

400 N. Broadway, Suite 100 • Milwaukee, WI 53202 • (414) 271-5000

August 5, 2021

Via Email <u>apederson@baysidewi.gov</u> Mr. Andy Pederson Village Manager Village of Bayside 9075 North Regent Road Bayside, WI 53217

Project Zoning Submittal: NWC of Brown Deer and Port Washington Roads

Dear Mr. Pederson:

On behalf of a joint venture between La Macchia Holdings, LLC and Cobalt Partners, LLC, this letter constitutes our revised submittal and formal petition for planned unit development zoning at the subject site pursuant to Sections 125-99 and 125-106 of the Bayside Municipal Code.

In support of this request, we have included with this letter the various information required by the above Code sections. Given that there is substantial redundancy in the information required by the respective sections, we have established a single, comprehensive itemization of the required information, which forms the basis for our submittal.

We look forward to working cooperatively with the Village and its representatives through the appropriate approval processes. We would request that this matter be reviewed by staff as appropriate and placed on an upcoming agenda pursuant to the applicable process proscribed by State statute.

Should you require additional information, please advise accordingly.

Respectfully,

Scott J. Yauck President/CEO Cobalt Partners LLC

William E. La Macchia La Macchia Holdings LLC Member

Petition for PUD Zoning Pursuant to Sections 125-99 & 125-106 Index of Submittal Information

- 1. Names and addresses of the owner, architect, planner, engineer, attorney and any other professional advisers who assisted in preparing the proposed development.
- 2. A legal description of the proposed project area, together with an accurate map showing its relationship to surrounding properties.
- 3. Names and addresses of all opposite and abutting property owners of record.
- 4. A statement describing the general character of the intended development along with such other information as would be pertinent to a determination as to the suitability and desirability of granting the proposed overlay use on the particular site.
- 5. Maps and plans showing the proposed planned unit commercial development, including the pattern of public and private roads, driveways, parking facilities, recreational facilities, private or public parks, and the size, arrangement and location of lots, the location of sewer and possible water facilities, and the existing topography and storm drainage system, showing basic topographic changes.
- 6. Statistical data on the total size of project area, area reserved for open space, density computation, and proposed number of commercial units.
- 7. General outline of the manner by which any privately-owned open space will be maintained and by which aesthetic and other similar controls will be enforced, together with the provision for services which may be supplied by a property owner or association of property owners.
- 8. A general summary of the financial factors, such as total anticipated cost of the development of the project, the estimated selling price for individual properties, the estimated cost of landscaping, and other improvements.
- 9. The type, size and location of structures.
- 10. Architectural drawings and sketches illustrating the design and character of proposed structures.
- 11. Landscape treatment.

1. Names and addresses of the owner, architect, planner, engineer, attorney and any other professional advisers who assisted in preparing the proposed development.

a.	Owner:	Affiliates of La Macchia Holdings, LLC & Cobalt Partners, LLC
		La Macchia Holdings, LLC 8907 North Port Washington Road Bayside, WI 53217
		Cobalt Partners, LLC 400 North Broadway, Suite #100 Milwaukee, WI 53202
b.	Architect:	Rinka+ 756 N. Milwaukee Street, #250 Milwaukee, WI 53202
C.	Planner:	Rinka+ 756 N. Milwaukee Street, #250 Milwaukee, WI 53202
d.	Engineer:	JSD Professional Services Inc W238 N 1610 Busse Rd, STE100 Waukesha, WI 53188
e.	Attorney:	Michael J. Dwyer Godfrey & Kahn 7711 North Port Washington Road Glendale, WI 53217

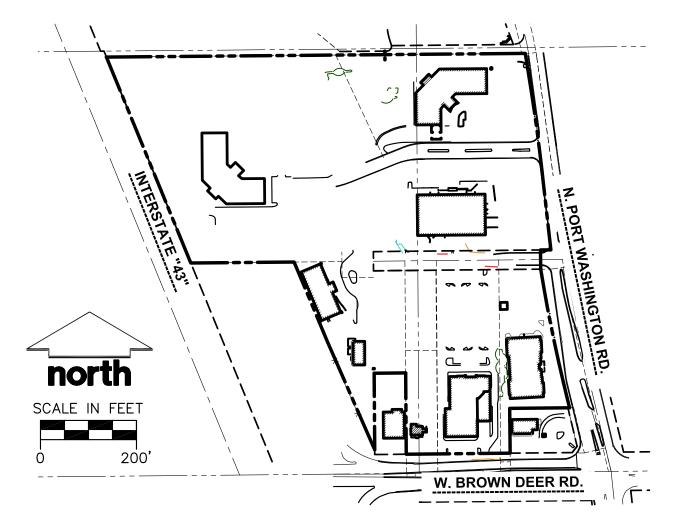
2. A legal description of the proposed project area, together with an accurate map showing its relationship to surrounding properties.

[See following pages]

- MADISON MILWAUKEE KENOSHA APPLETON -

PROPERTY EXHIBIT

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN.



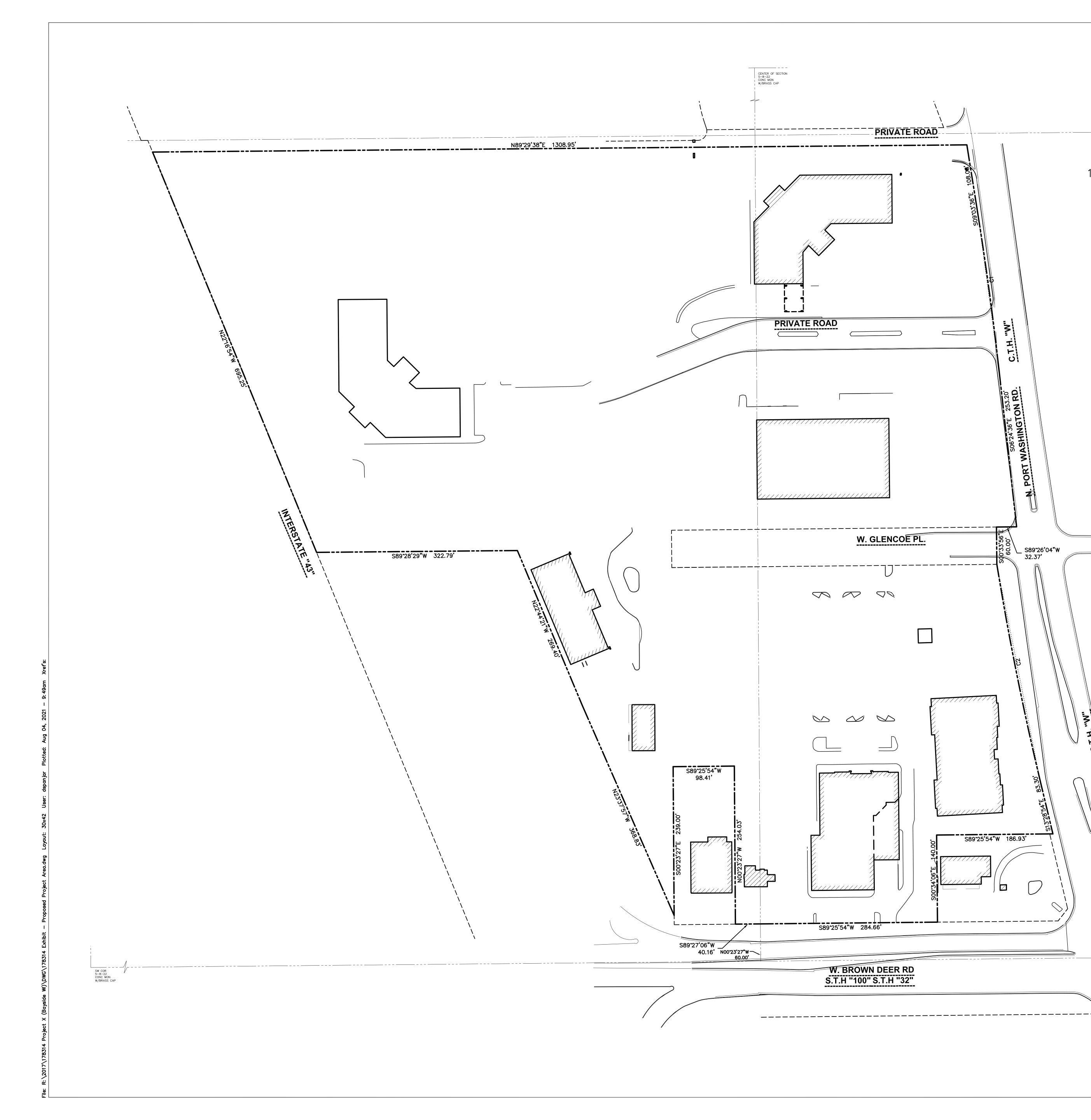
LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE N00'23'27"W 60.00 FEET TO A POINT ON THE NORTH LINE OF WEST BROWN DEER ROAD, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S89'27'06"W ALONG SAID NORTH LINE AND PARALLEL WITH THE SOUTH LINE OF SAID 1/4 SECTION 40.16 FEET; THENCE N00'23'27"W 254.03 FEET; THENCE S89'25'54"W 98.41 FEET; THENCE S00'23'27"E 239.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE "43"; THENCE N23'37'57"W ALONG SAID EASTERLY LINE 368.83 FEET; THENCE N22'44'21"W 269.40 FEET; THENCE S89'26'29"W 322.79 FEET; THENCE N22'16'54"W 695.25 FEET; THENCE N89'29'38"E 1308.95 FEET TO A POINT ON THE WEST LINE OF NORTH PORT WASHINGTON ROAD; THENCE S09'03'36"E 108.08 FEET; THENCE SOUTHEASTERLY 257.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 5573.03 FEET AND WHOSE CHORD BEARS S07'44'15"E 257.86 FEET; THENCE S06'24'36"E 253.20 FEET; THENCE S89'26'04"W 32.37 FEET; THENCE S00'33'56"E 60.00 FEET; THENCE SOUTHEASTERLY 359.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 5573.03 FEET AND WHOSE CHORD BEARS S07'44'15"E 257.86 FEET; THENCE S06'24'36"E 253.20 FEET; THENCE S89'26'04"W 32.37 FEET; THENCE S00'33'56"E 60.00 FEET; THENCE SOUTHEASTERLY 359.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 4824'.38 FEET AND WHOSE CHORD BEARS S11'20'55"E 359.14 FEET; THENCE S13'28'54"E 83.30 FEET; ITHENCE S89'25'54"W 186.93 FEET; THENCE S00'34'00"E 140.00 FEET TO A POINT ON THE NORTH LINE OF SAID BROWN DEER ROAD; THENCE S89'25'54"W ALONG SAID NORTH LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 284.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,155,594 SQUARE FEET OR 26.5288 ACRES

