

**City
of
Milwaukee**

City Clerk's Office – License Division
200 E. Wells St., Room 105
Milwaukee, WI 53202
(414) 286-2238
license@milwaukee.gov
Website: www.milwaukee.gov/lobby

PRINCIPAL EXPENSE STATEMENT

Instructions: Complete Lines 1 through 6 of the Principal Expense Statement and any Parts required to be completed pursuant to Line 6. Attach and submit with the expense statement all completed Disclosure of Lobbying Activity forms (ccl-267j), if required. Please be advised that the following are exempt from filing an expense statement: a government department, agency or organization of another political subdivision within the state of Wisconsin, another state, or the federal government.

1. Reporting Period:

- January 1 through June 30, 20___. Filing Deadline: July 30.
 July 1 through December 31, 20___. Filing Deadline: January 30.

Expense statement must be filed no more than 30 days after the end of each reporting period. There is an additional fee in the amount of \$25 for the late filing of this statement.

2. Name of Principal:

Michael Peplowski - 60 North, LLC

3. Principal's Address:

314 MAC E. Lansing, MI 48823

4. Principal's Email Address:

mpep@sixtynorthmgt.com

5. Principal's Telephone Number:

517-913-0465

6. Indicate whether lobbying expenditures of more or less than \$500 were made in the reporting period and complete the parts and forms indicated.

- Less than \$500. Complete Part III only.
 More than \$500. Complete Parts I through III. Complete and submit with the expense statement a Disclosure of Lobbying Activity form (ccl-267j) for each subject area in which the principal attempted to influence legislative or administrative action.

PART I. Lobbying Expenditures.

\$ *18,048.83*

7. Enter total amount of lobbying expenditures made and obligations incurred for lobbying activities by the principal and all lobbyists for the principal. Include the following in the total amount entered:

- A. Compensation to persons to engage in lobbying.
 B. Lobbying expenditures made and obligations incurred for paid advertising and any other activities conducted for the purpose of urging members of the general public to attempt to influence legislative or administrative action, if the amount exceeds \$500 during the reporting period.

8. If the amount entered in line 7 includes lobbying expenditures and obligations made or incurred by any one lobbyist for the principal which exceeded \$200 during the reporting period, enter in Table 1 below the name and address of the lobbyist and the total amount of the lobbying expenditures made or obligations incurred.

Table 1.

Enter on a separate sheet of paper any additional disclosures relating to Table 1.

Lobbyist Name	Lobbyist Address	Expenditure Amount
Bruce Block	Reinhart 1000 N. Water St. Ste 200 PO Box 2965 Milwaukee WI	\$
Richard Donner	5320 1 - 2965	\$
		\$
Total		\$ 18,048.87

PART II. Reimbursements.

10. Enter in Table 2 below the name of any city official to whom the principal or any lobbyist for the principal provided reimbursement authorized under s. 303-9-2-a, MCO, and the date and amount reimbursed.

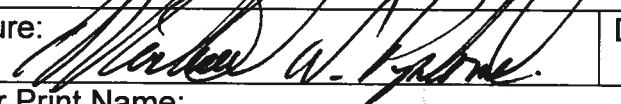
Table 2.

City Official Name	Date of Reimbursement	Amount of Reimbursement
W/A		\$
		\$
		\$
		\$
		\$

Enter on a separate sheet of paper any additional disclosures relating to Table 2.

PART III. Certification.

11. I certify that the above is true and correct to the best of my knowledge, information and belief and that I am the principal or person authorized to sign this statement on behalf of the principal.

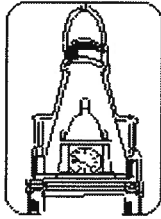
Signature: 	Date: 5/10/09
Type or Print Name:	

Michael W. Replowski

Office Use Only:

Initials: MR Transaction #: _____ Date & Time Stamp: 6002

CITY OF MILWAUKEE
LICENSE DIVISION



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DISCLOSURE OF LOBBYING ACTIVITY

Instructions: Complete a separate Disclosure of Lobbying Activity form for each subject area in which the principal attempted to influence legislative or administrative action during the reporting period. Attach and submit with the Principal Expense Statement (form ccl-267d) all completed Disclosure of Lobbying Activity forms.

