



11333 N Cedarburg Road
Mequon, WI 53092
P: 262-236-2902
F: 262-242-9655
www.ci.mequon.wi.us

Department of Community Development

**Economic Development Board
May 3, 2016
7:30 AM
North Conference Room
Mequon City Hall
11333 N Cedarburg Road**

AGENDA

1. Call to Order, Roll Call.
2. Approval of Meeting Minutes: March 23, 2016
3. TIF No.3: Town Center Incentive Request for "The Reserve" Redevelopment Site located at 6729-6835 W. Mequon Road.
Discuss & Recommend
4. Staff Updates
5. Announcements
Next Meeting is May 24 or May 31, 2016
6. Adjourn

Dated: April 29, 2016

/s/ Tim Carr, Chairman

.....
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and / or gather information about a subject over which they have decision making responsibility, although they will not take formal action thereto at this meeting.

Any questions regarding this agenda may be directed to the Dept. of Community Development office at 262-236-2902, Monday through Friday, 8:00 a.m. – 4:30 p.m.

Persons with disabilities requiring accommodations for attendance at this meeting should contact the City Clerk's Office at 262-236-2914, twenty-four (24) hours in advance of the meeting.



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Department of Community Development

**Economic Development Board
March 22, 2016
7:30 AM
North Conference Room
Mequon City Hall
11333 N Cedarburg Road**

Minutes

1. Call to Order, Roll Call.

Members present: Tim Carr, Jim Baka, Gloria Rosenberg, Harry Kollman, Mason Holbrook, Rick Shneyder, John Wirth, Alt. Connie Pukaite

Staff and City Representatives Present:

Kim Tollefson, Director of Community Development
Will Jones, City Administrator

2. Approval of meeting minutes

Mr. Carr stated that he was misquoted regarding the Dermond item and he meant to say \$8M return on the 1 acre property is a fantastic return to the city.

Mr. Wirth made a motion to approve the meeting minutes from February 23, 2016.

Ms. Rosenberg seconded the motion.

A voice vote was called. All voted aye (8-0)

3. Economic Development Board Purpose and Work Program

Ms. Tollefson stated that now is a good opportunity to spend some time talking about the next goals and objectives for the board. She invited Joe Nelson from Partnership Bank to join the conversation. There are a few items from the previous target list that have not been accomplished; outreach to businesses and focus groups. She stated that there are many resources in the community to help with this. Kathleen Shilling, from the Ozaukee Economic Board, has helped other communities with these items.

She included a reminder memo about the duties and responsibilities of the board.

Mr. Carr asked about the website and when it will be up and running.

Ms. Tollefson stated funds were allocated for 2016 for the website. She stated that the EDB would be more of an advisory role to the website consultant in advising how the EDB would like its section to be portrayed on the website. There will be a website committee that will work with the consultant. She also stated that the resources regarding updating the website should be discussed.

Mr. Jones, City Administrator, stated that the website committee would be intradepartmental. Mr. Wirth stated that he hopes that the EDB portion will be front and center and not buried in the website. He feels it is very important to have this information made easily available. The sales job of "why people should live or work in Mequon" should be the focal point of the website.

Mr. Jones added that he envisions the front page of the website will have 3 or 4 tabs and one of them will be "doing business in Mequon". From that tab there will be an array of links and subpages.

Mr. Baka asked if there would be input from the EDB.

Ms. Tollefson stated that she thinks that the EDB would be advisory to the website committee.

Ald. Pukaite clarified that the website is the city website with EDB as a part of it.

Ms. Tollefson stated that some of the work regarding community strengths is already available. It may need some updating but the resource is available; it has information on everything from homes, businesses to parks and schools.

Mr. Carr agreed with Mr. Wirth that not only the technical skills are needed but the marketing side is equally important in order to sell the city.

Mr. Baka stated that he would like to meet with Kim regarding the opportunity that the Concordia students can offer. He stated that they offer a major marketing program there and it would be great to tap into those resources. He stated this would most likely be a class project that would be managed by a professor. They would be more involved with the creative side of the website project.

Ms. Pukaite questioned the timing of working with the Concordia students based on their academic year ending soon and stated that maybe they would be ready to assist in the Fall.

Ms. Tollefson stated that there is legwork that would need to be done before working with Concordia, so the fall time frame may work. The RFP is not out to find the website designer yet so the timing is a bit unknown.

Ms. Tollefson stated that the board has discussed changing the RLF process. The other items are the existing programs and potential new programs. She stated that she would work with Ehlers to evaluate the current TIFs and get an update on those as well as assess the current loan funds. This evaluation may lead to any gaps that may need to be filled from a program standpoint.

Mr. Wirth asked for a survey of peer communities of the staffing positions and responsibilities. He would like to know how other communities staff and run their EDB. He is interested in what can be learned that could be beneficial to Mequon.

Ms. Tollefson stated that she also recommends inquiring how the EDB relates and collaborates with the chambers. She feels there are some partnerships; especially with business outreach, that are not being utilized. She stated that the City has a comprehensive packet on comparable data which is available for developers that is not on the website.

Mr. Carr asked what the interest rate is on the RLF program.

Ms. Tollefson answered that it is 1/2 of Prime, but is allowable to 0%. No one else in the county offers 0% and Mequon is not currently offering 0%.

Mr. Baka stated that the weaknesses of the City are not on the report. He feels that it is important to focus on the negatives as well as the positive aspects of the City. He stated that he has heard the City of Mequon is difficult to work with.

Ald. Pukaite stated that she thinks the reason for this is because the lead staff people are spread thin and cannot focus on working closely with only one business at a time.

Mr. Wirth added that some of the information should be data driven. He suggested offering timelines of how long the processes take (getting from application to the Planning Commission). The perception and reputation of the City is important as well.

Ald. Pukaite stated that the community wants EDB to be cautious with development. Mequon residents do not want to be like Grafton or Brookfield (Blue Mound Road).