	PROJECT:			
JSD Professional Services, Inc.			JSD PROJECT NUMBER: 17-8314	SHEET NUMBER:
· Engineers · Surveyers · Planners	ONE NORTH	PROPERTY		
MILWAUKEE REGIONAL OFFICE	-	EXHIBIT	DRAWN BY: CHECKED BY: DHS AWW	1
N238 W1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188	_		DATE:	I
262.513.0666 PHONE 262.513.1232 FAX			AUGUST 4. 2021	
www.jsdinc.com ——	BROWN DEER, WI		//00001 1, 2021	



PROPERTY EXHIBIT

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

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06'24'36"E 253.20' SHINGTON RD.

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_ S89*****26'04"W 32.37'

PORT WASHIN

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PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWN 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

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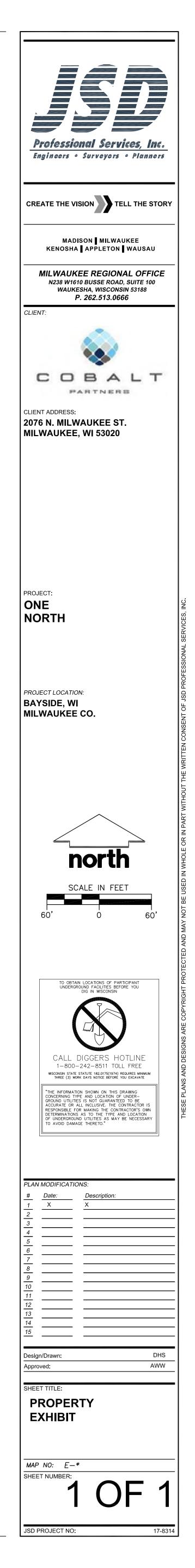
CONTAINING 1,155,594 SQUARE FEET OR 26.5288 ACRES

	CURVE TABLE								
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING			
C1	257.89'	5573.03 '	128.97	2 ' 39'05"	257.86'	S7 * 44'15"E			
C2	359.22'	4824.38'	179.70	4 ° 15'59"	359.14'	S11 ° 20'55"E			

SE COR 5-8-22 CONC MON W/BRASS CAP

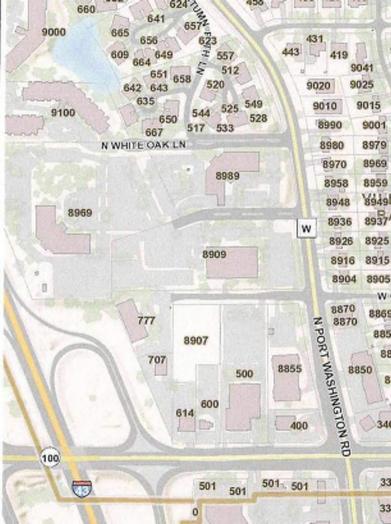
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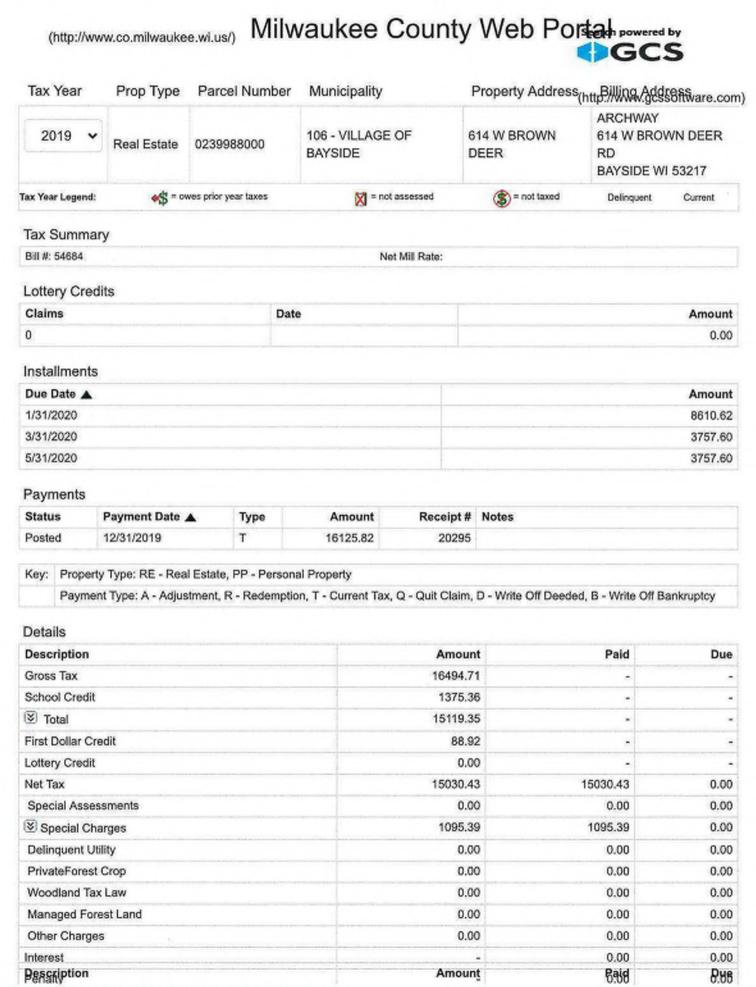
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3. Names and addresses of all opposite and abutting property owners of record.

[See following pages]





https://nortal-milwaukee-co-wi.app.landnav.com/LandNavWebPortal

ESTATE-TAX DEPT



Tax Year Legend:	*\$ = 0	wes prior year taxes	🔀 = not asses	sed 🌒 = not ta	ixed Definquent	Current
2019 🗸	Real Estate	0229980002	106 - VILLAGE OF BAYSIDE	400 W BROWN DEER RD	ESTATE-TAX DEP FIRSTAR BANK 2800 E LAKE STRE MINNEAPOLIS MN	EET

Tax Summary

Bill #: 54566	Net Mill Rate:

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date 🔺	Amount
1/31/2020	12006.92
3/31/2020	6003.46
5/31/2020	6003.46

Payments

Status	Payment Date 🔺	Туре	Amount	Receipt #	Notes
Posted	1/16/2020	T	24013.84	20643	

Key: Property Type: RE - Real Estate, PP - Personal Property Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