1. Identify Reporting Period: January 1 through June 30, 20____.
 July 1 through December 31, 2008.

2. Enter Name of Principal:
 [*Sixty North, LLC* *Michael W. Repkowski*]

3. Enter in Part A a detailed description of the subject area in which the principal attempted to influence legislative or administrative action during the reporting period.

4. Enter in Parts B through F information indicating the date and lobbying activity conducted or city official lobbied, time engaged in lobbying, the specific legislative or administrative action related to the subject area identified in Part A that the principal attempted to influence during the reporting period and the amount of resources spent

A. Detailed description of subject area:
Purchase of Real Estate - Zoning Changes

B. Date Activity or Lobbying Occurred	C. Activity Conducted or City Official Lobbied	D. Amount of Time Engaged in Lobbying	E. Identity of Specific Legislative or Administrative Action	F. Resources Spent
<i>Various</i>	<i>SEE Attached</i>	<i>82.5</i>	<i>None</i>	<i>18,040.83</i>

Enter on page 2 any additional disclosures for the subject area identified in Part A.

Office Use Only:

Initials: _____ Transaction #: _____ Date & Time Stamp:

Reinhart

Boerner Van Deuren s.c. Attorneys at Law

1000 North Water Street, Suite 2100 P.O. Box 2965 Milwaukee, WI 53201-2965
Telephone: 414-298-1000 Fed Tax ID: 39-1126909

IN ACCOUNT WITH:

Sixty North, LLC
Attn: Mr. Mike Peplowski
314 Mac
East Lansing, MI 48823

INVOICE #: 202335

DATE: 30-Oct-08

CLIENT: 086538

OUTSTANDING BALANCE ON PREVIOUS INVOICES AS OF 30-Oct-08 \$0.00

PROFESSIONAL SERVICES FOR 23-Jul-08 THRU 13-Oct-08

<u>MATTER NAME</u>	<u>FEES</u>	<u>EXPENSES</u>	<u>TOTAL</u>
General Corporate Consultation	18,010.00	38.83	\$18,048.83
	\$18,010.00	\$38.83	\$18,048.83
	TOTAL DUE FOR THE CURRENT PERIOD		\$18,048.83
	TOTAL DUE		\$18,048.83

INVOICES ARE DUE AND PAYABLE UPON RECEIPT

Reinhart Boerner Van Deuren s.c.

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INVOICE #: 202335

DATE: 30-Oct-08

CLIENT/MATTER: 086538-0001

General Corporate Consultation

Review FAR calculations; telephone conference with Mr. Prossen regarding project background, preliminary strategies; telephone conference with Ms. Koster regarding meeting to discuss project	23-Jul-08	1.25	BTB
Telephone conference with Mr. Prossen, Sixty North reps regarding zoning variance strategy; conferences with Ms. Koster, Mr. Prossen regarding DCD support for variance request	24-Jul-08	1.50	BTB
Attend meeting with Department of City Development	24-Jul-08	0.75	RWD
Multiple telephone conferences with V. Koster at Department of City Development regarding Board of Zoning Appeals response and initial reaction; telephone conference with G. Prossen regarding reaction to variance submittal	25-Jul-08	1.00	RWD
Review multiple e-mail correspondence from M. Peplowski and G. Prossen regarding application for variance; draft replies; telephone conference with V. Koster at City of Milwaukee Department of City Development regarding revising variance application and possible issues with City Attorney's approval; telephone conference with G. Prossen regarding revising variance application; review e-mail correspondence from G. Prossen regarding variance application	28-Jul-08	1.75	RWD
Office conference Mr. Donner regarding variance and rezoning options	29-Jul-08	0.25	DCT
Office conference with Attorney Tomczyk regarding options with Board of Zoning Appeals; telephone conference with V. Koster at the Department of City Development regarding revisions to denial letter	29-Jul-08	0.50	RWD
Review multiple e-mail correspondence from G. Prossen regarding Chris Rute; draft reply; multiple telephone conferences with G. Prossen regarding next steps; telephone conference with V. Koster at Department of City Development regarding next steps	30-Jul-08	0.75	RWD
Conference with Mr. Rute regarding various request; telephone conference with Alderman Bauman's aide, Alderman Bauman, Mr. Peplowski regarding Bauman meeting	8-Aug-08	0.75	BTB
Coordinate meeting with Alderman Bauman; conference call with M. Peplowski regarding meeting with Alderman Bauman	8-Aug-08	1.00	RWD
Conference with Messrs. Peplowski, Prossen et al; conference with Alderman Bauman; conference with Ms. Koster regarding variance request	11-Aug-08	1.00	BTB
Prepare for client meeting; attend client meeting regarding Board of Zoning Appeals application and Alderman Bauman	11-Aug-08	1.00	RWD
Review multiple e-mail correspondence from G. Prossen regarding amendments to variance application; prepare amended variance application	12-Aug-08	2.50	RWD
Telephone conference with R. Donner regarding BOZA schedule	13-Aug-08	0.25	BTB
Left message for G. Prossen regarding statement of variance; review multiple e-mail correspondence from G. Prossen regarding Board of Zoning Appeals submittal; review multiple e-mail correspondence from M. Peplowski regarding Board of Zoning	13-Aug-08	6.75	RWD