Ms. Tollefson stated that sometimes Mequon's processes are more burdensome but this is in order to protect against risk and the EDB tools are also low risk to the City. She stated that the City needs to promote the things that have been accomplished and the high quality of development here. It is also important to promote the tools that are available and can be executed.

Ald. Pukaite stated that she would like the City to be more responsive when businesses do have issues in a timelier manner. The City needs more flexibility to solve problems in a practical way so that the business can be successful.

Mr. Baka stated he thinks the focus also needs to be on the "how and why" to do business in Mequon.

4. Guest Joseph O. Nelson, Vice President – Business Banking, Partnership Bank
Discussion: Establishing a Community Loan Program with Partnership Bank

Mr. Tollefson stated that Mr. Nelson approached her about doing a community loan program. Through conversations it has been discussed that the City is not interested in duplicating an existing program but is looking to do something that is unique and possibly targeted to a goal that EDB has; a particular site or particular neighborhood or particular desired businesses to bring to the City. It is very broad but hopefully the EDB can help to structure the focus. She provided a few targeted sites in the board packet which she feels could have great results and great public benefit.

Mr. Nelson stated that Partnership Bank wants to provide community loan programs. Their approach is to engage in dialogue with the communities to inquire whether there are gaps in the current programs in which they can help support communities to achieve goals they may have. He stated that Ozaukee County is difficult to do business in due to lack of state support and limited resources. They are looking to provide a private source for the City to recruit a business or overcome local detriments. They are interested in feedback from EDB to help structure this program. Another benefit is that they do not need to focus on job creation as part of the incentive as is with many other loan programs.

Mr. Wirth asked what they offer that would be different than any borrower could get.

Mr. Nelson stated that there is flexibility and that the interest rate is below Prime, which is desirable. Also uncollateralized loans and soft costs as tenant and not owners could qualify.

Mr. Carr stated that other banks are willing to offer programs but Partnership Bank is offering something above and beyond the typical loan program. He feels this is an attractive offer and is a win-win for all.

Ms. Tollefson stated that the benefit of the program being offered is that the City can target a property or area that the City feels can be a public benefit. The chances of being successful are greater because the City can be proactive and the partnership is already established and tools are available to make it a reality.

Mr. Nelson stated he would like to set the bar higher, possibly a set amount of money or certain amount of deals per year. He feels that the \$50,000 cap that most lending programs have is limiting and does not allow for anything overly impact to happen.

Mr. Wirth stated that 3 out of the 4 properties listed in the packet would be great to redevelop; he wonders if the owners would be interested.

Ms. Tollefson stated she listed Stein's as a possible usage for the outlot to host another service or retail business there.

Ald. Pukaite stated that the list does not encourage entrepreneur businesses or business incubators.

Mr. Shneyder stated those are small ventures which take up a small space or office and those spaces are available. He feels that there is a lot of space available and the idea is to put something more stable there. He is supportive of revitalizing some of the larger spaces available.

Mr. Nelson stated he has a concern about Donges Bay Rd in the industrial park if a major tenant would leave, filling those spaces is not easy. He suggested that EDB might want to consider what that area's needs.

Mr. Nelson stated they would welcome the prospect of helping to facilitate a business moving into the industrial park and it is great public marketing for the bank. He also said that a blighted site that could be redeveloped is a possibility or they could help find a more active developer. They get positive PR from the community for these types of programs.

Mr. Carr stated other benefits are that the tenant would receive a below market interest loan and it is a win for the City to have a new tenant there.

Ms. Tollefson asked if the board feels with all the attention on the Town Center (TC) projects, if this program should focus its efforts elsewhere.

Ald. Pukaite stated there is a lot of attention on the TC. She feels that Donges Bay Road and Cedarburg Road could use attention. She feels that a focus on Denta Quest, as they are leaving, should be a focus as well.

Mr. Wirth stated that the entrance to the business park and going west needs attention. He thinks the Alpine Village area needs attention. He would like the industrial area to be cleaned up. He thinks the focus to clean up what already exists and not take on a new project is a better fit for now.

Discussion continued about various properties around town.

Mr. Carr thanked Mr. Nelson for coming to the meeting. He thinks the Partnership Bank loan program is great for the City.

Ms. Tollefson stated that she will take some of the discussed ideas and work through them and figure out what might be possible and what type of tools may work.

5. Staff Updates

Ms. Tollefson stated that the following items are on the agenda for Planning Commission

- The three elementary schools are coming forward for building/site plan amendment approval to add classrooms at each school
- Artis Senior Living had their approvals expire so they are coming back to be approved again
- Café Hollander for amendments to the master sign plan that was approved. They want approval for some of the walls signs to be larger in size.
- Veridian Homes Enclave at Mequon Preserve – Development Agreement for Phase II

The next meeting is scheduled for April 26th, 2016.

Ald. Pukaite made a motion to adjourn.

Mr. Wirth seconded the motion.

The meeting adjourned 8:49 am.



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DEPARTMENT OF COMMUNITY DEVELOPMENT

MEMORANDUM

To: Economic Development Board
From: Kim Tollefson, Director of Community Development
Date: May 3, 2016
Subject: The Reserve Town Center TID Incentive Application

Background: P2 Development Company, LLC, has submitted a proposal for a Town Center TID financial incentive under the Fast Track Formula that has been applied to other projects in the City's TIDs, including Outpost Natural Foods and Dermond Property Investments. Under the TC TID project plan, qualifying development projects allow for receivership of a financial incentive for redevelopment efforts. The following outlines the criteria:

- New construction value of \$3M beyond the current improvement value.
- The payback period is 15 years or less.
- The maximum incentive allowed is the "gap", which is defined as the removal base improvement value plus the cost of site demolition and repair and a 5% incentive.

Application: P2 Development Company's application shows the following:

- A total new construction value estimated at \$10.0M, which is a net value of \$9.74M beyond the current improvement value of \$254,900.
- A total eligible incentive under the Fast Track Formula of \$875,982.
- A total eligible incentive, given the other incentives previously executed, is limited to \$250,000. This is based on the initial resolution adopted by the Common Council.
- A payback period, based on estimated annual tax revenue and the cap on the incentive at \$250,000, would occur in 1.68 years.

