11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/242-3100

www.cityofmequonwi.gov

Department of Community Development
Taped and Televised

**PLANNING COMMISSION**
**Regular Meeting**
**Monday, February 23, 2026 - 6:00 PM**
**Christine Nuernberg Hall**

## Agenda

**1) Call to Order and Roll Call**

**2) Meeting Minutes Approval for 01.27.26**

**3) Consent Agenda**

a) Walter Buildings for Gierach Orchards. The applicant is seeking minor request approval for a 54x80 agricultural building for the property located at 9616 W. Bonniwell Road.

b) Bonnilake Real Estate, LLC. The applicant is seeking certified survey map approval to allow for a 3-lot land division for a portion of the property located at 11449 N. Farmdale Road.

**4) Public Hearing/Regular Business**

a) Ware Design Build. The applicant is seeking conditional use grant and building and site plan approval for 11 two-unit condominiums for the properties located at 5117 W. Donges Bay Road and 10351-10365 N. Cedarburg Road (Donges Cove).

**5) Regular Business**

a) Bonnilake Real Estate, LLC. The applicant is seeking preliminary plat, development agreement and stewardship plan approval to allow for a 13-lot conservation subdivision on 60 acres for the properties located at the northeast corner of Granville and Mequon Roads and the west portion of 11449 N. Farmdale Road.

b) Brian Randall for 5401 W. Donges Bay Road Owner LP. The applicant is seeking minor request for determination of use, building and site plan amendment and master sign plan approval for the property located at 5401 W. Donges Bay Road.

**6) Announcements**

The next meeting is Monday, March 23, 2026, at 6:00 p.m.

**7) Adjourn**

DATED: February 20 2026 /s/ Andrew Nerbun, Mayor

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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. Persons with disabilities requiring accommodation 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.

Any questions regarding this agenda may be directed to the City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM.

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Department of Community Development
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**PLANNING COMMISSION**
**Regular**
**Monday, January 26, 2026 - 6:00 PM**
**Christine Nuernberg Hall**

**Minutes**

## 1) Call to Order and Roll Call

The meeting was called to order by Chairman Nerbun at 6:00 p.m.

Roll call was taken.

### Present:

Mayor Nerbun, Alderman Parrish, Commissioner Hawley, Commissioner Schaefer, Commissioner Urbani, Commissioner Ellsworth, Commissioner Hawley, Commissioner Barnes [ABSENT_ Commissioner Stoker, Commissioner Choren]

**Also present:** Assistant City Administrator Jessica Wolff, Director of Community Development Kim Tollefson, Assistant Director of Community Development Jac Zader, Assistant City Engineer Cole McCraw, Planner Natalie Redding, Administrative Assistant Robin Buzzell

## 2) Minutes

| | |
|---|---|
| **MOTION:** | Approve |
| **MOVER:** | Commissioner Stephanie Hawley |
| **SECONDER:** | Commissioner Rebecca (Becky) Schaefer |
| **AYES:** | Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth |
| **NAYS:** | None |

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| | |
|---|---|
| **RESULT:** | Approved by Voice Acclamation |

**3) Consent Agenda**

a) Marlene Kasten. The applicant is seeking certified survey map approval for a 3-lot land division for the property located at 14325 N. Granville Road.

b) The Hat Trick Development, LLC. The applicant is seeking certified survey map approval to allow for a correction to an existing property lot line for the property located immediately north of 8440 W. Donges Bay Road.

c) P2 Development. The applicant is seeking certified survey map approval for a land division of five (5) parcels into 2-lots for the properties located at 11030, 11020, and 10950 N. Buntrock Avenue, 11027 N. Weston Drive and the property immediately to the south of 11027 N. Weston Drive.

d) Mequon I LLC for The Enclave at Mequon Preserve Phase IX. The applicant is seeking development agreement approval to allow for Phase IX of The Enclave at Mequon Preserve subdivision located west and east of 10622 N. Tree Sparrow Road.

| | |
|---|---|
| **MOTION:** | Approve Consent Agenda - 4 items |
| **MOVER:** | Commissioner Nancy Urbani |
| **SECONDER:** | Commissioner Stephanie Hawley |
| **AYES:** | Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth |
| **NAYS:** | None |
| **RESULT:** | Approved by Roll Call Vote |

**4) Regular Business**

a) Victory Homes of Wisconsin for Buening and Heiny. The applicant is seeking minor request approval to allow for the removal of one (1) specimen tree to allow construction of a new residential single-family home for the property located at 3101 W. Hidden Lake Road.

b) Sign Effectz, Inc. for Stern Real Estate, LLC. The applicant is seeking master sign plan approval for a multi-tenant building located at 1000 W. Donges Bay Road.

City Planner Natalie Redding stated that this request is for a master sign plan ("MSP") for a multi-tenant building located at 1000 W. Donges Bay Road which is zoned B-5. The MSP is

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proposing 8 total signs which include 7 wall signs, for each existing tenant space and each potential tenant space, and 1 existing monument sign. The monument sign was approved by the city through a sign permit in 2006, and the only changes proposed are for the tenant panels. She explained there is an existing wall sign on the south elevation of the building, referred to as sign #3, for the existing tenant, The Norscot Group. This sign was also previously approved by the city in 2005. Staff are supportive of both the monument sign and the wall sign remaining as part of the MSP.

Planner Redding explained that the proposed plan shows signs on multiple building elevations, some correlate to face parking areas or drive aisles and others that are situated in more service-orientated entrances. Specifically, three of the signs (#5, #6, #7) are facing 1-43. B-5 zoning falls outside of the I-43 signage requirements of zoning districts. Based on this, and considering the sign locations are more secondary and not front-facing, staff find it unnecessary that these signs maintain the same size and the same hierarchy as signs #1-4 which are positioned on the front of the building and face the street.

Staff requested a delineated clarification of the tenant suites for analysis purposes for a better understanding of the existing suite spaces on site, but this was not received in time for finalizing the staff report.

Typically, MSPs only allow for signs for existing tenant spaces, rather than for potential build-out tenant spaces. Staff are not supportive of signs #5-7 that are facing I-43. She commented that in lieu of larger wall signs there; door decals would be allowed for delivery clarifications or people using the doors on that side of the building. Future tenant buildouts could be handled by an amendment to the MSP and through a text amendment to the city sign code to address the I-43 facing signs.

Furthermore, staff recommend that signs #1 & #2 be stacked instead of located on either side of the door as this is a shared entrance and staff believe the signs would read more cohesively and reduce visual clutter. Additionally, sign #4 should be raised to be in line with the door entry element that is consistent with the existing Norscot wall sign location and consistent with the location where the tenant wants two wall signs to be placed.

In addition to the location layouts, there are some general standards that the MSP imposes. She noted that the staff report in the packet incorrectly states that the maximum letter height is 20" and the correct height is 30". The applicant is requesting this size and staff support this request. This correction also nullifies the note in the staff report that the Norscot wall sign is non-conforming. It is within the requirements that the applicant proposed at 30".

Planner Redding stated that corporate colors are permitted and logos shall be included within the 30 square feet maximum allowable sign area. The applicant has communicated that they prefer stud-mounted wall signs instead of channel letters with raceways and staff support this.

In summary, she noted that staff report condition #7 is to be striked and condition #6 is to be changed to a maximum of 30" letter height. Staff are supportive of the master sign plan per the

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conditions in the report.

There was a discussion about signs #5-7 facing I-43 and the whether there is a need for wall signs when the office space is not yet designated to specific tenants. It was noted that a text amendment would be required to allow for I-43 facing signage in the B-5 zoning district.

| | |
|---|---|
| **MOTION:** | Approve with conditions to strike condition #7 and condition #6 modified to allow for letters up to 30" maximum height |
| **MOVER:** | Commissioner Nancy Urbani |
| **SECONDER:** | Commissioner Bruce Barnes |
| **AYES:** | Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth |
| **NAYS:** | None |
| **RESULT:** | Approved by Voice Acclamation |

**5) Announcements**

The next meeting is Monday, February 23, 2026, at 600 p.m.

**6) Adjourn**

| | |
|---|---|
| **MOTION:** | Adjourn |
| **MOVER:** | Commissioner Stephanie Hawley |
| **SECONDER:** | Commissioner Nancy Urbani |
| **AYES:** | Mayor Andrew Nerbun, Alderman Brian Parrish, Commissioner Bruce Barnes, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Nancy Urbani, Commissioner Oliver Ellsworth |
| **NAYS:** | None |
| **RESULT:** | Approved by Voice Acclamation |

The meeting was adjourned at 6:23 p.m.

Respectfully Submitted,
Robin Buzzell, Administrative Assistant

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11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

**www.cityofmequonwi.gov** **Community Development**

**TO:** **Planning Commission**
**FROM:** **Natalie Redding, Planner**
**DATE:** **February 23, 2026**
**SUBJECT:** **Walter Buildings for Gierach Orchards. The applicant is seeking minor request approval for a 54x80 agricultural building for the property located at 9616 W. Bonniwell Road.**

**Background:** The applicant is requesting minor request approval for a 4,320 square foot agricultural building. Planning Commission approval is required if an agricultural building exceeds 1,000 square feet. The accessory structure will be used for storage of agricultural equipment. This site is zoned R-1 (5-acre single-family) and C-2 (General Conservancy), with an Agricultural Overlay, which is intended to provide for, maintain, preserve and enhance agricultural land and uses.

**R-1 District Standards:**
The proposed structure will be located 1,678 feet from the east property line, 382 feet from the west property line, 581 feet from the north property line, and 686 feet from the south property line along Bonniwell Road. The applicant should be aware that buildings housing domestic livestock or poultry must be located no closer than 100 feet to any lot line. The building as shown will comply with this requirement, should the use change in the future. The overall height is approximately 24.6 feet and meets the code requirement which allows farm structures up to a height of 60 feet. The proposed building will bring the site's lot coverage to 0.2%, thus in compliance with the maximum allowed lot coverage of 5%. The applicant plans to store tractors, orchard equipment, ladders, sprayers, balers, hay equipment, and hay.

**Agricultural Building:**
The proposed structure is a post-frame construction, designed with a wood frame and steel siding. An overhead door is shown on the south elevation of the building, along with a large sliding door. The building renderings show the structure to be white in color with a charcoal-colored roof (Exhibit A). Historically, the Planning Commission's design approval of these accessory agricultural structures' mandates compatibility with the design of the home and other structures on site. Staff is supportive of the design set forth, as it is consistent with the existing buildings on site (see Exhibit B).

**Engineering Report:**
A green infrastructure plan will be required if the improvements add between 5,000 square feet

and 0.50 acres of impervious surface. A green infrastructure plan requires City and MMSD approval, the execution of a Stormwater Maintenance and Easement Agreement, and a drainage financial guarantee.

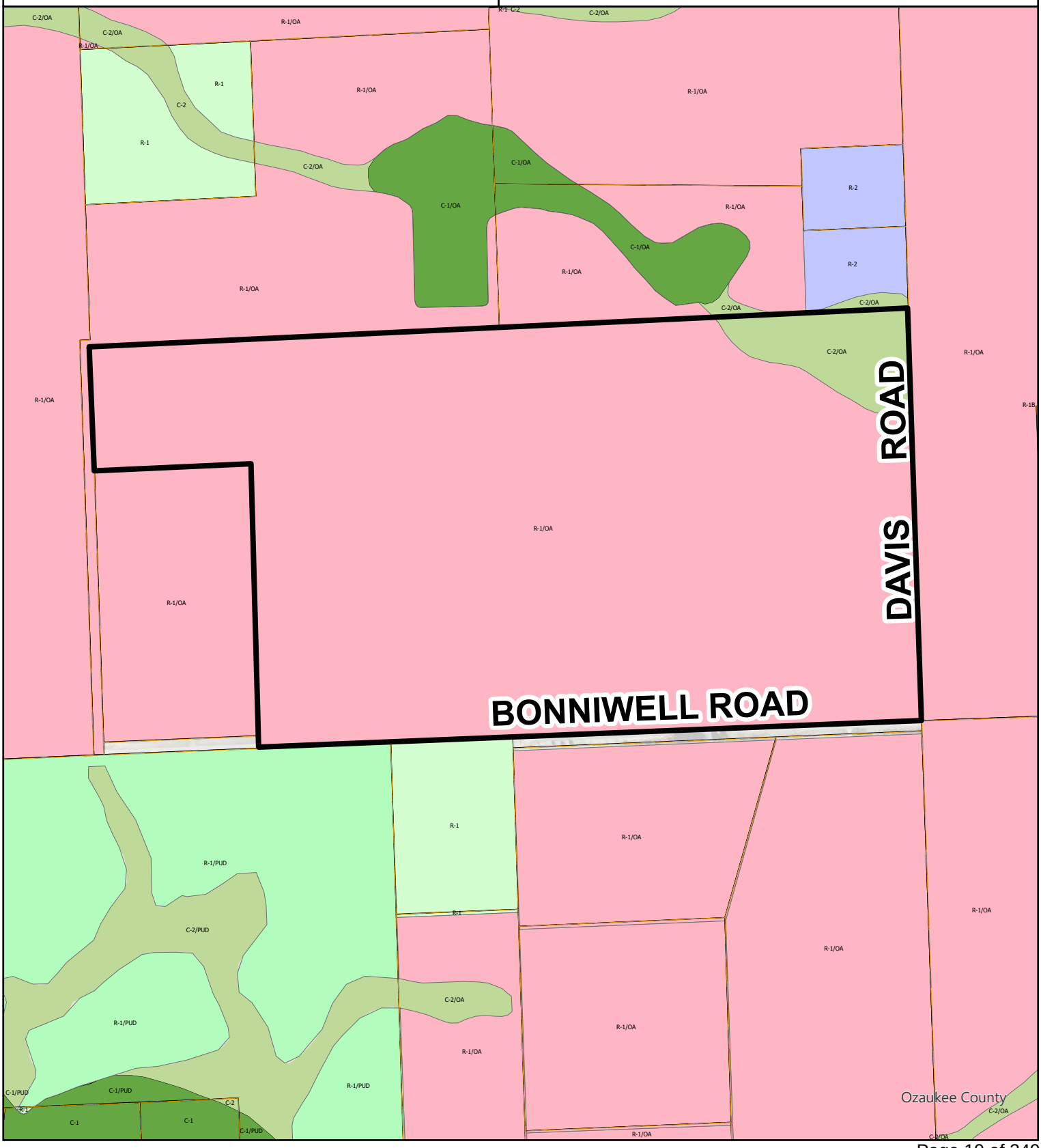
**Staff Recommendation:**
Staff recommends **approval** of the accessory structure based on the following condition(s):

1. Final review and approval of site, floor and elevation plans plans prior to issuance of permits. The applicant shall submit such plans within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The structure shall be used for agricultural related equipment storage and activities only.
3. Buildings housing domestic livestock or poultry must be located no closer than 100 feet to any lot line should the use change in the future.

Attachments:
Packet Docs_Gierach

# WALTER BUILDINGS FOR GIERACH

| | | | |
|---|---|---|---|
| AC | Arrival Corridor | IPS | Institutional & Public Service |
| A-1 | Agricultural Preserve | NC | Neighborhood Commercial |
| A-2 | General Agricultural | OA | Agricultural Overlay |
| B-1 | Neighborhood Business | PUD | Planned Unit Development Overlay |
| B-2 | Community Business | P-1 | Park & Recreation |
| B-3 | Office & Service Business | R-1 | Single-Family Residential (5 Ac. Min.) |
| B-4 | Business Park | R-1B | Single-Family Residential (2.5 Ac. Min.) |
| B-5 | Light Industrial | R-2 | Single-Family Residential (2 Ac. Min.) |
| B-6 | Rural Industrial | R-2B | Single-Family Residential (1.5 Ac. Min.) |
| B-7 | Rural Business | R-3 | Single-Family Residential (1 Ac. Min.) |
| C-1 | Shoreland/Wetland Conservancy | R-4 | Single-Family Residential (3/4 Ac. Min.) |
| C-2 | General Conservancy | R-5 | Single-Family Residential (1/2 Ac. Min.) |
| CGO | Central Growth Overlay | R-6 | Single-Family Residential (4 DU/Ac.) |
| FFO | Flood Fringe Overlay | RM | Multi-Family Residential |
| FW | Floodway | TC | Town Center |
| IPS | Institutional & Public Service | TDR | Transfer of Development Rights |



# GENERAL NOTES AND SPECIFICATIONS

## GENERAL NOTES

DEVIATION FROM PLANS - Any deviation from these plans shall have been consulted with and documented by the supervising professional.

NON-CONTRACT ITEMS - Items may appear on these plans that are done by others and are not part of the Walters Buildings' contract.

STRUCTURAL PERFORMANCE - Walters Buildings and the Certifying Engineer's responsibility is limited to the structural performance of the post frame shell and listed items. The parties are not acting as the supervising professional of record for onsite supervision of construction, installation, or inspection. Check with local municipality for any special requirements.

## SPECIFICATIONS

SITE WORK - The building site shall be graded to provide drainage away from the building. Maintain the grade levels shown on the plan around the building.

FOUNDATION PLACEMENT NOTES - All footings or Sakrete shall be placed on undisturbed virgin soil remaining consistent with the soil bearing capacity as noted in the 'LOADS' Table. If any loose soil is found at footing locations notify engineer at once so adjustments to footings can be made accordingly, as may be necessary.

Column holes are dug per the dimensions shown on the foundation plan (S1) and ready-mix concrete pads or dry concrete pads are poured in place (Note plans for size and type). Additional concrete-mix is poured around the base of the column.

Backfill around columns above footings shall be placed in 8" maximum depth layers and thoroughly compacted. Backfill material shall remain consistent with the presumed lateral soil pressure noted in the 'LOADS'. Typical soil types meeting the requirements include firm sand and loose sandy gravel. Backfill of excavated holes in soil around wood columns may be made with concrete at contractors option.

Foundations shall not be placed prior to confirmation of the soil type at a depth of 5 feet below the bottom of the footing.

CONCRETE (if applicable) - Concrete placement shall be in accordance with ACI 318-14.

Design mixes shall be obtained from the following:

1. Strength to be a minimum of 3000 PSI at 28 days for walls and footings.
2. Strength to be a minimum of 3500 PSI at 28 days for floor slabs.
3. Slump not to exceed 4 inches.

REINFORCING STEEL (if applicable) - Reinforcing steel shall be placed in accordance with CRSI Standards.

Steel reinforcing shall meet the requirements of the "Standard Specifications" for:

1. Billet-Steel Concrete Reinforcing Bars Grade 60 (ASTM designation A-615).
2. All steel bars shall meet the requirements of ASTM designation A-615. All welded wire mesh for concrete reinforcement shall meet the requirement shall meet the requirements set forth in Standard Specification (ASTM designation A-185). The reinforcement shall not be painted and must be free from grease, dirt or deep rust when placed in the work. To prevent rust, the material must be protected from moisture. The reinforcement shall be protected by the proper thickness of concrete.

Where not otherwise shown, the thickness of concrete over the reinforcement shall be:

1. Where concrete is deposited against the ground without the use of forms, the thickness of concrete shall not be less than 3 inches.
2. Where concrete is exposed to weather, the thickness of concrete shall not be less than 1 1/2 inches.
3. In columns or pedestals not exposed to weather or ground, the thickness of concrete shall not be less than 1 1/2 inches.

ANCHOR BOLTS (if applicable) - The contractor shall set all anchor bolts to receive the building. The bolts shall be the size as shown or required. They may be drilled into place as allowed.

STRUCTURAL LAMINATED COLUMNS - The No. 2 or better southern yellow pine S4S structural columns used in this Walters Building shall consist of a 3 or more members sized as shown on the plans, steel plate laminated, and designed to meet the structural load requirements. Column lumber is kiln-dried to a 19% moisture content.

The members for use in contact with the soil shall be pressure treated to a retention of 0.8 pounds of Copper Chromate Arsenate Type C, oxide type formulation, as listed in American Wood Preservers Assoc. Standard U1. The treatment process shall be as described in the current AWPA Standard U1 Commodity Specification A, Use Category 4B.

Splices in columns shall conform to Jack Walters & Sons Corp. Standard details and the columns shall bear a permanent Jack Walters & Sons Corp. stamp in a visible location. Wisconsin DILHR Material Approval No. 201610-W.

SPLASHBOARDS - Splashboards are S4S #2 or better Southern Pine, pressure treated to a net retention of 0.15 pounds per cubic foot with MCA copper based treatment. Approved for G-90 galvanized protected connectors and for aluminum contact. Building code compliant - ESR #2240. One row is furnished for building on a level grade.

FRAMING - Side girts are as specified on drawings made of S4S 1650 MSR SPF or better lumber with all joints staggered at attachment to columns, unless otherwise noted. Roof purlins are as specified on drawings spaced on edge made of S4S 1650 MSR SPF or better, unless otherwise noted. Studwalls are as specified on drawings made of 1650 MSR SPF or better, unless otherwise noted.

All other framing lumber is standard grade or better.

All wood design shall conform to ANSI/AF&PA NDS-2015.

WALL BRACING - 2" x 6" bracing in all unobstructed corners. 2" x 4" lateral truss ties and 2" x 6" end bracing as shown on plans.

STRUCTURAL STEEL (if applicable) - Design shall conform to the latest AISC Specifications.

SIDING PANELS - Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat. Conforms to ASTM A 653.

ROOFING PANELS - Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat. Conforms to ASTM A 653.

TRIM - Die formed trim of Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat on gables, ridges, corners, base, windows and doors.

WALL FINISHES - Exterior cracks, joints, and holes in the buildings envelope are caulked, gasketed, weatherstripped, or otherwise sealed. Interior finish of walls & ceiling shall have a flame spread rating of less than 200. Interior finish Class III Rating - flame spread rating less than 200 and smoke development rating of less than 450.

MASONRY WORK (if applicable) - All masonry work shall be performed by skilled workmen in a competent manner. Joints shall be clean, straight, plumb, level and uniform. Chipped, cracked and broken units shall not be used. Transverse reinforcing shall be used every second course of all masonry block walls. Provide three solid courses for bearing. "Dur-O-Wall" shall be standard weight. Lap all reinforcements 8 inches. All masonry shall conform to ACI 530-11/ASCE 5-11/TMS 402-11.

FIRE WALL NON COMBUSTIBLE PENETRATIONS (if applicable) - shall be tested in accordance with ASTM E119 as part of fire resistance rated assembly or shall be protected by an approved through penetration fire stop system. Combustible penetrations - combustible pipes etc., shall be tested in accordance with ASTM E119 or shall be protected by an approved through penetration fire stop system. Fire dampers - any dampers through fire walls need a three-hour rating.

SOUND & INSULATION - Exposed insulation shall have a flame spread rating of 25 or less and smoke development rating of 450 or less. Concealed shall have a flame spread rating of 75 or less and a smoke development rating of 450 or less. Vapor retarder shall be installed to the warm side of the insulation.

ROOF TRUSSES - Factory assembled with 16 or 20 gauge galvanized steel Eagle truss plates as required and graded kiln dried lumber as specified. In-plant quality control inspection is conducted under the auspices of the Truss Plate Institute. Trusses are designed with current standards and specifications for the stated loading.

TRUSS BRACING - All wood members must be properly braced until the complete structural system has been completed. Erection bracing is supplied by the erection contractor. The contractor must refer to TPI publication BCSI-B10 POST FRAME SUMMARY SHEET, "POST FRAME TRUSS INSTALLATION & TEMPORARY RESTRAINT / BRACING" for erection, handling and bracing guidance.

Refer to the truss detail for permanent lateral bracing requirements. All lateral bracing specified on the truss detail are intended to provide lateral restraint for individual truss members only. Additional permanent structural bracing specified on the drawings is supplied with the building package and must be installed as shown.

ATTIC DRAFTSTOPS (if applicable) - Maintain attic draft stops every 3,000 sq. ft. for enclosed attic spaces. Minimum attic access opening is 20"x30".

SKYLIGHTS (if applicable) - 0.06" nominal translucent FRP Alsynite/Structoglas Building Panel. These panels are used as exterior eavelight, skylight or roof panel applications.

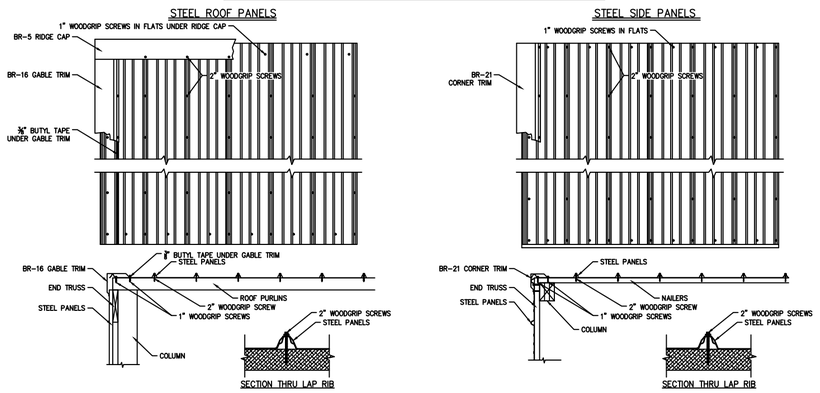
HEATING AND VENTILATING (if applicable) - All work shall be done in strict accordance with state and local codes. Others shall submit separate plans and calculations for approval.

ELECTRICAL (if applicable) - All work shall be done in strict accordance with state and local codes. Electrical work in not part of this plan.

PLUMBING (if applicable) - All work shall be done in strict accordance with state and local codes. Provide thermal protection (insulation) of pipes under lavatory. Plumbing work is not part of this plan.

DRINKING FACILITIES (if applicable) - Drinking facilities (not in toilet rooms) must be provided in all public buildings.

## STEEL PANEL SCREWING PATTERN




### STANDARD ROUGH OPENINGS FOR STANDARD PLYCO WALKDOORS

| CALL SIZE | DOOR | ROUGH OPENING WIDTH (in) x HEIGHT (in) |
|---|---|---|
| 3068 | COMMERCIAL PLYCO 20 SERIES | 40 3/8" x 81 3/4" |
| 6068 | COMMERCIAL PLYCO 20 SERIES | 77 7/16" x 81 3/4" |
| 3068 | 3-HOUR RATED PLYCO 22 SERIES | 40 1/2" x 82 3/8" |
| 6068 | 3-HOUR RATED PLYCO 22 SERIES | 76 1/2" x 82 3/8" |
| 3068 | THERMAL BREAK PLYCO 92 TB ALUMINUM FRAME SERIES | 40 1/2" x 82 1/2" |
| 6068 | THERMAL BREAK PLYCO 92 TB SERIES STANDARD W/ MULLION | 78 1/4" x 82 1/2" |
| 6068 | THERMAL BREAK PLYCO 92 TB SERIES OPTIONAL W/ ASTRAGAL | 77 5/8" x 82 1/2" |

# FASTENING SCHEDULE

| | | |
|---|---|---|
| **FLOOR CONSTRUCTION** | | |
| Built-up Girders & Beams | 20d common | 32" o.c. direct |
| Bridging to Joists | 8d common | 2 ea. direct end |
| Floor Joists to Studs | 10d common | 5 direct or 3 direct |
| Floor Joists to Studs (W/ceiling joist) | 10d common | 2 direct |
| Floor Joists to Sill or Girder | 8d common | 3 toe nail |
| Ledger Strip | 16d common | 3 ea. direct joist |
| 1" Subflooring (6" or less) | 8d common | 2 ea. direct joist |
| 1" Subflooring (8" or more) | 8d common | 3 ea. direct joist |
| 2" Subflooring | 16d common | 2 ea. direct joist |
| Particleboard Underlayment (1/4"-3/4") | 6d annular threaded | 6" o.c. direct edges & 12" o.c. intermediate |
| **WOOD STRUCTURAL PANEL SUBFLOORING** | | |
| 1/2" or less | 6d common or 6d annular/spiral thread | 6" o.c. direct edges & 12" o.c. intermediate |
| 19/32" - 3/4" | 8d common or 6d annular/spiral thread | 6" o.c. direct edges & 12" o.c. intermediate |
| 7/8" - 1-1/8" | 10d common or 8d ring shank | 6" o.c. direct edges |
| | 8d annular or spiral thread | 6" o.c. intermediate |
| 1/2" or less | 16ga galvanized wire staples | 4" o.c. edges & 7" o.c. intermediate |
| 19/32, 5/8" | 3/8" min. crown, 1-5/8" length | 2-1/2" o.c. edges & 4" o.c. intermediate |
| **WALL CONSTRUCTION** | | |
| Stud to sole plate | 8d common | 4 toe nail |
| | 16d common | 2 direct nail |
| Stud to cap plate | 16d common | 2 toe nail or 2 direct nail |
| Double studs | 10d common | 12" o.c. direct |
| Corner studs | 16d common | 24" o.c. direct |
| Sole plate to joist or blocking | 16d common | 16" o.c. |
| Interior-braced wall sole plate-parallel joist | 16d common | 12" o.c. |
| Double cap plate | 10d common | 16" o.c. direct nail |
| Cap plate laps | 10d common | 2 direct nail |
| Ribbon strip, 6" or less | 10d common | 2 ea. direct bearing |
| Ribbon strip, 6" or more | 10d common | 3 ea. direct bearing |
| Diagonal brace (to stud & plate) | 8d common | 2 ea. direct bearing |
| Interior-braced wall top plate-joist/blocking | 10d common | 12" o.c. |
| Tail beams to headers (nailing permitted) | 20d common | 1 ea. end 4 sq.ft. floor area |
| Header beams to trimmers (nailing permitted) | 20d common | 1 ea. end 8 sq.ft. floor area |
| Continuous header to stud | 8d common | 4 toe nail |
| Continuous header, two pieces | 16d common | 16" o.c. direct |
| **ROOF & CEILING CONSTRUCTION** | | |
| Ceiling joists to plate | 16d common | 3 toe nail |
| Ceiling joists (laps over partition) | 10d common | 3 direct nail |
| Ceiling joists (parallel to rafter) | 10d common | 3 direct nail |
| Collar beam | 10d common | 3 direct |
| Roof rafter to plate | 8d common | 3 toe nail |
| Roof rafter to ridge | 16d common | 2 toe nail or direct nail |
| | 10d common | 3 toe nail |
| Jack rafter to hip | 16d common | 2 direct nail |
| 1" roof decking (6" width or less) | 8d common | 2 ea. direct rafter |
| 1" roof decking (over 6" width) | 8d common | 3 ea. direct rafter |
| **WALL & ROOF SHEATHING** | | |
| 1" wall sheathing (<8") | 8d common | 2 ea. direct stud |
| 1" wall sheathing (over 8" width) | 8d common | 3 ea. direct stud |
| 1/2" fiberboard sheathing | 1-1/2" GV roofing nail or 6d common or | 3" o.c. exterior edge, 6" o.c. intermediate |
| | 16ga staple, 1-1/8" w/min. crown of 7/16" | |
| 25/32" fiberboard sheathing | 1-3/4" GV roofing nail or 8d common or | 3" o.c. exterior edge, 6" o.c. intermediate |
| | 16ga staple, 1-1/2" w/min. crown of 7/16" | |
| Gypsum sheathing | 12ga 1-1/4" large head, corrosion resistant | 4" o.c. on edge, 8" o.c. intermediate |
| Gypsum sheathing (seismic tracing) | 11ga 1-3/4" long 7/16" head | 4" o.c. all bearing points |
| Particleboard wall sheathing (1/2" or less) | 6d common | 6" o.c. direct edges & 12" o.c. intermediate |
| Particleboard wall sheathing (5/8" or less) | 8d common | 6" o.c. direct edges & 12" o.c. intermediate |
| **WOOD STRUCTURAL PANEL ROOF & WALL SHEATHING** | | |
| 1/2" or less | 6d common (walls); 8d common (roofs) | 6" o.c. direct edges & 12" o.c. intermediate |
| 19/32"-1" | 8d common | 6" o.c. direct edges & 12" o.c. intermediate |
| 1" or greater | 10d common | 6" o.c. direct edges & 12" o.c. intermediate |
| 1/2" or less | 16ga GV wire staples | 4" o.c. edges & 8" o.c. intermediate |
| | 3/8" min. crown 1" length + panel thickness | |
| 19/32", 5/8" | same as immediately above | 2-1/2" o.c. edges & 5" o.c. intermediate |
| Shingles | #14 B&S ga corrosion resistant | 2 ea. bearing |
| Watherboarding | 8d corrosion resistant | 2 ea. bearing |

Note A: Single nails shall penetrate not less than 3/4" into nailing strips, sheathing or supporting construction except as otherwise provided for in Section 1507.0.

