

Ian B. Martin  
Vice President | Development  
Mandel Group, Inc.  
301 E. Erie St.  
Milwaukee, WI 53202

March 10, 2017

Village Board Trustees  
Village of Fox Point  
7200 N. Santa Monica Blvd.  
Fox Point, WI 53217

Dear Trustees of the Fox Point Village Board:

Mandel Group, Inc. ("Mandel") is pleased to present our application for approval of the preliminary land division map in conjunction with our petition for the redevelopment of the Dunwood School located at 217 West Dunwood Road, Fox Point, Wisconsin. The land division creates two parcels, Lot 1 and Lot 2. Lot 2 is generally located at the corner of Dunwood Road and Port Washington Road. Lot 1 will consist of the remainder of the site.

Lot 1 is intended to be developed in the future as a senior living facility in accordance with the current F-institutional zoning classification. Mandel Group will develop Lot 2 as a luxury apartment community called Dunwood Crossing, consisting of 105 luxury apartment homes and clubhouse. Lot 2 will also include a public park and community room.

We welcome the opportunity to answer any questions you have regarding the Land Division and/or Dunwood Crossing. I would like to thank you in advance for your consideration.

Sincerely,



Ian B. Martin  
Vice President | Development

Enclosures:

Certified Survey Map No. \_\_\_\_\_ prepared by Chaput Land Surveys and dated February 21, 2017.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of that of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 17, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, State of Wisconsin.

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) in which the South line of the NE 1/4, Sec. 17 bears N89°34'54"E.

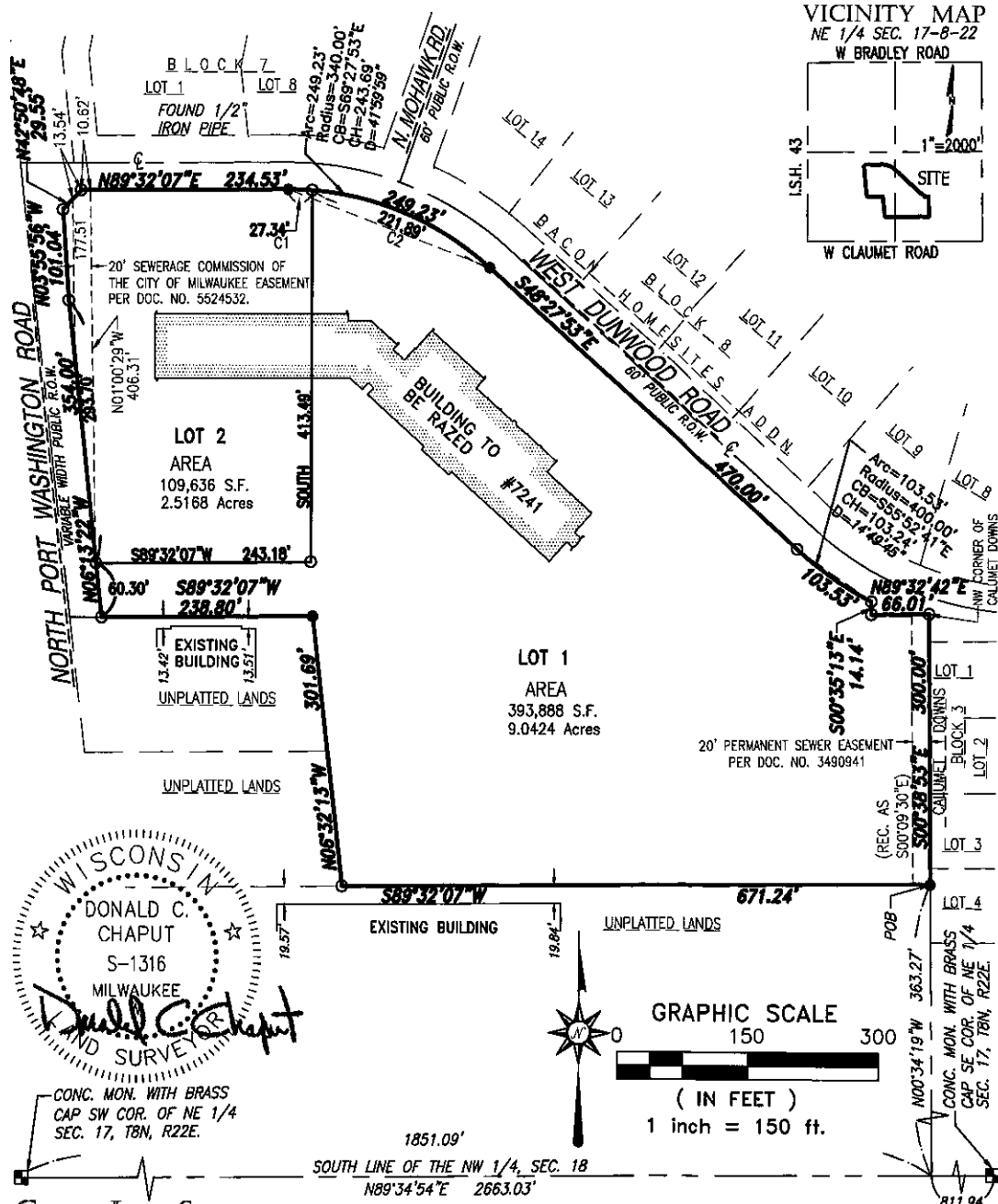
Owner/Subdivider :  
Mandel Group Properties, LLC  
301 East Erie Street  
Milwaukee, WI 53202