The City's financial consultant, Jim Mann of Ehlers & Associates, Inc., has provided an overview of the project pro forma and values (please see attached memo). Ehlers recommends structuring the pay-as-you-go incentive over the course of three years. This allows the City to capture some of the increment in the initial years of the development for the financial benefit of the district.

Included for the Board's review is the P2 Development Company's construction costs for demolition and site repair and a copy of the Fast Track Formula under the City's TID incentive policy as it applies to the subject redevelopment site.

Staff Summary: Staff recommends providing the incentive because the proposal meets the standards to qualify for TID funds under the approved Fast Track Formula. In addition, the project will generate a significant net benefit to the TID. Further, the project meets the policy goals and objectives of the Town Center Zoning.

The redevelopment proposal has received all necessary approvals by the Council and will be constructed starting in 2016 (please see attached the approved development plans).



Memo

To: Kimberly Tollefson, Economic Development Director
From: James A. Mann, CIPMA
Senior Vice President/Director
Cc: Dawn R. Gunderson, Ehlers
Date: April 29, 2016
Subject: The Reserve

In response to your request, we have reviewed the proposed development, The Reserve, and the impact the development would have on Tax Increment District #3. We have used the following assumptions:

- 2016 Construction
- Estimated \$10,700,000 Value
- \$250,000 Development Incentive
- Development site represents 1.57% of total TID area, equating to \$85,741 of the initial general TID investment (sunk costs)

Based on the above, utilizing the same methodology as was employed with the Dermond Property project, The Reserve project will generate approximately \$175,000 of annual increment or a total of \$1,975,000 of tax incremental revenue for the remaining life of the district. The payback of the project as it pertains to its proportional share of the sunk costs (initial investment in the TID) and the proposed development incentive would be in 2020.

Ehlers has shown a three year payback on the \$250,000 investment so that the TID would have a net benefit from the development in 2018 (first year incremental taxes are received). We have not included an interest component at this time, but there is more than adequate revenues to accommodate an interest component if requested.

The net future value benefit to the TID would be approximately \$1,630,000.





City of Mequon

Tax Increment District No. 3 Tax Increment Projection Worksheet - The Reserve

Type of District	Mixed Use
Anticipated Creation Date	2/12/2008
Valuation Date	Jan. 1, 2008
Maximum Life (In Years)	20
Expenditure Period (In Years)	15
Revenue Periods/Final Rev Year	19 2028
End of Expenditure Period	2/12/2023
Latest Termination Date	2/12/2028
Eligible for Extension/No. of Years	Yes 3
Eligible Recipient District	No

Projected Base Value	41,083,100
Property Appreciation Factor	0.50%
Current Tax Rate (Per \$1,000 EV)	\$16.45
Tax Rate Adjustment Factor (Next 2 Years)	
Tax Rate Adjustment Factor (Following 2 Years)	
Tax Rate Adjustment Factor (Thereafter)	
Discount Rate 1 for NPV Calculation	4.50%
Discount Rate 2 for NPV Calculation	6.50%

Apply Inflation Factor to Base?

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2008		2009	0		2010		
2	2009		2010			2011		
3	2010		2011			2012		
4	2011		2012			2013		
5	2012		2013			2014		
6	2013		2014			2015	16.94	
7	2014		2015	0	0	2016	16.38	0
8	2015		2016	0	0	2017	16.38	0
9	2016	10,700,000	2017	0	10,700,000	2018	16.38	175,251
10	2017		2018	53,500	10,753,500	2019	16.38	176,127
11	2018		2019	53,768	10,807,268	2020	16.38	177,008
12	2019		2020	54,036	10,861,304	2021	16.38	177,893
13	2020		2021	54,307	10,915,610	2022	16.38	178,782
14	2021		2022	54,578	10,970,188	2023	16.38	179,676
15	2022		2023	54,851	11,025,039	2024	16.38	180,575
16	2023		2024	55,125	11,080,165	2025	16.38	181,478
17	2024		2025	55,401	11,135,565	2026	16.38	182,385
18	2025		2026	55,678	11,191,243	2027	16.38	183,297
19	2026		2027	55,956	11,247,199	2028	16.38	184,213
		10,700,000		547,199	120,687,082			