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DATE: 30-Oct-08

CLIENT/MATTER: 086538-0001

Appeals agenda and timeline; draft replies; prepare Board of Zoning Appeals submittal; draft cover letter to Board of Zoning Appeals; draft statement of variance; telephone conference with V. Koster regarding Board of Zoning Appeals agenda			
Prepare variance submittal; prepare for conference call with project team; conference call with project team	14-Aug-08	3.00	RWD
Telephone conference with Ms. Koster regarding contracts to BOZA and Mr. Rute in support of conditional variance, facade grant program	15-Aug-08	0.75	BTB
Review e-mail correspondence from M. Steigema regarding possible City abatements	15-Aug-08	0.25	RWD
Telephone conference with M. Steigenga regarding status of Board of Zoning Appeals application; multiple telephone conferences with K. Egerstrom regarding variance application; draft e-mail correspondence to K. Egerstrom regarding variance application; left message for G. Prossen regarding photos of site; review e-mail correspondence from K. Egerstrom regarding application; draft reply; draft e-mail correspondence to project team regarding Board of Zoning Appeals response	19-Aug-08	1.25	RWD
Telephone conference with Alderman Bauman's office regarding variance and support for project; telephone conference with V. Koster regarding status of Board of Zoning Appeals application	21-Aug-08	0.25	RWD
Review e-mail correspondence from K. Czerwonka regarding Board of Zoning Appeals September 18, 2008 meeting; draft reply	25-Aug-08	0.25	RWD
Telephone conference with M. Peplowski and M. Steigenga regarding Board of Zoning Appeals application; telephone conference with V. Koster regarding status of Board of Zoning Appeals application; left message for M. Peplowski regarding Board of Zoning Appeals application	26-Aug-08	0.50	RWD
Conference call with M. Peplowski and M. Steigenga regarding Board of Zoning Appeals staff and call to seller; telephone conference with C. Stoehr regarding Board of Zoning Appeals application; telephone conference with K. Czerwonka regarding Board of Zoning Appeals application; review multiple e-mail correspondence from K. Czerwonka regarding Board of Zoning Appeals application; draft e-mail correspondence to C. Stoehr regarding Board of Zoning Appeals status; draft e-mail correspondence to G. Prossen regarding Board of Zoning Appeals staff comments; review e-mail correspondence from G. Prossen regarding Board of Zoning Appeals staff comments; draft reply; draft e-mail correspondence to V. Koster regarding Board of Zoning Appeals staff comments	27-Aug-08	2.75	RWD
Draft multiple e-mail correspondence to project team regarding status of Board of Zoning Appeals application; multiple telephone conferences with K. Egerstorm regarding variance application; multiple telephone conferences and e-mails with project team regarding September agenda	5-Sep-08	3.75	RWD
Draft e-mail correspondence to project team regarding application	8-Sep-08	2.50	RWD