Note B: For regions having a basic wind speed of 90 mph or greater where the main roof height is less than 25 ft. and for regions having basic wind speed of 80 mph or less, nails which attach wood structural panel roof sheating to gable end wall framing shall be spaced 6" o.c. Where basic wind speed is greater than 80 mph, nails which attach panel roof sheathing to intermediate supports shall be spaced 6" o.c. of a minimum of a 48" distance from ridges, eaves & gable end walls; & 4" o.c. to gable end wall framing.

Note C: For regions having a basic wind speed of 90 mph greater, 8d deformed shank nails shall be utilized to attach wood structural panel roof sheathing to framing within a minimum 48" distance from gable end walls provided the mean roof height is between 25' and 35'. For roof heights greater than 35' in a 90 mph or greater wind region, attachment of wood structural panel roof sheathing shall be designed for the wind loads in Section 1609.0.

Note D: Nails shall be spaced 6"" o.c. direct to panel edges and 6" o.c. to intermediate supports where panel spans are 48" o.c. or greater.

Note E: 1" = 25.4mm, 1' = 304.8mm. "

# ABBREVIATIONS

| | |
|---|---|
| ABV | Above |
| AFF | Above Finish Floor |
| BBP | Blocking Between Purlins |
| B.O.S. | Bottom Of Splashboard |
| BRG | Bearing |
| B.S. | Both Sides |
| ℄ | Centerline |
| CFT | Cubic Foot |
| C.H. | Ceiling Height |
| CLOS | Closet |
| COM | Common |
| CMU | Concrete Masonry Unit |
| d | Penny |
| DBL | Double |
| Ea. | Each |
| E.E. | Each End |
| E.F. | Each Face |
| E.W. | Each Way |
| LAM | Laminated |
| L.A.V. | Lavatory |
| MIL | Millimeter(s) |
| NBW | Not By Walters Buildings |
| N.T.S. | Not To Scale |
| O.C. | On Center(s) |
| O.C.E.W. | On Center Each Way |
| OHD | Overhead Door |
| O/O | Out to Out |
| F.D. | Floor Drain |
| F.E. | Fire Extinguisher |
| F.O. | Framed Opening |
| FT | Feet |
| GA | Gage, Gauge |
| GTE | Grade To Eave |
| GTH | Grade To Heel |
| GTP | Grade To Peak |
| GV | Galvanized |
| IN. | Inch |
| PL | Property Line |
| PSF | Pounds per Square Foot |
| PSI | Pounds per Square Inch |
| P.T. | Pressure Treated |
| R.C. | Raised Chord |
| R.O. | Rough Opening |
| R.P. | Straight Chord |
| STP | Steel Transfer Plate |
| T&G | Tongue & Groove |
| T.O.G. | Top of Ledger |
| T.O.W. | Top of Wall |
| T.O.C. | Top of Concrete |
| T.O.F. | Top of Floor |
| TYP | Typical(ly) |
| TRTD | Treated |
| WH | Water Heater |
| WWM | Welded Wire Mesh |

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## PROJECT NAME & LOCATION

| OWNER NAME: | PROJECT ADDRESS: |
|---|---|
| Keith Gierach | 9616 West Bonniewell Rd, Mequon, WI, 53097 |

## SHEET INDEX



| | |
|---|---|
| G1 | GENERAL SPECIFICATIONS |
| A1,A1.1 | ELEVATIONS |
| S1 | COLUMN PLAN |
| S2 | FRAMING PLAN |
| S3-S4 | SECTIONS |
| D1 | CONSTRUCTION DETAILS |
| T1 | TRUSS DETAILS |
| SP | SITE PLAN |



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PERMIT PLANS

OWNER NAME: Keith Gierach

OWNER ADDRESS: 9616 West Bonniewell Rd, Mequon, WI, 53097

PROJECT NAME: 54x80 Building

PROJECT ADDRESS: 9616 West Bonniewell Rd, Mequon, WI, 53097

SALES REP / DEALER: Jacob Ritter

DRAFTER: Chao Thao

ESTIMATOR: Charles Smith

LAST SAVED BY: CTHAO ON: 1/22/2026

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SCALE:

ENGINEER: Carson Gloede

JOB NUMBER: 95-2162

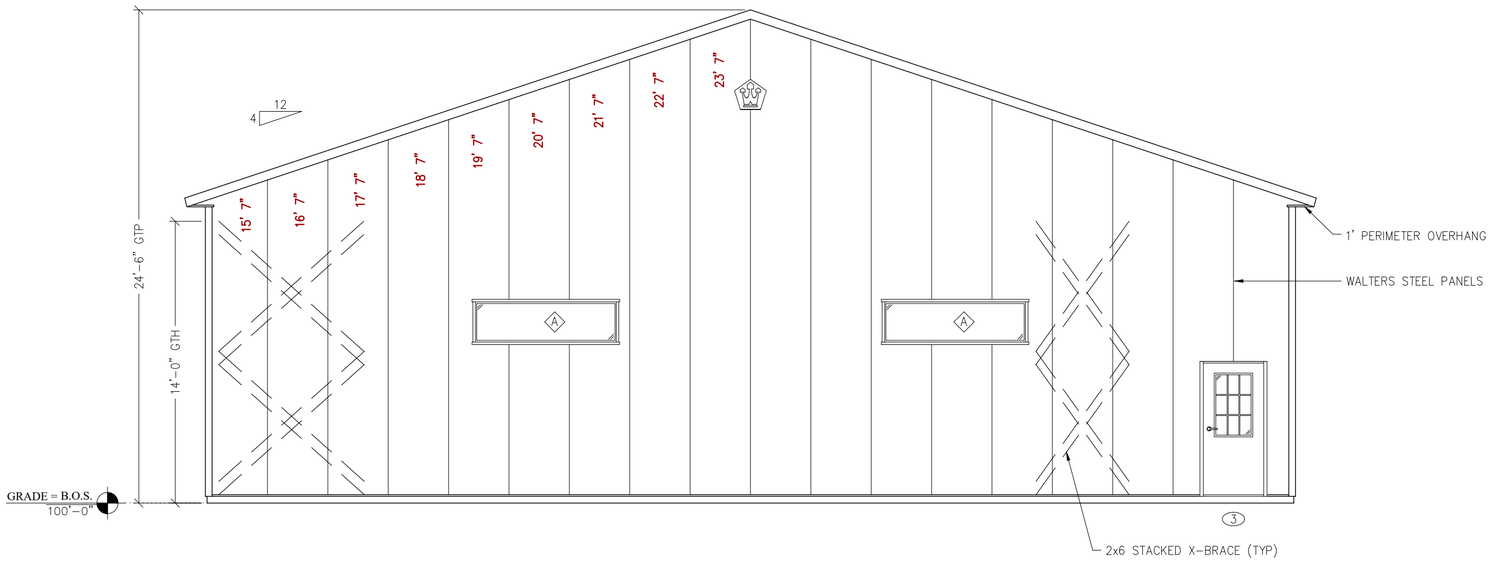
PROJECT ID: 2025001426

SHEET NUMBER: G1

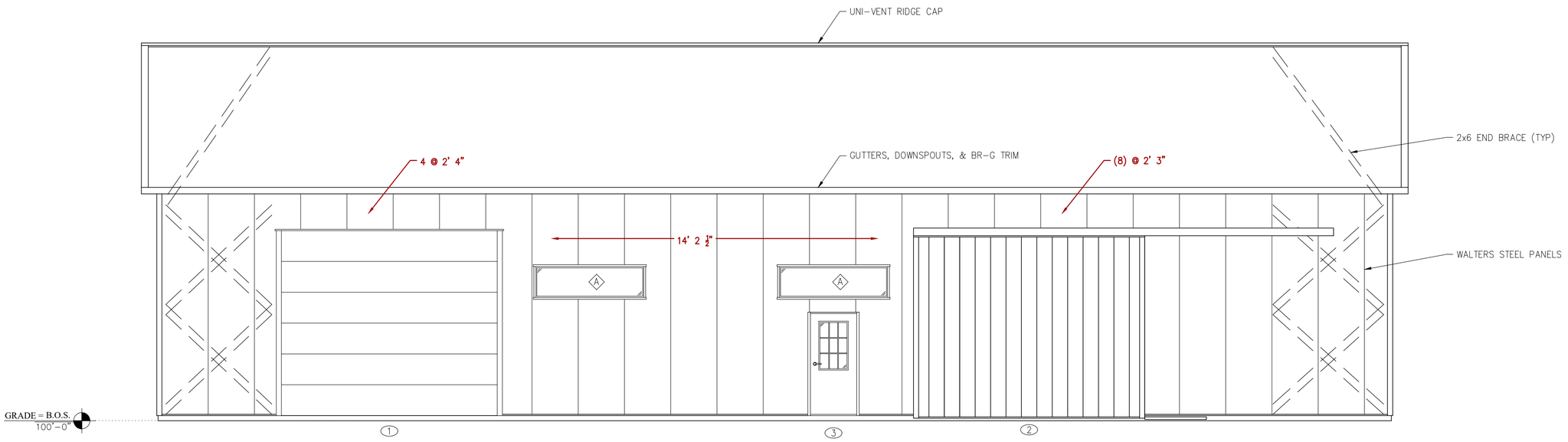
## DOOR & WINDOW SCHEDULE

*MAINTAIN LEVEL APPROACH TO ALL WALKDOORS* *FIELD VERIFY ALL WINDOW SILL HEIGHTS*
*SEE PAGE G1 FOR PLYCO ROUGH OPENING SIZES*

| TAG | DESCRIPTION | QUANTITY |
|---|---|---|
| (1) | Overhead Door Opening: 14' 0"x12' 0" | 1 |
| (2) | Standard 15' 0" x 12' 0" slide door | 1 |
| (3) | Thermal Break – Plyco 92 Series 3068 White Walk Door w/ 9–lite Window and Leverset | 2 |
| (A) | Plyco 7020 Fixed – White | 6 |




1 A1 WEST ELEVATION
SCALE: 3/16" = 1'-0"




2 A1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"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DRAFTER:
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ESTIMATOR:
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SCALE: 3/16" = 1'-0"
0 5' 7'

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Carson Gloede

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## DOOR & WINDOW SCHEDULE

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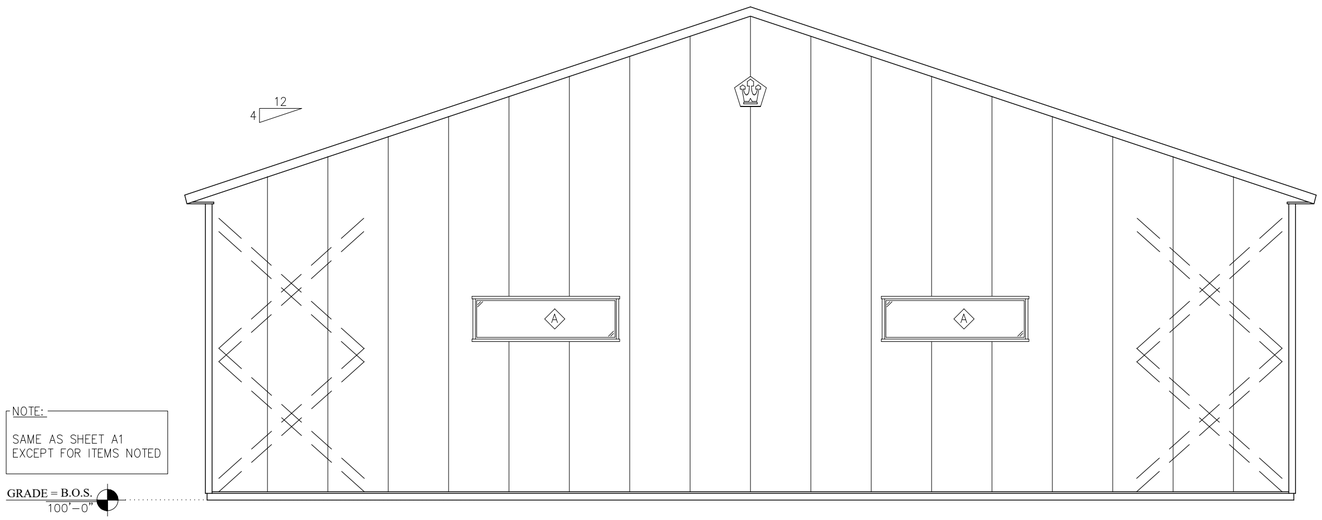
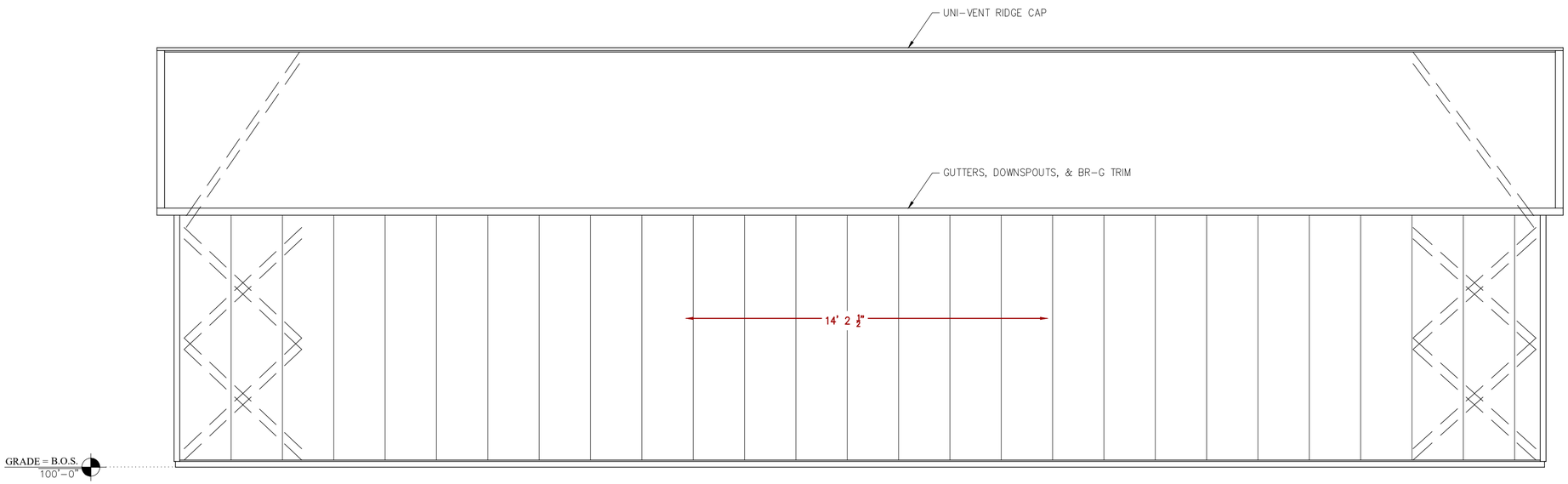



1 A1.1 EAST ELEVATION
SCALE: 3/16" = 1'–0"




2 A1.1 NORTH ELEVATION
SCALE: 3/16" = 1'–0"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ENGINEER:
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PROJECT ID:
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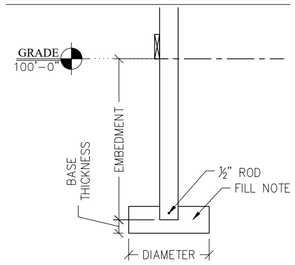
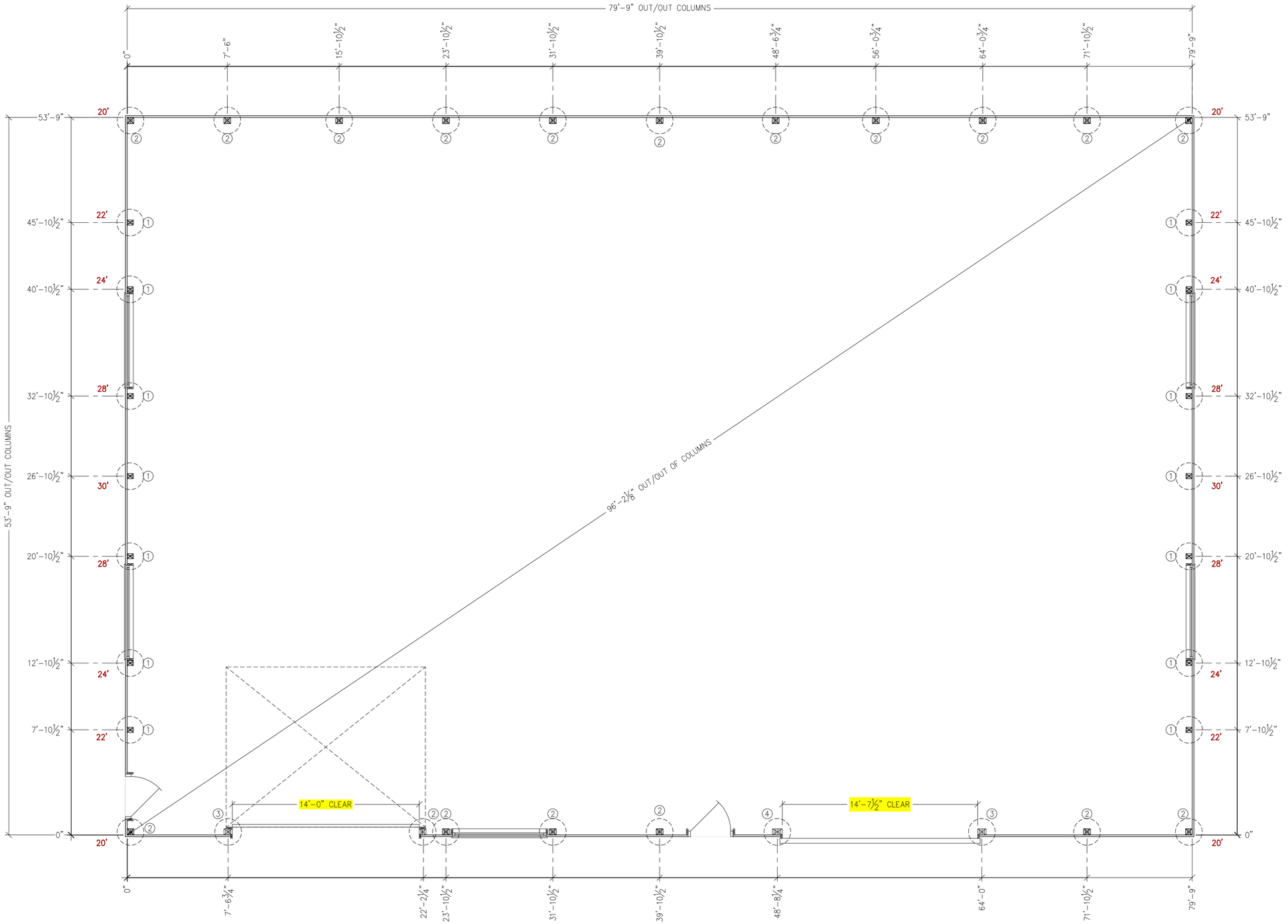
SHEET NUMBER:
A1.1

## FOOTING & FILL NOTE




## COLUMN & FOOTING SCHEDULE

| TAG | COLUMN TYPE | DIAMETER | EMBEDMENT | BASE THICKNESS | ½" ROD SIZE | FILL NOTE | QUANTITY |
|---|---|---|---|---|---|---|---|
| ① | (3)-PLY 2x6 #2 SYP STP LAM COLUMN | 24" DIA | 4'-0" | 5" | 9" | PLACE (2.5)-80# BAG SAKRETE, BACKFILL w/ (2.0)-80# BAG SAKRETE | 14 |
| ② | (4)-PLY 2x6 #2 SYP STP LAM COLUMN | 24" DIA | 4'-0" | 5" | 9" | PLACE (2.5)-80# BAG SAKRETE, BACKFILL w/ (2.0)-80# BAG SAKRETE | 18 |
| ③ | (5)-PLY 2x6 #1 SYP STP LAM COLUMN | 24" DIA | 4'-0" | 5" | 9" | PLACE (2.5)-80# BAG SAKRETE, BACKFILL w/ (2.0)-80# BAG SAKRETE | 2 |
| ④ | (6)-PLY 2x6 #1 SYP STP LAM COLUMN | 24" DIA | 4'-0" | 5" | 9" | PLACE (2.5)-80# BAG SAKRETE, BACKFILL w/ (2.0)-80# BAG SAKRETE | 1 |




1 S1 COLUMN PLAN
SCALE: 3/16" = 1'-0"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DRAFTER:
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ESTIMATOR:
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0 5 7

ENGINEER:
Carson Gloede

JOB NUMBER:
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PROJECT ID:
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SHEET NUMBER:
S1

## DOOR & WINDOW SCHEDULE

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*SEE PAGE G1 FOR PLYCO ROUGH OPENING SIZES*

| TAG | DESCRIPTION | QUANTITY |
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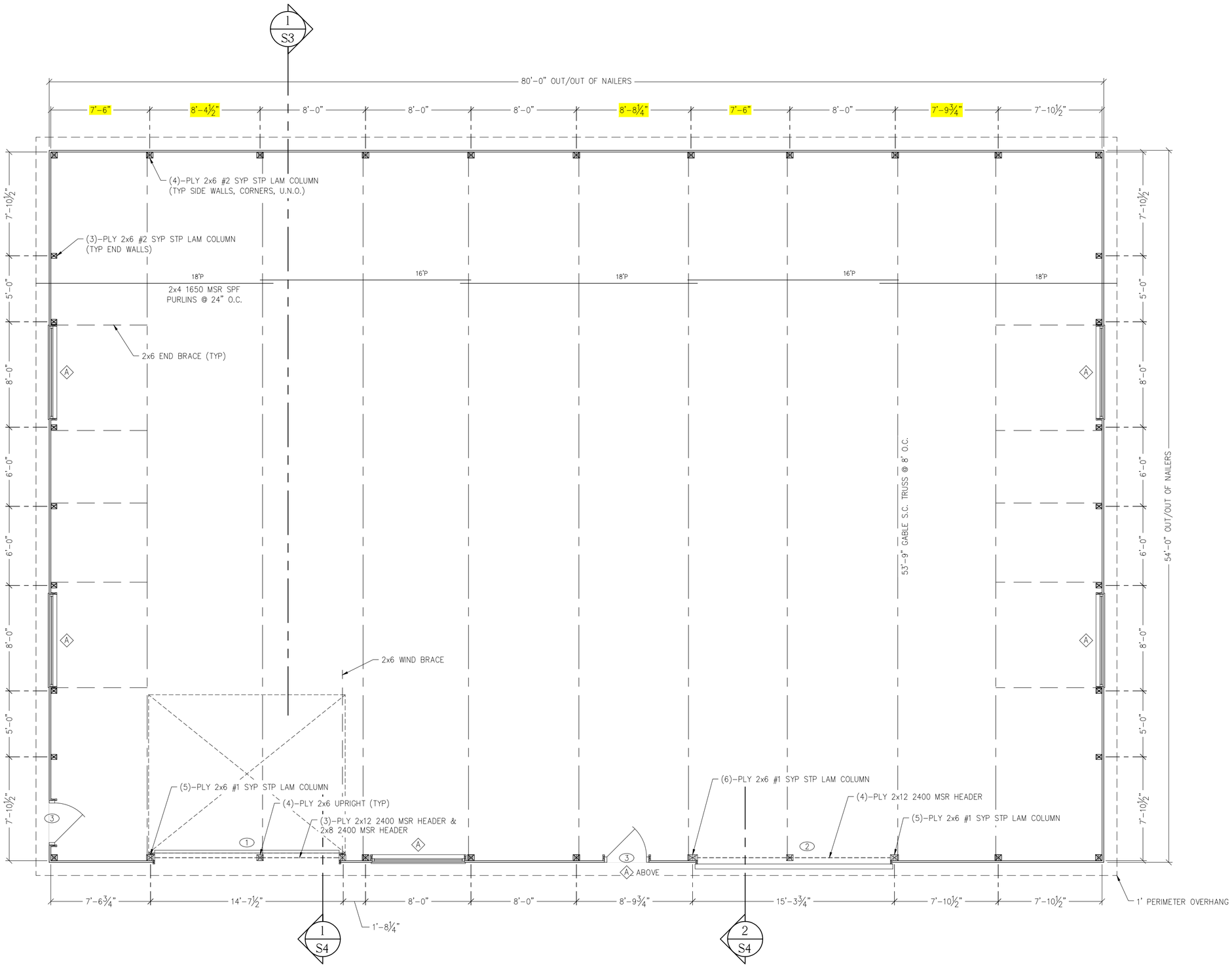


1 S2 FRAMING PLAN
SCALE: 3/16" = 1'-0"


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SCALE: 3/16" = 1'-0"

ENGINEER: Carson Gloede

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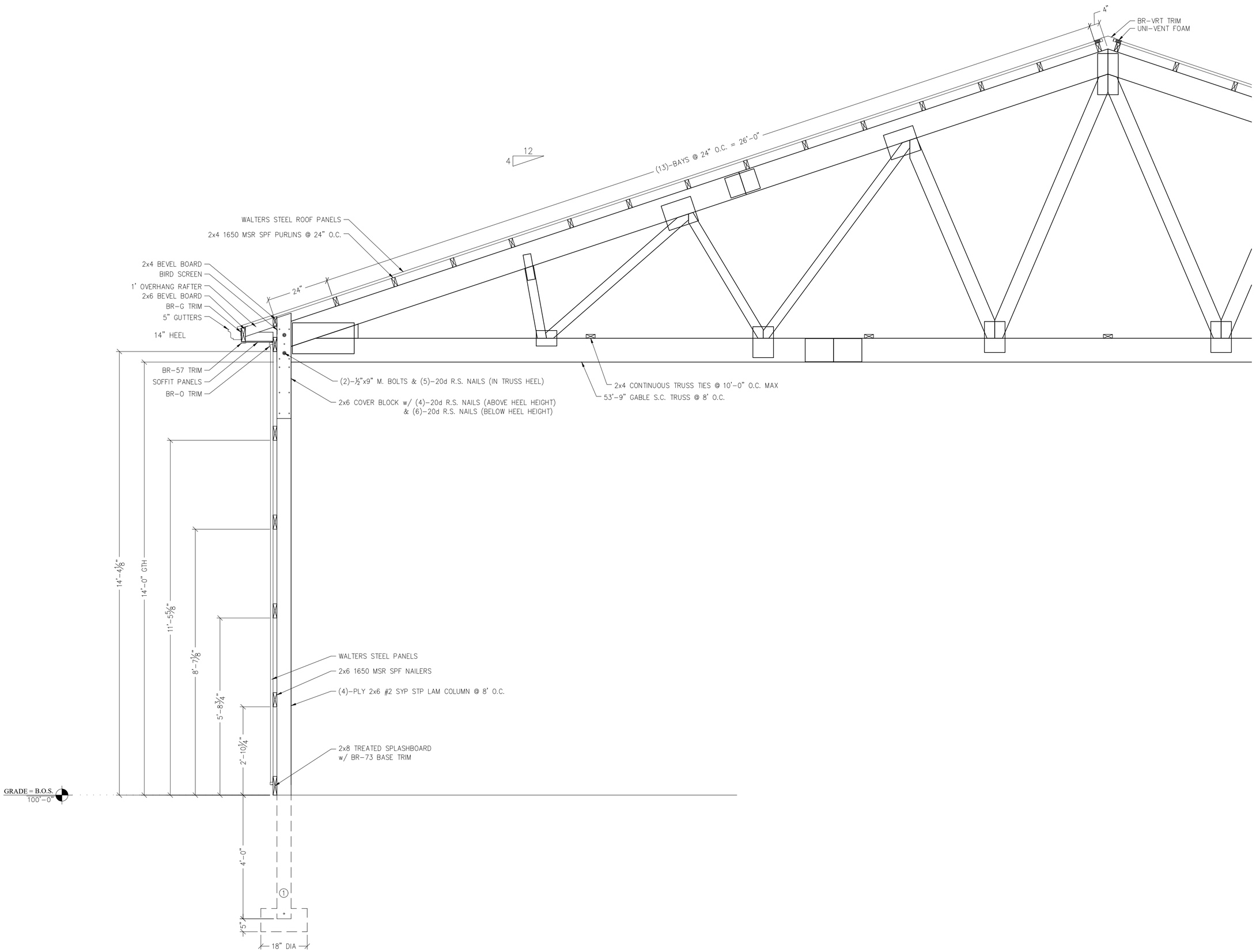
PROJECT ID: 2025001426

SHEET NUMBER: S2




1 / S3 CROSS SECTION
SCALE: 1/2" = 1'-0"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PROJECT ID:
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SHEET NUMBER:
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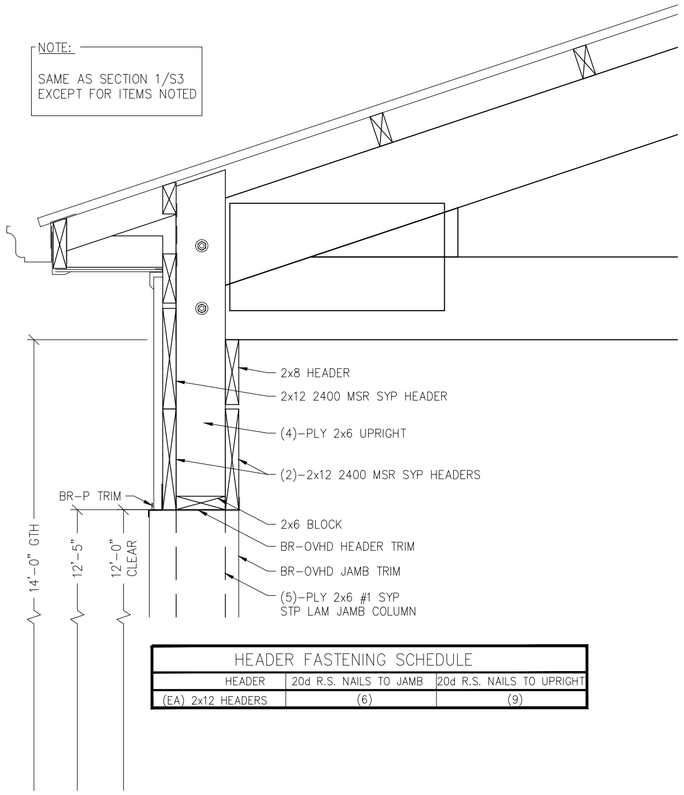
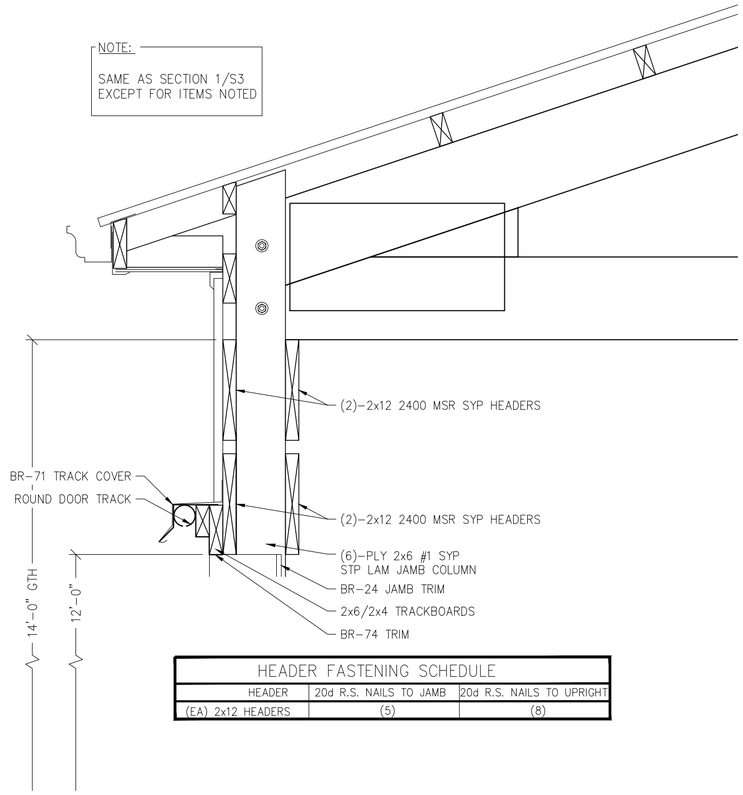



| HEADER FASTENING SCHEDULE | | |
|---|---|---|
| HEADER | 20d R.S. NAILS TO JAMB | 20d R.S. NAILS TO UPRIGHT |
| (EA) 2x12 HEADERS | (6) | (9) |