Future Value of Increment **1,976,686**





Year	Revenues					Expenditures						Balances		Project Cost Principal Outstanding	Year		
	Tax Increment Projection Worksheet	Investment Earnings	Capitalized Interest 2009 Issue	City Property Sale	Total Revenues	Taxable w/BAB Designation \$6,950,000 2009			Paying Agent	BAB Fee	Less BAB Rebate	Dermond Development Incentive	Total Expenditures			Annual	Cumulative
		0.50%				Prin (8/1)	Est. Rate	Interest									
2008		0			0	Portion of TID #3		1.23%						0	0	85,741	2008
2009		0	10,533		10,533								0	10,533	10,533	85,741	2009
2010		53			53	0		4,598	400	100	(1,609)		3,489	(3,436)	7,097	85,741	2010
2011		35			35	0		4,649	400	100	(1,627)		3,522	(3,487)	3,610	85,741	2011
2012		18			18	0		4,649	400	100	(1,627)		3,522	(3,504)	106	85,741	2012
2013		1			1	0		4,649	400	100	(1,627)		3,522	(3,522)	(3,415)	85,741	2013
2014		(17)			(17)	0		4,649	400	100	(1,497)		3,652	(3,669)	(7,085)	85,741	2014
2015	0	(35)			(35)	1,851	4.000%	4,649	400	100	(1,497)		5,503	(5,538)	(12,623)	83,890	2015
2016	0	(63)			(63)	3,084	4.500%	4,575	400	100	(1,473)		6,686	(6,749)	(19,373)	330,806	2016
2017	0	(97)			(97)	3,084	4.750%	4,437	400	100	(1,429)		6,592	(6,689)	(26,062)	327,722	2017
2018	175,251	(130)			175,121	3,701	5.000%	4,290	400	100	(1,381)	83,333	90,443	84,678	58,616	240,688	2018
2019	176,127	293			176,420	4,318	5.000%	4,105	400	100	(1,322)	83,333	90,934	85,486	144,102	153,036	2019
2020	177,008	721			177,728	4,935	5.000%	3,889	400	100	(1,252)	83,333	91,405	86,324	230,426	64,768	2020
2021	177,893	1,152			179,045	5,552	5.000%	3,642	400	100	(1,173)		8,521	170,524	400,950	59,217	2021
2022	178,782	2,005			180,787	6,785	5.100%	3,365	400	100	(1,083)		9,567	171,221	572,170	52,431	2022
2023	179,676	2,861			182,537	7,402	5.300%	3,019	400	100	(972)		9,949	172,588	744,758	45,029	2023
2024	180,575	3,724			184,299	8,019	5.600%	2,627	400	100	(846)		10,300	173,999	918,757	37,010	2024
2025	181,478	4,594			186,071	8,327	5.750%	2,177	400	100	(701)		10,304	175,768	1,094,525	28,683	2025
2026	182,385	5,473			187,858	8,944	5.750%	1,699	400	100	(547)		10,596	177,262	1,271,787	19,739	2026
2027	183,297	6,359			189,656	9,561	6.000%	1,184	400	100	(381)		10,864	178,792	1,450,579	10,178	2027
2028	184,213	7,253			191,466	10,178	6.000%	611	400	100	(197)	0	11,092	180,374	1,630,953	0	2028
Total	1,976,686	34,197	10,533	0	2,021,416	85,741		67,465	7,600	1,900	(22,243)	250,000	390,463	1,630,953			

NOTES:

Assumes use of \$1.5 M of original borrowed funds plus proportionate share of remaining projects.

The Reserve Property Development equals 1.57% of TID, or 85,741 of the initial borrowed amount.

Combination of The Reserve Development Incentive and proportionate share of projects amounts to 335,741

Projected TID Closure



TIF Incentive Calculation Worksheet

1.	Base Improvement Value		\$254,900
2.	Site Repair and Demolition		\$133,827
3.	Total Costs of Gap	(Line 1 + Line 2)	\$388,727
4.	New Development Value		\$10,000,000
5.	5% Incentive (Net Improvement Value)	(Line 4 – Line 1 multiplied by .05)	\$487,255
6.	Total City Incentive = Gap 5% Incentive	(Line 3 + Line 5)	\$875,982

Note: Line 4 must exceed Line 1 by \$1,500,00 to be eligible

2015 Property Records for City of Mequon, Ozaukee County

April 14, 2016

Tax key number: 140270201500

Property address: 6835 W Mequon Rd

County: Ozaukee

Owner name: Lakeside Development Company 1986

Owner address: 1500 W Market St Ste 200
Mequon, WI 53092

Legal description: 0827116 LC0827114 PART NW NE 5.35 ACS
COMM 330 FT S OF NE COR BEING #284 CSM
LOT 1 VOL 1/512 ALSO PART NW NE COMM 296
FT S NW COR NE TH S 303 FT E 328 FT N 301
FT W 328 FT POB SEC 27 T 9 R 21

Twn-Rge-Sec-Qtr-QQ: - - 27 - -

Block-Lot / Acres: - / 5.350

Neighborhood: West Mequon Road

Nghbrhd group: Commercial

Zoning:

Flood plain?

Districts: Mequon - 4999
Aldermanic 4
Leased Commercial
School 3479
TIF 1403
MATC

Traffic: Heavy

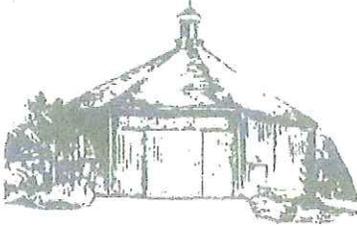
Water: City water

Sanitary: Sewer

Assessment History					
Year	Tax Class	Reasons for Change	Acres	Land	Improvements
2015	Commercial		5.350	\$1,286,300	\$254,900
		Totals	5.350	\$1,286,300	\$254,900
2014	Commercial		5.350	\$1,286,300	\$254,900
		Totals	5.350	\$1,286,300	\$254,900
2013	Commercial		5.350	\$1,286,300	\$254,900
		Totals	5.350	\$1,286,300	\$254,900
2012	Commercial		5.350	\$1,286,300	\$254,900
		Totals	5.350	\$1,286,300	\$254,900
2011	Commercial		5.350	\$1,286,300	\$254,900
		Totals	5.350	\$1,286,300	\$254,900
2010	Commercial		5.350	\$1,286,300	\$254,900
		Totals	5.350	\$1,286,300	\$254,900
2009	Commercial	Revalue, Open Book Adjustment, Rev	5.350	\$1,286,300	\$254,900
		Totals	5.350	\$1,286,300	\$254,900
2008	Commercial		5.350	\$375,600	\$646,700
		Totals	5.350	\$375,600	\$646,700
2007	Commercial		5.350	\$375,600	\$646,700
		Totals	5.350	\$375,600	\$646,700
2006	Commercial		5.350	\$375,600	\$646,700
		Totals	5.350	\$375,600	\$646,700
2005	Commercial		5.350	\$312,500	\$646,700
		Totals	5.350	\$312,500	\$646,700
2004	Commercial		5.350	\$312,500	\$646,700
		Totals	5.350	\$312,500	\$646,700
2003	Commercial		5.350	\$312,500	\$646,700
		Totals	5.350	\$312,500	\$646,700
2002	Commercial		5.350	\$312,500	\$646,700
		Totals	5.350	\$312,500	\$646,700

TIF Information
"The Reserve" 6835 W. Mequon Rd.

