



MFT East Troy LLC
P O Box 1080
Oconomowoc, WI 53066

To Village of East Troy, WI
RE: Proposed construction of a 53,317 sq ft industrial building.

We are pleased to have the opportunity to present the new international headquarters of MFT technologies. Started as Modern Fence, the company has grown and is now the only American made hardware supplier for vinyl fence. The company started in New Berlin and relocated to East Troy in 1999. Their existing 30,000 sq ft facility is located on Corporate Circle in the industrial park. We were one of the first buildings in the park and have had the pleasure of watching it grow and develop. Now it is time for more space as we add additional in-house processes and expand our production capabilities.

The building will be state-of-the-art design incorporating highly insulated precast wall panels, single membrane highly insulated roof system and low “E” insulated glass.

We have two large canopies engaged in the design to provide outside shelter and focal points on the building. The exterior walls will be an exposed aggregate natural precast panel. This will provide a finish that endures the time and be virtually maintenance free.

The canopies and flashings will be prefinished concealed fastened metal in a bronze and cream color scheme as shown on our renderings. We introduced some natural weathered edge stone piers at the canopies. All the loading docks are designed to be on the back side of the building and are screened very well. As a part of the design, we allowed for future expansion in several of the departments. Each of these additions will match the building and appear like they were built at the same time.

We are dealing with over a six-acre lot. This design creates a significant setback for the parking and logistics. With the scope of the project, we utilized a significant number of large Climax trees to provide scale and color to the site.

We currently have approximately 20 employees with an anticipated growth to 40 with the new facility. Hours will stay the same with the building opening at 6:00 AM and production starting at 7:00 am. Office hours will terminate at 5 :00 PM with the building closed at 6:00 PM. With our new in-house finishing we will reduce some of our local shipments and pickups but we do anticipate approximately 5 to 10 trucks a week for shipments.

The Modern Fence Family looks forward to continuing our relationship with the Village of East Troy.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Fred Carlson', written in a cursive style.

Fred Carlson