1 S4 HEADER SECTION @ OVHD

SCALE: 1" = 1'-0"




| HEADER FASTENING SCHEDULE | | |
|---|---|---|
| HEADER | 20d R.S. NAILS TO JAMB | 20d R.S. NAILS TO UPRIGHT |
| (EA) 2x12 HEADERS | (5) | (8) |

2 S4 HEADER SECTION @ SLIDING DOOR

SCALE: 1" = 1'-0"

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SCALE: 1" = 1'-0"
0 6" 1'

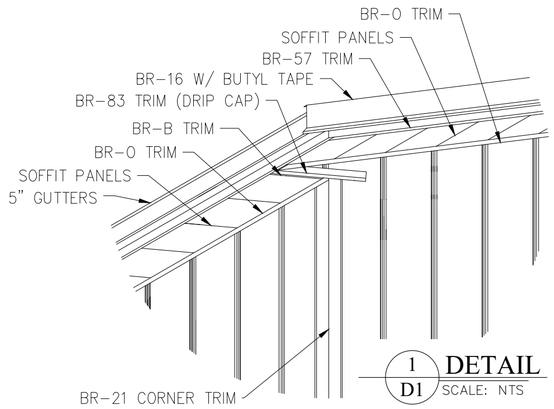
ENGINEER:
Carson Gloede

JOB NUMBER:
95-2162

PROJECT ID:
2025001426

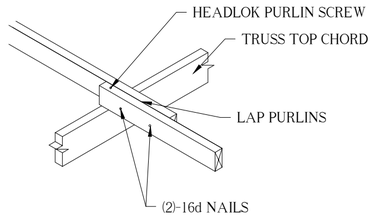
SHEET NUMBER:
S4

# STANDARD TRIM DETAILS




1 DETAIL D1 SCALE: NTS

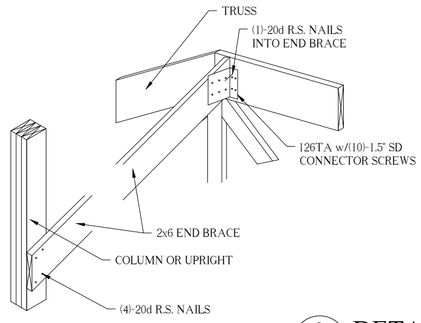
# STANDARD FRAMING DETAILS




PURLIN LAP

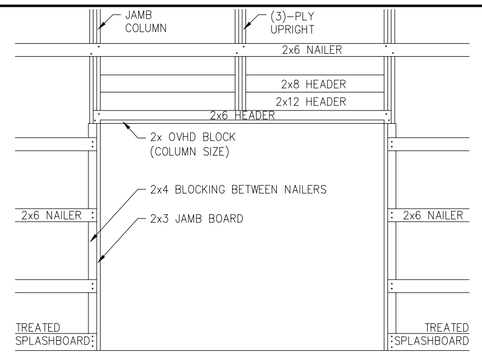
2 DETAIL D1 SCALE: NTS

# STANDARD BRACING DETAILS




2x6 END BRACE

3 DETAIL D1 SCALE: NTS




TYPICAL OHD FRAMING @ ENDWALL LOCATIONS (If Applicable)

4 DETAIL D1 SCALE: NTS

CUT NOTCH IN BR-21 OVER BR-73

5 DETAIL D1 SCALE: NTS




END PURLINS WITH OVERHANG

6 DETAIL D1 SCALE: NTS




OVERHANG RAFTER FRAMING

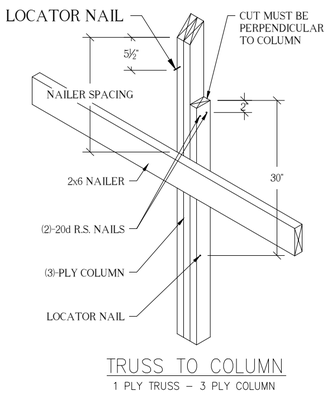
7 DETAIL D1 SCALE: NTS




WIND BRACING DETAIL

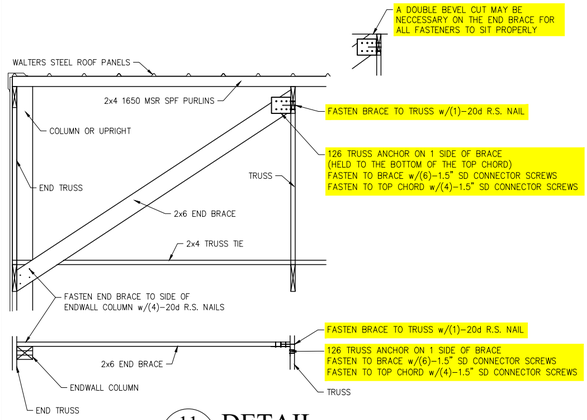
8 DETAIL D1 SCALE: NTS

9 DETAIL D1 SCALE: NTS




TRUSS TO COLUMN
1 PLY TRUSS - 3 PLY COLUMN

10 DETAIL D1 SCALE: NTS




11 DETAIL D1 SCALE: NTS

12 DETAIL D1 SCALE: NTS

# ADDITIONAL DETAILS

13 DETAIL D1 SCALE: NTS

14 DETAIL D1 SCALE: NTS

15 DETAIL D1 SCALE: NTS

16 DETAIL D1 SCALE: NTS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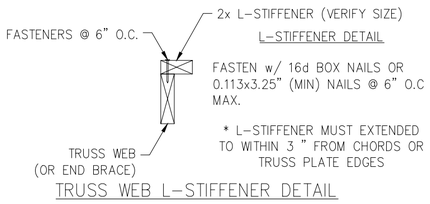
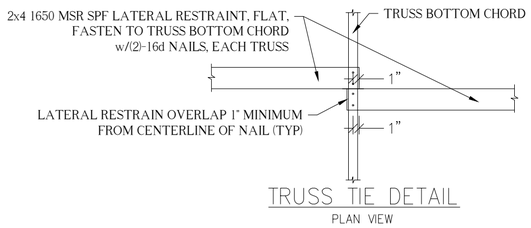
D1




TRUSS WEB L-STIFFENER DETAIL




TRUSS TIE DETAIL

PLAN VIEW

## EAGLE METAL TRUSS TIE NOTE

PER EAGLE METAL PRODUCTS, THE BOTTOM CHORD OF METAL PLATED WOOD TRUSSES USED IN POST FRAME CONSTRUCTION MAY BE LATERALLY BRACED AT A SPACING THAT DOES NOT EXCEED 10'-0" O.C. UNDER SPECIFIC CONDITIONS.

A LIST OF THESE SPECIFIC CONDITIONS & EAGLE METAL LETTER ARE AVAILABLE UPON REQUEST FROM WALTERS BUILDINGS.

1 T1 DETAIL SCALE: NTS

2 T1 DETAIL SCALE: NTS

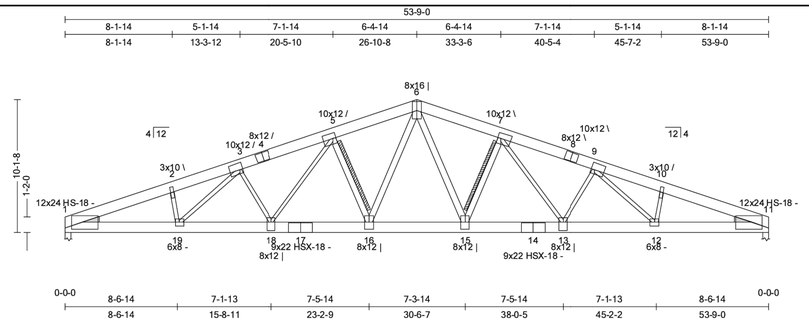
3 T1 DETAIL SCALE: NTS

4 T1 DETAIL SCALE: NTS

# STANDARD TRUSS FRAMING DETAILS

| | | |
|---|---|---|
| | **Walters Buildings**<br>PO Box 388<br>Allenton, WI 53002<br>Main: (262) 629-5521; Fax: (262) 629-5233; | Truss:54ft 412 - Medium 9ft OC<br>Job: 95-2162<br>Date: 01/16/26 09:14:39<br>Page: 1 of 1 |

| SPAN | PITCH | QTY | OHL | OHR | CANT L | CANT R | PLYS | SPACING | WGT/PLY |
|---|---|---|---|---|---|---|---|---|---|
| 53-9-0 | 4/12 | 1 | 0-0-0 | 0-0-0 | 0-0-0 | 0-0-0 | 1 | 108 in | 593 lbs |




All plates shown to be Eagle 20 unless otherwise noted.

| Loading (psf) | | General | | CSI | | Deflection | | L/ | (loc) | Allowed |
|---|---|---|---|---|---|---|---|---|---|---|
| TCLL : | 23.5 | Bldg Code : | IBC 2015/ | TC : | 0.78 (2-3) | Vert TL: | 1.42 in | L / 446 | (15-16) | L / 120 |
| GSL : | 35 | | TPI 1-2014 | BC : | 0.82 (19-1) | Vert LL: | 0.75 in | L / 841 | (15-16) | L / 180 |
| TCDL : | 4 (rake) | Rep Mbr : | No | Web : | 0.84 (9-13) | Horz TL: | 0.46 in | | 11 | |
| BCLL : | 0 | Lumber D.O.L. : | 115 % | | | | | | | |
| BCDL : | 6 | | | | | | | | | |

## Reaction

| JT | Brg Combo | Brg Width | Rqd Brg Width | Max React | Max Grav Uplift | Max MWFRS Uplift | Max C&C Uplift | Max Uplift | Max Horiz |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | 5.5 in | 6.76 in | 8,165 lbs | - | -1,500 lbs | - | -1,500 lbs | 178 lbs |
| 11 | 1 | 5.5 in | 6.76 in | 8,165 lbs | - | -1,500 lbs | - | -1,500 lbs | - |

Bearing enhancers may be required at the following bearings: See Eagle Metal 'Bearing Enhancer' detail for capacity of specific bearing block(s) and connectors: Brg # 1, 11

## Material

TC: SYP 2400/2.0 2 x 10
BC: SYP 2400/2.0 2 x 10
Web: SYP #1 2 x 4 except: SYP 2400/2.0 2 x 6: 5-16, 6-16, 6-15, 7-15

## Bracing

TC: Purlins at 24 " OC; Purlin design by Others.
BC: Sheathed or Purlins at 7-7-0, Purlin design by Others.
Web: T Brace: 5-16, 7-15

## Loads

1) This truss has been designed for the effects of balanced (23.5 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 10 with the following user defined input: 35 psf GSL, Terrain C, Exposure (Ce = 1.0), Thermal (Ct = 1.20), DOL = 1.15. Ventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 105 mph (Factored), Exposure C, Enclosed, Gable/Hip, Risk Category I, h=B=L=15 ft, Not End Zone Truss, Both end webs considered. DOL = 1.60
3) This truss has been designed for the effects of TC LL = 23.5 psf.
4) Non-concurrent minimum storage attic loading has been applied in accordance with IBC 1607.1

## Member Forces

Table indicates: Member ID, max CSI, max tension force, (max compression force). Only forces greater than 300lbs are shown in this table.

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TC | 1-2 | 0.747 | 3,584 lbs | (-18,914 lbs) | 3-5 | 0.677 | 3,549 lbs | (-17,130 lbs) | 6-7 | 0.559 | 3,212 lbs | (-14,194 lbs) | 9-10 | 0.781 | 3,723 lbs | (-18,525 lbs) |
| | 2-3 | 0.781 | 3,723 lbs | (-18,525 lbs) | 5-6 | 0.559 | 3,212 lbs | (-14,194 lbs) | 7-9 | 0.677 | 3,549 lbs | (-17,130 lbs) | 10-11 | 0.747 | 3,584 lbs | (-18,914 lbs) |
| BC | 11-12 | 0.818 | 17,584 lbs | (-3,038 lbs) | 13-15 | 0.537 | 14,481 lbs | (-2,205 lbs) | 16-18 | 0.537 | 14,481 lbs | (-2,205 lbs) | 19-1 | 0.818 | 17,584 lbs | (-3,038 lbs) |
| | 12-13 | 0.799 | 16,961 lbs | (-2,850 lbs) | 15-16 | 0.450 | 11,857 lbs | (-1,542 lbs) | 18-19 | 0.799 | 16,961 lbs | (-2,850 lbs) | | | | |
| Web | 2-19 | 0.115 | 544 lbs | (-838 lbs) | 5-18 | 0.479 | 2,893 lbs | (-448 lbs) | 6-15 | 0.357 | 4,727 lbs | (-686 lbs) | 9-13 | 0.843 | 856 lbs | (-2,201 lbs) |
| | 3-19 | 0.197 | 1,190 lbs | | 5-16 | 0.395 | 1,111 lbs | (-4,292 lbs) | 7-15 | 0.395 | 1,111 lbs | (-4,292 lbs) | 9-12 | 0.197 | 1,190 lbs | |
| | 3-18 | 0.843 | 856 lbs | (-2,201 lbs) | 6-16 | 0.357 | 4,727 lbs | (-686 lbs) | 7-13 | 0.479 | 2,893 lbs | (-448 lbs) | 10-12 | 0.115 | 544 lbs | (-838 lbs) |

## Notes

1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
2) The fabrication tolerance for this roof truss is 20 % (Cq = 0.80).
3) Building Designer shall verify self weight of the truss and other dead load materials do not exceed TCDL 4 psf.
4) Design assumes minimum 2x_ (vertical orientation, visually graded) purlins attached to the TC at purlin spacing shown with at least 2-10d nails.
5) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
6) Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
7) A creep factor of 3.00 has been applied for this truss analysis.
8) The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
9) At least one web is braced with a L-brace. L-braces shall be min. 2x4 stud grade and shall extend to within 3 " of the chord at both ends. Attach L-braces to web using 16d nails at max. 6 " on center spacing. Brace by others. See BCSI-B3 for additional information.
10) Indicates non-structural members.
11) Listed wind uplift reactions based on MWFRS & C&C loading.

WARNING: Verify all design parameters and follow all notes on this drawing and in the Eagle Metal Design Notes.
This design is for an individual building component (a truss), not a truss system, and is based only on parameters shown and provided by the Building Designer. The applicability of the design parameters must be verified by the Building Designer and should properly incorporate this design into the overall building design before use. Bracing shown is only to prevent buckling of individual truss web and/or chord members. Additional temporary and permanent bracing is always required to prevent collapse and provide stability. Design valid only when Eagle Metal connectors are used. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown.

TrueBuild®Truss Software v5.8.5
Eagle Metal Products

Walters Buildings

Jack Walters & Sons, Corp.
P.O. Box 388
6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.com

PERMIT PLANS

OWNER NAME: Keith Gierach

OWNER ADDRESS: 9616 West Bonniewell Rd, Mequon, WI, 53097

PROJECT NAME: 54x80 Building

PROJECT ADDRESS: 9616 West Bonniewell Rd, Mequon, WI, 53097

SALES REP / DEALER: Jacob Ritter

DRAFTER: Chao Thao

ESTIMATOR: Charles Smith

LAST SAVED BY: CTHAO ON: 1/22/2026

PAPER SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES)

SCALE:

ENGINEER: Carson Gloede

JOB NUMBER: 95-2162

PROJECT ID: 2025001426

SHEET NUMBER: T1

1 SP SITE PLAN
SCALE: 1: 2000

Walters Buildings
Jack Walters & Sons, Corp.
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6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
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PERMIT PLANS

OWNER NAME:
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Charles Smith

LAST SAVED BY:
CTHAO ON: 1/22/2026

PAPER SIZE:
ARCH FULL BLEED C (18.00 X 24.00 INCHES)

SCALE:
AS NOTED

ENGINEER:
Carson Gloede

JOB NUMBER:
95-2162

PROJECT ID:
2025001426

SHEET NUMBER:
SP

Exhibit A:

Exhibit B:

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

**www.cityofmequonwi.gov** **Community Development**

**TO:** **Planning Commission**
**FROM:** **Jac Zader, Assistant Director Community Development**
**DATE:** **February 23, 2026**
**SUBJECT:** **Bonnilake Real Estate, LLC. The applicant is seeking certified survey map approval to allow for a 3-lot land division for a portion of the property located at 11449 N. Farmdale Road.**

**Background:**
The applicant is requesting Planning Commission approval for a three-lot land division of 15 acres located at 11449 N Farmdale Road. The land division would create three lots of approximately five acres each. Lot 1 contains an existing single-family home with agricultural buildings. The remnant parcel makes up the Granville Ridge subdivision development that is on the February agenda as well.

**Land Use Plan Map and R-1 District Standards:**
The proposed certified survey map (CSM) is consistent with the Land Use Plan map designation and with the R-1 district standards. The Land Use Plan designates adjacent properties as Rural Residential. Surrounding zoning is Residential as well. Since the lots will be less than 10 acres, commercial farming and other uses in the OA district are no longer allowed.

**Site Conditions:**
According to City Forester Nate Herlache, there are a number of specimen trees located along the perimeter of the site that will not be impacted by development of the individual lots. Staff recommends that the specimen trees be identified on the face of the CSM to ensure all current and future property owners are aware of their location with inclusion of a note regarding preservation of such trees. Access to the lots is shown through a proposed shared driveway off Farmdale Road. See Engineering report for details.

**Other Technical Corrections:**
Planning staff understands that the Engineering Division will provide a full technical review of the CSM.

**Engineering Report:**
Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

The CSM requires Common Council approval due to the dedication of right-of-way. The right-of-way is shown to be dedicated at the ultimate right-of-way width. The Common Council approval signature block shall be added.

The three proposed lots shall share one driveway access point to North Farmdale Road. The CSM shows on ingress/egress easement of the shared driveway. A deed restriction shall be placed on the remaining frontage of Lots 1 and 2 to make all future owners aware of the

requirement to maintain the shared access point. The existing driveway to North Farmdale Road shall be abandoned prior to building permit issuance on any of the new lots.

There is no indication of wetlands on the site. The site was screened for mapped wetlands using WDNR Surface Water Data Viewer.

The site is located outside the City's sewer service area. A soil evaluation report for the usage of septic or mound systems is required. Per Ordinance 58-632 (d) No parcel of land may be divided where public sanitary sewer is unavailable or where soil conditions preclude the installation of approved septic or mound systems unless the divided parcel(s) are deed restricted to uses which do not require a sewage disposal facility. Submittal of the soil evaluation report is required as a condition of approval, and it will be required prior to CSM recording. Private septic/mounds or water service shall be permitted through Ozaukee County and the WDNR.

The land division itself does not propose an increase in impervious surface. However, future improvements, including the shared driveway, may trigger the MMSD requirement for green infrastructure. The owner(s) will be required to provide green infrastructure conforming to MMSD Ch. 13 Rules prior to the issuance of a building permit if adding 5,000 square feet or more of impervious area. If green infrastructure is required, the building permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

The land division application does not propose any land disturbance. Construction of single-family homes will be permitted through the Inspections Division. If the shared driveway is constructed outside of a building permit, a fill, excavating, and berms permit and an erosion control permit may be required from the Engineering Division.

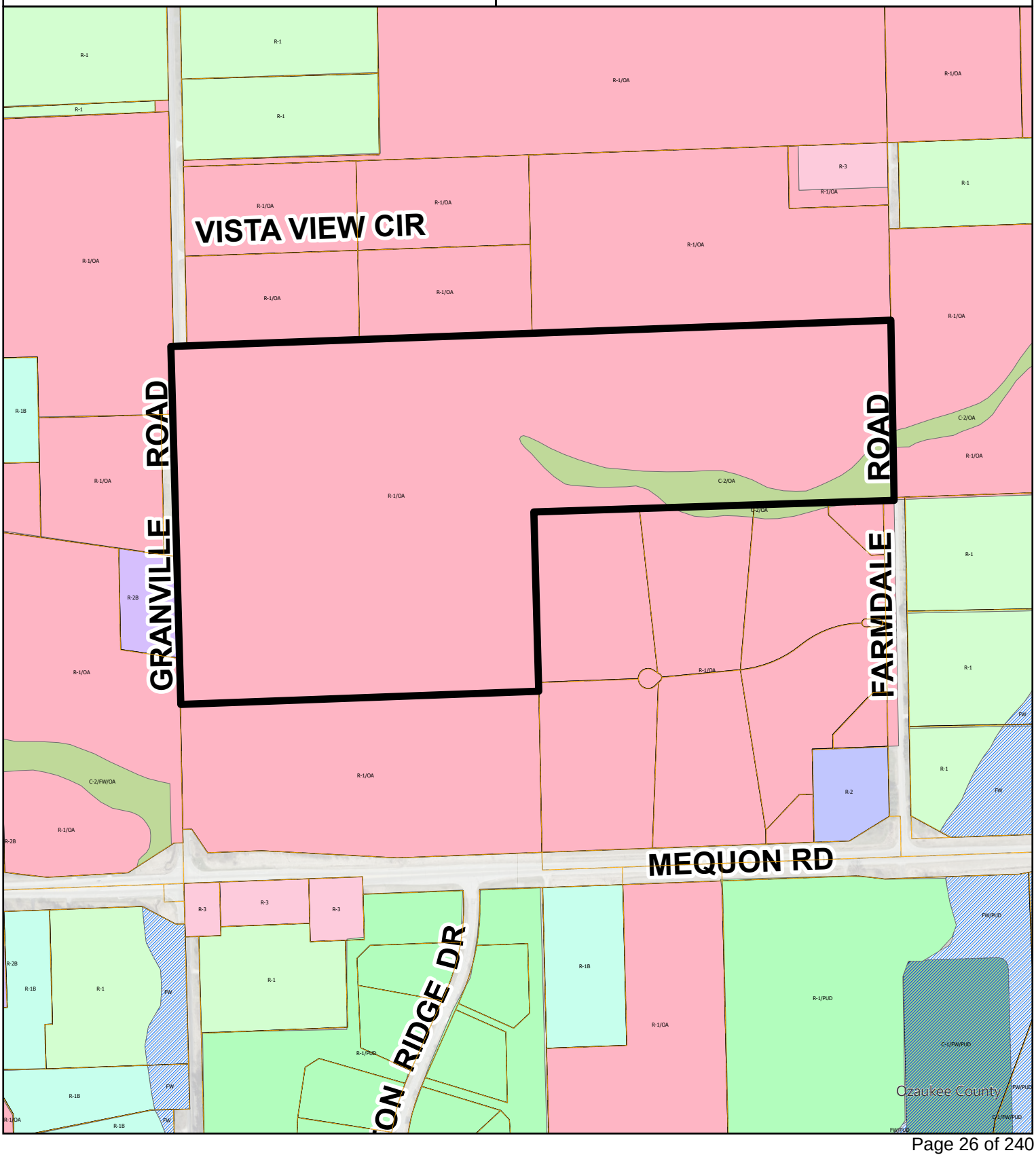
**Staff Recommendation:**
The proposed land division complies with the Zoning Code and Land Use Plan, therefore Planning staff recommends **approval** subject to the following conditions:

1. Common Council approval of the CSM and acceptance of the dedicated right-of-way.
2. The applicant shall make any technical corrections to the final CSM.
3. Compliance with the Tree Preservation Ordinance.
4. The specimen trees shall be identified on the face of the CSM.
5. Final staff review and approval of CSM.
6. All required setbacks and offsets shall be shown on final CSM.
7. City Attorney review and approval of a shared access agreement and shall be recorded.
8. The three proposed lots shall share one driveway access point to North Farmdale Road utilizing a shared access easement. The existing driveway to North Farmdale Road shall be abandoned prior to building permit issuance on any of the new lots.
9. A deed restriction shall be placed on the remaining frontage of Lots 1 and 2 restricting direct access to North Farmdale Road.
10. A soil evaluation report confirming the soil conditions allow installation of septic or mound systems shall be submitted prior to CSM recording.
11. Green infrastructure conforming to MMSD Ch. 13 Rules will be required prior to the issuance of a building permit if adding 5,000 square feet or more of impervious surface, including from the shared driveway installation. If green infrastructure is required, the building permit is also conditioned upon receipt of a stormwater maintenance and easement agreement and a drainage financial guarantee.

Attachments:
Map, MQN_GRANVILLE RIDGE CSM

# GRANVILLE RIDGE, LLC

| | | | |
|---|---|---|---|
| AC | Arrival Corridor | IPS | Institutional & Public Service |
| A-1 | Agricultural Preserve | NC | Neighborhood Commercial |
| A-2 | General Agricultural | OA | Agricultural Overlay |
| B-1 | Neighborhood Business | PUD | Planned Unit Development Overlay |
| B-2 | Community Business | P-1 | Park & Recreation |
| B-3 | Office & Service Business | R-1 | Single-Family Residential (5 Ac. Min.) |
| B-4 | Business Park | R-1B | Single-Family Residential (2.5 Ac. Min.) |
| B-5 | Light Industrial | R-2 | Single-Family Residential (2 Ac. Min.) |
| B-6 | Rural Industrial | R-2B | Single-Family Residential (1.5 Ac. Min.) |
| B-7 | Rural Business | R-3 | Single-Family Residential (1 Ac. Min.) |
| C-1 | Shoreland/Wetland Conservancy | R-4 | Single-Family Residential (3/4 Ac. Min.) |
| C-2 | General Conservancy | R-5 | Single-Family Residential (1/2 Ac. Min.) |
| CGO | Central Growth Overlay | R-6 | Single-Family Residential (4 DU/Ac.) |
| FFO | Flood Fringe Overlay | RM | Multi-Family Residential |
| FW | Floodway | TC | Town Center |
| IPS | Institutional & Public Service | TDR | Transfer of Development Rights |



# CERTIFIED SURVEY MAP # _____

**PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 20, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.**

PRELIMINARY

OWNER:
ERVIN F. KLUG REVOCABLE
LIVING TRUST
11449 N. FARMDALE ROAD
MEQUON, WI 553097

NORTHEAST CORNER OF THE SW 1/4 OF SECTION 20-9-21. ALUMINUM DISC FOUND. N 454009.37 E 2492553.90

EAST LINE OF THE SW 1/4 OF SECTION 20-9-21 — N 01°04'47" W 2643.97'

UNPLATTED LANDS

NORTH 87°59'41" EAST 1360.01'

660.00'

660.00'

40.01'

331.00'

NORTH 01°04'47" WEST

**LOT 2**
218,188 SQ. FT.
5.0089 ACRES

330.51'

33'

GRAVEL DRIVEWAY

**LOT 3**
218,350 SQ. FT.
5.0126 ACRES

330.75'

661.51'

SOUTH 01°04'47" EAST

N. FARMLAND ROAD

660.99'

SEE SHEET 2 FOR INGRESS/EGRESS EASEMENT

1320.00'

660.00'

SOUTH 87°58'25" WEST

660.00'

UNPLATTED LANDS OF THE SUBDIVIDER

UNPLATTED LANDS OF THE SUBDIVIDER

NORTH 01°04'47" WEST

330.76'

**LOT 1**
218,192 SQ. FT.
5.0090 ACRES

661.02'

330.51'

D

40.01'

660.01'

.75"IR FND.

SOUTH 87°57'07" WEST

700.01'

POB

N 01°04'47" W 1321.98'

LOT 4 FARMDALE ESTATES

LOT 5 FARMDALE ESTATES

LOT 6 FARMDALE ESTATES

OUTLOT 1 FARMDALE ESTATES

SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 20-9-21. ALUMINUM DISC FOUND. N 451366.12 E 2492603.72

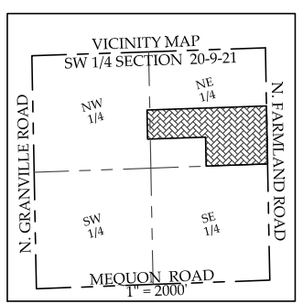
40

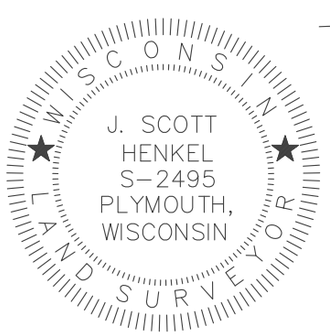
40'

Ⓓ DEDICATED TO THE PUBLIC FOR ROAD PURPOSES
26,440 SQ. FT // 0.6070 ACRES

Ⓡ BUILDINGS TO BE RAZED.

VICINITY MAP
SW 1/4 SECTION 20-9-21




0 80 160

**LEGEND**

- ● 1" IRON PIPE FOUND, OR AS NOTED
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET. (RECORDED AS)
- TEST PIT

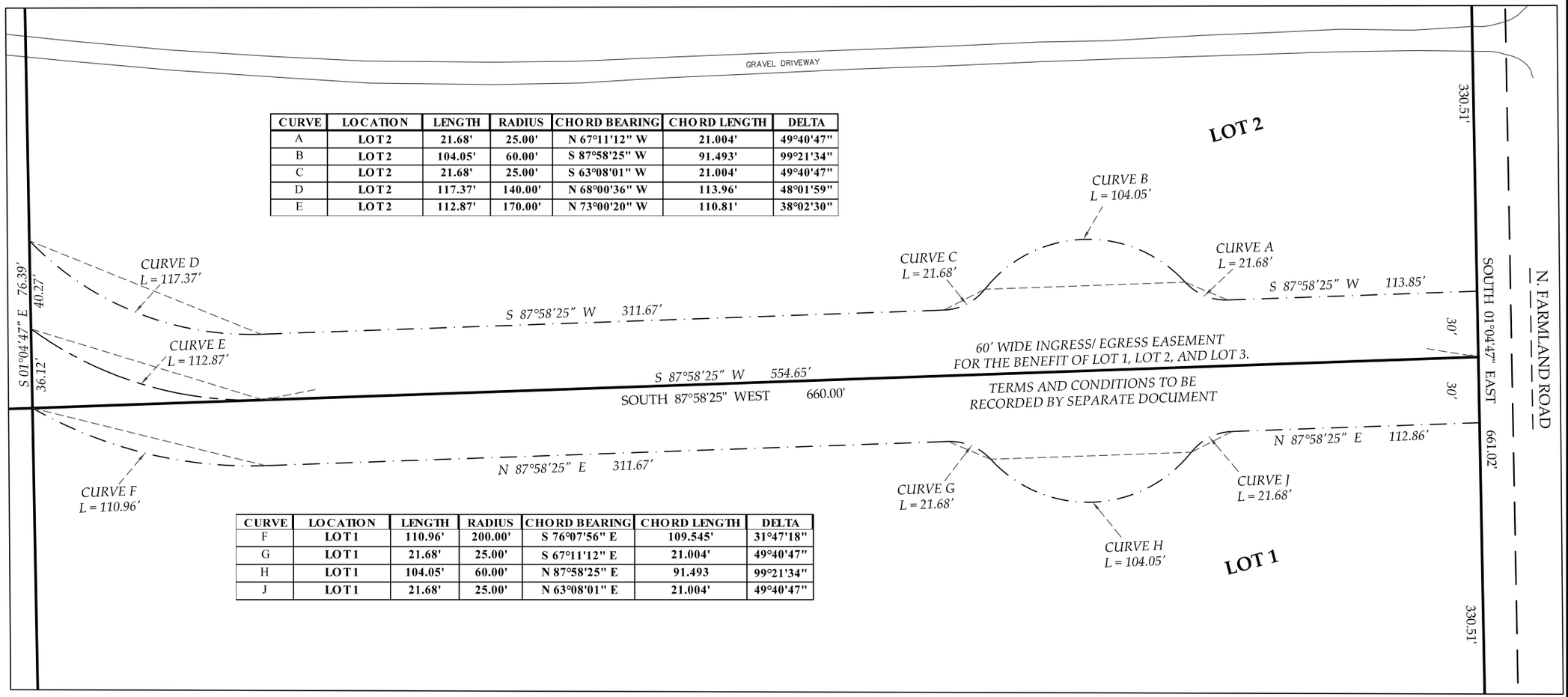

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com


FN: BO-14-25 Date: 01/26/26

SHEET 1 OF 3

# *CERTIFIED SURVEY MAP # _____*

**PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 20, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.**




| CURVE | LOCATION | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA |
|---|---|---|---|---|---|---|
| A | LOT 2 | 21.68' | 25.00' | N 67°11'12" W | 21.004' | 49°40'47" |
| B | LOT 2 | 104.05' | 60.00' | S 87°58'25" W | 91.493' | 99°21'34" |
| C | LOT 2 | 21.68' | 25.00' | S 63°08'01" W | 21.004' | 49°40'47" |
| D | LOT 2 | 117.37' | 140.00' | N 68°00'36" W | 113.96' | 48°01'59" |
| E | LOT 2 | 112.87' | 170.00' | N 73°00'20" W | 110.81' | 38°02'30" |

| CURVE | LOCATION | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA |
|---|---|---|---|---|---|---|
| F | LOT 1 | 110.96' | 200.00' | S 76°07'56" E | 109.545' | 31°47'18" |
| G | LOT 1 | 21.68' | 25.00' | S 67°11'12" E | 21.004' | 49°40'47" |
| H | LOT 1 | 104.05' | 60.00' | N 87°58'25" E | 91.493 | 99°21'34" |
| J | LOT 1 | 21.68' | 25.00' | N 63°08'01" E | 21.004' | 49°40'47" |

0 30 60

- ● 1" IRON PIPE FOUND, OR AS NOTED
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET. (RECORDED AS)
- TEST PIT


PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com


FN: BO-14-25 Date: 01/26/26

SHEET 2 OF 3

# *CERTIFIED SURVEY MAP _____*

**PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 20, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, ERVIN F. KLUG REVOCABLE LIVING TRUST:

PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20;
THENCE NORTH 01°04'47" WEST, 1321.98 FEET, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 87°57'07" WEST, 700.01 FEET, ALONG THE NORTH LINE OF FARMDALE ESTATES;
THENCE NORTH 01°04'47" WEST, 330.76 FEET;
THENCE SOUTH 87°58'25" WEST, 660.00 FEET;
THENCE NORTH 01°04'47" WEST, 331.00 FEET;
THENCE NORTH 87°59'41" EAST, 1360.01 FEET, TO SAID EAST LINE;
THENCE SOUTH 01°04'47" EAST, 660.99 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 681,171 SQUARE FEET // 15.6375 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF MEQUON SUBDIVISION ORDINANCE.