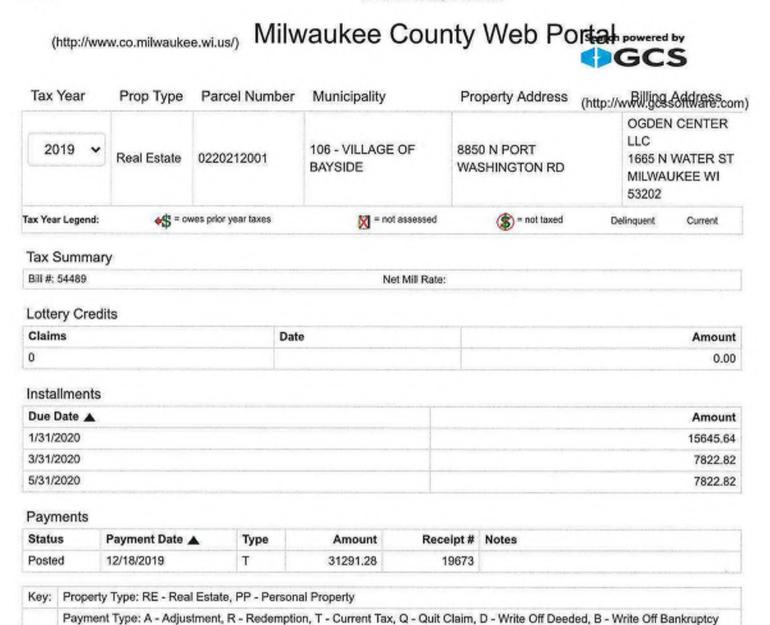
Description	Amount	Paid	Due
Gross Tax	26295.32	-	
School Credit	2192.56	-	
🖲 Total	24102.76		
First Dollar Credit	88.92	-	
Lottery Credit	0.00	-	-
Net Tax	24013.84	24013.84	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Raid	0.06

https://nortal-milwaukee-co-wi.ang.landnav.com/landnavweboortal/Search.asox

(http://www.co.milwaukee.wi.us/) Milwaukee County Web Portal powered by

		Parcel Numb	per Municipality		rty Address	Billing Address	ssoftware.com
2019	Real Estate	0229986001	106 - VILLAGE O BAYSIDE	340 W DEER	BROWN RD	BAYSIDE ENTER AND PLAZA LLC 11518 N PORT W RD STE 103 MEQUON WI 530	ASHINGTON
ax Year Legend	: +\$ = o	wes prior year taxes	🕅 = not as:	essed	🌋 = not taxe	d Delinquent	Current
Tax Summa	ary						
Bill #: 54570			Net N	ill Rate:			
Lottery Cre	dits						
Claims			Date				Amoun
0							0.0
Installment	s						
Due Date							Amoun
1/31/2020							24175.7
3/31/2020		der er period					9045.6
5/31/2020							9045.6
Payments							
Status	Payment Date	Туре	Amount	Receipt #	Notes		
Posted	12/9/2019	т	42266.98	19416			
		Т	42266.98				
Key: Prope	rty Type: RE - Re:	T al Estate, PP - Pe	42266.98	19416	1	eeded, B - Write Off	Bankruptcy
Key: Prope	rty Type: RE - Re:	T al Estate, PP - Pe	42266.98	19416	1	eeded, B - Write Off	Bankruptcy
Key: Prope Paym Details	rty Type: RE - Re: ent Type: A - Adju	T al Estate, PP - Pe	42266.98	19416 - Quit Claim,	D - Write Off D		
Key: Prope Paym Details Description	rty Type: RE - Re: ent Type: A - Adju	T al Estate, PP - Pe	42266.98	19416 - Quit Claim, Amou	D - Write Off D	eeded, B - Write Off Paid	
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Details

Description	Amount	Paid	Due
Gross Tax	34234.77		-
School Credit	2854.57		
🗑 Total	31380.20	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	0.00		-
Net Tax	31291.28	31291.28	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	0.00	0.00	0.00
Delinguent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Bald	0,00

https://postal.miluaukee.co.wi ann landeau.com/l andNaviMabDortal

Tax Year	Prop Type	Parcel Numl	ber Munic	ipality	Prop	erty Address	(http://www.ges	dress software.com
2019 🗸	Real Estate	0220211000	106 - V BAYSII	ILLAGE OF DE		N PORT IINGTON RD	8870 NOR 8870 N PT WASHING BAYSIDE V	TON RD
fax Year Legend:	\$ = 0	wes prior year taxes		🕅 = not assesse	d	(\$) = not taxed	Delinguent	Current
Tax Summar	у							
Bill #: 54488				Net Mill Ra	ite:			
Lottery Cred	its							
Claims		1	Date					Amount
0	al and a second							0.00
Installments Due Date		• • • • • • • • • • • • • • • • • • •				An example in the second at the second		Amount
1/31/2020								9013.29
3/31/2020					-			4506.64
5/31/2020				and the second second				4506.64
Payments								
	Payment Date	🔺 Туре	Ап	nount Re	eceipt#	Notes		
Posted	12/30/2019	т	180	26.57	20100			
					20100			
Keyr Property	Tune: RE - Rea	l Fetato DD - Do	reonal Propert		20100			
		il Estate, PP - Pe stment, R - Reder		у		D - Write Off Deede	d, B - Write Off B	ankruptcy
Paymen				у		D - Write Off Deede	d, B - Write Off B	lankruptcy
Paymen Details				у	iit Claim,			
Paymen Details Description				y rrent Tax, Q - Qu	iit Claim, Amoun	t	d, B - Write Off B Paid	
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Paymen Details Description Gross Tax School Credit School Credit Total First Dollar Cre Lottery Credit Net Tax Special Asses Special Charg Delinquent Uti PrivateForest	t Type: A - Adjus dit sments es lity Crop Law			y rrent Tax, Q - Qu	it Claim, Amoun 19763.41 1647.92 18115.49 88.92 0.00 18026.57 0.00 0.00 0.00 0.00 0.00	t 1 2 9 2 0 7 0 0 0 0 0 0	Paid - - - 18026.57 0.00 0.00 0.00	Due 0.00 0.00 0.00 0.00 0.00 0.00
Paymen Details Description Gross Tax School Credit School Credit Sirst Dollar Cre Lottery Credit Net Tax Special Asses Special Asses Special Charg Delinquent Uti PrivateForest Woodland Tax	t Type: A - Adjus dit sments es lity Crop Law est Land			y rrent Tax, Q - Qu	it Claim, Amoun 19763.41 1647.92 18115.49 88.92 0.00 18026.57 0.00 0.00 0.00 0.00 0.00 0.00	t 1 2 9 2 0 7 0 0 0 0 0 0 0 0 0 0	Paid - - - 18026.57 0.00 0.00 0.00 0.00	Due
Paymen Details Description Gross Tax School Credit School Credit Total First Dollar Cre Lottery Credit Net Tax Special Asses Special Charg Delinquent Uti PrivateForest Woodland Tax Managed Fore	t Type: A - Adjus dit sments es lity Crop Law est Land			y rrent Tax, Q - Qu	it Claim, Amoun 19763.41 1647.92 18115.49 88.92 0.00 18026.57 0.00 0.00 0.00 0.00 0.00 0.00 0.00	t 1 2 9 2 0 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Paid - - - 18026.57 0.00 0.00 0.00 0.00 0.00	Due 0.00 0.00 0.00 0.00 0.00 0.00 0.00

