management and service contracts;
8. All contracts affecting the Property;
9. All existing traffic impact analysis reports relating to the Property;
10. All easements, covenants, restrictions affecting the Property; and
11. All reports, letters, investigations, and correspondence from any governmental parties relating to the environmental condition of the Property.

From: Brian Spoerl
To: Rebecca Ewald
Cc: Bart Griepentrog; Nathan J. Bayer; David Erdman; joshua.davis@bakertilly.com
Subject: RE: follow-up on Phase II application
Date: Tuesday, February 10, 2026 5:25:34 PM
Attachments: [Updated Proforma 2.10.26.pdf](#)

Rebecca,

Please see the revised proforma from our consultants. We increased construction hard costs to reflect the addition of an elevator to the building. An elevator is required to comply with Type C visitable units. The WHEDA QAP requires that 100% of units receiving 9% LIHTC are accessible. The Hampton did not receive tax credits and therefore was built to comply with the building code for type A and Type B units and therefore did not require an elevator. The Oakleaf will require an elevator.

The federal home loan bank application can not be applied for until the WHEDA tax credits have been awarded. The tax credit awards are announced in May. The AHP application is due in June with awards announced in October.

Let me know if you have any further questions.

**The Oakleaf
PROJECT ASSUMPTIONS**

PROJECT INFORMATION

Project Name	The Oakleaf
Developer Name	Spoett Commercial, LLC
Identity of Interest (USE DROPDOWN)	None
City	Shorewood
County (USE DROPDOWN)	Milwaukee
Set Aside (USE DROPDOWN)	General
Tenant Type (USE DROPDOWN)	Family
Credit % (USE DROPDOWN)	9% Competitive
Reserved Annual Federal Credit	\$ -
Reserved Annual State Credit	\$ -
Historic Credits?	No
Fed 48 ITC?	No
Number of Units	19
LP Formation	2027
Year	4
Month	
Construction Start	2027
Year	4
Month	
Construction Period	12
Operations	2028
Year	5
Month	
Placed in Service Date	2028
Year	5
Month	
Starting Month of Depreciation	5
Starting Month of Lease-Up	5
Absorption Rate (Mos.)	7
Credit % - 70% PV	9.00%
Credit % - 30% PV	4.00%
OCT or DDA?	No
Construction Type (USE DROPDOWN)	New Construction
Building Type (USE DROPDOWN)	Non Elevator Building

FINANCING ASSUMPTIONS

Type of Tax Exempt Bond Financing	WHEDA Construction - Tax Exempt
Interest Rate	0.00%
Term (Months)	24
WHEDA Construction - Taxable	
Interest Rate	0.00%
Term (Months)	24
Total Construction Loan	\$ 3,065,598
Construction Loan - Max	\$ 3,065,598
Interest Rate	7.78%
Term (Months)	24
WHEDA Permanent Mortgage	
Interest Rate	776,787
Amortization	6.85%
Term	35
Start Year	35
Start Month	2029
GP Equity	\$ 100
Deferred Developer Fee	
Interest Rate	0.00%
Gap	\$ -
FHLBC - AHP	
Interest Rate	950,000
Amortization	0.00%
Term	30
Start Year	30
Start Month	2029
AHP? (USE DROPDOWN)	3
TIF Extension Funds	
Interest Rate	\$ 1,220,407
Amortization	0.00%
Term	30
Start Year	30
Start Month	2027
CCT or DDA?	1

SYNDICATION INFORMATION

General Partner's Capital Contribution	Year	2027
Entry Date:	Month	4
	Day	1
Investor Combined Tax Rate		21.00%
Total Investor Capital		\$3,754,394
Federal LIHTC Investor Capital		3,754,394
State LIHTC Investor Capital		0
Federal 48 ITC Investor Capital		0
1st Contribution	Date:	4/1/2027
Closing	Fed LIHTC	750,879
	State LIHTC	0
	Fed 48 ITC	0
	Total	\$750,879
2nd Contribution	Date:	5/1/2028
Completion	Fed LIHTC	2,064,917
	State LIHTC	0
	Fed 48 ITC	0
	Total	\$2,064,917
3rd Contribution	Date:	3/1/2029
Perm Conversion	Fed LIHTC	922,067
	State LIHTC	0
	Fed 48 ITC	0
	Total	\$922,067
4th Contribution	Date:	3/1/2029
8609's	Fed LIHTC	16,531
	State LIHTC	-
	Fed 48 ITC	-
	Total	\$16,531
Price per Credit		\$ 0.800
Federal Low Income Housing		\$ -
State Low Income Housing		\$ -
		WITHIN WHEDA RANGE
		OUTSIDE OF WHEDA RANGE
Developer Fee Pay-In Schedule		330,625
1st Contribution	20.00%	66,125
2nd Contribution	55.00%	181,844
3rd Contribution	20.00%	66,125
4th Contribution	5.00%	16,531

PERCENT OF OWNERSHIP

General Partner	0.01%
State Investor	1.00%
Fed Investor	98.99%
Total	100.00%
Cash Flow Distribution	
General Partner	90.00%
State Investor	1.00%
Fed Investor	9.00%
Total	100.00%
Income, Loss & Fed Tax Credits	
General Partner	0.01%
State Investor	1.00%
Fed Investor	98.99%
Total	100.00%
State Tax Credits	
General Partner	0.00%
State Investor	100.00%
Fed Investor	0.00%
Total	100.00%
Sale Proceeds Distribution	
General Partner	90.00%
State Investor	1.00%
Fed Investor	9.00%
Total	100.00%

WHEDA 80% Test

Committed	11.59%
Committed	56.02%
Committed	0.00%
Un-Committed	0.00%
Un-Committed	0.00%
Un-Committed	0.00%
Un-Committed	0.00%
Total Committed Sources	67.61%