_____
J. SCOTT HENKEL, PLS 2495

**OWNER'S CERTIFICATE**

AS OWNER, **ERVIN F. KLUG REVOCABLE LIVING TRUST**, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE CITY OF MEQUON REQUIREMENTS FOR CERTIFIED SURVEY MAPS.

_____
ERVIN F. KLUG

STATE OF WISCONSIN
:SS
_____ COUNTY

PERSONALY CAME BEFORE ME THIS _____ DAY OF _____, 202___, _____,
TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

**CITY OF MEQUON APROVAL**

THE LAND DESCRIBED HEREIN HAS BEEN SURVEYED, DIVIDED, AND MAPPED AS SUBMITTED, AND APPROVED

BY THE CITY OF MEQUON ON THIS _____ DAY OF _____, 202____.

_____
CAROLINE FOCHS, CITY CLERK

**CITY COUNCIL RESOLUTION**

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF MEQUON IS HEREBY APPROVED BY THE CITY COUNCIL

ON THIS _____ DAY OF _____, 202____.

_____
ANDREW NERBUN, MAYOR

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: BO-14-25 Date: 1/26/26

SHEET 3 OF 3

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

**www.cityofmequonwi.gov** **Community Development**

**TO:** **Planning Commission**
**FROM:** **Natalie Redding, Planner**
**DATE:** **February 23, 2026**
**SUBJECT:** **Ware Design Build. The applicant is seeking conditional use grant and building and site plan approval for 11 two-unit condominiums for the properties located at 5117 W. Donges Bay Road and 10351-10365 N. Cedarburg Road (Donges Cove).**

**Background:** The applicant is requesting conditional use grant and building and site plan approval to allow for a two-family residential cluster development at the southwest corner of West Donges Bay Road and North Cedarburg Road. The project includes the assemblage of multiple properties including:

- 5117 W Donges Bay Road
- 10365 N Cedarburg Road
- 10351 Cedarburg Road

The properties are zoned Neighborhood Commercial (NC) and are 5.93 acres in total. The Donges Cove project was first presented to the Planning Commission in June of 2025 for a consultation, at which time preliminary building concepts and site layout were shared. Following that consultation, the applicant pursued and received approval for a text amendment to allow for two-family residential cluster developments within the Neighborhood Commercial zoning district through the conditional use grant process. The current request before the Planning Commission is for conditional use grant approval consistent with the recently adopted code amendment, as well as a Building and Site Plan Review.

**Site Plan Analysis:**
The site plan depicts an 11-building, two-unit condominium development for a total of 22 units. The buildings are arranged around an internal private drive with access from Donges Bay Road. The plan identifies required building setbacks and offsets, which refer back to the R-6 technical standards (per the conditional use grant requirements). The proposed layout demonstrates a 50-foot setback from the ultimate right-of-way along Donges Bay Road and Cedarburg Road. Required offsets are also met, including the 20-foot side yard and 35-foot rear yard offsets.

The site plan further indicates the installation of berms along both Cedarburg Road and Donges Bay Road to provide visual buffering and to reinforce the residential character of the development. While the specific design and grading of the berms are not being formally

proposed or approved at this meeting, staff maintains that berming along public streets should be consciously designed in height, well-landscaped, and undulating in nature to avoid a uniform or engineered appearance. The nearby Bayberry Fields subdivision serves as a strong example of how proper berm design can successfully integrate landscaping and screening in a manner that enhances both the development and the adjacent public thoroughfare.

In addition to the berms, street trees and street landscaping shall be installed and reflected in plans. Staff recommends the street edge on Cedarburg Road be consistent with the landscaping in place along the Kwik Trip street frontage, so the public realm matches on each side of the road thus creating a symmetric and coordinated aesthetic.

The shape of the stormwater management pond should be designed with similar considerations as those recommended for the berms, with a design that is undulating and naturalistic. In addition, given the nearby B-5 zoning and general nature of uses on the adjacent parcel to the west, it is recommended that the area west and south of the pond include vegetation that promotes a visual and sound buffer.

Developments of this nature have typically been required to show that at least 50% of the garages are side-loading, a precedent set through previous Planning Commission approvals. The current site plan should be able to meet this requirement, or close to, with a few modifications regarding placement of existing driveway locations associated with buildings 6 and 7.

**Building Design**
The anticipated living area will be approximately 2,800 – 3,000 square feet per unit, totaling roughly 6,000 square feet per building. The applicant provided building plans (including elevations and floor plans) for a similar condominium development in Delafield, with the understanding that the Donges Cove development would mimic the design and material makeup of these buildings. As with past condominium developments, the applicant is required to submit three different conceptual building designs as part of the Building and Site Plan application. Staff recommends that no one building design be used in more than half of the buildings in the development, and specifically, that no more than 2 of the same building design be constructed in a row. Specific building approvals will be at the discretion of the Architectural Review Board, after the Planning Commission authorizes the three (3) concept designs, and formal approval of these plans specific to the Donges Cove site will be required for final Building and Site Plan approval.

The building plans present a contemporary residential design characterized by varied rooflines, a combination of engineered wood siding and stone veneer accents, and a mix of natural and darker-toned materials. The Neighborhood Commercial zoning district does not mandate specific architectural design standards, and the Architectural Review Board does approve contemporary architecture for single-family homes. Similar architectural concepts were presented to the Planning Commission during the June 2025 consultation. Staff remains supportive of the proposed building designs, finding them appropriately scaled for the site and encouraging for ongoing reinvestment in the area.

**Landscaping Recommendations**
A formal, detailed landscaping plan has not yet been submitted for approval. The applicant will

be required to submit a comprehensive landscaping plan to be reviewed and approved by staff and the Planning Commission prior to final building and site plan approval.

The forthcoming landscaping plan will need to include detailed berm plans, including planting plans for both on top of and around the berm areas. As noted above, the berms shall be undulating in nature, with a layered landscaping approach that incorporates a variety of trees, shrubs, and groundcover to provide year-round screening and visual interest.

Staff further recommends that the northeast corner of the property be designed to mimic the open space and streetscape pattern of the Kwik Trip property located across the street, creating a coordinated gateway aesthetic at the intersection. Additionally, street trees shall be planted along both Donges Bay Road and Cedarburg Road. Staff notes that overhead power lines are present along the Cedarburg Road frontage. As such, low-grow tree species will likely be required in that area. The City of Mequon Street Tree Guide includes approved low-grow street tree species that would be appropriate for use beneath utility lines.

**Site Conditions:**
Prior to the original consultation for this project, the City Forester confirmed that there are three specimen trees located roughly in the center of the site, including two Red Cedars and a Hackberry. Preserving the trees may be obtainable, but trees will need to be noted on a formal site plan for official determination and review by the City Forester. The applicant would be required to redesign the current site plan or return to the Planning Commission for a specimen tree removal request if it is confirmed that the current layout does not allow the preservation of the trees.

**Engineering Report:**
Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

Since public improvements will be installed, the developer must submit a development agreement using the City template. The document must be approved by Planning Commission and Common Council. Many of the utility, stormwater and road requirements will be defined within that document.

The applicant must submit for Engineering Division review and approval of the site civil plans, including water distribution and sanitary sewer plans, in conformance to City ordinances and the Mequon Standard Specifications for Land Development (SSLD).

The plan proposes a perimeter berm around the property. Berms exceeding 4.5 feet in height require Planning Commission approval. Engineering will review berms with lesser height as part of the grading plan review. All berm construction must follow the SSLD and be undulating and serpentine.

Access to the 11 buildings is proposed on Donges Bay Road. All new street entrances are subject to acceleration/deceleration lanes and bypass lane requirements by the SSLD. Both acceleration/deceleration lanes and a bypass lane would be required for greater than three residential units. The access point as shown meets intersection separation requirements. The developer must submit a pavement marking and traffic control plan for Donges Bay Road. Part of the geometry for the additional lanes may be achieved through pavement marking subject to

review by the Engineering Division. Donges Bay Road is functionally classified as an arterial street by the City. The latest WisDOT traffic counts in 2023 indicate approximately 6,200 average daily vehicles on Donges Bay Road near this location. It should be noted that Cedarburg Road / STH 57 is under WisDOT jurisdiction.

An entrance island is required at the connection point by the SSLD.

Right-of-way dedication on Donges Bay Road will be required at the ultimate right-of-way width. Right-of-way dedication on Cedarburg Road / STH 57 may be required by WisDOT. The dedication instrument shall be acceptable to the City Attorney.

The site is located within the City's sewer service area and connection to the public utility is required. There is sanitary sewer main in Donges Bay Road and in Cedarburg Road. Public water connection is also required in accordance with the Mequon Water Utility Water Connection Policy. There is water main in Donges Bay Road. The water main must extend to the south property line of the development on Cedarburg Rd, per Section XI.B.4 of the Water Connection Policy. All utility design shall follow the SSLD. Note any unutilized water or sanitary laterals for the site must be abandoned during construction.

The site proposes an increase in impervious surface in excess of one-half acre and site disturbance of greater than an acre and therefore requires a stormwater management plan (SWMP). The proposed site will be required to provide additional stormwater management to meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Sec. 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance.

Other engineering permits, including an erosion control permit, a sewer lateral abandonment permit, and a filling, excavation, and berms permit, will be required for construction. Building construction and razing permitting will be overseen by the Inspections Division. Lateral abandonment permits may be required in association with the razing permits.

**Staff Recommendation:**
Staff recommends **approval** of the Conditional Use Grant, subject to the following conditions:

1. The conditional use shall refer back to Section 58-241 of the city of Mequon code of ordinances.
2. Staff recommends the development name of "Donges Cove" be modified to reflect the character of the neighborhood or community identity.

Staff recommends **tabling** the Building and Site Plan amendment, understanding that additional plans detailing site-specific architecture, landscaping, berm design, lighting, and other related site improvements will be subject to further review and approval by the Planning Commission. At that time, the building and site plan shall take into consideration the following requirements:

1. Any substantial change to the presented site plan shall require the review and approval of the Planning Commission.
2. The applicant shall submit three different conceptual building designs as part of the

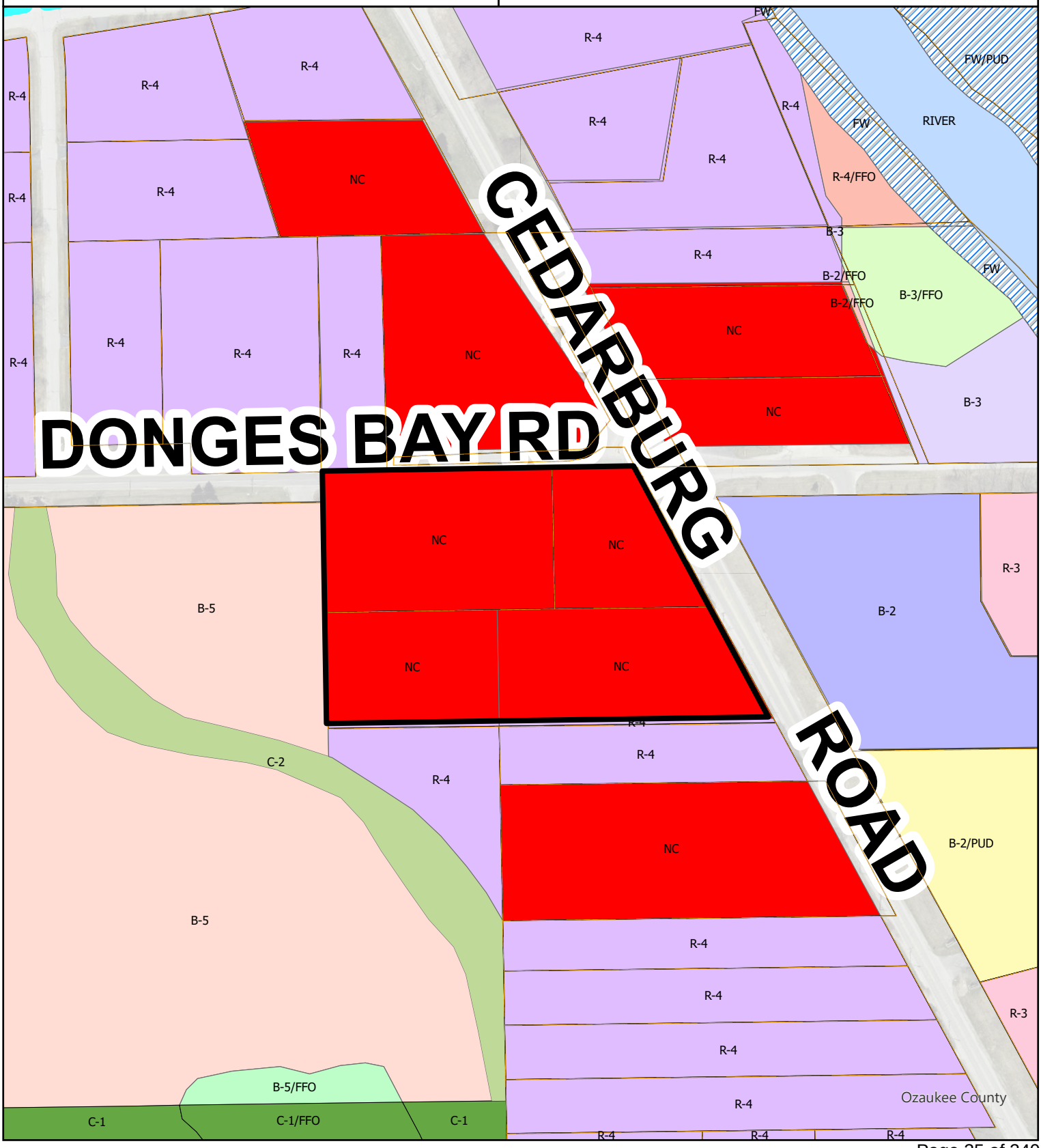
future building and site plan submittal, specific to the subject site. No one building design shall be used in more than half of the buildings in the development.

3. A formal landscaping plan shall be submitted for review and approval by staff and the Planning Commission.
4. Street trees are subject to the approval of the Tree Board and Planning Commission.
5. A lighting plan shall be submitted for review and approval by staff and the Planning Commission.
6. The site plan shall be adjusted to reflect that at least 50% of the garages are side-loading.
7. There shall be no more than 2 of the same building design constructed in a row.

Attachments:
Packet Docs_Donges Cove

# DONGES COVE

| | | | |
|---|---|---|---|
| AC | Arrival Corridor | IPS | Institutional & Public Service |
| A-1 | Agricultural Preserve | NC | Neighborhood Commercial |
| A-2 | General Agricultural | OA | Agricultural Overlay |
| B-1 | Neighborhood Business | PUD | Planned Unit Development Overlay |
| B-2 | Community Business | P-1 | Park & Recreation |
| B-3 | Office & Service Business | R-1 | Single-Family Residential (5 Ac. Min.) |
| B-4 | Business Park | R-1B | Single-Family Residential (2.5 Ac. Min.) |
| B-5 | Light Industrial | R-2 | Single-Family Residential (2 Ac. Min.) |
| B-6 | Rural Industrial | R-2B | Single-Family Residential (1.5 Ac. Min.) |
| B-7 | Rural Business | R-3 | Single-Family Residential (1 Ac. Min.) |
| C-1 | Shoreland/Wetland Conservancy | R-4 | Single-Family Residential (3/4 Ac. Min.) |
| C-2 | General Conservancy | R-5 | Single-Family Residential (1/2 Ac. Min.) |
| CGO | Central Growth Overlay | R-6 | Single-Family Residential (4 DU/Ac.) |
| FFO | Flood Fringe Overlay | RM | Multi-Family Residential |
| FW | Floodway | TC | Town Center |
| IPS | Institutional & Public Service | TDR | Transfer of Development Rights |



**PLANNING & ZONING**

Currently District NC
Must rezone to R-6 Zoning District

The R-6 District is intended to provide for high quality medium density (i.e., 4 units per acre) single family attached residential development within the City's sewer service area on land designated in the Land Use Plan map as "single family attached."

One-and two family residences - Permitted Use

Setbacks & Offsets
- Setback from center of road & offset from setback line or property line.

| | Setback | Offset |
|---|---|---|
| Local Street - | 50' | 0' |
| Side Yard - | 0' | 20' |
| Rear Yard - | 0' | 35' |

Height Restrictions (MAX)
Principal building - 42'
Accessory building - 15'

Building Living Area (MIN)
One Bedroom - 1,000 sq ft
Two Bedroom - 1,200 sq ft
Three Bedroom - 1,400 sq ft

W. DONGES BAY RD.

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10
BUILDING 11

STORMWATER DETENTION POND

N. CEDARBURG RD.

14-050-10-03-000
14-050-10-04-000

57'-0" ROAD BLDG SETBACK
50'-0" ROAD BLDG SETBACK
22'-0"
20'-0"
35'-0" REAR BLDG SETBACK
20'-0" SIDE BLDG SETBACK
50'-0" DETENTION POND
15'-0"
50'-0" ROAD BLDG SETBACK
65'-0"

PROPERTY LINE
BUILDING SET BACK
BERM

1 SITE PLAN
SCALE: 1" = 30'-0"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New Berlin, WI 53146

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waredesignbuild.com


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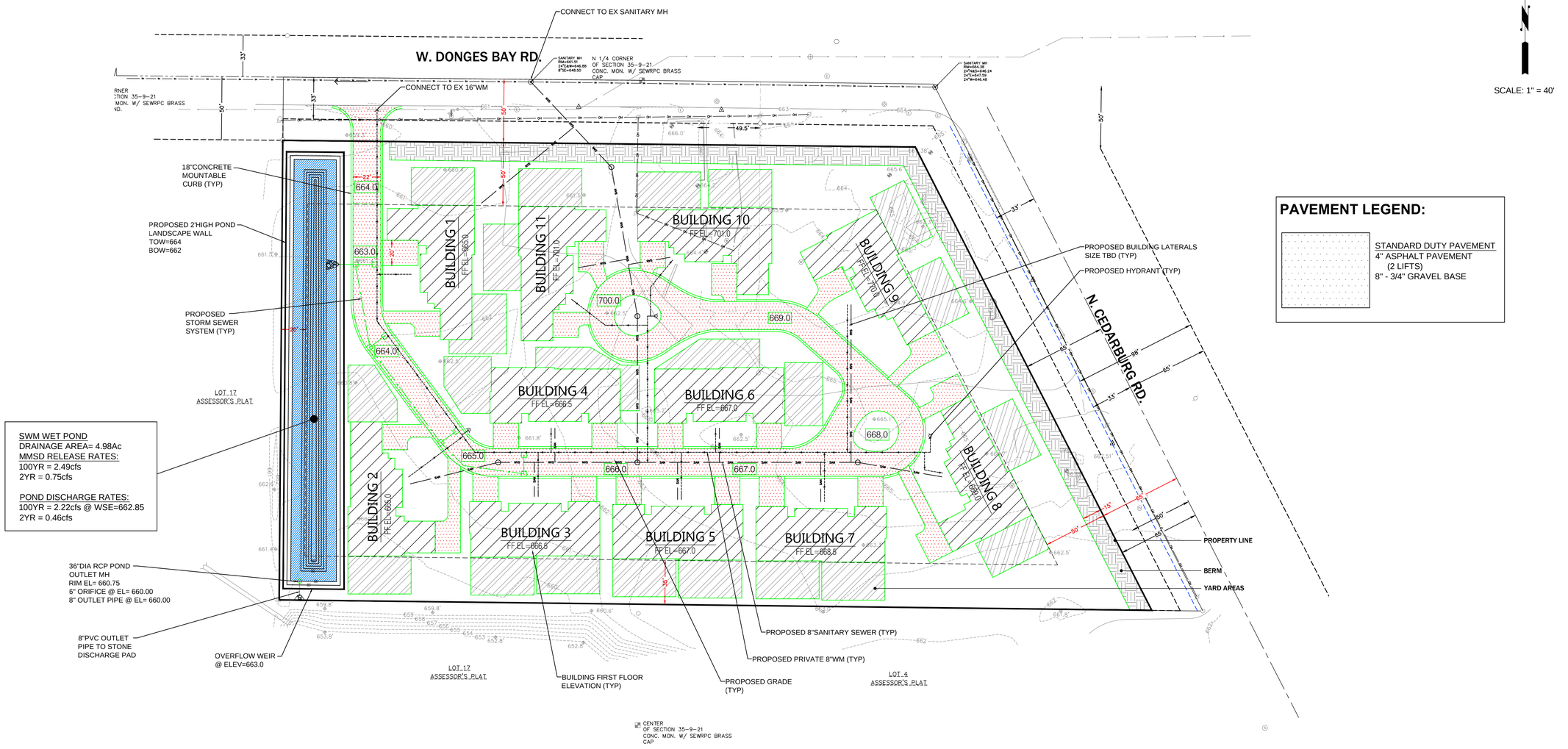
**DONGES COVE**
**WEST DONGES BAY ROAD**
**MEQUON, WI 53092**

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1133 |
| DATE: | 2/16/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | CONCEPTUAL SITE PLAN |

CP.12




**PAVEMENT LEGEND:**

STANDARD DUTY PAVEMENT
4" ASPHALT PAVEMENT
(2 LIFTS)
8" - 3/4" GRAVEL BASE

PROPERTY AREA = 4.98 Ac.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROED BY EXCEL ENGINEERING. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DIGGER'S HOTLINE CALL BEFORE YOU DIG 811

| DATE | DESCRIPTION |
|---|---|
| | |

ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
700 Pilgrim Parkway - Suite 100 Elm Grove, WI 53122
Phone: 262-719-6183 Fax: 866-457-2584 Email: mellena@eeceng.com

DONGES COVE RESIDENTIAL DEVELOPMENT
CITY OF MEQUON, WI

# CONCEPT GRADING, PAVING & DRAINAGE PLAN

WISCONSIN
MARK R. ELLENA
E-24090
WALES, WI
PROFESSIONAL ENGINEER

DATE: 01-14-2026
BY: MARK R. ELLENA,PE
SCALE: 1"= 40'

**SHEET NUMBER**
C200

# THE 805 - BUILDING 1 (WEST) CONDOMINIUMS

## GENERAL NOTES

A. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

B. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

C. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND WARE DESIGN BUILD.

D. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF WARE DESIGN BUILD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING IN CONJUNCTION WITH (AND ALL OTHER TRADES AFFECTED) SAID SUBSTITUTIONS.

E. WARE DESIGN BUILD SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

F. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.

G. CONTRACTORS SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING DURING CONSTRUCTION

H. EACH CONTRACTOR SHALL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS/HER WORKMANSHIP AND/OR MATERIAL.

I. ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY WARE DESIGN BUILD.

J. DO NOT SCALE THE DRAWINGS,WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

K. CONTRACTORS SHALL VERIFY ALL DIMENSION AND/OR DISCREPANCIES IN THE PLAN AND REPORT ERROR(S) TO WARE DESIGN BUILD PRIOR TO COMMENCEMENT OF THE WORK, OR TO BE RESPONSIBLE FOR SAME.

L. THESE PLANS, DETAILS, AND SPECIFICATIONS REMAIN THE PROPERTY OF WARE DESIGN BUILD AND MAY NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF WARE DESIGN BUILD.

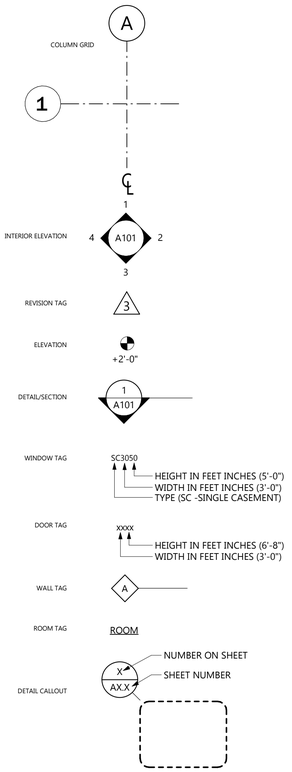
## FABRICATION NOTES

TRUSS FABRICATION:
THE TRUSS MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND, AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. TRUSS MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

WALL PANEL FABRICATION (OR LOOSE LUMBER SUPPLIER):
THE WALL PANEL MANUFACTURER OR LOOSE LUMBER SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES WALL PANELS. THE WALL PANEL SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A WALL PANEL PLAN INDICATING ALL STRUCTURAL HEADERS AND BEAM SIZING, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARINGS REQUIREMENTS. THE WALL PANEL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, WIND, AND SEISMIC LOADS AS REQUIRED BY ALL APPLICABLE CODES. WALL PANEL MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

FLOOR JOIST FABRICATION:
THE FLOOR JOIST MANUFACTURER/ SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES FLOOR SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR JOIST PLAN INDICATING ALL STRUCTURAL BEAM SIZING, BLOCKING LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE FLOOR JOISTS SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE & DEAD LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. FLOOR JOIST MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

## STANDARD SYMBOLS




## CONTACTS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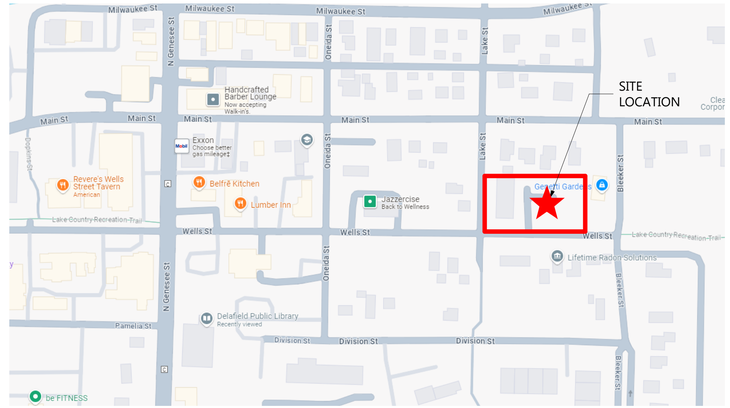
nikko@waredesignbuild.com

PROJECT SUPERINTENDENT:
--
Office: 262.303.4935
Mobile: --
--@waredesignbuild.com


## SITE LOCATION

805 WELLS STREET
DELAFIELD, WI 53018




## SET INFORMATION

SHEET LIST

| SHEET NUMBER | SHEET TITLE |
|---|---|
| C1.0 | COVERSHEET |
| V1.0 | SITE PLAN |
| S1.1 | STRUCTURAL LOWER LEVEL PLAN |
| S1.2 | STRUCTURAL FIRST FLOOR PLAN |
| A1.0 | FOUNDATION PLAN |
| A1.1 | LOWER LEVEL PLAN |
| A1.2 | FIRST FLOOR PLANS |
| A1.3 | UNIT 1 FLOOR PLANS |
| A1.4 | UNIT 2 FLOOR PLANS |
| A1.5 | ROOF PLAN |
| A2.0 | EXTERIOR ELEVATIONS |
| A2.1 | EXTERIOR ELEVATIONS - COLORED |
| A3.1 | BUILDING SECTIONS |
| A3.2 | BUILDING SECTIONS |
| A3.3 | BUILDING SECTIONS |
| A3.4 | WALL SECTIONS |
| A3.5 | WALL SECTIONS |
| A5.1 | BUILDING DETAILS |
| I2.1 | INTERIOR ELEVATIONS |
| I2.2 | INTERIOR ELEVATIONS |
| I2.3 | INTERIOR ELEVATIONS |

REVISION TABLE

| REVISION NUMBER | DESCRIPTION | DATE |
|---|---|---|
| RFI. 1 | RFI 1 | 1/14/2026 |

LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - FIRST FLOOR | 1683 SF |
| UNIT 1 - LOWER LEVEL | 1316 SF |
| UNIT 2 - FIRST FLOOR | 1647 SF |
| UNIT 2 - LOWER LEVEL | 1233 SF |
| TOTAL SF | 5879 SF |

NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - GARAGE | 614 SF |
| UNIT 1 - UNFINISHED LOWER LEVEL | 210 SF |
| UNIT 2 - GARAGE | 614 SF |
| UNIT 2 - UNFINISHED LOWER LEVEL | 242 SF |
| TOTAL SF | 1680 SF |

Discipline Designator | Sheet Type | Sequence Number

AD1.1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New Berlin, WI 53146
Office: (262) 303-4935
waredesignbuild.com



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THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|
| RFI. 1 | 1/14/2026 |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

COVERSHEET

C1.0

## ZONING INFORMATION

District CBD-2 (Central Business District)
Currently the predominant uses in the CBD-2 district are residential, the area is in the process of changing to a mixture of commercial and residential uses.