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<p>status; multiple telephone conferences with K. Egerstorm regarding Board of Zoning Appeals application; telephone conference with G. Prossen regarding certified survey map issues; telephone conference with K. Czerwonka and A. Robert regarding Board of Zoning Appeals agenda and next steps</p>			
<p>Conference call with K. Czerwonka and A. Robert regarding Board of Zoning Appeals strategy; conference call with seller</p>	9-Sep-08	0.25	RWD
<p>Prepare for conference call with project team regarding Board of Zoning Appeals status; conference call with Mr. Stroud, Mr. Robert, Mr. Czerwonka and Mr. Peplowski regarding Board of Zoning Appeals status and closing</p>	10-Sep-08	1.00	RWD
<p>Review e-mail correspondence from K. Czerwonka regarding Board of Zoning Appeals minutes; telephone conference with K. Czerwonka regarding Board of Zoning Appeals minutes; telephone conference with V. Koster regarding Board of Zoning Appeals and rezoning; due diligence regarding general plan development options</p>	16-Sep-08	2.00	RWD
<p>Draft e-mail correspondence to project team regarding general plan development option; due diligence regarding general plan development option and required phases; prepare for conference call; conference call with project team regarding general plan development option; telephone conference with M. Peplowski regarding rezoning option</p>	17-Sep-08	1.50	RWD
<p>Office conference Mr. Donner regarding rezoning strategy</p>	18-Sep-08	0.25	DCT
<p>Due diligence on general plan development application; telephone conference with K. Czerwonka and A. Robert regarding rezoning application; telephone conference with G. Prossen regarding rezoning application; telephone conference with V. Koster regarding rezoning application; telephone conference with C. Cousland regarding purchase contract and Board of Zoning Appeals variance application status</p>	18-Sep-08	1.75	RWD
<p>Office conference Mr. Donner regarding rezoning strategy</p>	19-Sep-08	0.25	DCT
<p>Prepare for Department of City Development meeting; meet with V. Koster, K. Connely and G. Prossen regarding rezoning property; review e-mail correspondence from G. Prossen and M. Peplowski regarding rezoning; telephone conference with K. Czerwonka regarding rezoning; draft e-mail correspondence to K. Czerwonka regarding development of 331 North Milwaukee</p>	19-Sep-08	1.50	RWD
<p>Office conferences Mr. Donner regarding rezoning procedures</p>	22-Sep-08	0.25	DCT
<p>Review e-mail correspondence from G. Prossen regarding general plan development and detailed plan development application; forward e-mail correspondence from K. Czerwonka regarding general plan development and detailed plan development application project status; conference call with K. Czerwonka and G. Prossen regarding general plan development and detailed plan development application; prepare general plan development and detailed plan development application</p>	22-Sep-08	2.00	RWD
<p>Draft e-mail correspondence to K. Czerwonka regarding general</p>	23-Sep-08	2.50	RWD