https://www.lond.al.milusukon.on.ul.ann.landingu.onm/l.andhlos/MohDadal

Tax Y	'ear	Prop Type	Parcel Numb	er Municipality	Property Address	s (http://www.	ddrossare.cor	
201	19 🗸	Real Estate	0220210000	106 - VILLAGE OF BAYSIDE	8870 N PORT WASHINGTON RD	8870 N F	A ZETLEY PT IGTON RD E WI 53217	
ax Year l	Legend:	*\$ = ov	wes prior year taxes	🔀 = not assessa	ed 🌒 = not taxe	ed Delinquen	t Current	
Tax Su	ummary	/						
Bill #: 0				Net Mill R	ate:			
otten	y Credit	te						
Claims	•	10	1	Date	1		Amount	
0						ne a se angele tra saran	0.00	
							· · · · · · · · · · · · · · · · · · ·	
Installi Due Da	ments				-		A	
1/31/20	CONTRACT OF						Amount	
3/31/20					0.00			
5/31/20					0.00			
		ere found Type: RE - Rea	l Estate, PP - Pen	sonal Property				
Key: I	rments w Property	Type: RE - Rea		sonal Property option, T - Current Tax, Q - Q	uit Claim, D - Write Off D	eeded, B - Write O	ff Bankruptcy	
Key: I	vments w Property Payment	Type: RE - Rea			uit Claim, D - Write Off D	eeded, B - Write O	f Bankruptcy	
Key: I I Details Descri	rments w Property Payment s ption	Type: RE - Rea			Amount	eeded, B - Write O		
Key: 1 1 Details Descrij Gross 1	rments w Property Payment s ption Tax	Type: RE - Rea			Amount 0.00		Due	
Key: I Details Descri Gross 1 School	rments w Property Payment S ption Tax Credit	Type: RE - Rea			Amount 0.00 0.00		Due -	
Key: I Details Descrij Gross 1 School School	rments w Property Payment s ption Tax Credit al	Type: RE - Rea Type: A - Adjus			Amount 0.00 0.00 0.00	Paid -		
Key: I Details Descrip Gross 1 School School School	rments w Property Payment S ption Tax Credit al cliar Cred	Type: RE - Rea Type: A - Adjus			Amount 0.00 0.00 0.00 0.00	Paid - - -	Due - - -	
Key: I I Details Descrij Gross 1 School School School First Do Lottery	rments w Property Payment S ption Tax Credit al cllar Credit Credit	Type: RE - Rea Type: A - Adjus			Amount 0.00 0.00 0.00 0.00 0.00	Paid - - - -	Due - - - -	
Key: I Details Descrip Gross T School School School First Do Lottery Net Tax	rments w Property Payment S ption Tax Credit clar Cred Credit Credit	Type: RE - Rea Type: A - Adjus dit			Amount 0.00 0.00 0.00 0.00 0.00 0.00	Paid - - - - 0.00	Due - - - - 0.00	
Key: I Details Descrip Gross 1 School School S Tota First Do Lottery Net Tax Specia	rments w Property Payment S ption Tax Credit cliar Cred Credit x al Assess	Type: RE - Rea Type: A - Adjus dit			Amount 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Paid - - - - 0.00 0.00	Due - - - 0.00 0.00	
Key: I Details Descrij Gross T School School School First Do Lottery Net Tax Specia	rments w Property Payment S ption Tax Credit cliar Cred Credit x al Assess al Charge	Type: RE - Rea Type: A - Adjus dit sments			Amount 0.00 0.00 0.00 0.00 0.00 0.00	Paid - - - - 0.00	Due - - - - 0.00 0.00 0.00	
Key: I Details Descrip Gross 1 School School S Tota First Do Lottery Net Tax Specia Deling	rments w Property Payment S ption Tax Credit cliar Cred Credit x al Assess	Type: RE - Rea Type: A - Adjus dit dit ments is			Amount 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Paid - - - - 0.00 0.00 0.00	Due - - - - 0.00 0.00 0.00 0.00	
Key: I Details Descrij Gross 1 School School School School First Do Lottery Net Tax Specia Specia Delinq Private	rments w Property Payment S ption Tax Credit cliar Credit cliar Credit credit x al Assess al Charge uent Utili	Type: RE - Rea Type: A - Adjus dit sments is ty Crop			Amount 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Paid - - - - - - - - - - - - - - - - - - -	Due - - - - 0.00 0.00 0.00 0.00 0.00 0.00	
Key: I Details Descrip Gross 1 School School School First Do Lottery Net Tax Specia Specia Delinque Private Woodk	rments w Property Payment S ption Tax Credit cliar Credit cliar Credit cliar Credit x al Assess al Charge juent Utili	Type: RE - Rea Type: A - Adjus dit dit sments is ty Crop Law			Amount 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Paid - - - - 0.00 0.00 0.00 0.00 0.00	Due 	
Key: I Details Descrij Gross 1 School School School First Do Lottery Net Tax Specia Specia Delinq Private Woodk Manag	ments w Property Payment S ption Tax Credit clar Credit clar Credit clar Credit credit credit clar Credit c	Type: RE - Rea Type: A - Adjus dit dit sments is ty Crop Law st Land			Amount 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Paid 0.00 0.00 0.00 0.00 0.00 0	Due - - - - 0.00 0.00 0.00 0.00 0.00 0.00	
Key: I Details Descrij Gross 1 School School School First Do Lottery Net Tax Specia Specia Delinq Private Woodk Manag	rments w Property Payment S ption Tax Credit al cliar Credit cliar Credit cliar Credit credit cliar Credit credi c	Type: RE - Rea Type: A - Adjus dit dit sments is ty Crop Law st Land			Amount 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Paid 	Due - - - -	
Key: I Details Descrip Gross 1 School School School Work Specia Specia Deling Private Woodk Manag Other (rments w Property Payment S ption Tax Credit al cliar Credit cliar Credit cliar Credit credit al Assess al Charge uent Utili eForest C and Tax ged Fores Charges t	Type: RE - Rea Type: A - Adjus dit dit sments is ty Crop Law st Land			Amount 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Paid 0.00 0.00 0.00 0.00 0.00 0	Du 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	

(http://www.co.milwaukee.wi.us/) Milwaukee County Web Portal powered by

Тах	Year	Prop Type	Parcel Number	Municipality	Prop	erty Address	(http://ing.Add	\$8ftware.com
20	019 👻	Real Estate	0220120000	106 - VILLAGE OF BAYSIDE		N PORT HINGTON RD	ROBERT F BERET E BALESTRIE 8904 N PT WASHINGT BAYSIDE W	RI KOHN ON RD
ax Yea	ar Legend:	♦\$ = 0	wes prior year taxes	🕅 = not assess	be	(\$) = not taxed	Delinquent	Current
Tax \$	Summar	/						
Bill #:	54397			Net Mill R	ate:			
Lotte	ery Credi	ts						
Claims Date							Amount	
1	1 11/01/2019							246.72
Insta	allments							
	Date 🔺							Amount
1/31/	2020							3279.54
3/31/	2020							1092.82
5/31/	2020							1092.82
Pavr	ments							
Statu		Payment Date	🔺 Туре	Amount R	teceipt #	Notes		
Poste	ed	12/17/2019	τ	5465.18	19725			
Key:	Property	Type: RE - Rea	I Estate, PP - Person	al Property				
		esca		n, T - Current Tax, Q - Q	uit Claim,	D - Write Off Deede	d, B - Write Off B	lankruptcy
Deta	ile							
	ription				Amo	ount	Paid	Due
Gross	s Tax				486	5.94		
Scho	ol Credit				40	5.73		
⊗ то	otal				446	0.21		
First I	Dollar Cree	dit			8	8.92	14	
Lotter	ry Credit				24	6.72		,
Net T	ах				412	4.57	4124.57	0.00
Sp Sp	pecial Asso	essments			61	2.61	612.61	0.00
Special Assessments					72	8.00	728.00	0.00
🗑 Sp	Special Charges				0.00 0.00			
	Delinquent Utility				1	0.00	0.00	0.0

0.00

0.00

Amount

0.00

0.00

Pala B

Woodland Tax Law

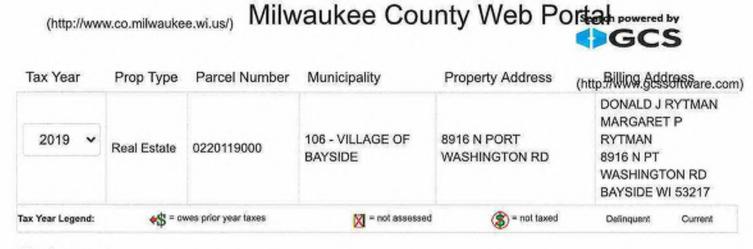
Debcriptionges

Managed Forest Land

0.00

0.00

000



Tax Summary

Bill #: 54396	Net Mill Rate:	

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date 🔺	Amount
1/31/2020	3289.34
3/31/2020	1404.03
5/31/2020	1404.03

Payments

Status	Payment Date 🔺	Туре	Amount	Receipt #	Notes
Posted	12/17/2019	т	6097.40	19655	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	6224.01		
School Credit	518.97	-	
S Total	5705.04	-	-
First Dollar Credit	88.92	-	
Lottery Credit	246.72	-	
Net Tax	5369.40	5369.40	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
oderigharges	Amount	6999	000

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Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date 🔺	Amount
1/31/2020	3458.19
3/31/2020	1488.44
5/31/2020	1488.44

Payments

Status	Payment Date 🔺	Туре	Amount	Receipt #	Notes
Posted	12/26/2019	T	6435.07	19949	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

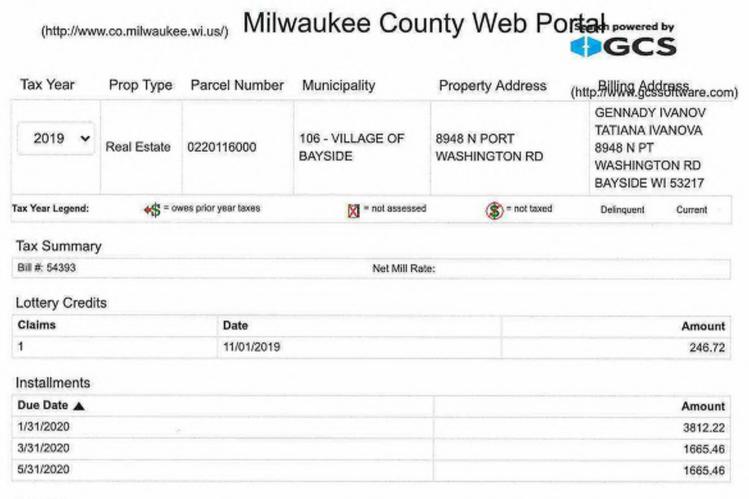
Description	Amount	Paid	Due
Gross Tax	6592.40	-	-
School Credit	549.69	-	-
😨 Total	6042.71	-	~
First Dollar Credit	88.92		-
Lottery Credit	246.72	-	-
Net Tax	5707.07	5707.07	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Baid	0.00