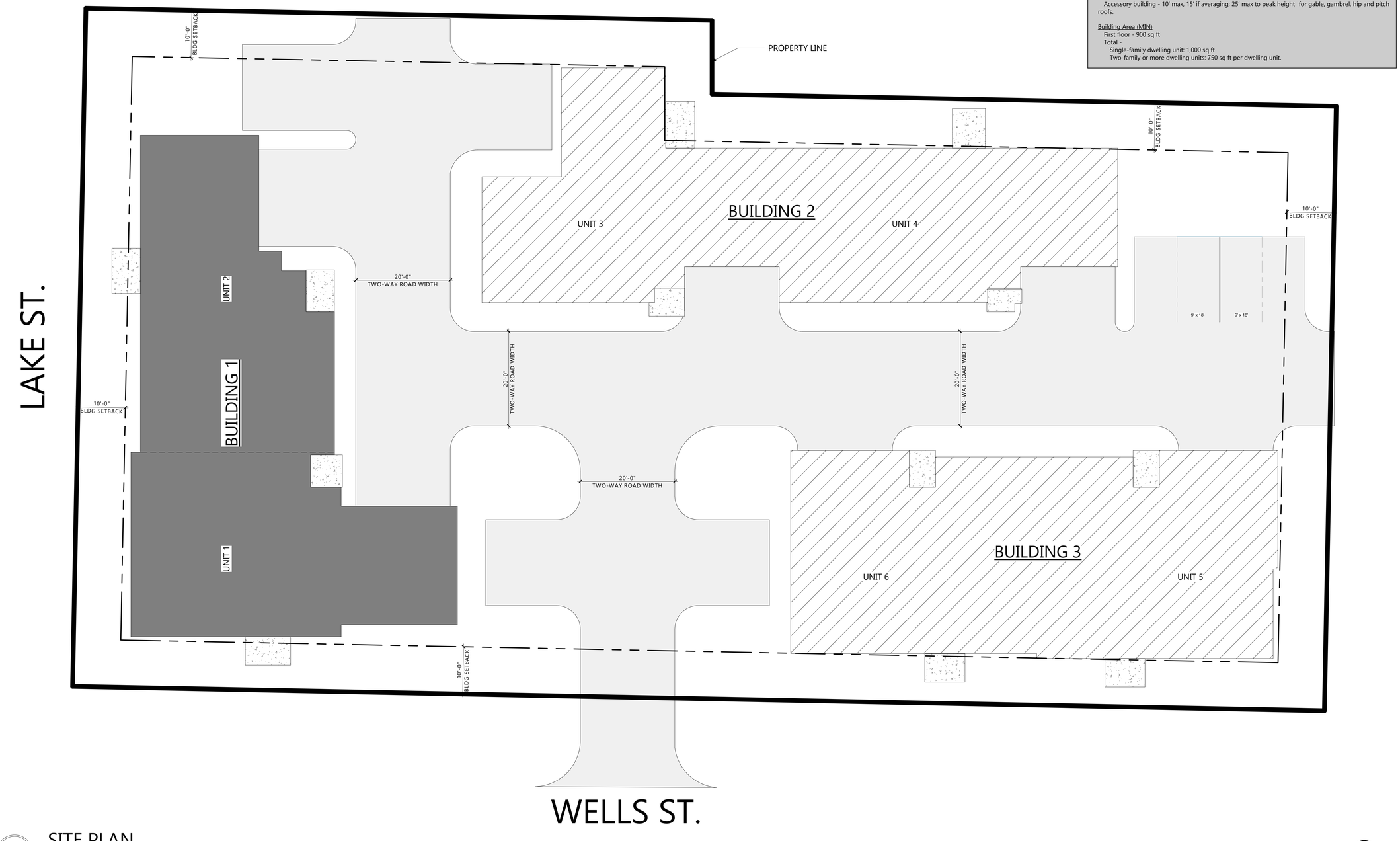
One-and two family residences - Permitted Use

Setbacks
Front Yard - 10'
Side Yard - 10'
*except where a side yard abuts a parcel under the same property ownership.
Corner Yard - 10'
Rear Yard - 10'

Height Restrictions (MAX)
Principal building - 25' max, 35' if averaging; 45' max to peak height for gable, gambrel, hip and pitch roofs.

Accessory building - 10' max, 15' if averaging; 25' max to peak height for gable, gambrel, hip and pitch roofs.

Building Area (MIN)
First floor - 900 sq ft
Total -
Single-family dwelling unit: 1,000 sq ft
Two-family or more dwelling units: 750 sq ft per dwelling unit.




1 SITE PLAN
SCALE: 1" = 10'-0"

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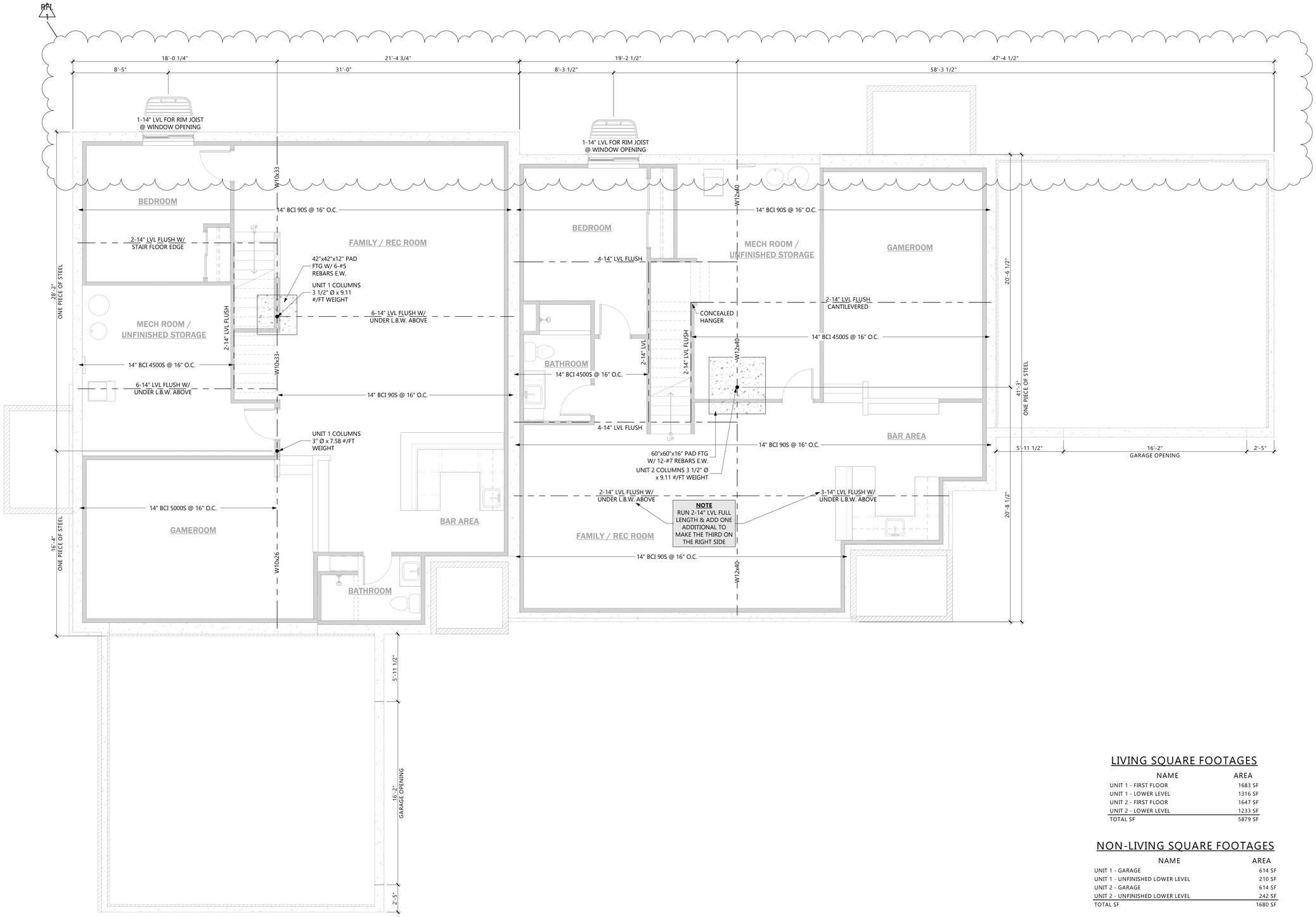
# THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | SITE PLAN |

V1.0




## LIVING SQUARE FOOTAGES

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| UNIT 1 - UNFINISHED LOWER LEVEL | 210 SF |
| UNIT 2 - GARAGE | 614 SF |
| UNIT 2 - UNFINISHED LOWER LEVEL | 242 SF |
| TOTAL SF | 1680 SF |

1 LOWER LEVEL PLAN - STRUCTURAL

SCALE: 1/4" = 1'-0"

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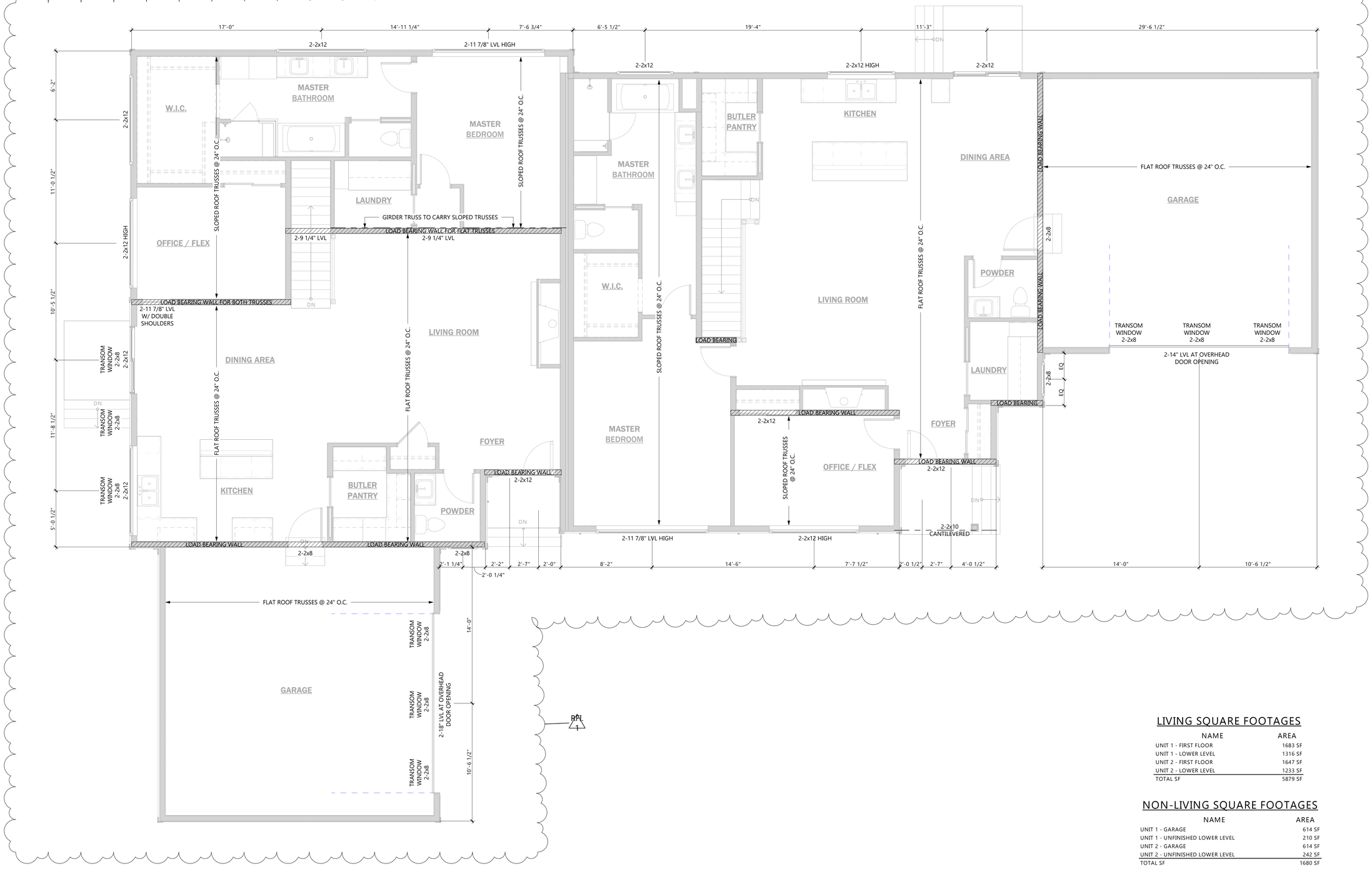
# THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|
| RFI. 1 | 1/14/2026 |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

SHEET TITLE:
**STRUCTURAL LOWER LEVEL PLAN**

S1.1




## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - FIRST FLOOR | 1683 SF |
| UNIT 1 - LOWER LEVEL | 1316 SF |
| UNIT 2 - FIRST FLOOR | 1647 SF |
| UNIT 2 - LOWER LEVEL | 1233 SF |
| TOTAL SF | 5879 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - GARAGE | 614 SF |
| UNIT 1 - UNFINISHED LOWER LEVEL | 210 SF |
| UNIT 2 - GARAGE | 614 SF |
| UNIT 2 - UNFINISHED LOWER LEVEL | 242 SF |
| TOTAL SF | 1680 SF |

1 FIRST FLOOR PLAN - STRUCTURAL

SCALE: 1/4" = 1'-0"

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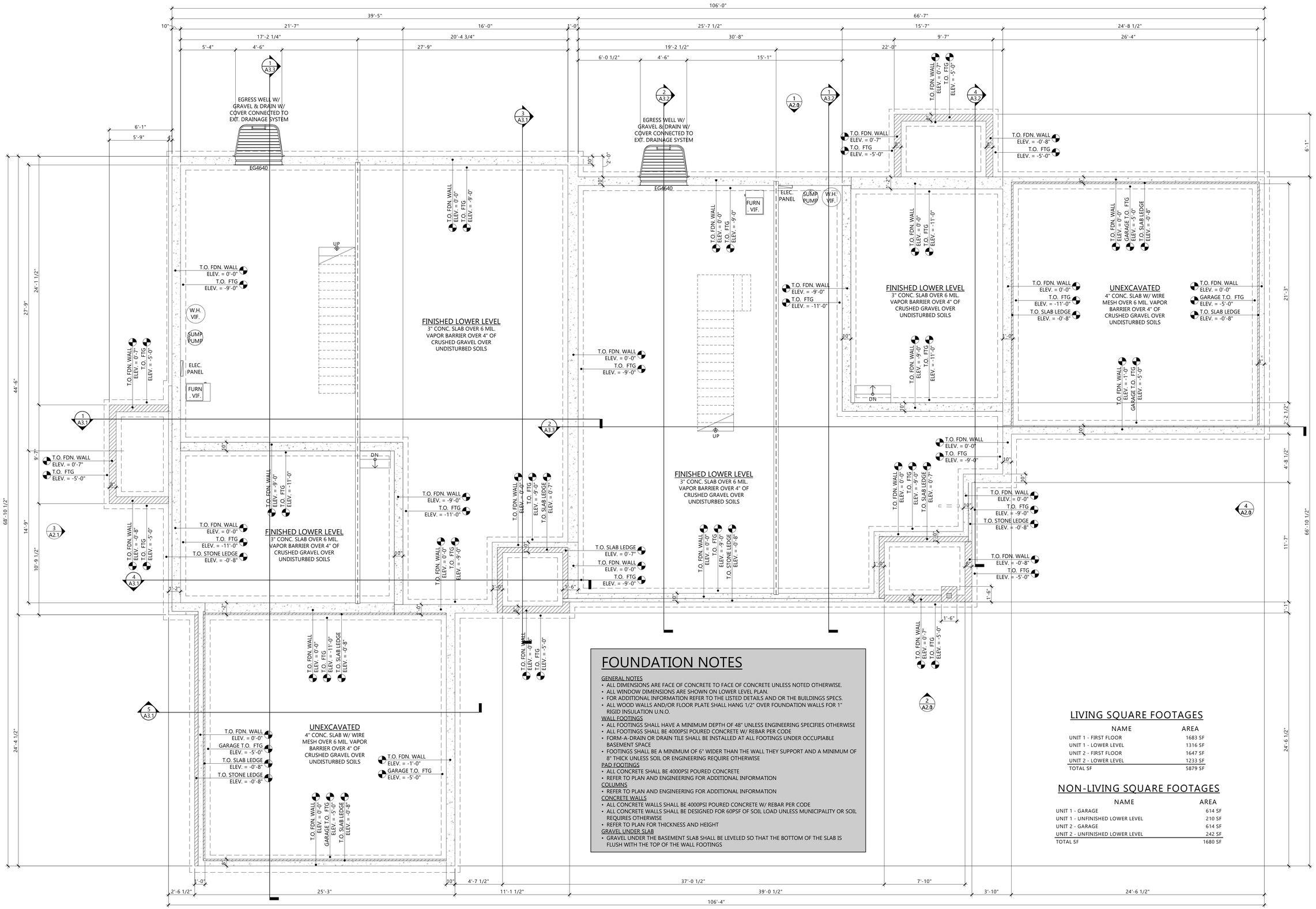
# THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|
| RFI. 1 | 1/14/2026 |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | STRUCTURAL FIRST FLOOR PLAN |

S1.2




## FOUNDATION NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF CONCRETE TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL WINDOW DIMENSIONS ARE SHOWN ON LOWER LEVEL PLAN.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

WALL FOOTINGS
- ALL FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 48" UNLESS ENGINEERING SPECIFIES OTHERWISE
- ALL FOOTINGS SHALL BE 4000PSI POURED CONCRETE W/ REBAR PER CODE
- FORM-A-DRAIN OR DRAIN TILE SHALL BE INSTALLED AT ALL FOOTINGS UNDER OCCUPIABLE BASEMENT SPACE
- FOOTINGS SHALL BE A MINIMUM OF 6" WIDER THAN THE WALL THEY SUPPORT AND A MINIMUM OF 8" THICK UNLESS SOIL OR ENGINEERING REQUIRE OTHERWISE

PAD FOOTINGS
- ALL CONCRETE SHALL BE 4000PSI POURED CONCRETE
- REFER TO PLAN AND ENGINEERING FOR ADDITIONAL INFORMATION

COLUMNS
- REFER TO PLAN AND ENGINEERING FOR ADDITIONAL INFORMATION

CONCRETE WALLS
- ALL CONCRETE WALLS SHALL BE 4000PSI POURED CONCRETE W/ REBAR PER CODE
- ALL CONCRETE WALLS SHALL BE DESIGNED FOR 60PSF OF SOIL LOAD UNLESS MUNICIPALITY OR SOIL REQUIRES OTHERWISE
- REFER TO PLAN FOR THICKNESS AND HEIGHT

GRAVEL UNDER SLAB
- GRAVEL UNDER THE BASEMENT SLAB SHALL BE LEVELED SO THAT THE BOTTOM OF THE SLAB IS FLUSH WITH THE TOP OF THE WALL FOOTINGS

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - FIRST FLOOR | 1683 SF |
| UNIT 1 - LOWER LEVEL | 1316 SF |
| UNIT 2 - FIRST FLOOR | 1647 SF |
| UNIT 2 - LOWER LEVEL | 1233 SF |
| TOTAL SF | 5879 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - GARAGE | 614 SF |
| UNIT 1 - UNFINISHED LOWER LEVEL | 210 SF |
| UNIT 2 - GARAGE | 614 SF |
| UNIT 2 - UNFINISHED LOWER LEVEL | 242 SF |
| TOTAL SF | 1680 SF |

# 1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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# THE 805 - BUILDING 1 (WEST)
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DELAFIELD, WI 53018

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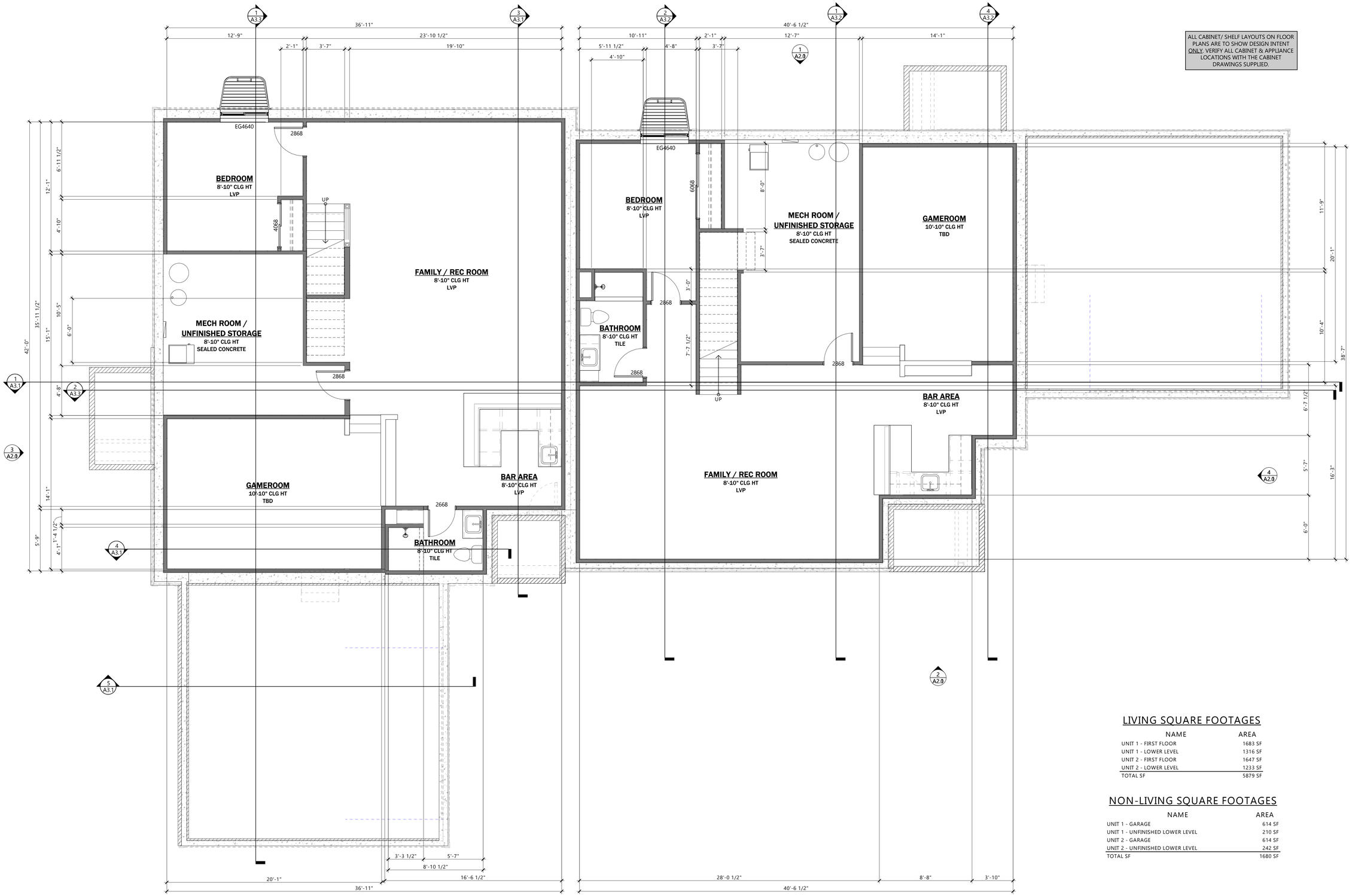
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

**FOUNDATION PLAN**

# A1.0




## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - FIRST FLOOR | 1683 SF |
| UNIT 1 - LOWER LEVEL | 1316 SF |
| UNIT 2 - FIRST FLOOR | 1647 SF |
| UNIT 2 - LOWER LEVEL | 1233 SF |
| TOTAL SF | 5879 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - GARAGE | 614 SF |
| UNIT 1 - UNFINISHED LOWER LEVEL | 210 SF |
| UNIT 2 - GARAGE | 614 SF |
| UNIT 2 - UNFINISHED LOWER LEVEL | 242 SF |
| TOTAL SF | 1680 SF |

1 LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

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805 WELLS STREET
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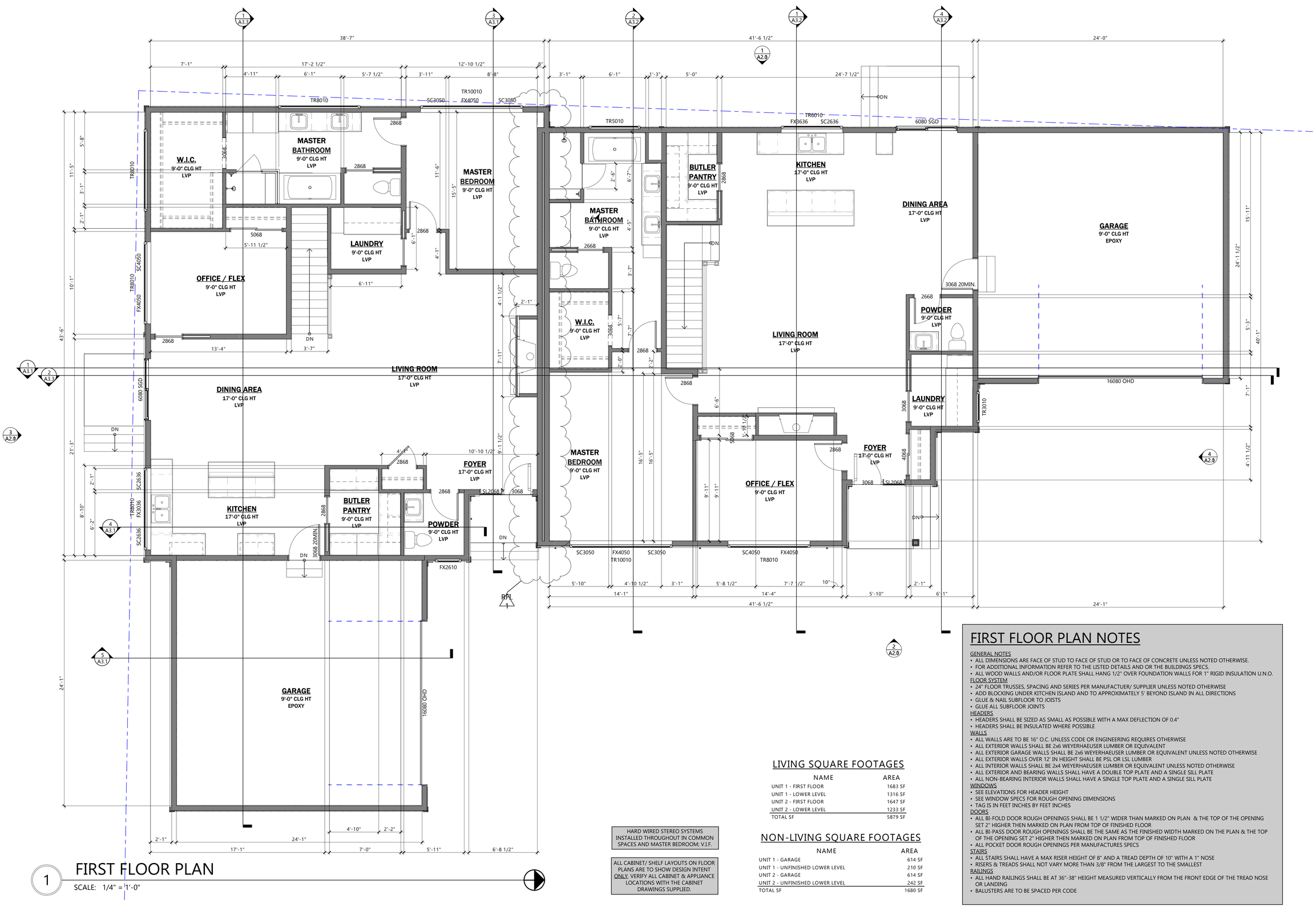
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

**LOWER LEVEL PLAN**

A1.1




# FIRST FLOOR PLAN

1 SCALE: 1/4" = 1'-0"

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - FIRST FLOOR | 1683 SF |
| UNIT 1 - LOWER LEVEL | 1316 SF |
| UNIT 2 - FIRST FLOOR | 1647 SF |
| UNIT 2 - LOWER LEVEL | 1233 SF |
| TOTAL SF | 5879 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - GARAGE | 614 SF |
| UNIT 1 - UNFINISHED LOWER LEVEL | 210 SF |
| UNIT 2 - GARAGE | 614 SF |
| UNIT 2 - UNFINISHED LOWER LEVEL | 242 SF |
| TOTAL SF | 1680 SF |

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

## FIRST FLOOR PLAN NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

FLOOR SYSTEM
- 24" FLOOR TRUSSES, SPACING AND SERIES PER MANUFACTUER/ SUPPLIER UNLESS NOTED OTHERWISE
- ADD BLOCKING UNDER KITCHEN ISLAND AND TO APPROXIMATELY 5' BEYOND ISLAND IN ALL DIRECTIONS
- GLUE & NAIL SUBFLOOR TO JOISTS
- GLUE ALL SUBFLOOR JOINTS

HEADERS
- HEADERS SHALL BE SIZED AS SMALL AS POSSIBLE WITH A MAX DEFLECTION OF 0.4"
- HEADERS SHALL BE INSULATED WHERE POSSIBLE

WALLS
- ALL WALLS ARE TO BE 16" O.C. UNLESS CODE OR ENGINEERING REQUIRES OTHERWISE
- ALL EXTERIOR WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT
- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS OVER 12' IN HEIGHT SHALL BE PSL OR LSL LUMBER
- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR AND BEARING WALLS SHALL HAVE A DOUBLE TOP PLATE AND A SINGLE SILL PLATE
- ALL NON-BEARING INTERIOR WALLS SHALL HAVE A SINGLE TOP PLATE AND A SINGLE SILL PLATE

WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
- ALL BI-FOLD DOOR ROUGH OPENINGS SHALL BE 1 1/2" WIDER THAN MARKED ON PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
- ALL STAIRS SHALL HAVE A MAX RISER HEIGHT OF 8" AND A TREAD DEPTH OF 10" WITH A 1" NOSE
- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
- ALL HAND RAILINGS SHALL BE AT 36"-38" HEIGHT MEASURED VERTICALLY FROM THE FRONT EDGE OF THE TREAD NOSE OR LANDING
- BALUSTERS ARE TO BE SPACED PER CODE

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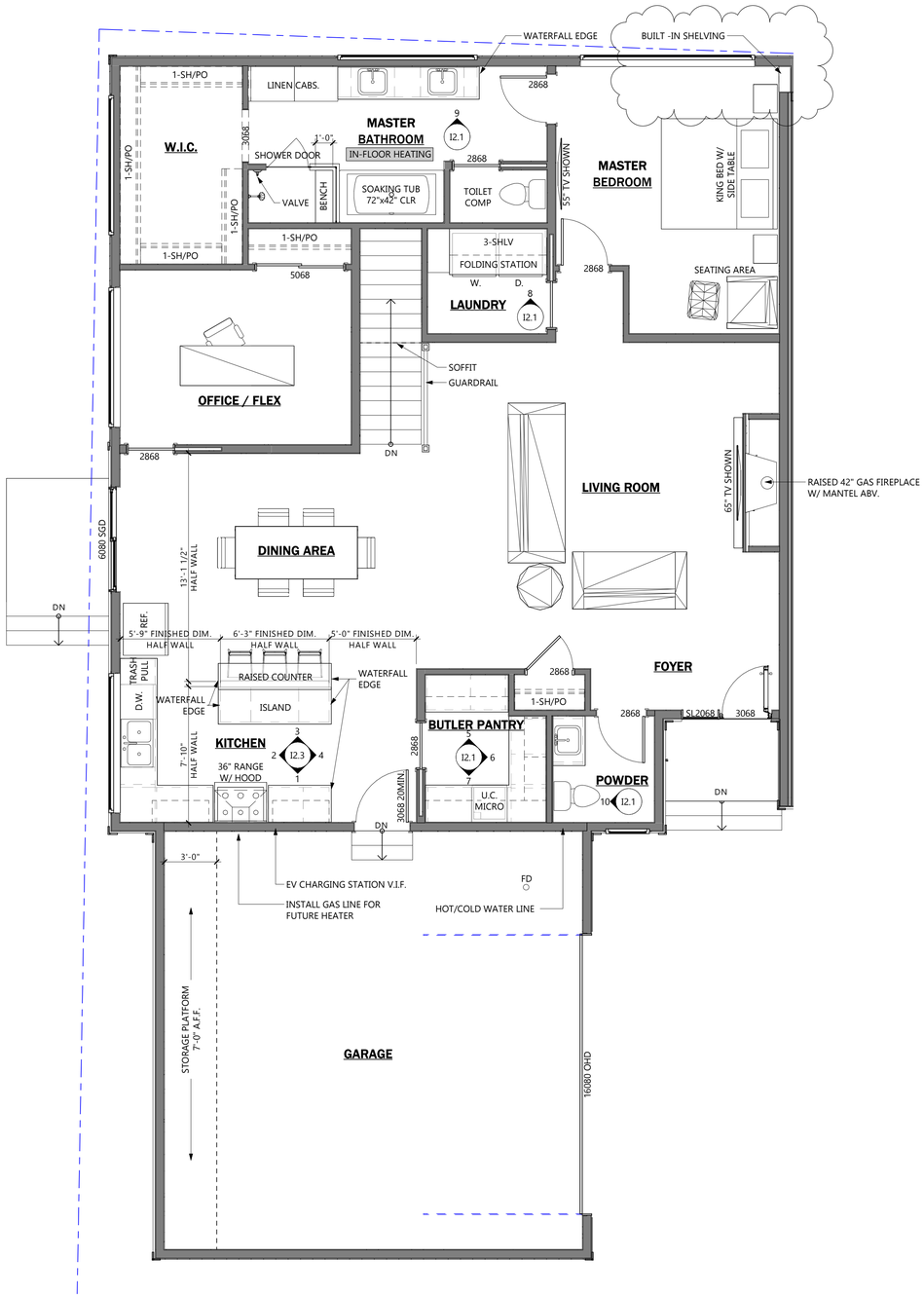
# THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|
| RFI. 1 | 1/14/2026 |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