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plan development and detailed plan development applications; review e-mail correspondence from K. Czerwonka regarding general plan development and detailed plan development applications; draft general plan development and detailed plan development applications			
Draft general plan development and detailed plan development owner statements; review Third Ward comprehensive plan; telephone conference with G. Prossen regarding general plan development and detailed plan development submittals; telephone conference with K. Hurlebaus regarding detailed plan development and general plan development submittals; review Third Ward design guidelines; telephone conference with V. Koster regarding general plan development and detailed plan development submittals	24-Sep-08	4.50	RWD
Review and revise GPD and DPD owner's statements	25-Sep-08	0.50	DCT
Multiple telephone conferences with G. Prossen regarding general plan development and detailed plan development submittals; prepare general plan development and detailed plan development submittals; telephone conference with M. Peplowski regarding affidavit; telephone conference with K. Egerstrom regarding Board of Zoning Appeals application	25-Sep-08	4.50	RWD
Finalize general plan development and detailed plan development submittals; multiple telephone conferences with project team regarding submittals; meeting with V. Koster of Department of City Development regarding general plan development and detailed plan development submittals	26-Sep-08	6.50	RWD
Draft e-mail correspondence to V. Koster at Department of City Development regarding general plan development and detailed plan development submittals; telephone conference with Alderman Bauman's office regarding general plan development and detailed plan development submittals; forward submittals to Alderman Bauman's office	29-Sep-08	2.00	RWD
Office conference Mr. Donner regarding City meeting preparations	30-Sep-08	0.25	DCT
Telephone conference with G. Prossen regarding City Plan Commission meeting and additional submittal materials; telephone conference with V. Koster regarding purchase agreement documents; telephone conference with K. Czerwonka regarding City Plan Commission and ZND meetings; draft e-mail correspondence to project team regarding City Plan Commission and ZND meetings and next steps	30-Sep-08	1.50	RWD
Review press material regarding project; forward to project team; update general plan development and detailed plan development submittals; draft e-mail correspondence to V. Koster regarding purchase agreements	1-Oct-08	0.75	RWD
Draft e-mail correspondence to project team regarding conference call; telephone conference with G. Prossen regarding Architectural Review Board meeting; telephone conference with V. Koster regarding Architectural Review Board meeting; Architectural	2-Oct-08	0.75	RWD

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Review Board due diligence			
Prepare for conference call; conference call with M. Steigenga and M. Peplowski regarding Board of Zoning Appeals application and rezoning process; review e-mail correspondence from K. Czerwonka regarding Board of Zoning Appeals application; telephone conference with Board of Zoning Appeals regarding status of application; telephone conference with K. Czerwonka regarding Board of Zoning Appeals application; draft e-mail correspondence to project team regarding Board of Zoning Appeals application	3-Oct-08	2.00	RWD
Prepare for conference call; conference call regarding Board of Zoning Appeals application; review correspondence from City of Milwaukee regarding City Plan Commission review; telephone conference with K. Egerstrom regarding Board of Zoning Appeals application withdrawal	6-Oct-08	2.25	RWD
Office conference Mr. Donner regarding height restriction	8-Oct-08	0.25	DCT
Multiple telephone conferences with R. Rakita regarding height restriction agreement; multiple telephone conferences with G. Prossen regarding meeting with architectural review board, height restriction agreement and presentation to City Plan Commission; multiple telephone conferences with M. Peplowski regarding meeting with architectural review board, height restriction agreement and presentation to City Plan Commission; telephone conference with V. Koster regarding City Plan Commission presentation and height restriction agreement; telephone conference with K. Connely regarding general plan development and detailed plan development submittals; telephone conference with K. Czerwonka regarding height restriction agreement; review height restriction agreement	8-Oct-08	3.25	RWD
Telephone conference with seller's attorney regarding rezoning process; multiple telephone conferences with V. Koster regarding seller's inquiry and withdrawal of rezoning applications; multiple telephone conferences with K. Czerwonka and A. Robert regarding withdrawal of application; telephone conference with Alderman Bauman regarding withdrawal of rezoning application; draft e-mail correspondence to V. Koster regarding withdrawal of rezoning application; draft e-mail correspondence to K. Connely regarding withdrawal of rezoning application	9-Oct-08	2.50	RWD
Telephone conference with V. Koster at the City of Milwaukee Department of City Development regarding City Plan Commission withdrawal; draft e-mail correspondence to V. Koster regarding City Plan Commission withdrawal	13-Oct-08	0.25	RWD

***** REAL ESTATE**

\$21,447.50

Review revised denial letter; telephone conference with G. Prossen regarding denial letter; left messages with Alderman Bauman's	6-Aug-08	1.25	RWD
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office and C. Rute; draft e-mail correspondence to project team
regarding availability and Monday deadline

***** FIRM OR PERSONAL**

\$312.50

TOTAL FEES

\$21,760.00

OTHER CHARGES

Copier
Messenger Service
Printing
Telephone

TOTAL OTHER CHARGES

\$38.83

TOTAL FEES AND OTHER CHARGES

\$21,798.83