Demolition & Concrete Removal	\$98,240
Site Clearing & Grubbing	\$12,144
Asbestos Abatement	\$20,357
Environmental Assessment	\$1,638
Well Abandonment	\$1,448
Total	\$133,827



Raze Building/Remove RAY CLAUSING GRADING, INC. *CONCRETE*

11029 N. Swan Rd. • Mequon, Wisconsin 53097
Tele: (262) 242-9194 • Fax: (262) 242-9195
Shop: (262) 243-5549

PROPOSAL

P2015-109

P2 Development Company, LLC
2644 Cedar Sauk Rd.
Saukville, WI 53080

Date: December 2, 2015
Job: Building and parking lot
Demolition
6801 W. Mequon Rd

Attn: Robert Bach

Terms: 1.5% Per month after 30 days

After utilities are disconnected and well is abandoned by others and razing permit has been obtained by others, we propose to:

Disconnect sewer near lot line, cap for possible re-use.
Demolish and dispose of main building and separate wooden pole shed
Remove and dispose of foundation slabs and footings.
Remove and dispose of driveway concrete and asphalt pavement up to, but not including, city sidewalks
Smooth out depressions left from frost footing removal using fill from on-site

Basic demolition and disposal \$ 87,000.00

Option - Fill in and compact existing basement excavation with structural fill from on-site add \$ 13,000.00
Compaction testing by others

We recommend the basement be filled in as fill becomes available during future site development

Although utmost care will be taken, we can not assume responsibility for incidental damage to access area.

(The above assume that there are no unknown subsurface problems, utilities, or hazardous materials in excavation area.)

If you have any questions please call.



Joe Clausing

Please sign and return original copy. _____

Accepted by _____ Date _____

e-mail 12-2-15

BMCI Construction, Inc.

QUANTITIES LIST

For: Mequon Town Center
 Owner: P2 Development, LLC
 2644 Cedar Sauk Road
 Saukville, WI 53080

Base Schedule: Access Boulevard and East-West Street

Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1.	Traffic Control		1 LS	\$3,600.00	\$3,600.00
2.	Clearing and Grubbing		1 LS	\$23,250.00	\$23,250.00
3.	Silt Fence	287	LF	\$2.50	\$717.50
4.	Stone Construction Entrance		1 EA	\$1,250.00	\$1,250.00
5.	Inlet Sediment Filter		6 EA	\$50.00	\$300.00
6.	Raze Existing Building		1 LS	\$70,400.00	\$70,400.00
7.	Sawcut Concrete	252	LF	\$3.00	\$756.00
8.	Remove Concrete	660	SY	\$44.33	\$29,260.00
9.	Abandon 30" RCP Storm Sewer	154	LF	\$19.00	\$2,926.00
10.	Strip & Stockpile Topsoil (6" Topsoil Depth)	603	CY	\$8.29	\$5,000.00
11.	Unclassified Excavation	1,000	CY	\$25.90	\$25,900.00
12.	Below Subgrade Excavation	105	CY	\$36.22	\$3,803.10
13.	Sanitary Sewer Connection		1 EA	\$13,000.00	\$13,000.00
14.	8" PVC Sanitary Sewer	810	LF	\$21.00	\$17,010.00
15.	6" PVC Sanitary Lateral		2 EA	\$32.49	\$6,498.00
16.	Sanitary Sewer Trench Excavation, Backfill & Compaction	810	TF	\$64.50	\$52,245.00
17.	Standard Sanitary Sewer Manhole w/ Casting & Epoxy Coating		4 EA	\$5,312.50	\$21,250.00
18.	Extra Manhole Depth w/Epoxy Coating	28.94	VF	\$407.00	\$11,778.58
19.	Water Main Connection (8")		1 EA	\$6,750.00	\$6,750.00
20.	6" C-900 Water Main		25 LF	\$17.85	\$446.25
21.	8" C-900 Water Main	937	LF	\$21.75	\$20,379.75
22.	6" C-900 Water Lateral		3 EA	\$500.00	\$1,500.00
23.	6" Valve w/ Box		6 EA	\$1,667.00	\$10,002.00
24.	8" Valve w/ Box		4 EA	\$2,175.00	\$8,700.00
25.	Water Main Trench Excavation, Backfill & Compaction	962	TF	\$31.15	\$29,966.30
26.	6" Hydrant w/ Flag		3 EA	\$42.67	\$12,801.00
27.	Dewatering	810	TF	\$1.50	\$1,215.00
28.	12" HDPE Storm Sewer	310	LF	\$11.70	\$3,627.00
29.	24" HDPE Storm Sewer	420	LF	\$24.90	\$10,458.00
30.	Storm Sewer Trench Excavation, Backfill & Compaction	730	TF	\$28.62	\$20,892.60
31.	Inlet w/ Neenah R-3067 Casting		5 EA	\$471.50	\$2,357.50
32.	4' Dia. Storm Manhole w/ Neenah R-1550 Casting		2 EA	\$1,478.00	\$2,956.00
33.	4' Dia. Storm Manhole w/ Neenah R-3067 Casting		1 EA	\$1,635.00	\$1,635.00
34.	5' Dia. Storm Manhole w/ Neenah R-1550 Casting		1 EA	\$3,300.00	\$3,300.00
35.	Utility Crossing Conduit	176	LF	\$30.00	\$5,280.00
36.	Casting Adjustment		13 EA	\$225.00	\$2,925.00
37.	12" Aggregate Base Course	2,858	SY	\$10.32	\$29,500.00
38.	Finish Grading		9.3 STA		\$3,800.00
39.	18" Standard Concrete Curb & Gutter	1,814	LF	\$14.45	\$26,212.30
40.	18" Reject Concrete Curb & Gutter (Median Islands)	259	LF	\$14.45	\$3,742.55
41.	4" Concrete Sidewalk w/ 6" Stone Base	3,793	SF	\$5.25	\$19,913.25
42.	Handicap Ramps		13 EA	\$183.75	\$2,388.75
43.	Undercut	160	CY	\$36.22	\$5,795.20
44.	2 1/2" Asphalt Binder Course	2,858	SY	\$10.04	\$28,705.00
45.	Clean, Sweep and Tack Coat	2,858	SY	\$0.28	\$790.00
46.	1 1/2" Asphalt Surface Course	2,858	SY	\$5.67	\$16,205.00
47.	Pavement Marking		1 LS	\$1,000.00	\$1,000.00
48.	Terrace Restoration (4" Topsoil, Seed & Mulch)	6,150	SY	\$3.74	\$23,000.00