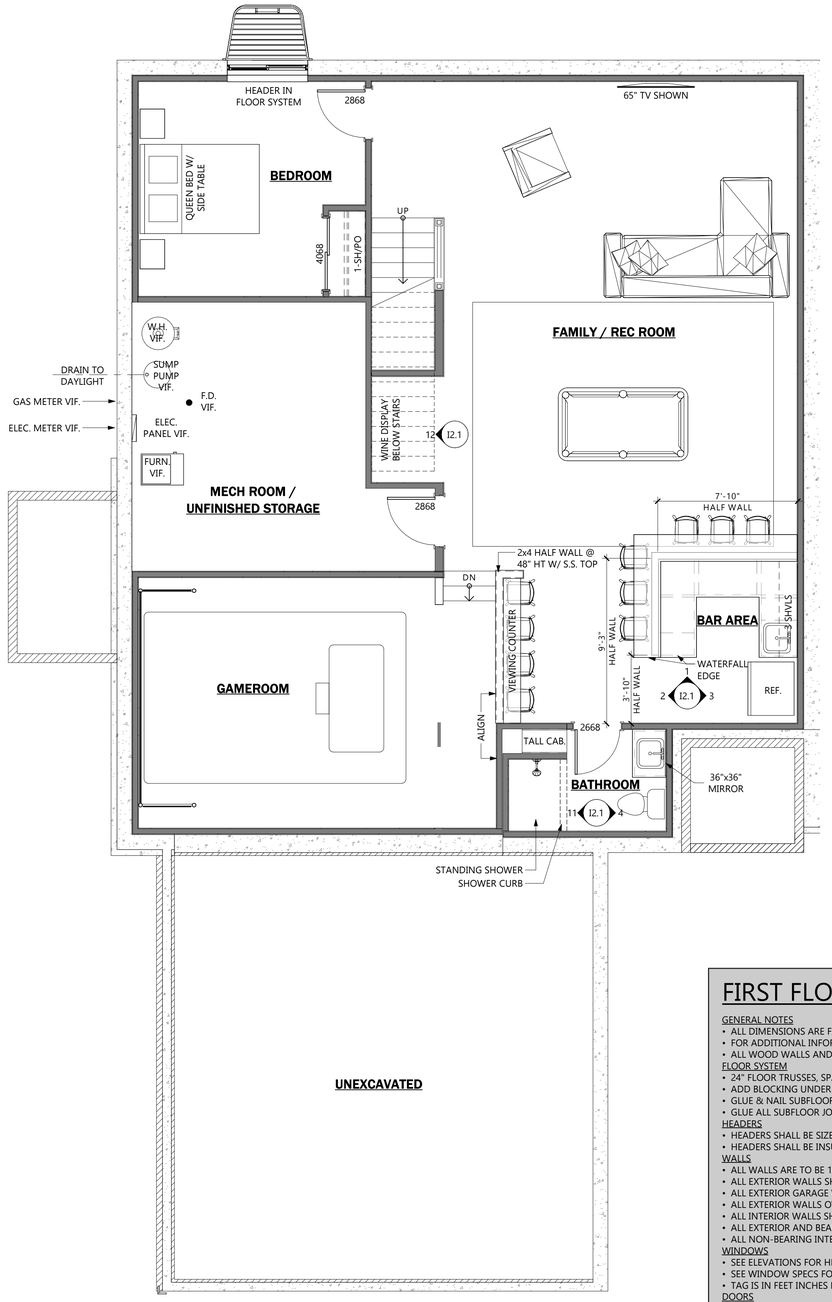
FIRST FLOOR PLANS

A1.2




## 1 UNIT 1 - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"




## 2 UNIT 1 - LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - FIRST FLOOR | 1683 SF |
| UNIT 1 - LOWER LEVEL | 1316 SF |
| UNIT 2 - FIRST FLOOR | 1647 SF |
| UNIT 2 - LOWER LEVEL | 1233 SF |
| TOTAL SF | 5879 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - GARAGE | 614 SF |
| UNIT 1 - UNFINISHED LOWER LEVEL | 210 SF |
| UNIT 2 - GARAGE | 614 SF |
| UNIT 2 - UNFINISHED LOWER LEVEL | 242 SF |
| TOTAL SF | 1680 SF |

## FIRST FLOOR PLAN NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

FLOOR SYSTEM
- 24" FLOOR TRUSSES, SPACING AND SERIES PER MANUFACTUER/ SUPPLIER UNLESS NOTED OTHERWISE
- ADD BLOCKING UNDER KITCHEN ISLAND AND TO APPROXIMATELY 5' BEYOND ISLAND IN ALL DIRECTIONS
- GLUE & NAIL SUBFLOOR TO JOISTS
- GLUE ALL SUBFLOOR JOINTS

HEADERS
- HEADERS SHALL BE SIZED AS SMALL AS POSSIBLE WITH A MAX DEFLECTION OF 0.4"
- HEADERS SHALL BE INSULATED WHERE POSSIBLE

WALLS
- ALL WALLS ARE TO BE 16" O.C. UNLESS CODE OR ENGINEERING REQUIRES OTHERWISE
- ALL EXTERIOR WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT
- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS OVER 12' IN HEIGHT SHALL BE PSL OR LSL LUMBER
- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR AND BEARING WALLS SHALL HAVE A DOUBLE TOP PLATE AND A SINGLE SILL PLATE
- ALL NON-BEARING INTERIOR WALLS SHALL HAVE A SINGLE TOP PLATE AND A SINGLE SILL PLATE

WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
- ALL BI-FOLD DOOR ROUGH OPENINGS SHALL BE 1 1/2" WIDER THAN MARKED ON PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
- ALL STAIRS SHALL HAVE A MAX RISER HEIGHT OF 8" AND A TREAD DEPTH OF 10" WITH A 1" NOSE
- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
- ALL HAND RAILINGS SHALL BE AT 36"-38" HEIGHT MEASURED VERTICALLY FROM THE FRONT EDGE OF THE TREAD NOSE OR LANDING
- BALUSTERS ARE TO BE SPACED PER CODE

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# THE 805 - BUILDING 1 (WEST)
# 805 WELLS STREET
# DELAFIELD, WI 53018

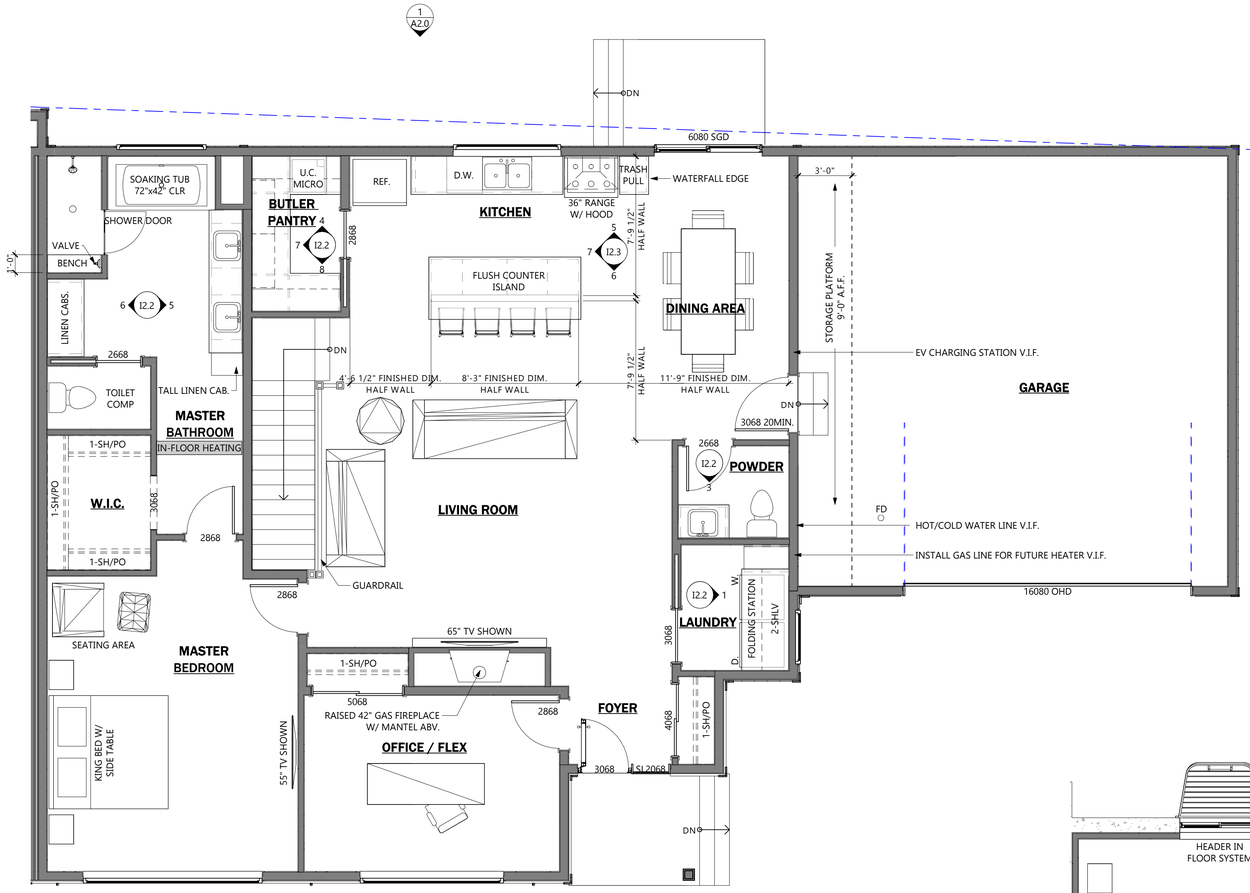
| REVISION NUMBER | DATE |
|---|---|
| RFI. 1 | 1/14/2026 |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

SHEET TITLE:

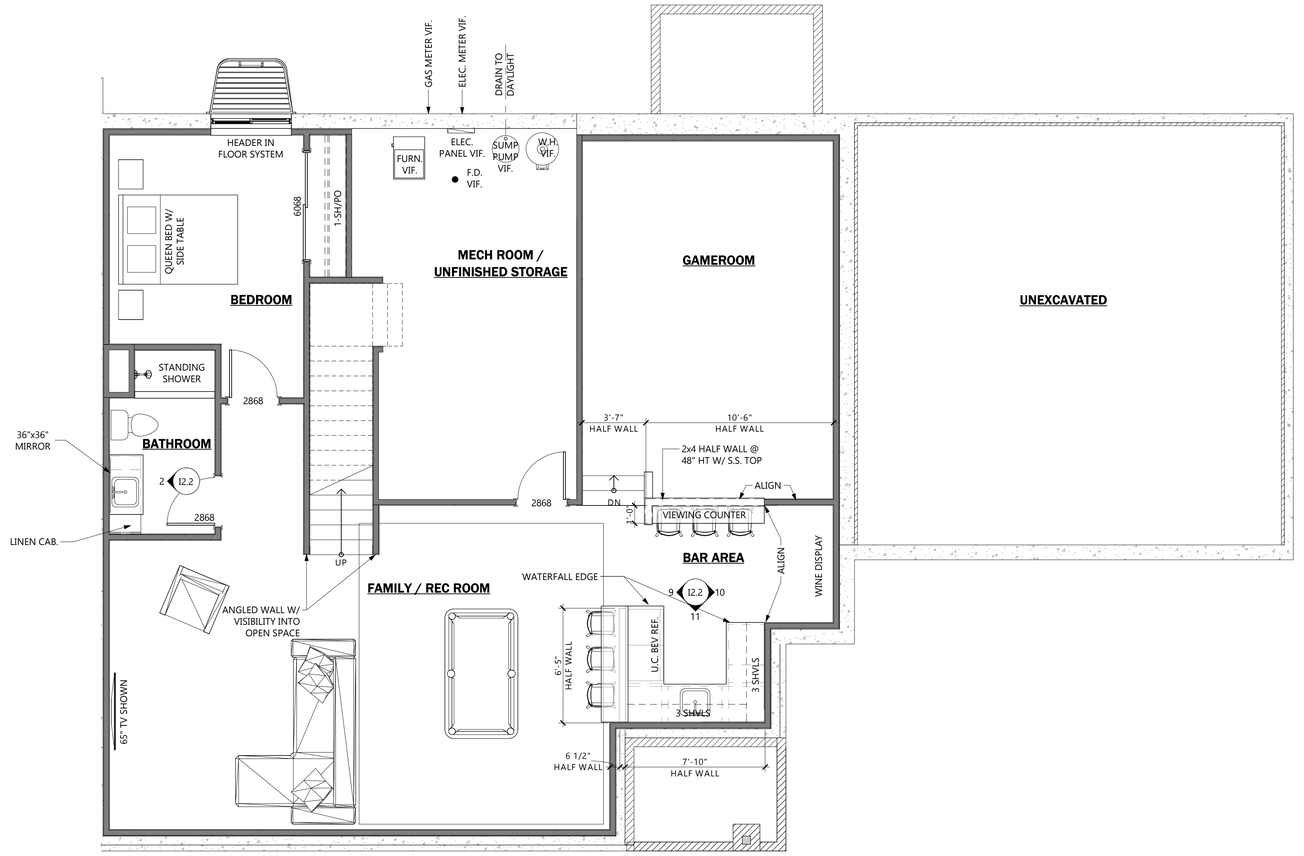
**UNIT 1 FLOOR PLANS**

A1.3




# UNIT 2 - FIRST FLOOR PLAN

1 SCALE: 1/4" = 1'-0"




# UNIT 2 - LOWER LEVEL PLAN

2 SCALE: 1/4" = 1'-0"

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - FIRST FLOOR | 1683 SF |
| UNIT 1 - LOWER LEVEL | 1316 SF |
| UNIT 2 - FIRST FLOOR | 1647 SF |
| UNIT 2 - LOWER LEVEL | 1233 SF |
| TOTAL SF | 5879 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 1 - GARAGE | 614 SF |
| UNIT 1 - UNFINISHED LOWER LEVEL | 210 SF |
| UNIT 2 - GARAGE | 614 SF |
| UNIT 2 - UNFINISHED LOWER LEVEL | 242 SF |
| TOTAL SF | 1680 SF |

## FIRST FLOOR PLAN NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
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- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

FLOOR SYSTEM
- 24" FLOOR TRUSSES, SPACING AND SERIES PER MANUFACTUER/ SUPPLIER UNLESS NOTED OTHERWISE
- ADD BLOCKING UNDER KITCHEN ISLAND AND TO APPROXIMATELY 5' BEYOND ISLAND IN ALL DIRECTIONS
- GLUE & NAIL SUBFLOOR TO JOISTS
- GLUE ALL SUBFLOOR JOINTS

HEADERS
- HEADERS SHALL BE SIZED AS SMALL AS POSSIBLE WITH A MAX DEFLECTION OF 0.4"
- HEADERS SHALL BE INSULATED WHERE POSSIBLE

WALLS
- ALL WALLS ARE TO BE 16" O.C. UNLESS CODE OR ENGINEERING REQUIRES OTHERWISE
- ALL EXTERIOR WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT
- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS OVER 12' IN HEIGHT SHALL BE PSL OR LSL LUMBER
- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR AND BEARING WALLS SHALL HAVE A DOUBLE TOP PLATE AND A SINGLE SILL PLATE
- ALL NON-BEARING INTERIOR WALLS SHALL HAVE A SINGLE TOP PLATE AND A SINGLE SILL PLATE

WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
- ALL BI-FOLD DOOR ROUGH OPENINGS SHALL BE 1 1/2" WIDER THAN MARKED ON PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
- ALL STAIRS SHALL HAVE A MAX RISER HEIGHT OF 8" AND A TREAD DEPTH OF 10" WITH A 1" NOSE
- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
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- BALUSTERS ARE TO BE SPACED PER CODE


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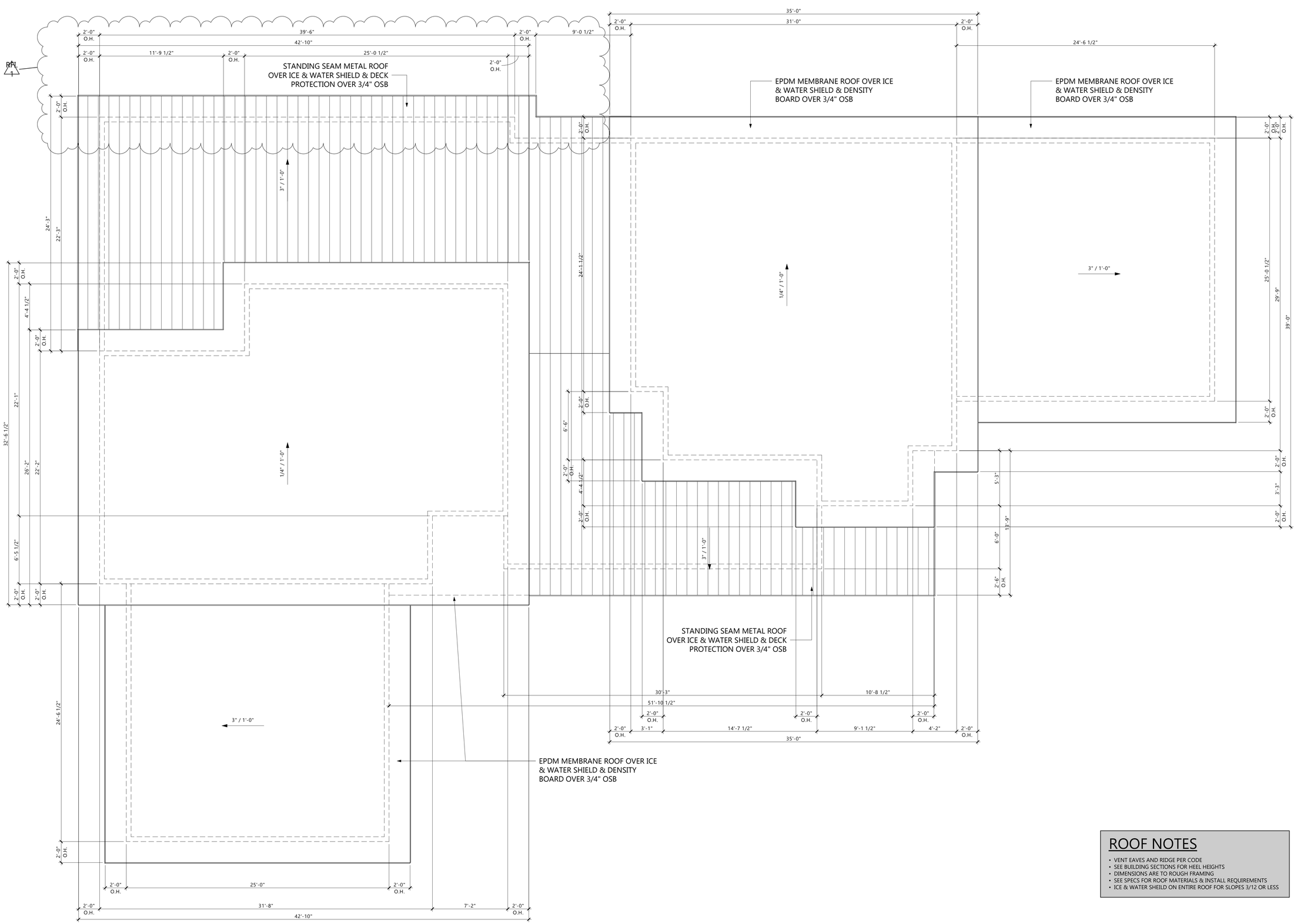
**THE 805 - BUILDING 1 (WEST)**
**805 WELLS STREET**
**DELAFIELD, WI 53018**

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

**UNIT 2 FLOOR PLANS**

# A1.4




# ROOF PLAN

SCALE: 1/4" = 1'-0"

## ROOF NOTES

- VENT EAVES AND RIDGE PER CODE
- SEE BUILDING SECTIONS FOR HEEL HEIGHTS
- DIMENSIONS ARE TO ROUGH FRAMING
- SEE SPECS FOR ROOF MATERIALS & INSTALL REQUIREMENTS
- ICE & WATER SHEILD ON ENTIRE ROOF FOR SLOPES 3/12 OR LESS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# THE 805 - BUILDING 1 (WEST)
## 805 WELLS STREET
## DELAFIELD, WI 53018

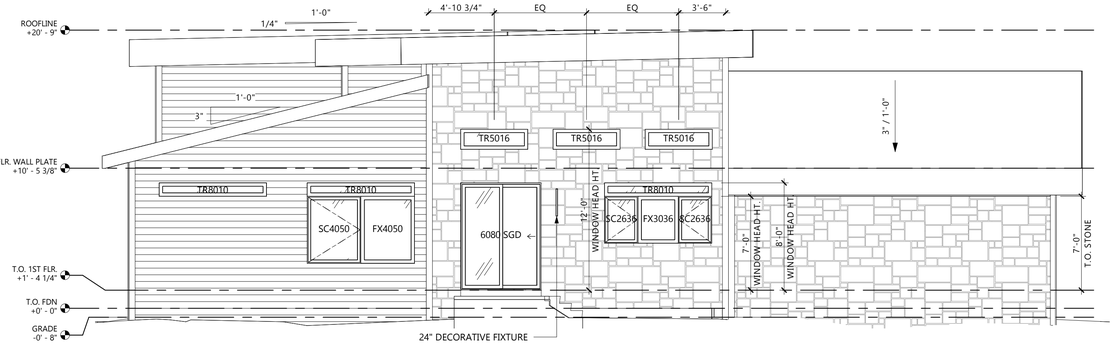
| REVISION NUMBER | DATE |
|---|---|
| RFI. 1 | 1/14/2026 |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

SHEET TITLE:

**ROOF PLAN**

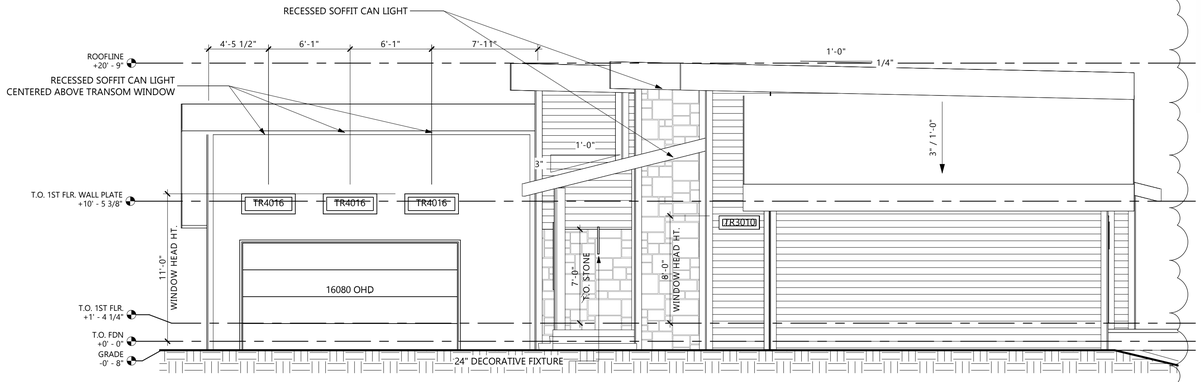
# A1.5




# UNIT 1 SIDE ELEVATION

3

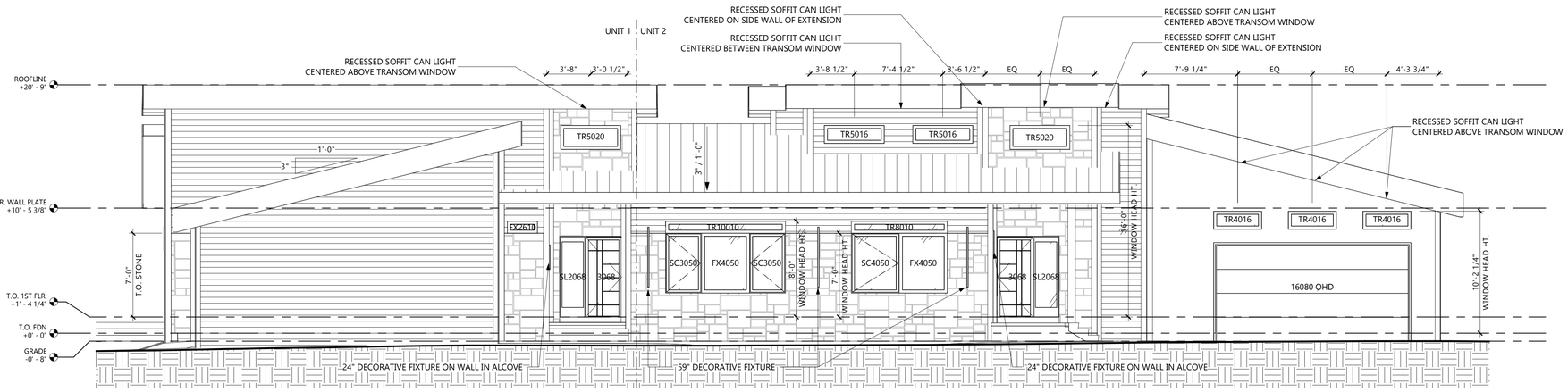
SCALE: 3/16" = 1'-0"




# UNIT 2 SIDE ELEVATION

4

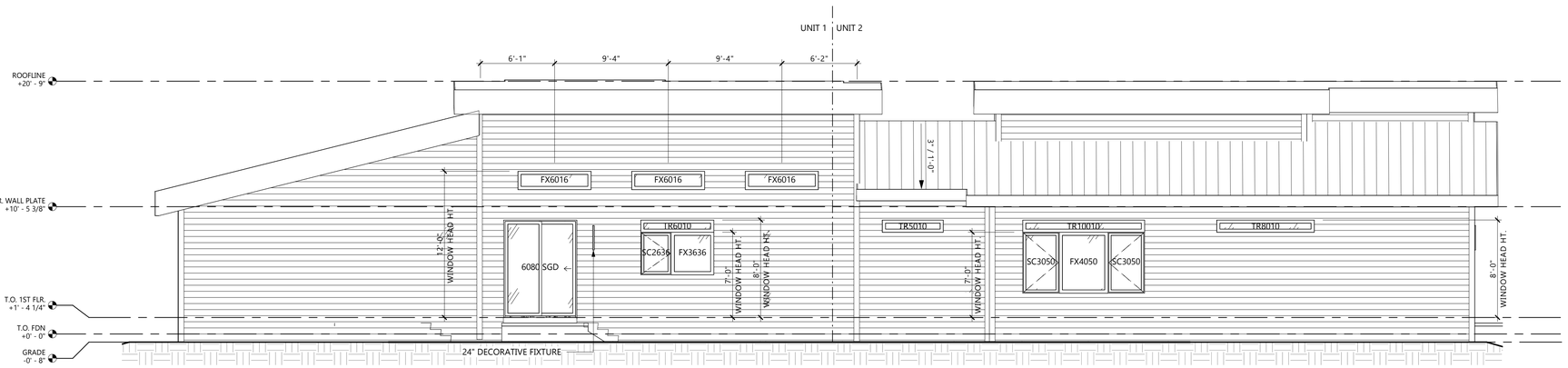
SCALE: 3/16" = 1'-0"




# FRONT ELEVATION

2

SCALE: 3/16" = 1'-0"




# REAR ELEVATION

1

SCALE: 3/16" = 1'-0"

## EXTERIOR LIGHT FIXTURE NOTES

- FRONT ENTRY LIGHTS TO BE CONTROLLED WITH A SWITCH
- RECESSED CAN LIGHTS AND DECORATIVE FIXTURES TO BE PHOTO CELL ON / TIMECLOCK OFF

**59"DECORATIVE FIXTURE**
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 59"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

**24"DECORATIVE FIXTURE**
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 24"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

**SOFFIT FIXTURE**
- MANUFACTURER: TBD
- TYPE: TBD
- STYLE: RECESSED CAN LIGHT
- SIZE: TBD
- COLOR TEMP: TBD

## EXTERIOR MATERIALS: (VERIFY W/ SPECS.)

**ROOF**
- MANUFACTURER: PAC CLAD
- COLOR: BLACK

**GUTTERS**
- COLOR: BLACK

**DOWNSPOUTS**
- COLOR: BLACK

**STONE:**
- MANUFACTURER: HALQUIST
- FINISH: LEDGE COLLECTION
- COLOR: ASHVILLE

**PRIMARY EXTERIOR SIDING**
- MANUFACTURER: WOODTONE
- FINISH: RUSTIC SERIES
- COLOR: ROASTED WALNUT
- SHEEN: SATIN

**SECONDARY EXTERIOR SIDING**
- MANUFACTURER: SMARTSIDE
- TYPE: VERTICAL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

**TERTIARY EXTERIOR SIDING**
- MANUFACTURER: SMARTSIDE
- TYPE: PANEL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

**EXTERIOR TRIM**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

**FASCIA**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

**SOFFITS**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE
- SHEEN: SATIN

**COLUMNS**
- COLOR: BLACK

**WINDOWS & DOORS**
- WINDOWS
  - ANDERSON 100 SERIES
  - BLACK
- FRONT DOOR
  - THERAMTRU
  - RAVEN
- GARAGE DOOR
  - HAAS DOOR
  - BLACK

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# THE 805 - BUILDING 1 (WEST)
# 805 WELLS STREET
# DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|
| RFI. 1 | 1/14/2026 |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

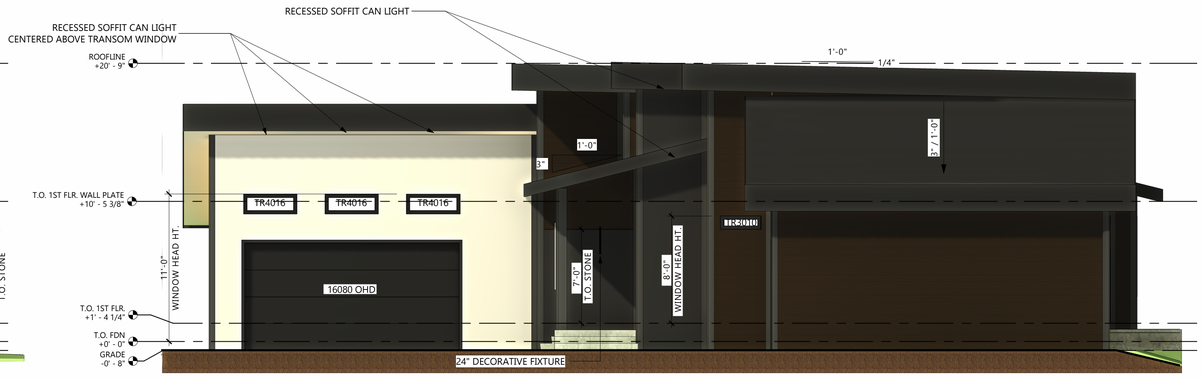
SHEET TITLE:

**EXTERIOR ELEVATIONS**

A2.0

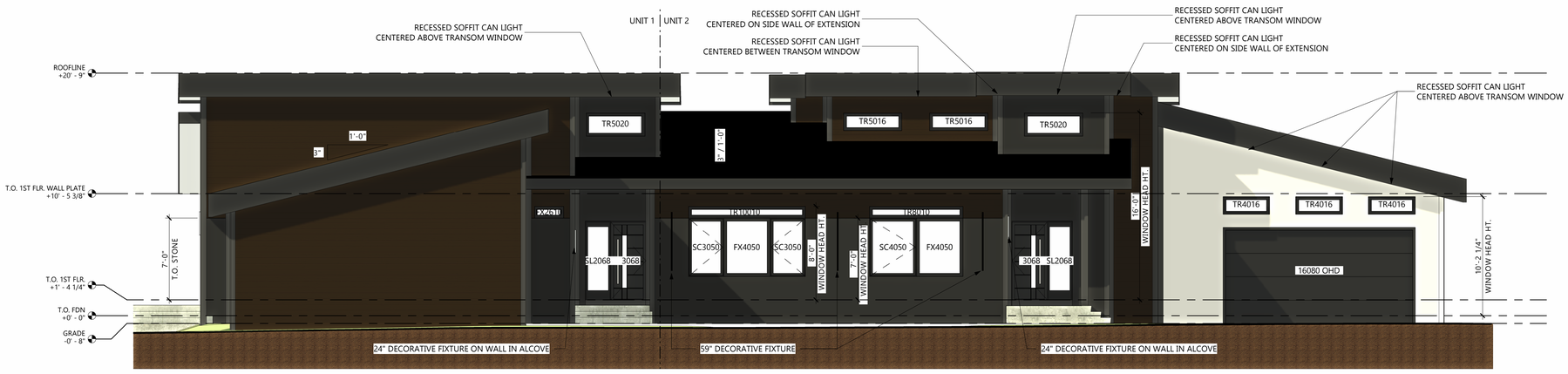
3 UNIT 1 SIDE ELEVATION_COLORED

SCALE: 3/16" = 1'-0"