CURVE INFO LOT 1 AND LOT 2

ARC	RADIUS	CHORD BEARING	CHORD DISTANCE	DELTA
C1	27.34	S88°09'39"E	27.33'	4°36'27"
C2	221.89	S67°09'40"E	217.97'	37°23'31"

## LEGEND

- Found 1" Iron Pipe
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



DONALD C. CHAPUT  
 S-1316  
 MILWAUKEE  
 LAND SURVEYOR

CONC. MON. WITH BRASS  
CAP SW COR. OF NE 1/4  
SEC. 17, T8N, R22E.

**CHAPUT LAND SURVEYS LLC**  
234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Date: February 21, 2017  
Sheet 1 of 4 Sheets  
Survey No. 2285/far

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}  
MILWAUKEE COUNTY} :SS

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of that of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 17, Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, State of Wisconsin, bound and described as follows.

Commencing at the Southwest corner of said Northeast 1/4 Section; thence North 89°34'54" East along the South line of said 1/4 Section 1851.09 feet to a point; thence North 00°34'19" West along the West line of Calumet Down's Subdivision 363.27 feet to the point of beginning of lands described hereinafter; thence South 89°32'07" West 671.24 feet to a point; thence North 06°32'13" West 301.69 feet to a point; thence South 89°32'07" West 238.80 feet to a point at the Easterly line of North Port Washington Road; thence North 06°13'22" West along said Easterly line 354.00 feet to a point; thence North 03°55'56" West along said Easterly line 101.04 feet to a point; thence North 42°50'48" East 29.55 feet to a point on the Southerly line of West Dunwood Road; thence North 89°32'07" East along said Southerly line 234.53 feet to a point; thence Southeasterly 249.23 feet along said Southerly line on an arc of a curve whose center lies to the South having a radius of 340.00 feet and a chord bearing South 69°27'53" East 243.69 feet to a point; thence South 48°27'53" East along said Southerly line 470.00 feet to a point; thence Southeasterly 103.53 feet along said Southerly line on an arc of a curve having a radius of 400.00 feet and a chord bearing South 55°52'41" East 103.24 feet to a point; thence South 00°35'13" East 14.14 feet to a point; thence North 89°32'42" East 66.01 feet to a point at the Northwest corner of Calumet Down's Subdivision; thence South 00°38'53" East along the West line of Calumet Down's Subdivision a distance of 300 feet to the point of beginning.

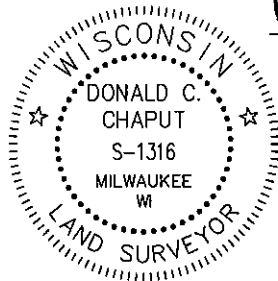
Said lands as described contains 503,524 square feet or 11.5592 Acres.