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(http://www.co.milwaukee.wi.us/)



https://portal-milwaukee-co-wi app landnay.com/LandNavWebPortal



Payments

Status	Payment Date 🔺	Туре	Amount	Receipt #	Notes
Posted	1/2/2020	Т	7143.14	20319	

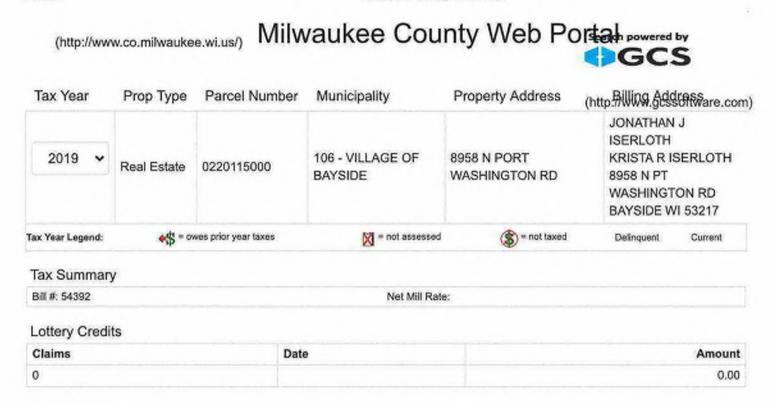
Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	7364.88	-	-
School Credit	614.10		
Total	6750.78	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	246.72	-	-
Net Tax	6415.14	6415.14	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Raid	0.00

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Installments

Due Date 🔺	Amount
1/31/2020	4084.14
3/31/2020	1678.06
5/31/2020	1678.06

Payments

Status	Payment Date 🔺	Туре	Amount	Receipt #	Notes
Posted	12/18/2019	T	7440.26	19691	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	7419.86		-
School Credit	618.68		-
🗵 Total	6801.18		-
First Dollar Credit	88.92		-
Lottery Credit	0.00	-	-
Net Tax	6712.26	6712.26	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Deberiphanges	Amound	Pana	000

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Tax	Year	Prop Type	Parcel Number	Municipality	Prope	rty Address	(http: Billing Add	oftware.cor
20	019 🗸	Real Estate	0220114000	106 - VILLAGE OF BAYSIDE	8970 N WASH	PORT	EUGENE M BERNADIN 8970 N PT WASHINGT BAYSIDE W	E RETZER
ax Yea	ar Legend:	4 \$ = o	wes prior year taxes	🔀 = not assessed		s = not taxed	Delinquent	Current
Tax	Summary	/						
	54391			Net Mill Rat	91.			
			the second s					
	ery Credi	ts	1200					
Claims Date						Amour		
1			11/01/2019					246.72
Insta	allments							
Due	Date 🔺							Amount
1/31/	2020							4035.24
3/31/	2020							1776.97
5/31/	2020							1776.97
Payr	ments							
Statu	us I	Payment Date	🔺 Туре	Amount Re-	ceipt #	Notes		
Poste	ed	12/23/2019	т	7589.18	19847			
Key:	Property	Type: RE - Rea	I Estate, PP - Persona	al Property				
	Payment	Type: A - Adjus	stment, R - Redemptio	on, T - Current Tax, Q - Quit	Claim, D	- Write Off Deed	ed, B - Write Off Ba	ankruptcy
Deta	ils							
	ription				Amoun	t	Paid	Due
		1			7851.4		-	-
Gross	u iun							

Presentation	Amount	biod	0.00
Other Charges	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Delinquent Utility	0.00	0.00	0.00
Special Charges	728.00	728.00	0.00
Special Assessments	0.00	0.00	0.00
Net Tax	6861.18	6861.18	0.00
Lottery Credit	246.72	-	
First Dollar Credit	88.92		
Total	7196.82	-	
School Credit	654.67	-	

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Installments

Due Date 🔺	Amount
1/31/2020	2989.24
3/31/2020	1130.62
5/31/2020	1130.62

Payments

Status	Payment Date 🔺	Туре	Amount	Receipt #	Notes
Posted	1/6/2020	T	5250.48	20516	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	5030.89	-	8
School Credit	419.49	-	-
🖲 Total	4611.40	-	-
First Dollar Credit	88.92	-	•
Lottery Credit	0.00	-	-
Net Tax	4522.48	4522.48	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	728.00	728.00	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Baid	0.99

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lax	Year	Prop Type	Parcel Numbe	Municipality	Proper	ty Address	BillingAddress	cssoftware.com
20	019 🗸	Real Estate	0220276000	106 - VILLAGE BAYSIDE		RLAND CT	JUSTINE C MOR REVOCABLE TR 528 W CUMBERL BAYSIDE WI 532	RIS 2006 UST AND CT
ax Yea	r Legend:	*\$ = 01	ves prior year taxes	🔀 = not :	assessed	(S) = not ta	axed Delinquent	Current
Tax S	Summar	у						
Bill #:	54546			Net	Mill Rate:			
otte	ry Credi	ts						
Claim			Date					Amount
1	11/01/2019							246.72
Incto	Ilments							
	Date 🛦		in the second second					Amount
1/31/2020								2806.92
3/31/2020								1174.72
5/31/2020				£			A	1174.72
Pavn	nents							
Statu		Payment Date	• Туре	Amount	Receipt #	Notes		
Poste	d	12/30/2019	т	5156.36	20077			
	017			0100.00	20011			
		Tune: PF - Peo	1.5 1		20077			
	Property		I Estate, PP - Perso	nal Property		D - Write Off	Deeded, B - Write Off	Bankruptcy
Key:	Property Payment		I Estate, PP - Perso	nal Property		D - Write Off	Deeded, B - Write Off	Bankruptcy
Key: Detai	Property Payment		I Estate, PP - Perso	nal Property	Q - Quit Claim,			
Key: Detai Desc	Property Payment ils ription		I Estate, PP - Perso	nal Property	Q - Quit Claim, Amou	unt	Deeded, B - Write Off Paid	Bankruptcy Due
Key: Detai Desc Gross	Property Payment ils ription		I Estate, PP - Perso	nal Property	Q - Quit Claim, Amou 5223	unt 33		
Key: Detai Desc Gross Schoo	Property Payment ils ription s Tax ol Credit		I Estate, PP - Perso	nal Property	Q - Quit Claim, Amou 5223 435	unt 33 53	Paid - -	
Key: Detai Desc Gross Schoo Schoo	Property Payment ils ription s Tax ol Credit otal	t Type: A - Adjus	I Estate, PP - Perso	nal Property	Q - Quit Claim, Amou 5223 435 4787	unt 33 53 80		
Key: Detai Desc Gross Schoo Schoo First (Property Payment ils ription s Tax ol Credit otal Dollar Cre	t Type: A - Adjus	I Estate, PP - Perso	nal Property	Q - Quit Claim, Amou 5223 435 4787 88	unt 33 53 80 92	Paid - -	
Key: Detai Desc Gross Schoo Schoo First (Lotter	Property Payment ils ription s Tax ol Credit otal Dollar Creation ry Credit	t Type: A - Adjus	I Estate, PP - Perso	nal Property	Q - Quit Claim, Amou 5223 435 4787 88 246	unt 33 53 80 92 72	Paid - - - -	Due - - -
Key: Detai Desc Gross Schoo Schoo Schoo First I Lotter	Property Payment ils ription s Tax ol Credit otal Dollar Cre- ry Credit ax	t Type: A - Adjus dit	I Estate, PP - Perso	nal Property	Q - Quit Claim, Amou 5223 435 4787 88 246 4452	unt 33 53 80 92 72 16	Paid - - - - 4452.16	Due - - - - - - - - - - - - - - - - - - -
Key: Detai Desc Gross Schor Schor First (Cotter Ta Spec	Property Payment ils ription s Tax ol Credit otal Dollar Cre ry Credit ax cial Assess	t Type: A - Adjus dit sments	I Estate, PP - Perso	nal Property	Q - Quit Claim, 5223 435 4787 88 246 4452 0	unt 33 53 80 92 72 16 00	Paid - - - - 4452.16 0.00	Due - - - - 0.00 0.00
Key: Detai Desc Gross Schoo Schoo Schoo First I cotter Ret Ta Spec Spec Spec	Property Payment ils ription s Tax ol Credit otal Dollar Cre ry Credit ax stal Assess secial Cha	t Type: A - Adjus dit sments rges	I Estate, PP - Perso	nal Property	Q - Quit Claim, 5223 435 4787 88 246 4452 0 704	unt 333 533 80 92 72 16 00 20	Paid - - - - - 4452.16 0.00 704.20	Due - - - - - 0.00 0.00 0.00
Key: Detai Desc Gross Schoo Schoo To Schoo To Schoo Schoo Spec Spec Spec Delin	Property Payment ils ription s Tax ol Credit otal Dollar Credit ax credit ax chal Assess credit Chal aquent Util	t Type: A - Adjus dit sments rges lity	I Estate, PP - Perso	nal Property	Q - Quit Claim, 5223 435 4787 88 246 4452 0 704 0	unt 33 53 80 92 72 16 00 20 00	Paid - - - - 4452.16 0.00 704.20 0.00	Due
Key: Detai Desc Gross Schoo Schoo V Tr First I Lotter Ti Spec Spec V Sp Delin Priva	Property Payment ils ription s Tax ol Credit otal Dollar Credit otal Dollar Credit ax stal Assess secial Cha aquent Util tteForest C	t Type: A - Adjus dit sments rges lity Crop	I Estate, PP - Perso	nal Property	Q - Quit Claim, 5223 435 4787 88 246 4452 0 704 0 704	unt 333 533 80 92 72 16 00 20 00 00	Paid - - - - 4452.16 0.00 704.20 0.00 0.00	Due
Key: Detai Desc Gross Schoo Schoo Schoo To First I Lotter Net Ti Spec Spec Spec Delin Priva Wood	Property Payment ils ription s Tax ol Credit otal Dollar Credit ax cial Assess pecial Cha aquent Util iteForest C dland Tax	t Type: A - Adjus dit sments rges lity Crop Law	I Estate, PP - Perso	nal Property	Q - Quit Claim, 5223 435 4787 88 246 4452 0 704 0 0 0 0 0	unt 33 53 80 92 72 16 00 20 00 00 00	Paid - - - - - 4452.16 0.00 704.20 0.00 0.00 0.00	Due
Key: Detai Desc Gross Schoo Schoo First I Lotter Net Ta Spec Sp Delin Priva Wood Mana	Property Payment ils ription s Tax ol Credit otal Dollar Cre ty Credit ax cial Assess secial Cha aquent Util tteForest C dland Tax aged Fore	t Type: A - Adjus dit sments rges lity Crop Law st Land	I Estate, PP - Perso	nal Property	Q - Quit Claim, 5223 435 4787 88 246 4452 0 704 0 704 0 0 0 0 0 0 0	unt 333 533 800 92 72 72 72 72 20 00 200 00 00 00	Paid - - - - 4452.16 0.00 704.20 0.00 0.00 0.00 0.00	Due - - - - - - - - - - - - - - - - - - -
Key: Detai Desc Gross Schoo Schoo First I Lotter Net Ta Spec Sp Delin Priva Wood Mana	Property Payment ils ription s Tax ol Credit otal Dollar Cre- ty Credit ax dal Assess vecial Cha action of the the Forest C dland Tax aged Fore r Charges	t Type: A - Adjus dit sments rges lity Crop Law st Land	I Estate, PP - Perso	nal Property	Q - Quit Claim, 5223 435 4787 88 246 4452 0 704 0 704 0 0 0 0 0 0 0	unt 33 53 80 92 72 16 00 20 00 00 00	Paid - - - - - 4452.16 0.00 704.20 0.00 0.00 0.00	Due