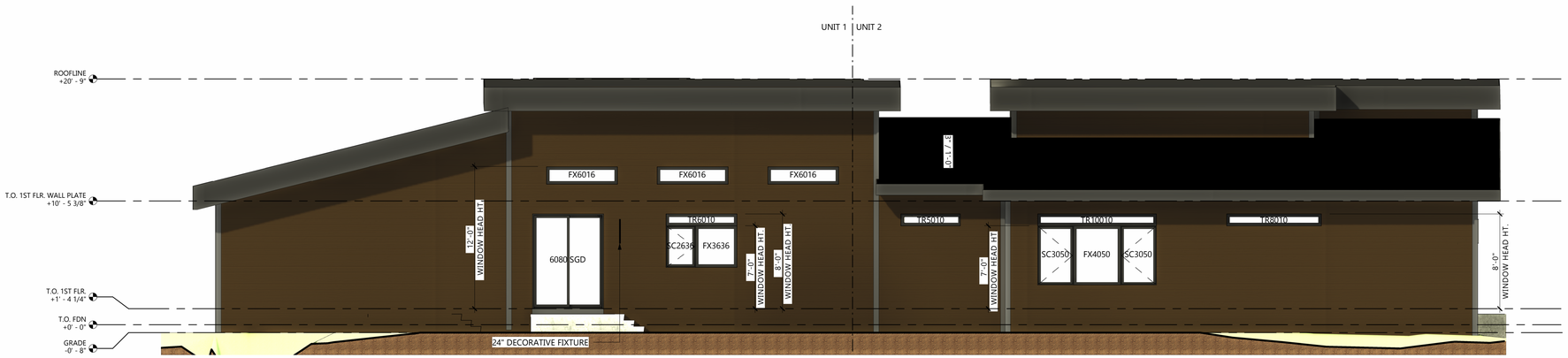

4 UNIT 2 SIDE ELEVATION_COLORED

SCALE: 3/16" = 1'-0"




2 FRONT ELEVATION_COLORED

SCALE: 3/16" = 1'-0"




1 REAR ELEVATION_COLORED

SCALE: 3/16" = 1'-0"

**EXTERIOR LIGHT FIXTURE NOTES**

- FRONT ENTRY LIGHTS TO BE CONTROLLED WITH A SWITCH
- RECESSED CAN LIGHTS AND DECORATIVE FIXTURES TO BE PHOTO CELL ON / TIMECLOCK OFF

**59"DECORATIVE FIXTURE**
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 59"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

**24"DECORATIVE FIXTURE**
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 24"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

**SOFFIT FIXTURE**
- MANUFACTURER: TBD
- TYPE: TBD
- STYLE: RECESSED CAN LIGHT
- SIZE: TBD
- COLOR TEMP: TBD

**EXTERIOR MATERIALS: (VERIFY W/ SPECS.)**

**ROOF**
- MANUFACTURER: PAC CLAD
- COLOR: BLACK

**GUTTERS**
- COLOR: BLACK

**DOWNSPOUTS**
- COLOR: BLACK

**STONE:**
- MANUFACTURER: HALQUIST
- FINISH: LEDGE COLLECTION
- COLOR: ASHVILLE

**PRIMARY EXTERIOR SIDING**
- MANUFACTURER: WOODTONE
- FINISH: RUSTIC SERIES
- COLOR: ROASTED WALNUT
- SHEEN: SATIN

**SECONDARY EXTERIOR SIDING**
- MANUFACTURER: SMARTSIDE
- TYPE: VERTICAL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

**TERTIARY EXTERIOR SIDING**
- MANUFACTURER: SMARTSIDE
- TYPE: PANEL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

**EXTERIOR TRIM**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

**FASCIA**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

**SOFFITS**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE
- SHEEN: SATIN

**COLUMNS**
- COLOR: BLACK

**WINDOWS & DOORS**
- WINDOWS
  - ANDERSON 100 SERIES
  - BLACK
- FRONT DOOR
  - THERMTRU
  - RAVEN
- GARAGE DOOR
  - HAAS DOOR
  - BLACK

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# THE 805 - BUILDING 1 (WEST)
805 WELLS STREET
DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|

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|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

SHEET TITLE:
**EXTERIOR ELEVATIONS - COLORED**

A2.1

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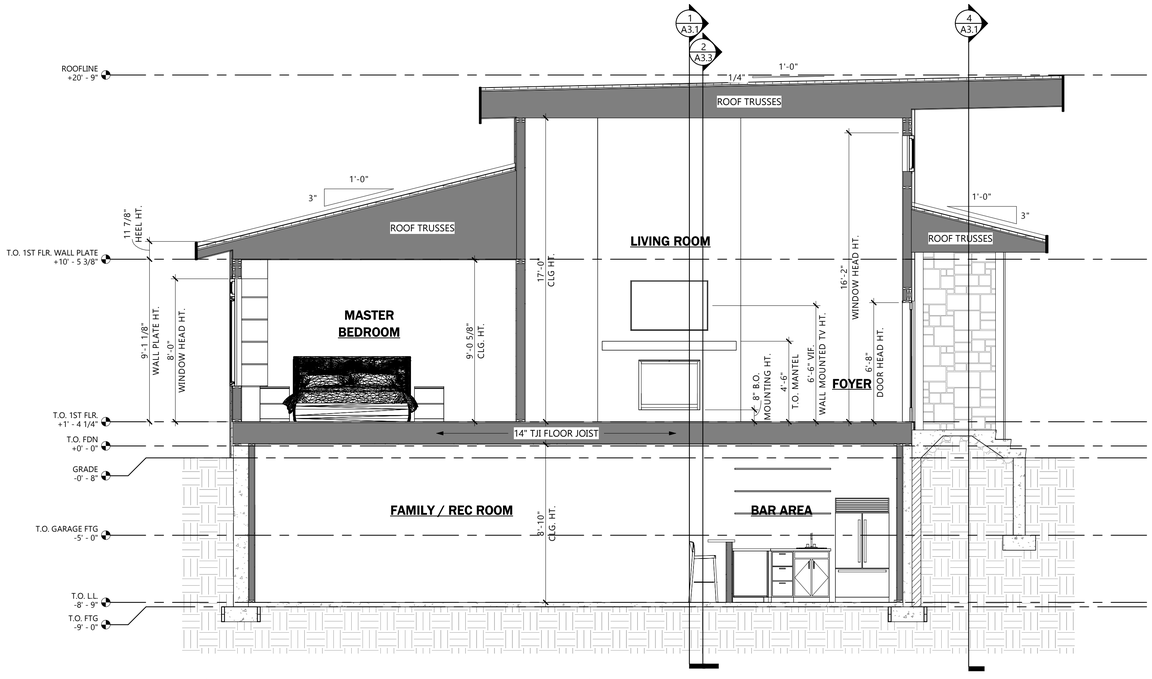
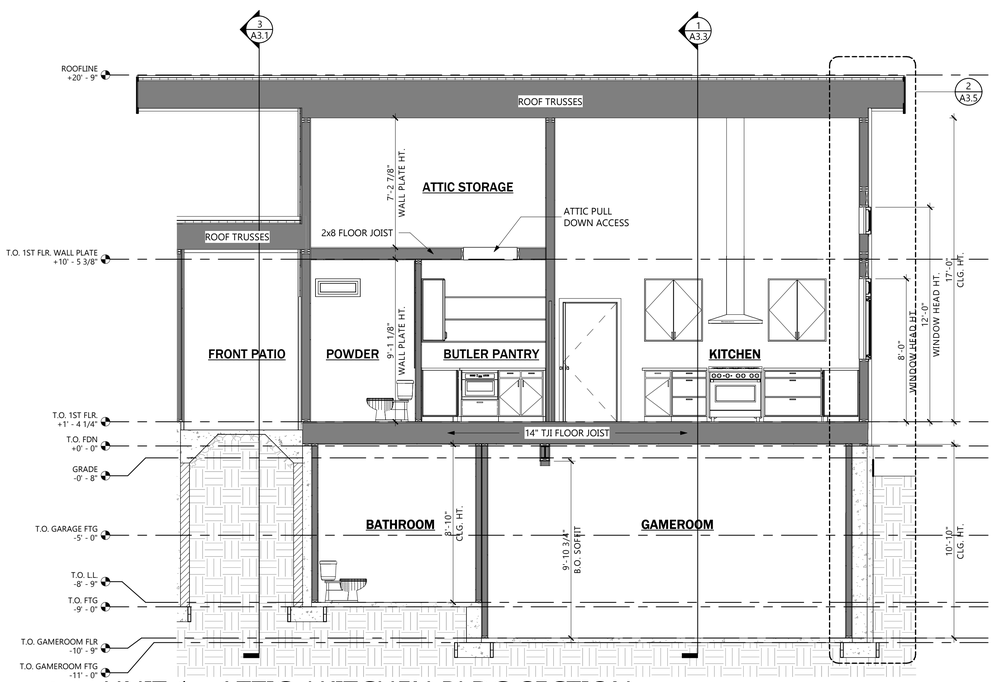


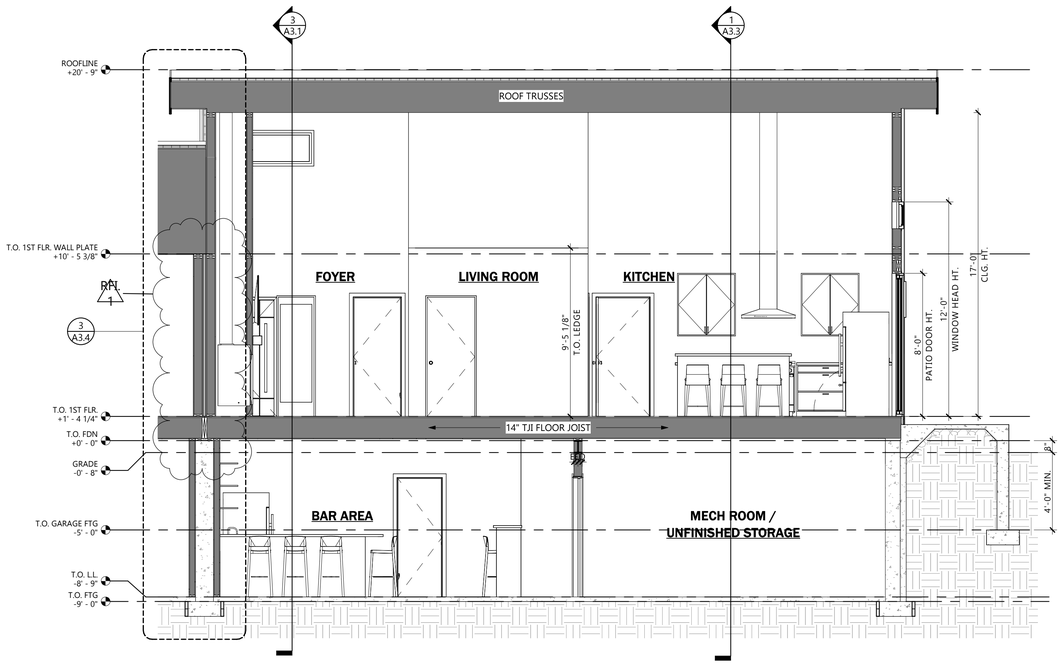

## 3 UNIT 1 - LIVING ROOM BLDG SECTION

SCALE: 1/4" = 1'-0"



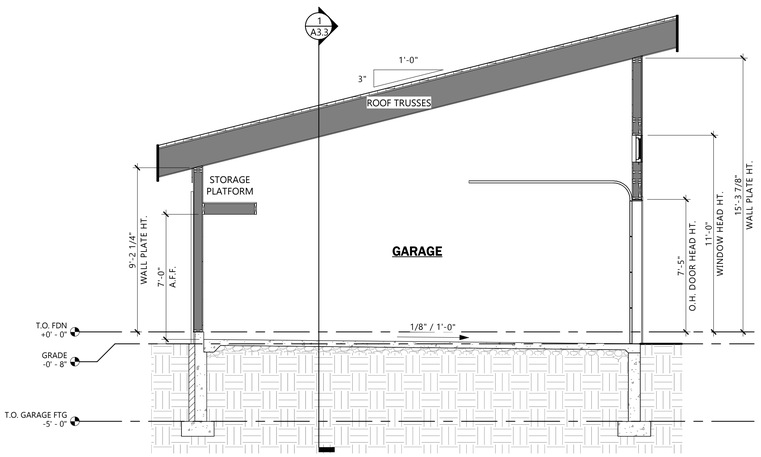

## 4 UNIT 1 - ATTIC / KITCHEN BLDG SECTION

SCALE: 1/4" = 1'-0"




## 1 UNIT 1 - LATITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"




## 5 UNIT 1 - GARAGE BLDG SECTION

SCALE: 1/4" = 1'-0"

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# THE 805 - BUILDING 1 (WEST)
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DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
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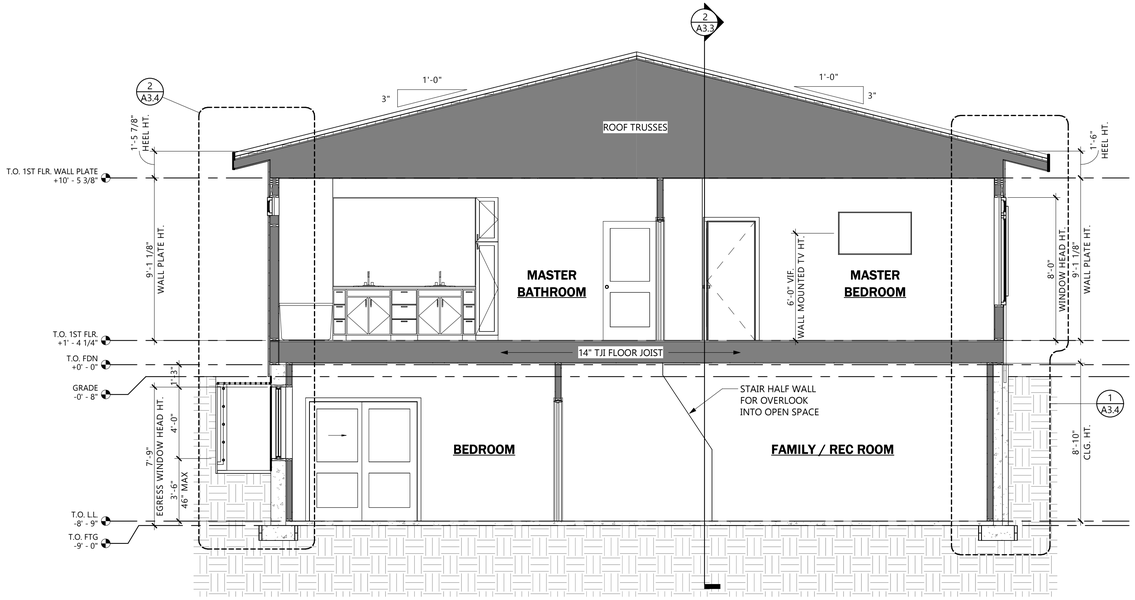
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

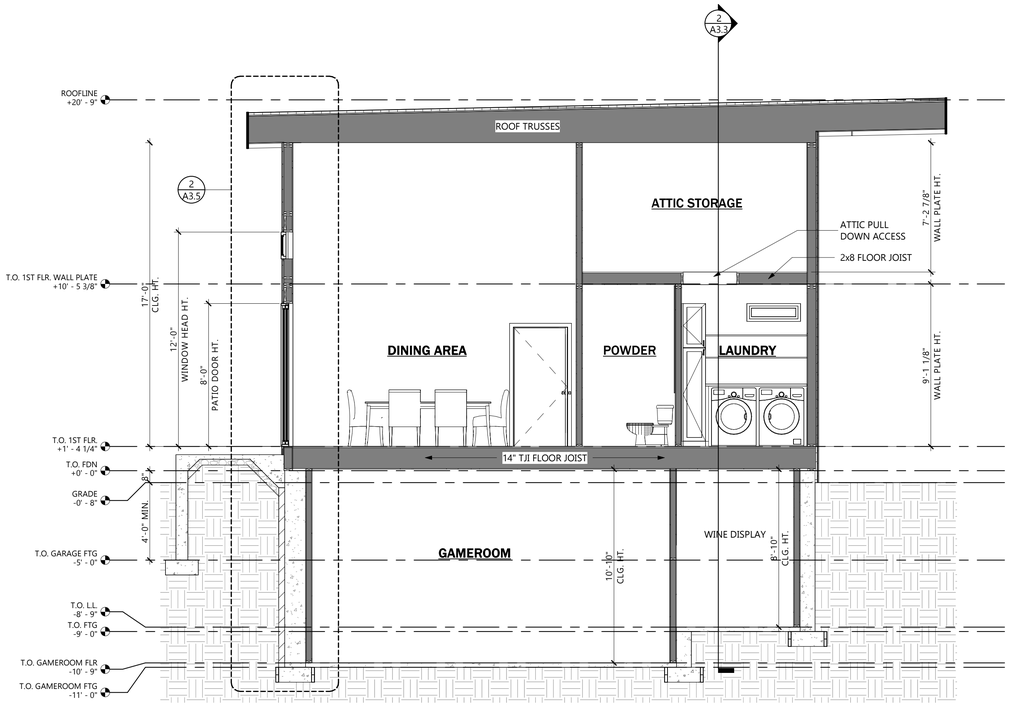
**BUILDING SECTIONS**

A3.1



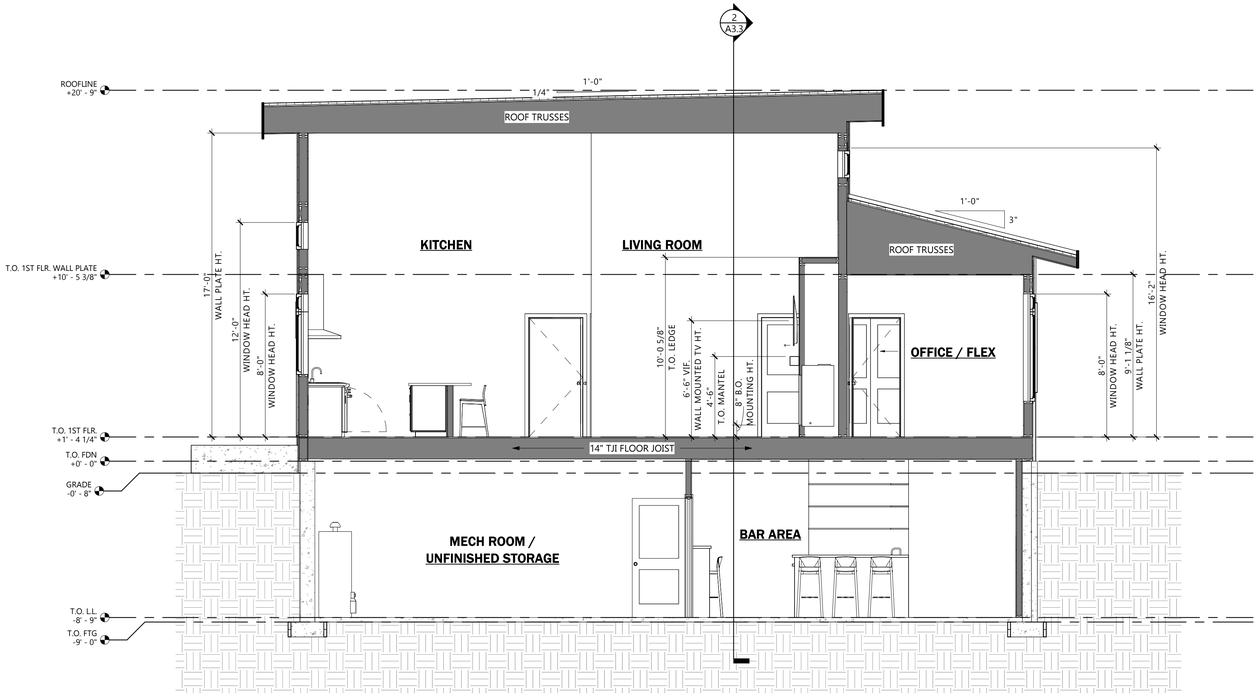

## 2 UNIT 2 - MASTER BEDROOM BLDG SECTION

SCALE: 1/4" = 1'-0"




## 4 UNIT 2 - ATTIC / DINING BLDG SECTION

SCALE: 1/4" = 1'-0"




## 1 UNIT 2 - LONGITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"

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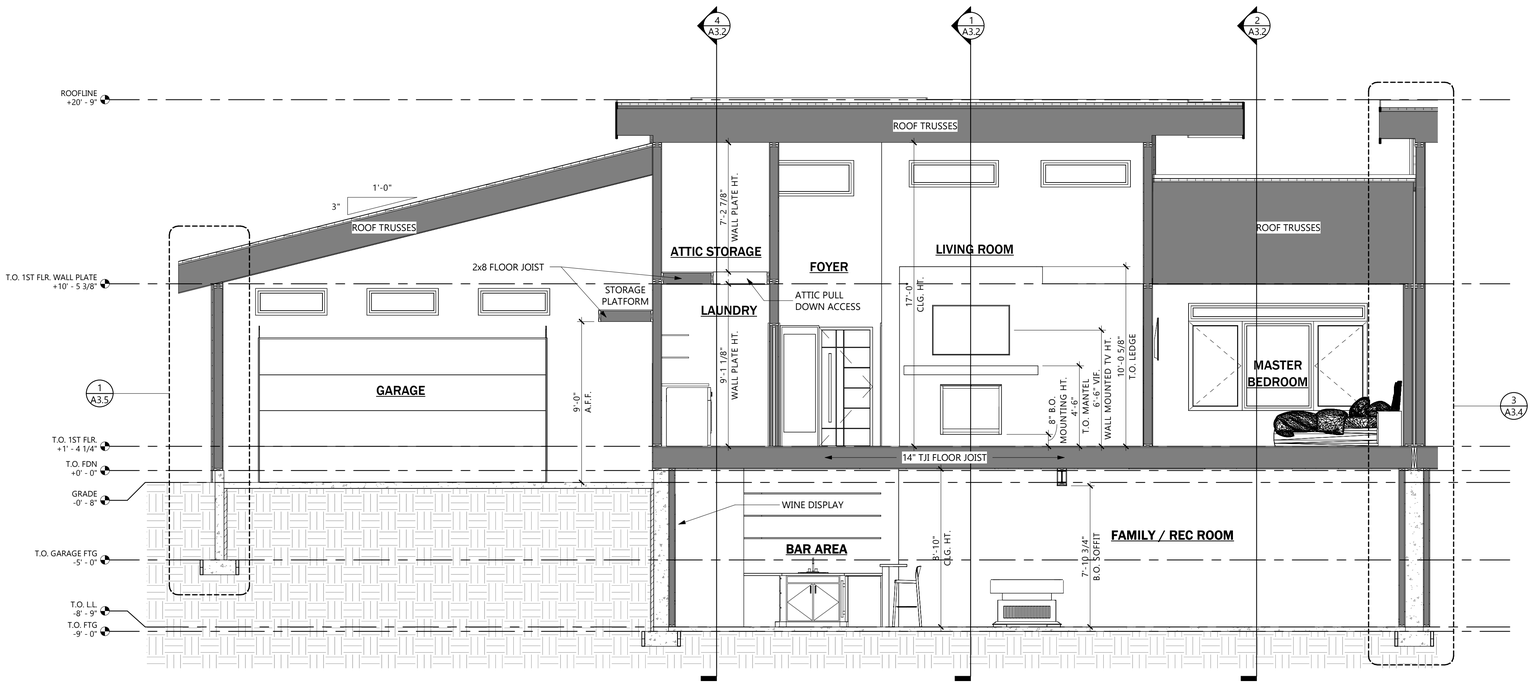
| SHEET TITLE: | |

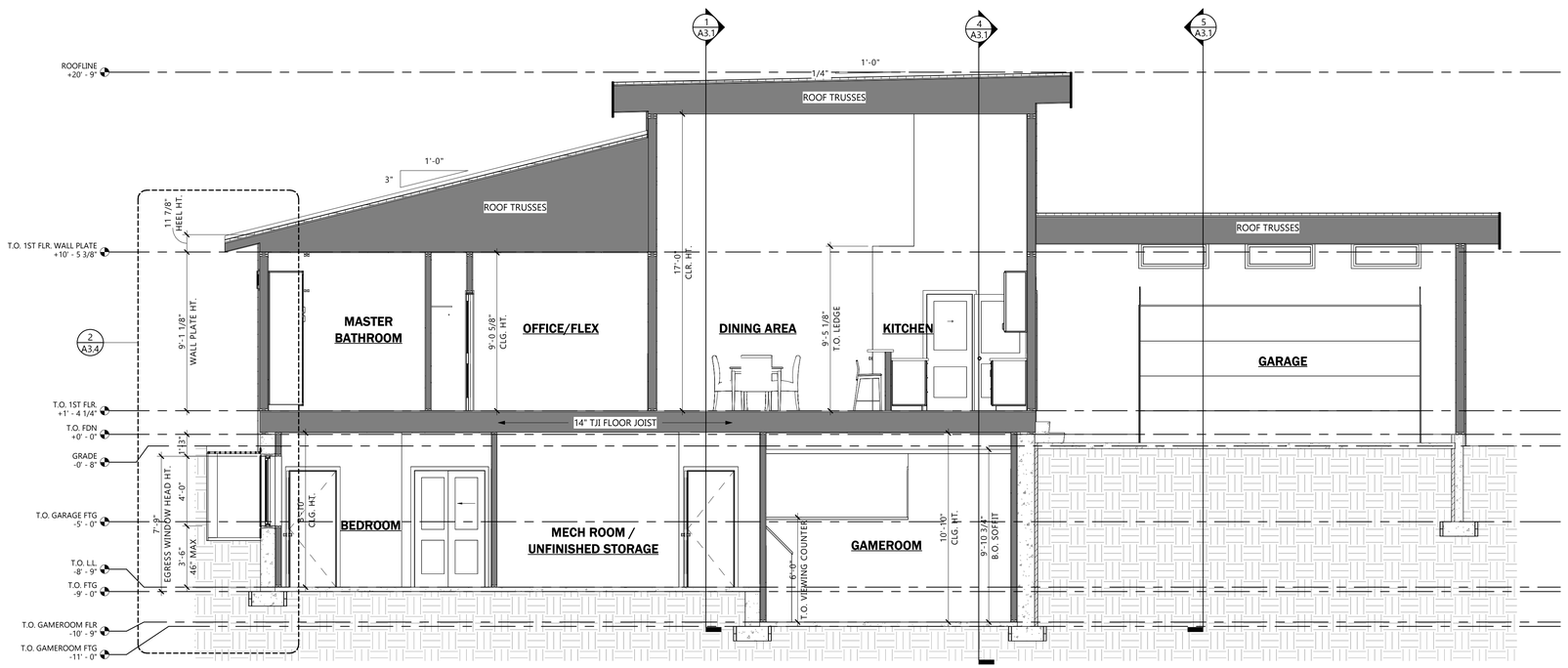
**BUILDING SECTIONS**

# A3.2




## 2 UNIT 2 - LATITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"




## 1 UNIT 1 - LONGITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"

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# DELAFIELD, WI 53018

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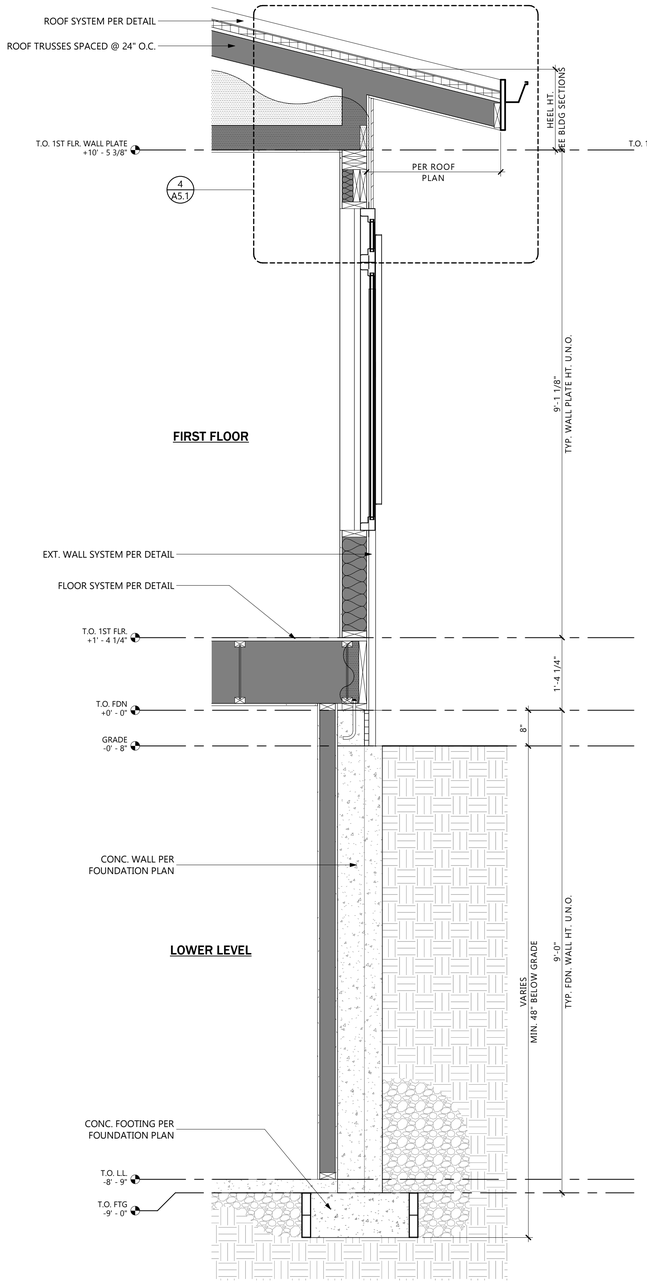
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