Project Cost	\$ 6,701,689
WHEDA Permanent Mortgage	776,787
Federal LIHTC Investor Capital	3,754,394
GP Equity	100
FHLBC - AHP	950,000
TIF Extension Funds	1,220,407
Deferred Developer Fee	-
GAP	-

ERROR

The Onleaf
STATEMENT OF FORECASTED SOURCES AND USES

SOURCES OF FUNDS	Construction		Post Construction		Personal Property 5 Yr/200%	Land Impr. 15 Yr/150%	Amortization	Non Depreciable/ Amortizable	Eligible Basis
	Construction	Post Construction	Construction	Post Construction					
WHEDA Permanent Mortgage	-	76,679	-	-	-	-	-	-	-
Federal LIHTC Investor Capital	-	3,003,515	-	-	-	-	-	-	-
GP Equity	100	-	-	-	-	-	-	-	-
PHI BC - AHP	950,000	-	-	-	-	-	-	-	-
TIF Extension Funds	1,220,407	-	-	-	-	-	-	-	-
Deferred Developer Fee	-	-	-	-	-	-	-	-	-
GAP	774,797	(774,797)	-	-	-	-	-	-	-
WHEDA Permanent Mortgage Available During Construction Loan	2,268,811	(2,268,811)	-	-	-	-	-	-	-
Total Sources Of Funds	5,956,934	714,704	0	6,701,638					
USES OF FUNDS	Construction	Post Construction	Construction	Post Construction					
Acquisition									
Land	333,731	-	-	-	-	-	-	-	333,731
Construction Related Expenses									
New Construction and Rehab	196,317	3,730,028	-	-	-	-	-	-	3,730,028
Hard / Construction Costs - Residential	5.00%	186,501	-	-	-	-	-	-	186,501
General Requirements	2.00%	78,331	-	-	-	-	-	-	78,331
Contractor Overhead	5.00%	199,743	-	-	-	-	-	-	199,743
Contractor Profit	-	-	-	-	-	-	-	-	-
Contingency Funds									
Construction Contingency	5.00%	209,730	-	-	-	-	-	-	209,730
Other Contingency	-	161,814	-	-	-	-	-	-	161,814
Construction Period Expenses									
Land Acquisition Related Fees and Expenses	1.00%	22,888	-	-	-	-	-	-	22,888
Construction Loan Origination Fee - WHEDA	-	-	-	-	-	-	-	-	-
Other Lender and Financing Related Expenses	-	170,336	-	-	-	-	-	-	170,336
WHEDA Construction Loan Interest	-	60,000	-	-	-	-	-	-	60,000
Legal Fees - Miscellaneous	-	41,946	-	-	-	-	-	-	41,946
Other Construction Related Costs	-	10,000	-	-	-	-	-	-	10,000
Construction Period Real Estate Taxes	1.00%	10,000	-	-	-	-	-	-	10,000
Title and Recording	-	30,000	-	-	-	-	-	-	30,000
Green Building Cert / Inspections	-	45,000	-	-	-	-	-	-	45,000
Construction Liability Insurance	-	20,000	-	-	-	-	-	-	20,000
Other Interim Construction Costs	-	20,000	-	-	-	-	-	-	20,000
Permanent Financing Expenses									
Lender and Financing Related Expenses	1.50%	11,652	-	-	-	-	-	-	11,652
Permanent Loan Origination Fee - WHEDA	20.00%	20,250	-	-	-	-	-	-	20,250
Other Financing Fees and Expenses	-	20,250	-	-	-	-	-	-	20,250
Architectural and Engineering Expenses									
Architect's Fee - Design	2.60%	96,901	-	-	-	-	-	-	96,901
Architect's Fee - Construction/Supervision	-	76,429	-	-	-	-	-	-	76,429
Engineering Costs	57.916%	15,000	-	-	-	-	-	-	15,000
Survey	-	15,000	-	-	-	-	-	-	15,000
Other Architect and Engineering	-	-	-	-	-	-	-	-	-
Syndication Fees & Expenses									
Organizational (Partnership)	-	50,000	-	-	-	-	-	-	50,000
Tax Opinion	-	10,000	-	-	-	-	-	-	10,000
Capitalized Reserves									
Other Capitalized Reserves - Supportive Services Reserve	6 Months	-	69,739	-	-	-	-	-	69,739
Other Capitalized Reserves	-	-	335,468	-	-	-	-	-	335,468
Reports, Studies and Related Work									
Appraisal(s)	-	5,000	-	-	-	-	-	-	5,000
Market Study	-	10,000	-	-	-	-	-	-	10,000
Environmental Report	-	10,000	-	-	-	-	-	-	10,000
Other Soft Costs									
Tax Credit Application Fee	1.00%	1,000	-	-	-	-	-	-	1,000
Construction Fee	-	47,125	-	-	-	-	-	-	47,125
Tax Credit Fee	-	1,045	-	-	-	-	-	-	1,045
Cost Certification / Accounting Fees	-	48,125	15,000	-	-	-	-	-	63,125
Rent Up Marketing Expense	-	20,000	-	-	-	-	-	-	20,000
Developer Fees and Expenses									
Developer's Fee - Delivered	-	68,125	264,500	-	-	-	-	-	330,625
Consultants	-	144,375	-	-	-	-	-	-	144,375
Total Uses Of Funds	\$ 5,956,934	\$ 714,704	\$ 0	\$ 6,701,638					
WHEDA Max Cost Check									
Cost Per Unit	352,720								
Appendix F Max Cost	0								
Difference	352,720								

352,720
0
352,720 OUTSIDE OF WHEDA LIMIT