Tax Year	Prop Type	Parcel Number	Municipality	Property Address (htt	p: Billing Addressare.com
2019 🗸	Real Estate	0220281000	106 - VILLAGE OF BAYSIDE	533 W CUMBERLAND CT	PHYLLIS E GORELL 533 W CUMBERLAND CT BAYSIDE WI 53217- 1607
ax Year Legend:	*\$ = or	wes prior year taxes	🕅 = not assessed	(S) = not taxed	Delinquent Current

Tax Summary

B训#: 54551	Net Mill Rate:

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date 🔺	Amount
1/31/2020	3084.12
3/31/2020	1313.31
5/31/2020	1313.31

Payments

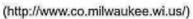
Statu	s Payment Date 🔺	Туре	Amount	Receipt #	Notes
Poste	12/5/2019	T	5710.74	19349	
Key:	ey: Property Type: RE - Real Estate, PP - Personal Property				

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	5828.14	-	
School Credit	485.96	•	-
S Total	5342.18	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	246.72	-	-
Net Tax	5006.54	5006.54	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	704.20	704.20	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Description	Amount	Baid	0.00

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mee.wi.us/) Milwaukee County Web Portal powered by

Tax Year	Prop Type	Parcel Number	Municipality	Property Address (htt	p:Billing Address p:Rwww.gcssoftware.com)
2019 🗸	Real Estate	0220279000	106 - VILLAGE OF BAYSIDE	517 W CUMBERLAND CT	JEFFREY Y RONDEL YELENA E RONDEL 517 W CUMBERLAND CT BAYSIDE WI 53217- 1607
Tax Year Legend:	♦ \$ = 0	wes prior year taxes	🕅 = not assessed	(S) = not taxed	Delinquent Current

Tax Summary

Bill #: 54549	Net Mill Rate:

Lottery Credits

Claims	Date	Amount
1	11/01/2019	246.72

Installments

Due Date 🔺	Amount
1/31/2020	3084.12
3/31/2020	1313.31
5/31/2020	1313.31

Payments

Status	Payment Date 🔺	Туре	Amount	Receipt #	Notes
Posted	12/5/2019	T	5710.74	19347	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

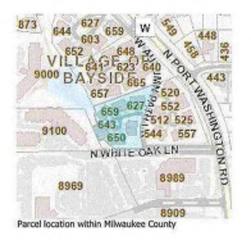
Details

Description	Amount	Paid	Due
Gross Tax	5828.14	-	-
School Credit	485.96	-	
🗑 Total	5342.18	-	-
First Dollar Credit	88.92		-
Lottery Credit	246.72	-	-
Net Tax	5006.54	5006.54	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	704.20	704.20	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Billeripherges	Amount	pana	000

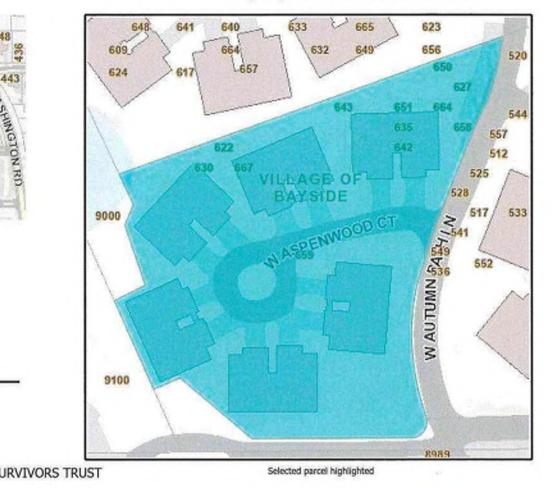
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Milwaukee County Land Information Parcel Report





Report generated 8/5/2021 12:06:51 PM



Parcel	Information
1 41 601	

TAXKEY:	0220266000
Record Date:	12/31/2019
Owner(s):	ROSE S HILL SU

Address:	667 W ASPENWOOD CT	Assessed Value:	\$215,000	
Municipality:	Bayside	Land Value:	\$60,000	
Acres:	0.00	Improvement Value:	\$155,000	
Parcel Description:	RESIDENTIAL			
Zoning Description:	Commercial or Business Park			

Legal Description: BAYSIDE WOODS CONDOMINIUM NO 2 SW & SE 5 8 22 UNIT 76

School District: NICOLET UHS SCHOOL DISTRICT

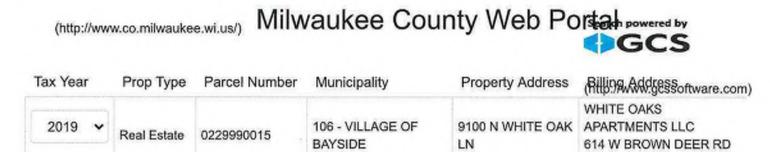
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

BAYSIDE WI 53217

Delinquent

Current

(S) = not taxed



Tax Year Legend:

Tax Summary

Bill #: 54573	Net Mil Rate:	

X = not assessed

Lottery Credits

Claims	Date	Amount
0		0.00

Installments

Due Date 🔺	Amount
1/31/2020	279902.13
3/31/2020	139667.96
5/31/2020	139667.96

Payments

Status	Payment Date 🔺	Туре	Amount	Receipt #	Notes
Posted	12/16/2019	T	559238.05	19607	

Key: Property Type: RE - Real Estate, PP - Personal Property

Payment Type: A - Adjustment, R - Redemption, T - Current Tax, Q - Quit Claim, D - Write Off Deeded, B - Write Off Bankruptcy

Details

Description	Amount	Paid	Due
Gross Tax	609589.64	-	-
School Credit	50828.86		
🗵 Total	558760.78	-	-
First Dollar Credit	88.92	-	-
Lottery Credit	0.00		-
Net Tax	558671.86	558671.86	0.00
Special Assessments	0.00	0.00	0.00
Special Charges	566.19	566.19	0.00
Delinquent Utility	0.00	0.00	0.00
PrivateForest Crop	0.00	0.00	0.00
Woodland Tax Law	0.00	0.00	0.00
Managed Forest Land	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
Interest		0.00	0.00
Percription	Amount	6998	8.88

https://portal-milwaukee-co-wi app landney.com/l andNeyWebPortal

4. A statement describing the general character of the intended development along with such other information as would be pertinent to a determination as to the suitability and desirability of granting the proposed overlay use on the particular site.