*DEMOLITION
&
CONCRETE REMOVAL*

393 Hartford Road
Slinger, WI 53086



Phone: 262-644-9331
Fax: 262-644-9944

FAX TRANSMITTAL

ATTN: Bob

FROM: Mike

DATE: 3-17-16

RE: _____

Mequon Town Center

*Demolition
Concrete Removal
SITE CLEANING & GRASS*

TO: FAX: 262-284-6907

PHONE # _____

COMPANY _____

Number of pages (including cover sheet) 4

QUANTITIES LIST

For: Mequon Town Center

Owner: P2 Development, LLC
2644 Cedar Sauk Road
Saukville, WI 53080

Base Schedule: Access Boulevard and East-West Street

Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1.	Traffic Control	1	LS		2,500.00
<i>CLEARING</i> → 2.	Clearing and Grubbing	1	LS		11,000.00
3.	Silt Fence	287	LF	1.60	4,600.00
4.	Stone Construction Entrance	1	EA		3,500.00
5.	Inlet Sediment Filter	6	EA	50.00	300.00
<i>DEMOLITION</i> → 6.	Raze Existing Building	1	LS	89,000.00	89,000.00
<i>CONCRETE</i> → 7.	Sawcut Concrete	252	LF	1.65	415.80
<i>REMOVAL</i> → 8.	Remove Concrete	660	SY	14.00	9,240.00
9.	Abandon 30" RCP Storm Sewer	154	LF	20.00	3,080.00
10.	Strip & Stockpile Topsoil (6" Topsoil Depth)	603	CY	10.00	6,030.00
11.	Unclassified Excavation	1,000	CY	13.00	13,000.00
12.	Below Subgrade Excavation	105	CY	15.00	1,575.00
13.	Sanitary Sewer Connection	1	EA		3,500.00
14.	8" PVC Sanitary Sewer	810	LF	165.00	133,650.00
15.	6" PVC Sanitary Lateral	2	EA	4,500.00	9,000.00
16.	Sanitary Sewer Trench Excavation, Backfill & Compaction	810	TF		
17.	Standard Sanitary Sewer Manhole w/ Casting	4	EA	3,000.00	12,000.00
18.	Extra Manhole Depth	28.94	VF	100.00	2,894.00
19.	Water Main Connection (8")	1	EA	4,500.00	4,500.00
20.	6" C-900 Water Main	25	LF	90.00	2,250.00
21.	8" C-900 Water Main	937	LF	95.00	89,065.00
22.	6" C-900 Water Lateral	3	EA	2,900.00	8,700.00
23.	6" Valve w/ Box	6	EA	1,800.00	10,800.00
24.	8" Valve w/ Box	4	EA	2,200.00	8,800.00
25.	Water Main Trench Excavation, Backfill & Compaction	982	TF		
26.	6" Hydrant w/ Flag	3	EA	3,500.00	10,500.00
27.	Dewatering	810	TF		
28.	12" HDPE Storm Sewer	310	LF	59.00	18,290.00
29.	24" HDPE Storm Sewer	420	LF	76.00	31,920.00
30.	Storm Sewer Trench Excavation, Backfill & Compaction	730	TF		
31.	Inlet w/ Neenah R-3067 Casting	5	EA	1,650.00	8,250.00
32.	4' Dia. Storm Manhole w/ Neenah R-1550 Casting	2	EA	1,850.00	3,700.00
33.	4' Dia. Storm Manhole w/ Neenah R-3067 Casting	1	EA	1,850.00	1,850.00
34.	5' Dia. Storm Manhole w/ Neenah R-1550 Casting	1	EA	3,500.00	3,500.00
35.	Utility Crossing Conduit	176	LF	25.00	4,400.00
36.	Casting Adjustment	13	EA	350.00	4,550.00
37.	12" Aggregate Base Course	2,858	SY	12.00	34,296.00
38.	Finish Grading	9.3	STA	455.00	4,231.50

Quantities List

PD-02-15

2/4/2016

BLAZE LANDSCAPE CONTRACTING

W180 N5325 MARCY ROAD
MENOMONEE FALLS, WI 53051

*Clearing &
Grubbing*

Invoice

DATE	INVOICE NO.
4/14/2016	8494

BILL TO
P2 DEVELOPMENT COMPANY, LLC 2644 CEDAR SAUK ROAD SAUKVILLE, WI 53080

SERVICE ADDRESS
MEQUON TOWN CENTER SITE CLEARING & GRUBBING

DESCRIPTION	AMOUNT
AMBRUSHED FIELD TO EAST, SOUTH OVER LOT LINE, WEST OVER LOT LINE. Ozaukee Tax	11,500.00T 644.00
THANK YOU FOR YOUR BUSINESS!	Total \$12,144.00



AFFORDABLE ENVIRONMENTAL TECHNOLOGIES, INC.

March 25th, 2016

P2 Development Company LLC
C/O Robert Bach
2644 Cedar Sauk Road
Saukville, WI 53030

Subject: Asbestos removal prior to Renovation/Demolition

We are pleased to submit a proposal for environmental services located at the Lumber Shed Ltd. 6835 W. Mequon Rd. Mequon, WI 53092

SCOPE 1: First Floor Front Abatement

1. Remove and dispose of 80ft of window glazing
2. Remove and dispose of 4,461sf of floor tile, mastic, and carpet
3. Remove and dispose of 1,663sf of floor tile and mastic
4. Remove and dispose of 76 (8ft) lights
5. Remove and dispose of 236 (4ft) lights
6. Remove and dispose of 146 Ballasts
7. Remove and dispose of 13 mercury thermostats
8. Remove and dispose of 16 power panel boxes – **to be removed when main power is shut off**
9. DNR Abatement/Demolition permit fee
10. Associated disposal fees

The cost to perform the work detailed in scope 1 of this project will be \$12,762.00

SCOPE 2: Basement Abatement

1. Remove and dispose of 1,369sf of floor tile, mastic, and carpet
2. Remove and dispose of 400sf of floor tile and mastic
3. Remove and dispose of wood shelving in back room
4. Demo plywood floor

The cost to perform the work detailed in scope 2 of this project will be \$5,745.00.