THAT I have made the survey, land division and map by the direction of Mandel Group Properties, LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Land Division Regulations of the Village of Fox Point in surveying, dividing and mapping the same.

February 21, 2017  
DATE



*Donald C. Chaput*  
DONALD C. CHAPUT  
PROFESSIONAL LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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CORPORATE OWNER'S CERTIFICATE

Mandel Group Properties, LLC, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Mandel Group Properties, LLC, does further certify that this map is required by the Ordinance No. 256 of the Subdivision Regulations of the Village of Fox Point, Wisconsin.

In Witness Whereof, Mandel Group Properties has caused these presents to be signed by Barry R. Mandel, its Member this \_\_\_\_ day of \_\_\_\_\_, 2017.

In the presence of:

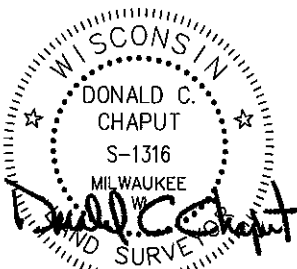
\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
Barry R. Mandel

STATE OF WISCONSIN)  
  :SS  
MILWAUKEE COUNTY)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2017, \_\_\_\_\_,  
& \_\_\_\_\_, to me known as the persons who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My commission expires.  
My commission is permanent.



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CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing by virtue of the laws of the State of \_\_\_\_\_, mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described in the foregoing affidavit of DONALD C. CHAPUT, surveyor, and consents to the above certificate of Mandel Group Properties, LLC, owner.

In Witness Whereof, the \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, \_\_\_\_\_, this \_\_\_ day of \_\_\_\_\_, 2017.

In the presence of: \_\_\_\_\_

(Witness) \_\_\_\_\_

(Witness) \_\_\_\_\_

STATE OF WISCONSIN)  
:SS  
MILWAUKEE COUNTY)

Personally came before me this \_\_\_ day of \_\_\_\_\_, 2017, \_\_\_\_\_, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

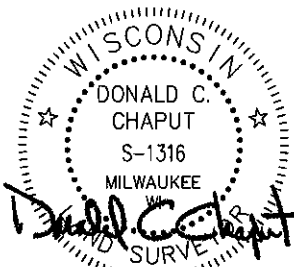
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State of \_\_\_\_\_  
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My commission is permanent.

VILLAGE BOARD APPROVAL

Approved by the Village board of the Village of Fox Point in accordance with a resolution adopted on this \_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Michael A. West, Village President

\_\_\_\_\_  
Kelly Meyer, Village Clerk



CHAPUT LAND SURVEYS LLC  
224 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Date: February 21, 2017  
Sheet 4 of 4 Sheets  
Survey No. 2285/far