Our vision is to create a vibrant, mixed-use community that offers the richness of village living with the comfort of an intimate neighborhood. We propose to achieve that vision through a mix of neighborhood uses, including a new North Shore Library, office and small scale retail/restaurant uses, and a diversity of residential building types that are adaptable to a variety of lifestyles. As shown, the conceptual master plan represents an overall development value in excess of \$110 million.

5. Maps and plans showing the proposed planned unit commercial development, including the pattern of public and private roads, driveways, parking facilities, recreational facilities, private or public parks, and the size, arrangement and location of lots, the location of sewer and possible water facilities, and the existing topography and storm drainage system, showing basic topographic changes.

[See following pages]

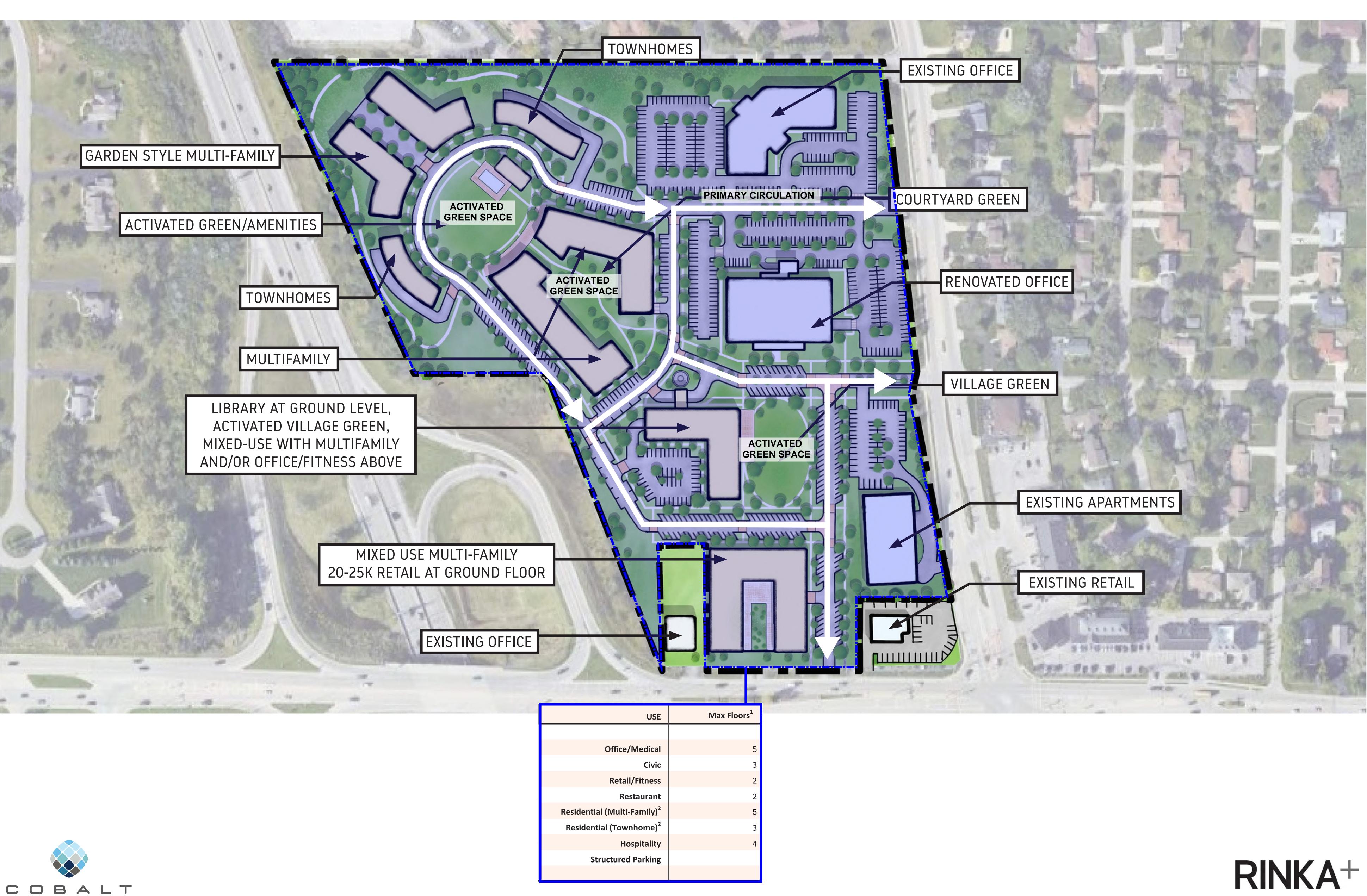
BAYSIDE REDEVELOPMENT







BAYSIDE REDEVELOPMENT





BAYSIDE REDEVELOPMENT





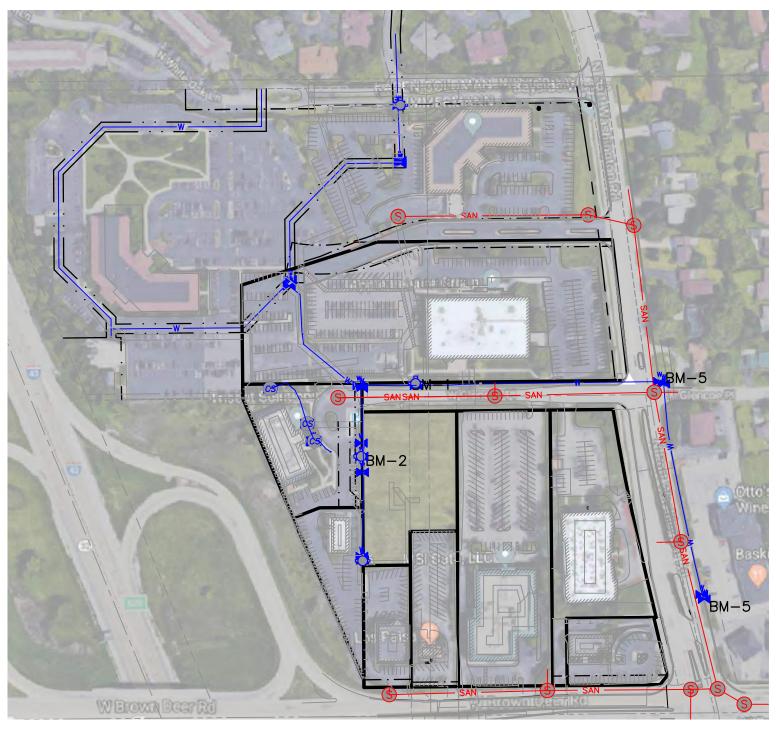








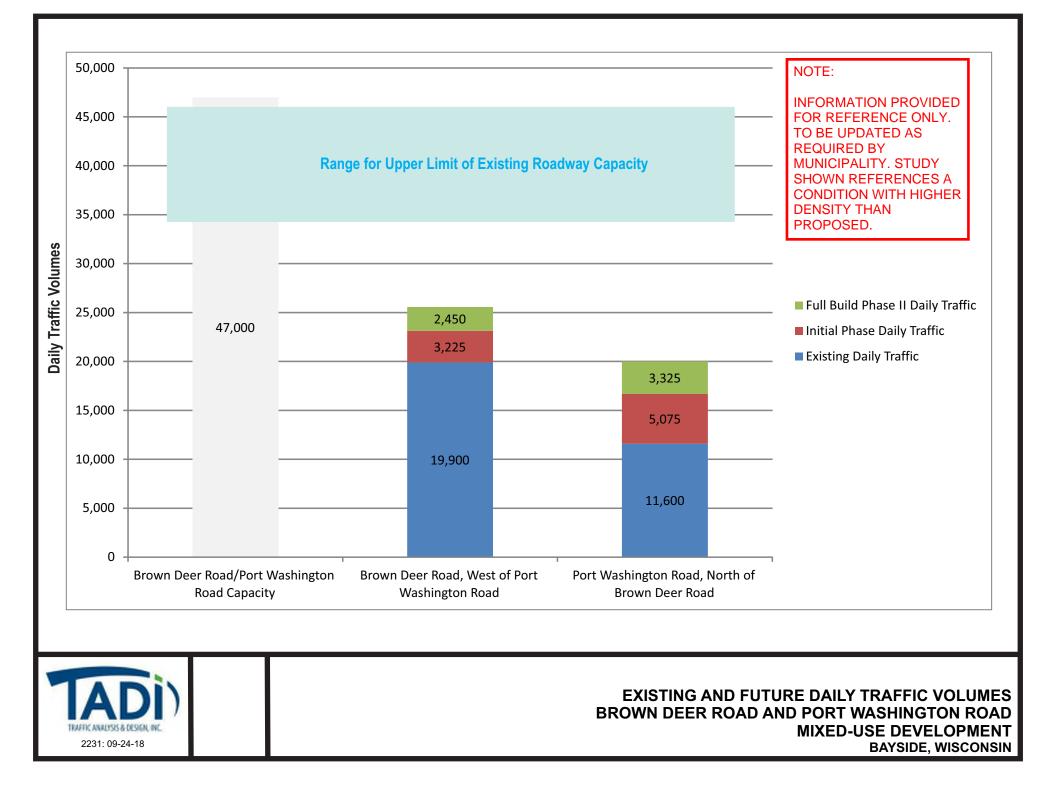






Frofessional Services, Inc. Inglasers + Serveyors + Planners
CREATE THE VISION TELL THE STORY
KENOSHA APPLETON WAUSAU MILWAUKEE REGIONAL OFFICE W238 N1610, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666
CLIENT: CLIENT ADDRESS:
PROJECT: PROJECT LOCATION:
Date: Description: 2
SHEET NUMBER: EXISTING UTILITY EXHIBIT SHEET NUMBER: EXH.

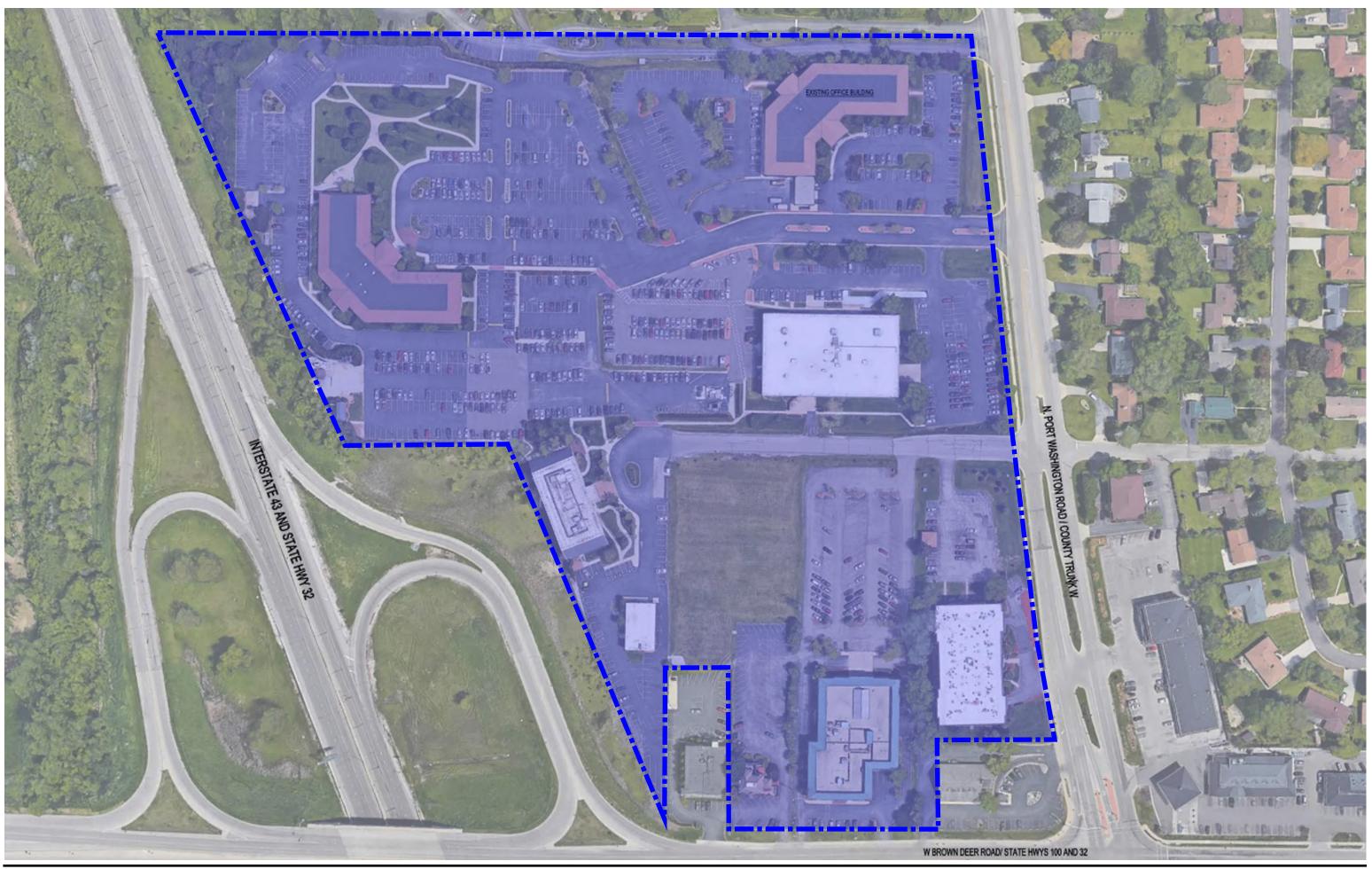




6. Statistical data on the total size of project area, area reserved for open space, density computation, and proposed number of commercial units.

70-75% of proposed land reserved for construction of streets, parking, residential and mixed-use structures, or other impervious surfaces.

[See following pages]





SCALE: NTS MAY 24, 2019

Land Use / Zoning Plan

1) **Parameters.** The following table sets forth the material parameters that serve as the basis for creation of the proposed zoning overlay district. References herein are to the attached zoning map that establishes the project boundary. Based on final design and location of rights-of-way, final area and configuration of the project boundary may vary slightly and the parties intend that the zoning district will allow for such variations without need for further zoning amendments or approvals.

2) <u>Maximums.</u> Note that the parameters specified below represent maximum sizes/units, floor areas, and heights for each category of use. As a practical matter, due to parcel size constraints, parking requirements, and height limitations, the ultimate development within the district would not accommodate the maximum limits of all uses, but would represent a balanced combination of several of such uses based on prudent planning and market demands.