SCOPE 3: Back Area Abatement

1. Remove and dispose of 70ft of window glazing
2. Remove and dispose of all lights, ballasts, and mercury thermostats
3. Remove and dispose of 5 power panel boxes – **to be done when main power is shut off**

The cost to perform the work detailed in scope 3 of this project will be \$975.00.



AFFORDABLE ENVIRONMENTAL TECHNOLOGIES, INC.

Be assured that all work will be performed according to OSHA, EPA, and State Standards. **Payment terms for this project will be payment due upon completion of asbestos removal. The abatement and associated demo of shelving and plywood floor will take 2 weeks to complete.**

If agree to the proposed cost of this project then we ask that you take a moment to review our terms and conditions of this agreement. Once you have reviewed this document we ask that you have an authorized representative sign, date, and return the signature page via fax to our office. We strive on our clients' satisfaction and we look forward to assisting you with this and any future Environmental Service if needed.

Sincerely,

AFFORDABLE ENVIRONMENTAL TECHNOLOGIES, INC.

March 28, 2016

**P2 Development, LLC
c/o Robert Bach**

Good Afternoon Robert:

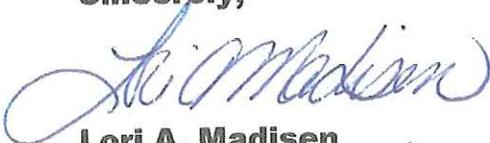
Pyramid Dismantling makes the following quote for the removal and disposal of asbestos at Lumber Shed, Ltd. located at 6835 West Mequon Road in Mequon, Wisconsin. We would perform the following:

- remove and dispose of 7893 sq.ft. of floor tile, mastic and carpet
- remove and dispose of 150 ft. window glazing
- remove and dispose of 21 power panel boxes when power is shut off to building
- remove and dispose of 412 lights
- remove and dispose of 206 ballasts
- remove and dispose of 17 mercury thermostats
- secure associated permits

Pyramid's charges would be \$22,632.00

If you have any questions, please call. Thank you.

Sincerely,



**Lori A. Madisen
Owner**

BMCI CONSTRUCTION, INC.
 7040 N TRENTON ROAD
 WEST BEND, WI 53090



www.bmciconstruction.com

Date	Estimate#
3/27/2016	10024

Phone # 262-334-7499
 Fax # 262-334-2226

Bill To
P2 Development Company LLC 2644 Cedar Sauk Rd Saukville WI 53080

Job Info
6835 W. Mequon Rd.

P.O. No.	Terms	Job Number

Quantity	Description	Rate	Amount
	Removal of ACM floor tile Removal of ACM mastic Removal of ACM glazing material Removal of Ballasts Removal of Florescent bulbs Removal of thermostats containing Mercury Removal of Power Panel Boxes The quantities are based on the assessment conducted by Kapur and Associates DNR Abetment/Demolition permit fees included Estimate for all work stated above		\$23,730.00



Milwaukee Burlington Wausau Green Bay Chicago

April 18, 2016
 Project No: 15.0339.01
 Invoice No: 87447

Robert Bach
 P2 Development Company LLC
 2644 Cedar Sauk Road
 Saukville, WI 53080

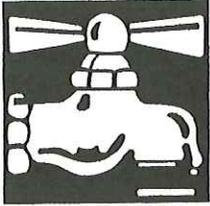
Project 15.0339.01 P2 Development Master
Professional Services from November 1, 2015 to April 2, 2016

Title	Hours	Amount	
Totals	10.00	648.90	
Total Labor			648.90
Reimbursable Expenses			
Cost - Mileage-Company Vehicle		36.72	
Cost - Environmental Services (52 asbestos samples)		633.00	
Total Reimbursables		669.72	669.72
	Total this Invoice		\$1,318.62

Billings to Date

	Current	Prior	Total
Labor	648.90	319.50	968.40
Expense	669.72	0.00	669.72
Totals	1,318.62	319.50	1,638.12

For questions regarding this invoice please contact: Travis Peterson



Hahn's Water Well Pump Service Inc.

1579 Hwy K
Hartford, WI 53027 US
(262) 670-6800
HahnsWellService.com

INVOICE

BILL TO
P2 Development Company LLC
(262) 377-7259 (Maria)
6835 W. Mequon Rd
Mequon, WI 53092

INVOICE # 03302016-B1
DATE 03/31/2016
DUE DATE 04/30/2016

SERVICE DATE
ASAP (Finished
by 4/6)