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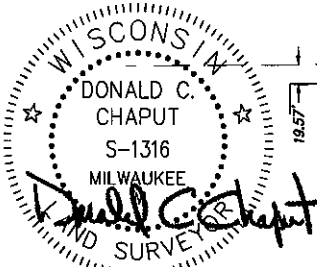
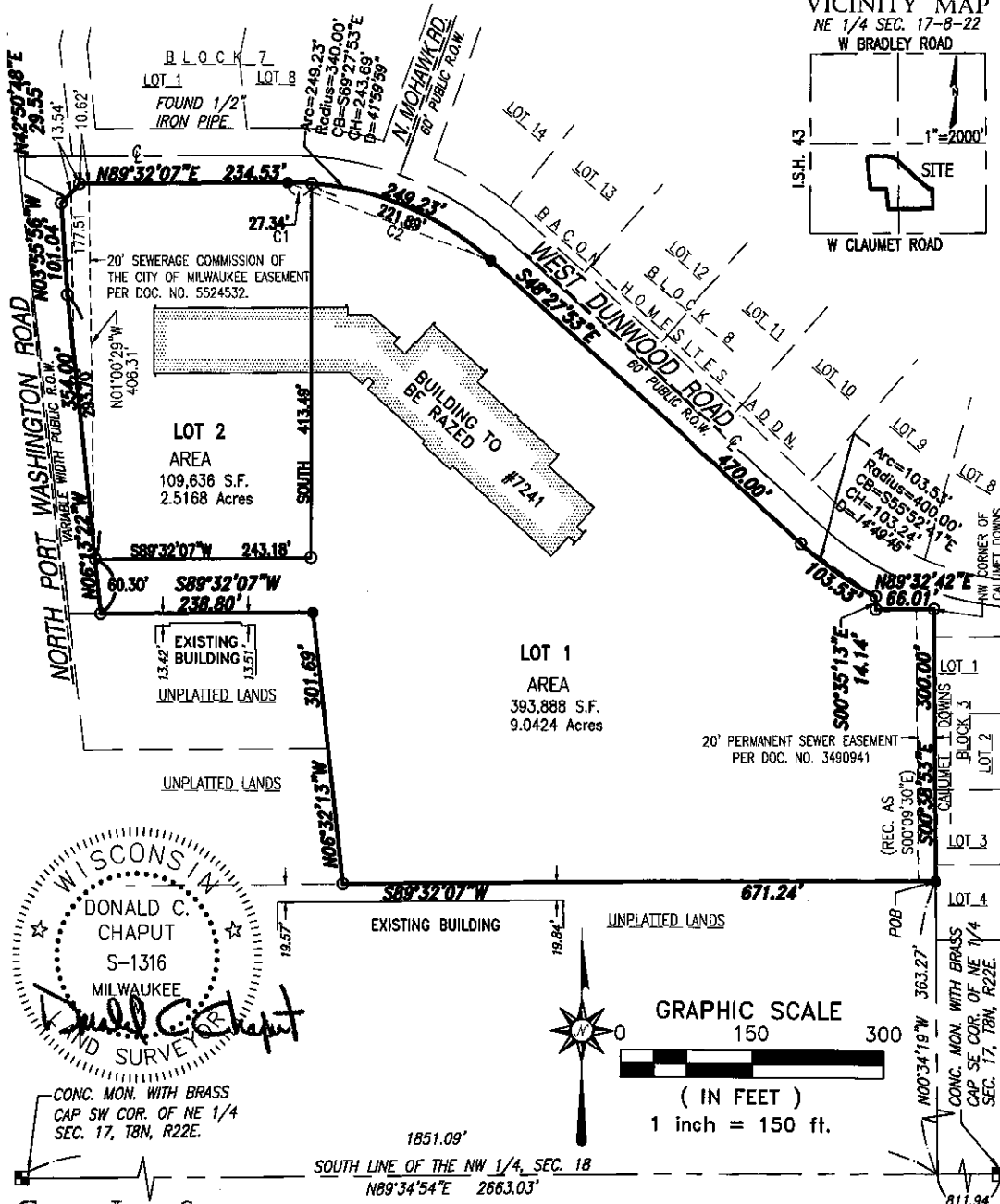
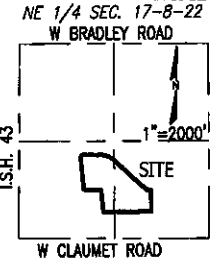
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## LEGEND

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## VICINITY MAP



CONC. MON. WITH BRASS CAP SW COR. OF NE 1/4 SEC. 17, T8N, R22E.

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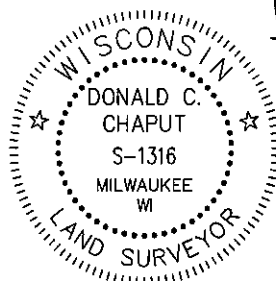
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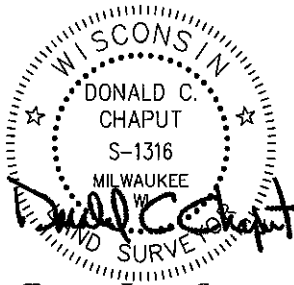
\_\_\_\_\_  
(Witness)

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\_\_\_\_\_  
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(Witness) \_\_\_\_\_

(Witness) \_\_\_\_\_

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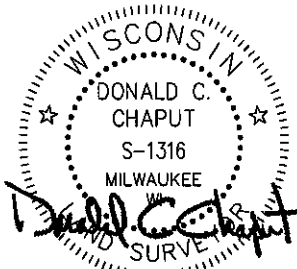
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