3) <u>Mixed-Use</u>. Because the proposed zoning district is intended to encourage and function as a mixed-use development, any of the following uses may be combined provided that the maximum number of floors for such combined uses shall not exceed the number of floors permitted for the use that allows the greatest number of floors. For example, a mixed-use building comprising first-floor civic or retail uses could include up to five floors of multi-family residential above the first floor, with the maximum combined number of floors not to exceed six.¹

4) Master Signage. TBD

USE	Max/Zone	Max/Floor	Max Floors ¹
Office/Medical	300,000 SF	50,000 SF	5
Civic	60,000 SF	30,000 SF	3
Retail/Fitness	120,000 SF	40,000 SF	2
Restaurant	30,000 SF	10,000 SF	2
Residential (Multi-Family) ²	550 units	N/A	5
Residential (Townhome) ²	100 units	N/A	3
Hospitality	100 rooms	N/A	4
Structured Parking	Per parking ratios		

Notes:

1. Any use within 300 feet of the centerline of North Port Washington Road shall be limited in height to 4 stories above grade.

2. Residential uses shall be primarily market-rate housing, but may include ancillary independent senior living, assisted living, memory care, nursing homes, or similar types of uses.

7. General outline of the manner by which any privately-owned open space will be maintained and by which aesthetic and other similar controls will be enforced, together with the provision for services which may be supplied by a property owner or association of property owners.

The central green space will be owned by the ownership group, which will maintain and program activities in a first-class manner and may partner with community groups, including potentially the North Shore library, for certain activities. Programming may include:

- Village/community events
- Holiday events
- Farmers' market
- Art festival
- Food trucks
- Beer garden
- Movies in the Plaza
- Outdoor yoga
- Ice rink
- Outdoor gameboards

8. A general summary of the financial factors, such as total anticipated cost of the development of the project, the estimated selling price for individual properties, the estimated cost of landscaping, and other improvements.

[See pages in response to item 4 above]

9. The type, size and location of structures.

[See pages in response to Item 5 above]

10. Architectural drawings and sketches illustrating the design and character of proposed structures.

[See pages in response to Item 5 above]

11. LANDSCAPE TREATMENT:

Landscaping throughout site will be executed at village standards or better with the primary source of plants being native species unless conditions call for alternative options.

[See pages in response to Item 5 above]