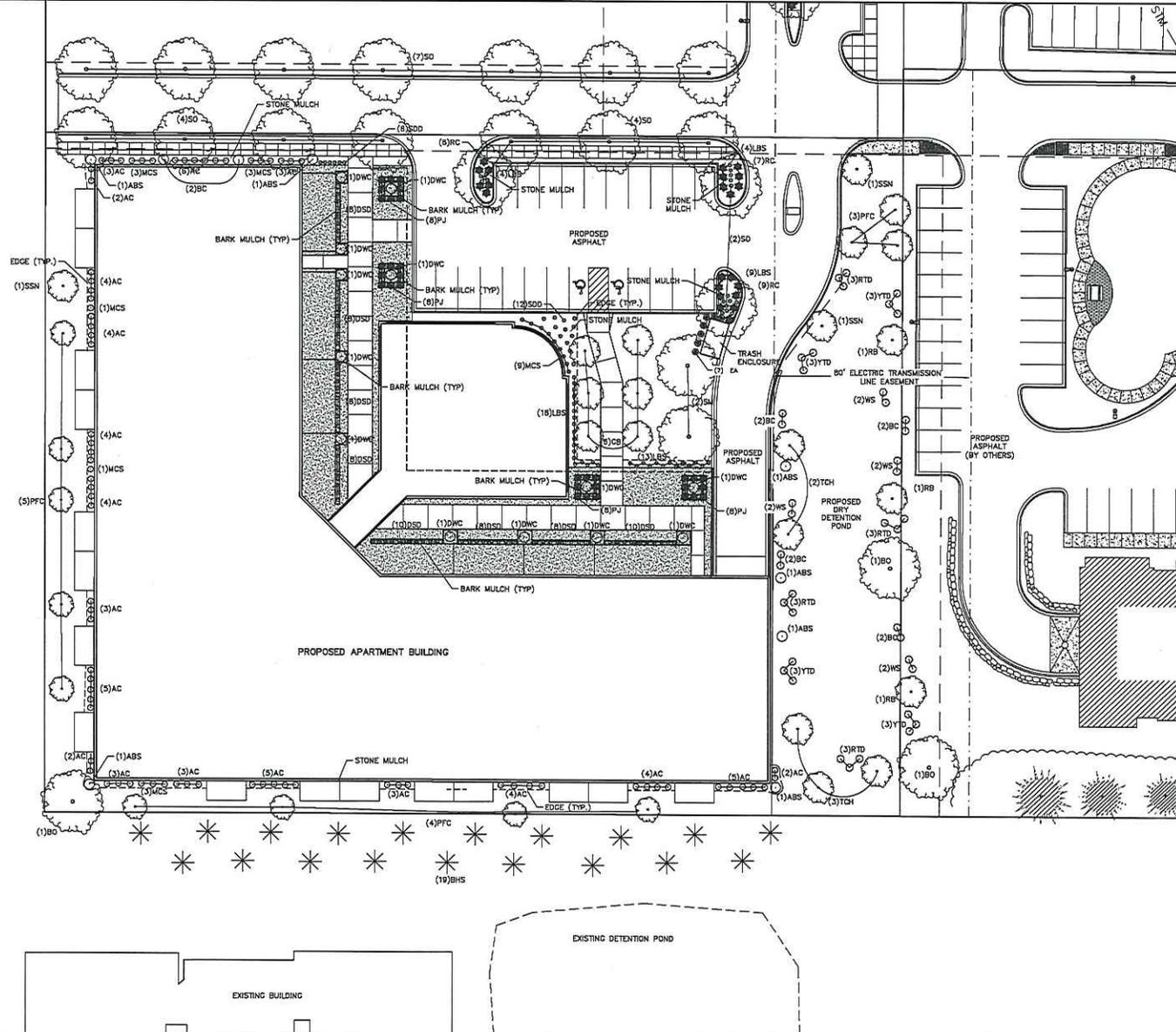
ACTIVITY	QTY
Bill To: 2644 Cedar Saulk Rd Saukville 53080	
Well Abandonment up to 100 ft	1
Bentonite after 100 ft	98
-	1
Permit Fee \$61.00	
Total Well Depth 198 Ft	

Payment for the above work is due upon completion as dated on the invoice. The above-mentioned materials are the property of Hahn's Water Well Pump Service, Inc. regardless of where the materials are, until they are paid in full. Interest per month, on all unpaid balances, is charged at 1.5% (18% per annum). In any event, upon failure to timely make a full restitution, all costs of collection, including full attorney fees incurred by contractor, shall be paid in full by the owner. All work performed by the contractor is to my satisfaction.

BALANCE DUE

\$1,448.00

Thank You!



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy/Tall Deciduous Trees				
CB	8	2"	Autumn Gold Ginkgo	BB
BC	3	2 1/2"	Bur Oak	BB
RB	3	1 1/2"	River Birch Clump	BB
SM	2	2 1/2"	Siema Glen Maple	BB
SD	17	2 1/2"	Symetar English Oak	BB
Tall Evergreen Trees				
BHS	10	5'	Black Hills Spruce	BB
Low Deciduous Trees				
DWC	13	1"	Dwarf Weeping Cherry	BB
SSN	3	1 1/2"	Spring Snow Crab	BB
PFC	12	1 1/2"	Praine Fire Crab	BB
TCH	5	0"	Thornless Cockspur Hawthorn	BB
Deciduous Shrubs				
ABS	7	4'	Autumn Brilliance Serviceberry	BB
AC	71	18"	Green Mount Alpine Currant	Pot
BC	10	25"	Black Chokeberry	Pot
MCS	20	15"	Magic Carpet Spirea	Pot
RTD	12	24"	Red Twig Dogwood	Pot
WS	8	24"	White Snowberry	Pot
YTD	12	24"	Yellow Twig Dogwood	Pot
Evergreen Shrubs				
PJ	32	18"	Dwarf Procamtions Juniper	Con
RC	22	18"	Russian Cypress	Con
EA	7	5'	Emerald Arborvitae	BB
Perennials				
DSD	88	1 G	Dwarf Stella De Oro Day Lily	Con
LBS	48	1 G	Little Blue Stem Grass	Con
SDD	18	1 G	Stella De Oro Day Lily	Con

- NOTES:**
- Lawn areas are to be fine graded, seeded (Madison Parks mix) fertilized, and mulched with straw mat.
 - Detention basin turf shall be fine graded, seeded (detention basin-native seed mix), fertilized, and mulched with erosion control fabric (installed per manufacturer's specifications).
 - Foundation planting beds and parking lot islands to be mulched with #2 washed stone to a depth of 3" over weed barrier fabric.
 - Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
 - Designated planting beds to be accepted from lawn areas with 5" black vinyl edge.
 - All woody vegetation in the ATC assessment shall have a mature height of no more than 15'.

MEQUON TOWN CENTER
 LANDSCAPE PLAN
 DATED: JANUARY 28, 2016

C-105

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

544 South Main Street, Suite B, West Bend, Wisconsin 53095
 Phone (262) 338-6641; www.quamengineering.com