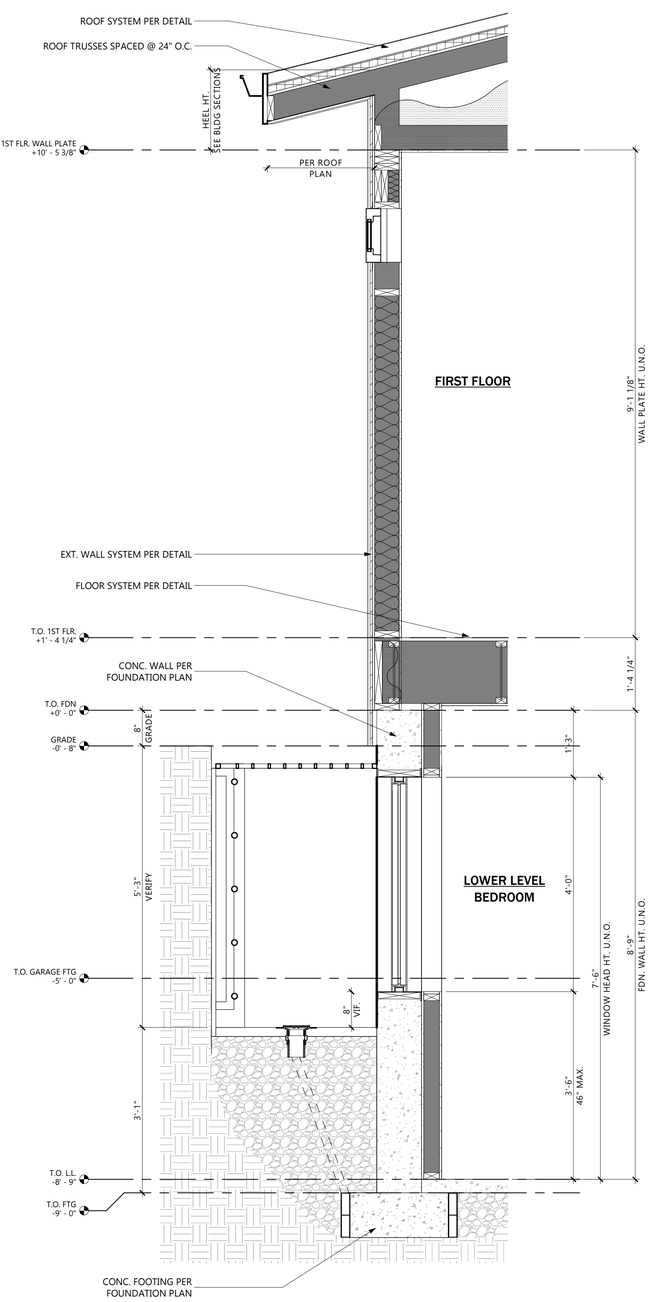
**BUILDING SECTIONS**

# A3.3



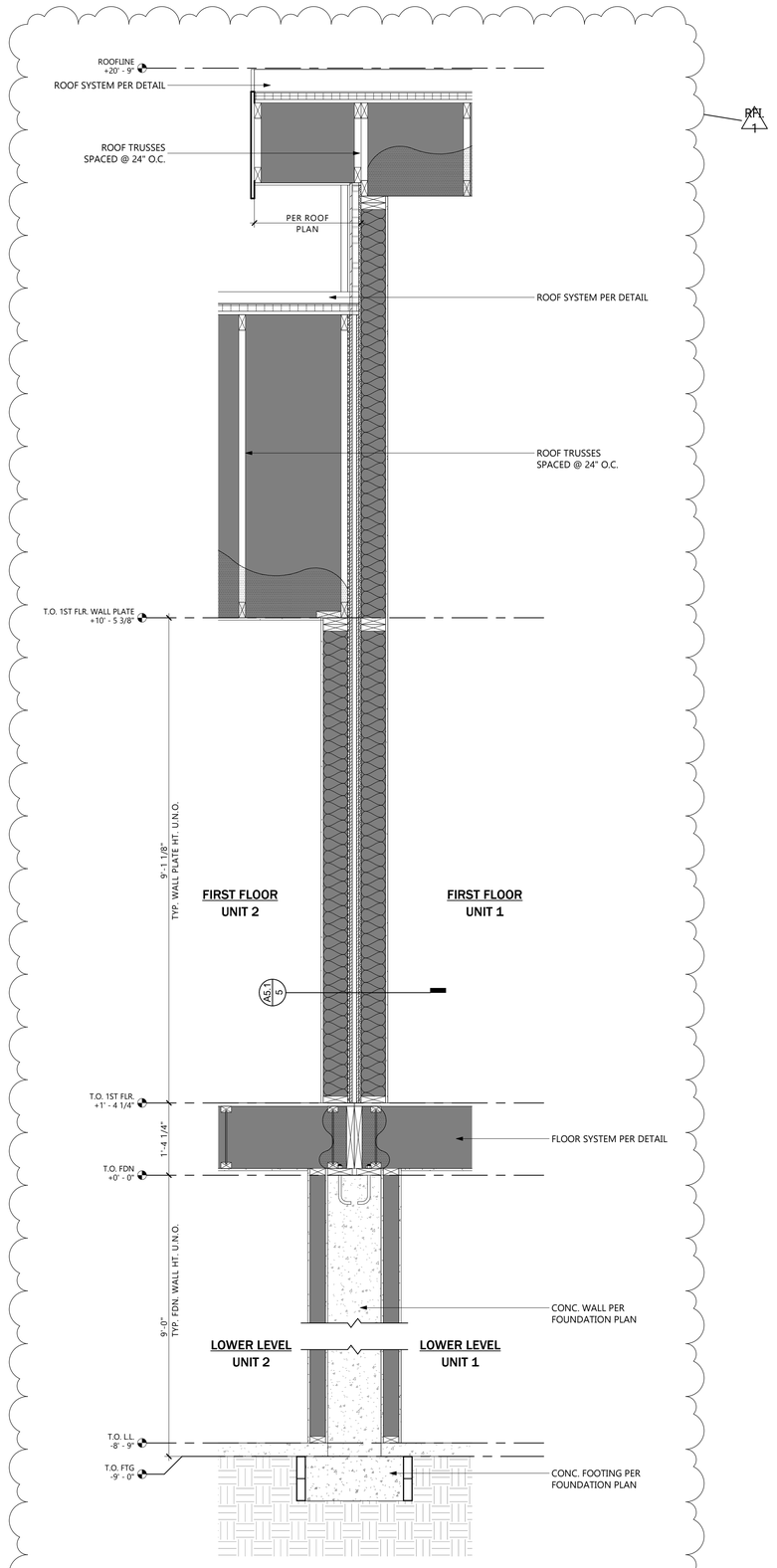

## 1 SIM. 1 STORY WALL SECTION

SCALE: 3/4" = 1'-0"




## 2 SIM. EGRESS WINDOW WALL SECTION

SCALE: 3/4" = 1'-0"




## 3 UNIT SHARED PARTITION WALL

SCALE: 3/4" = 1'-0"

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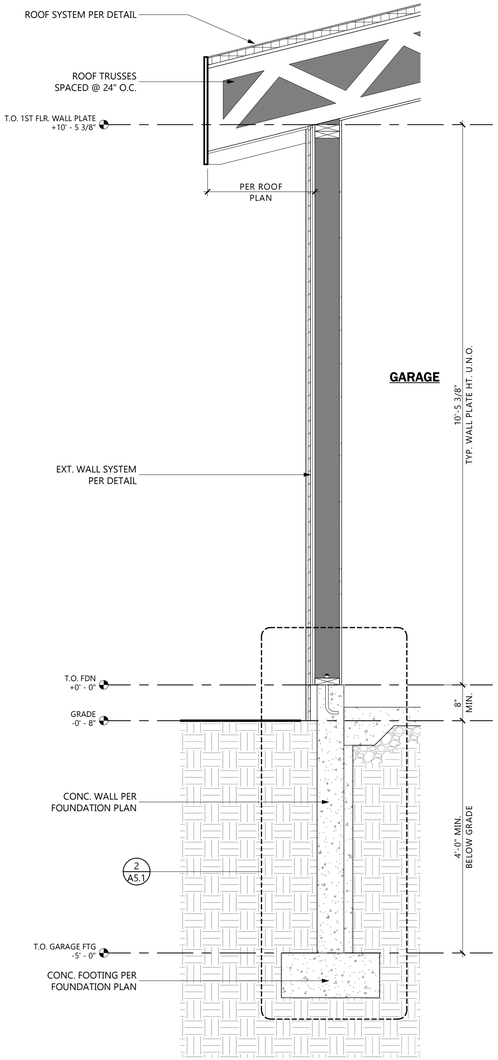
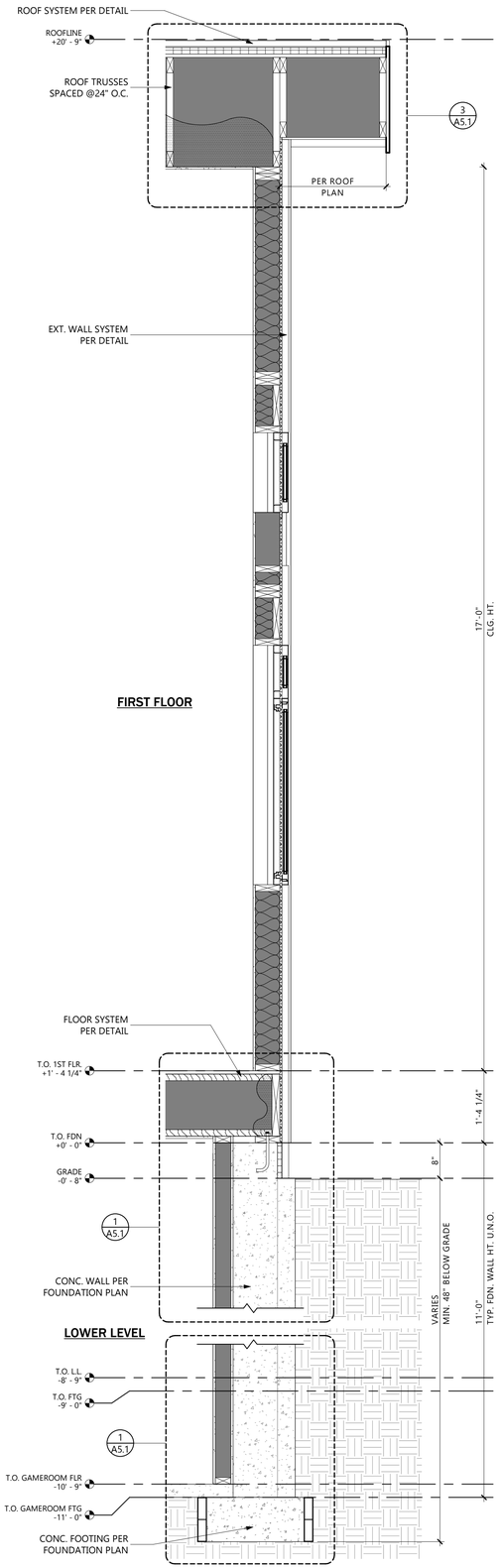
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | WALL SECTIONS |

# A3.4




1 SIM. GARAGE EAVE WALL SECTION

SCALE: 3/4" = 1'-0"




2 SIM. RAKE / GAMEROOM WALL SECTION

SCALE: 3/4" = 1'-0"

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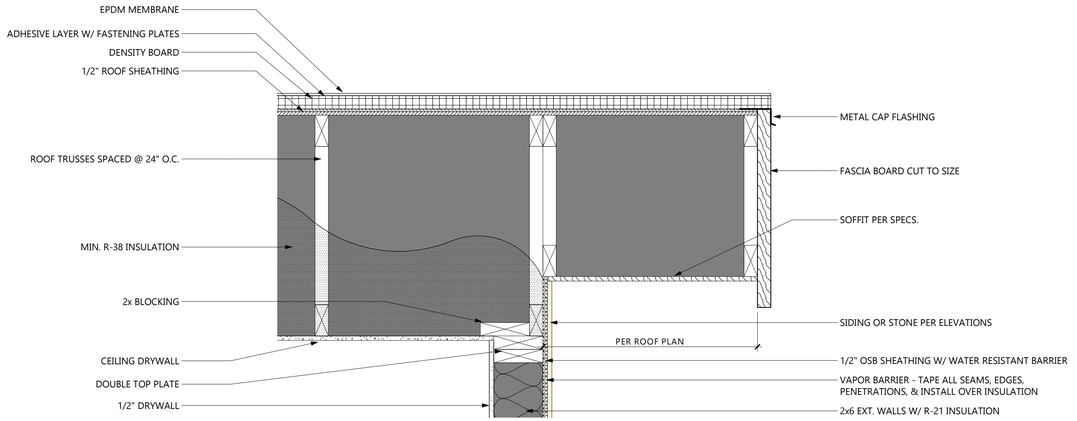
SHEET TITLE:

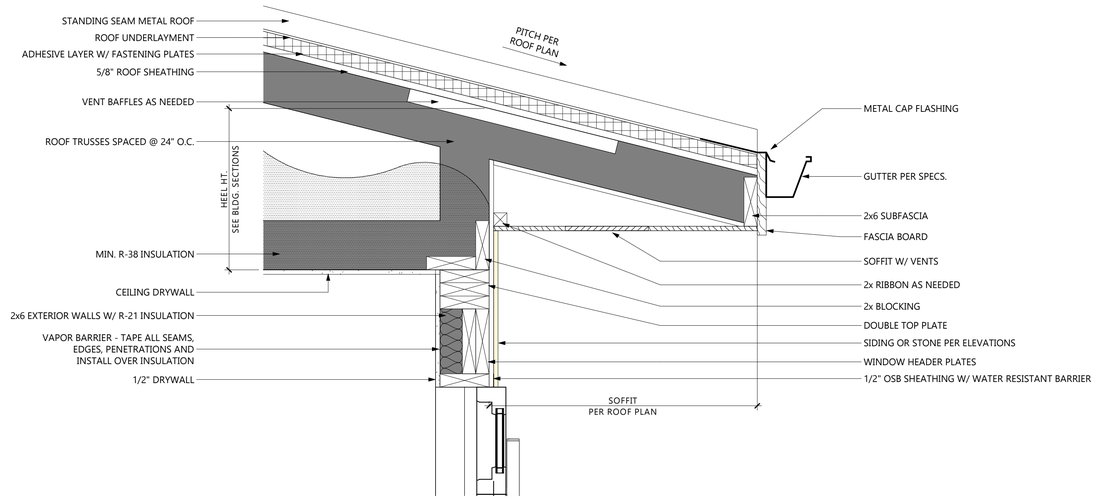
**WALL SECTIONS**

# A3.5



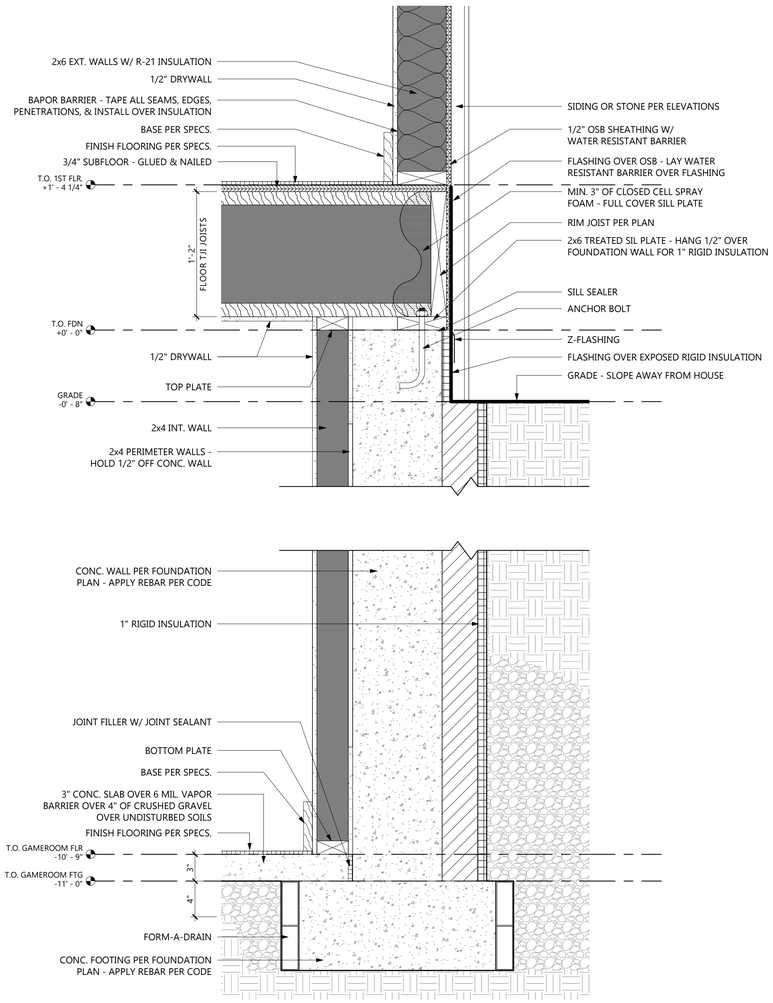

## 3 TYP. EPDM ROOF RAKE

SCALE: 1 1/2" = 1'-0"




## 4 TYP. METAL ROOF EAVE

SCALE: 1 1/2" = 1'-0"



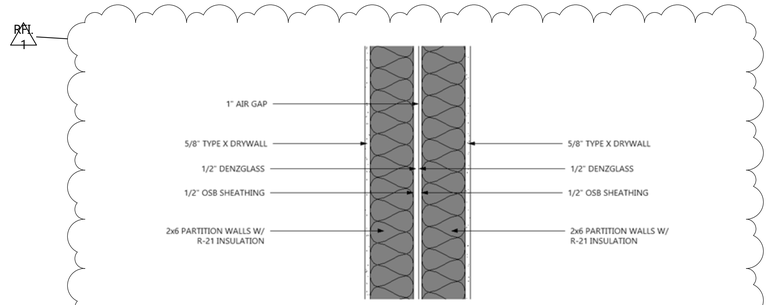

## 1 TYP. WALL SILL & FOOTING

SCALE: 1 1/2" = 1'-0"




## 2 TYP. WALL SILL & FOOTING @ GARAGE

SCALE: 1 1/2" = 1'-0"




## 5 UNIT SHARED PARTITION WALL DETAIL

SCALE: 1 1/2" = 1'-0"

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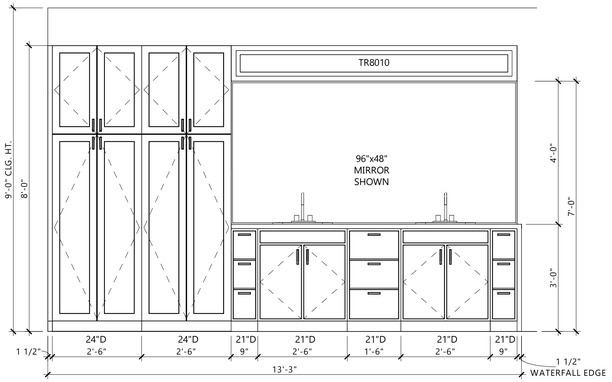
|---|---|
| RFI. 1 | 1/14/2026 |

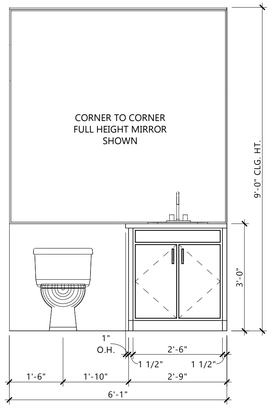
| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | BUILDING DETAILS |

# A5.1



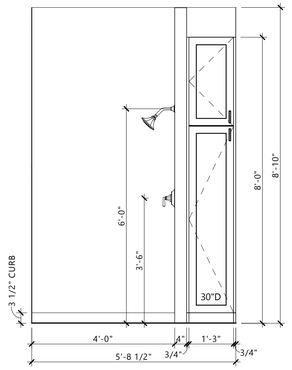

9 UNIT 1 - MASTER BATHROOM VANITY

SCALE: 1/2" = 1'-0"



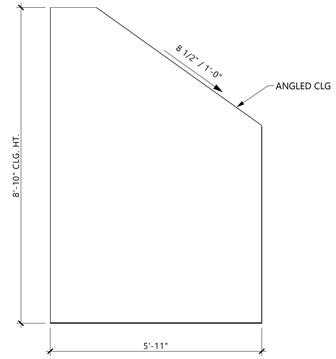

10 UNIT 1 - POWDER VANITY

SCALE: 1/2" = 1'-0"




11 UNIT 1 - L.L. BATH - SHOWER

SCALE: 1/2" = 1'-0"




12 UNIT 1 - WINE DISPLAY

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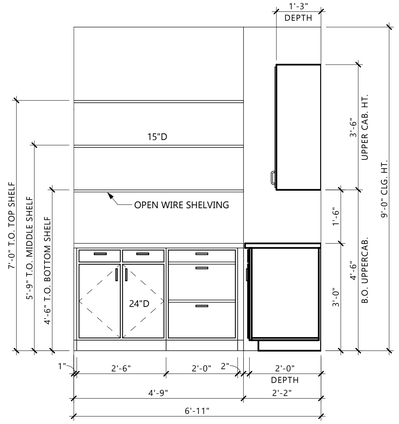
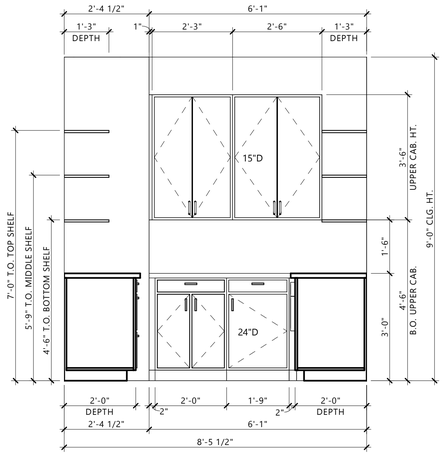


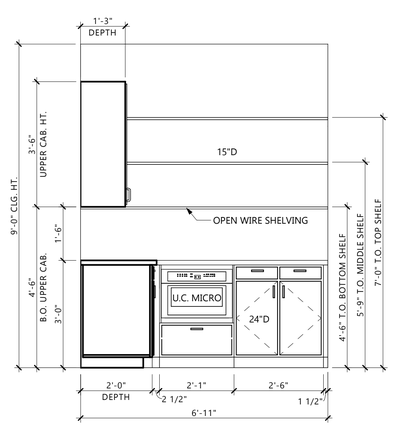

5 UNIT 1 - BUTLER PANTRY - SIDE LEFT

SCALE: 1/2" = 1'-0"



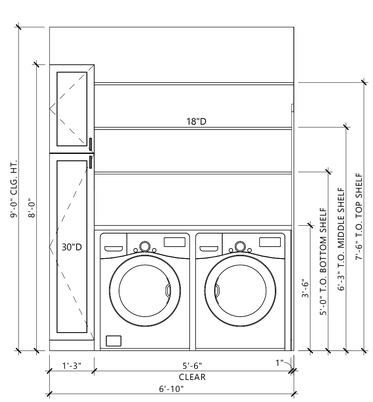

6 UNIT 1 - BUTLER PANTRY - FRONT

SCALE: 1/2" = 1'-0"



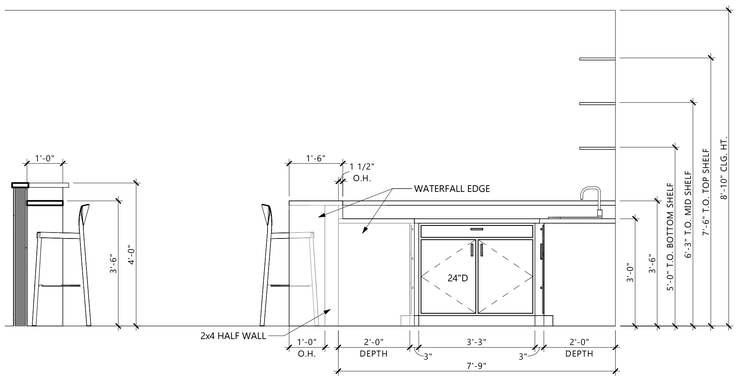

7 UNIT 1 - BUTLER PANTRY - SIDE RIGHT

SCALE: 1/2" = 1'-0"



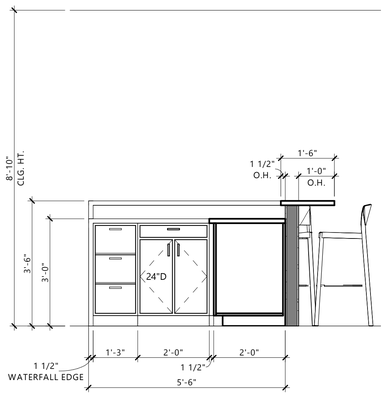

8 UNIT 1 - LAUNDRY ROOM

SCALE: 1/2" = 1'-0"



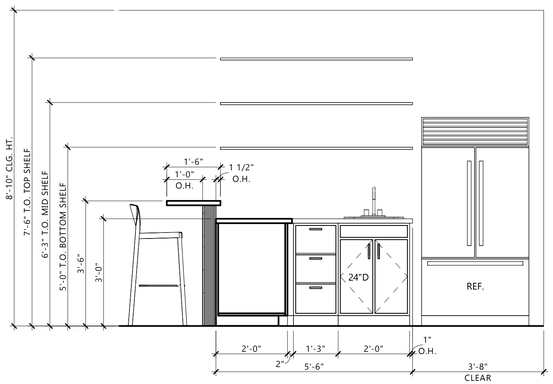

1 UNIT 1 - BAR - COUNTER - FRONT

SCALE: 1/2" = 1'-0"



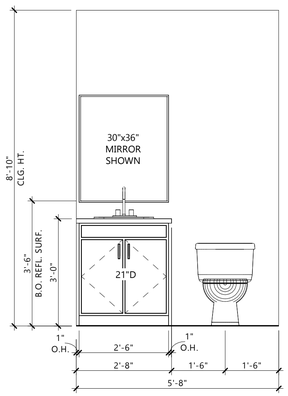

2 UNIT 1 - BAR - COUNTER - SIDE

SCALE: 1/2" = 1'-0"




3 UNIT 1 - BAR - SINK

SCALE: 1/2" = 1'-0"




4 UNIT 1 - L.L. BATH - SINK

SCALE: 1/2" = 1'-0"

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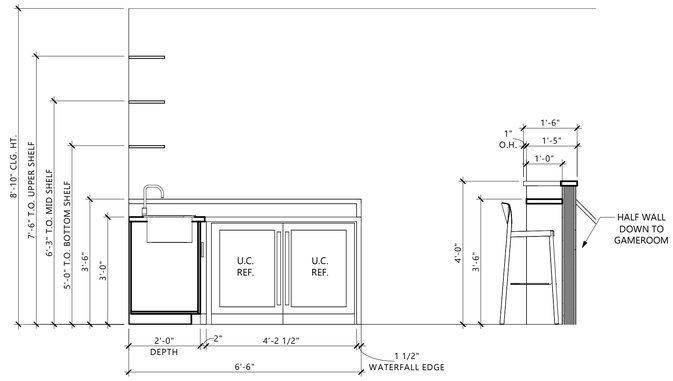
**THE 805 - BUILDING 1 (WEST)**
**805 WELLS STREET**
**DELAFIELD, WI 53018**

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

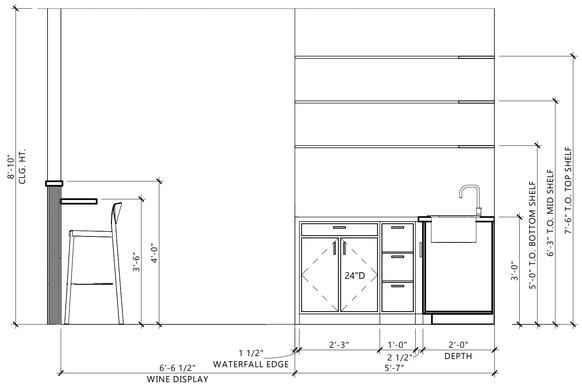
SHEET TITLE:
**INTERIOR ELEVATIONS**

I2.1



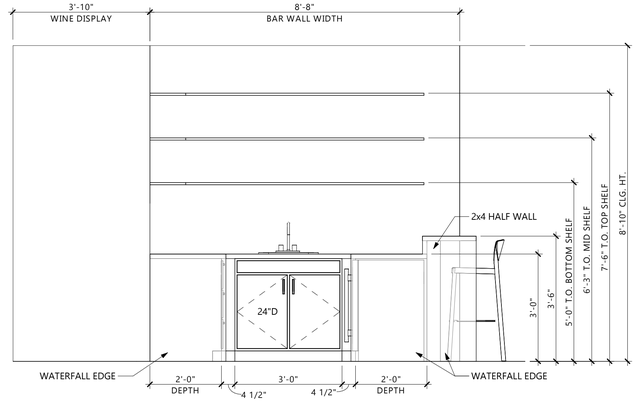

9 UNIT 2 - BAR & VIEWING COUNTER

SCALE: 1/2" = 1'-0"



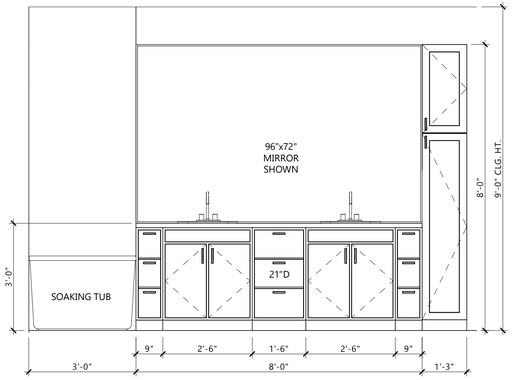

10 UNIT 2 - BAR & WINE DISPLAY

SCALE: 1/2" = 1'-0"



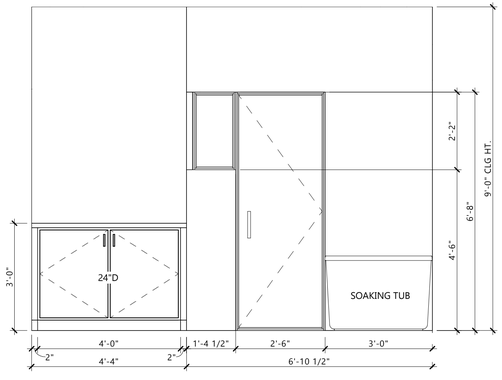

11 UNIT 2 - BAR - SINK

SCALE: 1/2" = 1'-0"



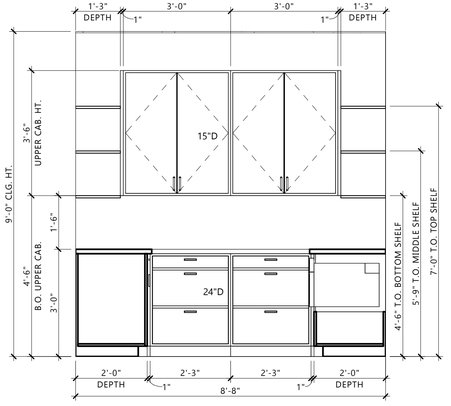

5 UNIT 2 - MASTER BATH VANITY

SCALE: 1/2" = 1'-0"



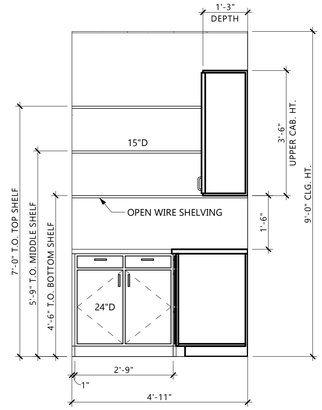

6 UNIT 2 - MASTER BATH LINEN CABINET

SCALE: 1/2" = 1'-0"



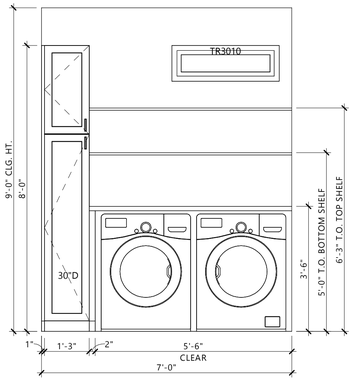

7 UNIT 2 - BUTLER PANTRY - FRONT

SCALE: 1/2" = 1'-0"



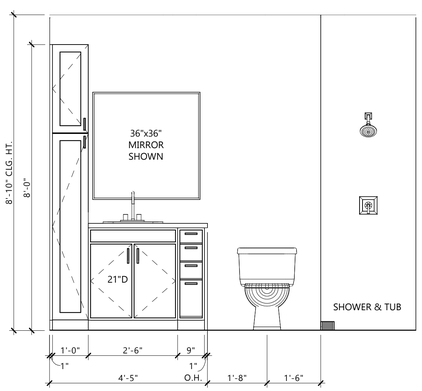

8 UNIT 2 - BUTLER PANTRY - SIDE - LEFT

SCALE: 1/2" = 1'-0"



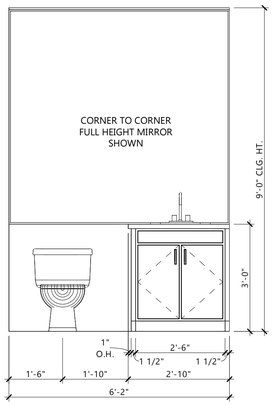

1 UNIT 2 - LAUNDRY ROOM

SCALE: 1/2" = 1'-0"



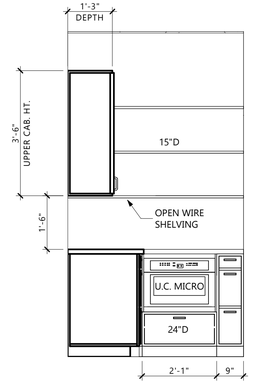

2 UNIT 2 - L.L. BATHROOM

SCALE: 1/2" = 1'-0"




3 UNIT 2 - POWDER VANITY

SCALE: 1/2" = 1'-0"




4 UNIT 2 - BUTLER PANTRY - SIDE - RIGHT

SCALE: 1/2" = 1'-0"

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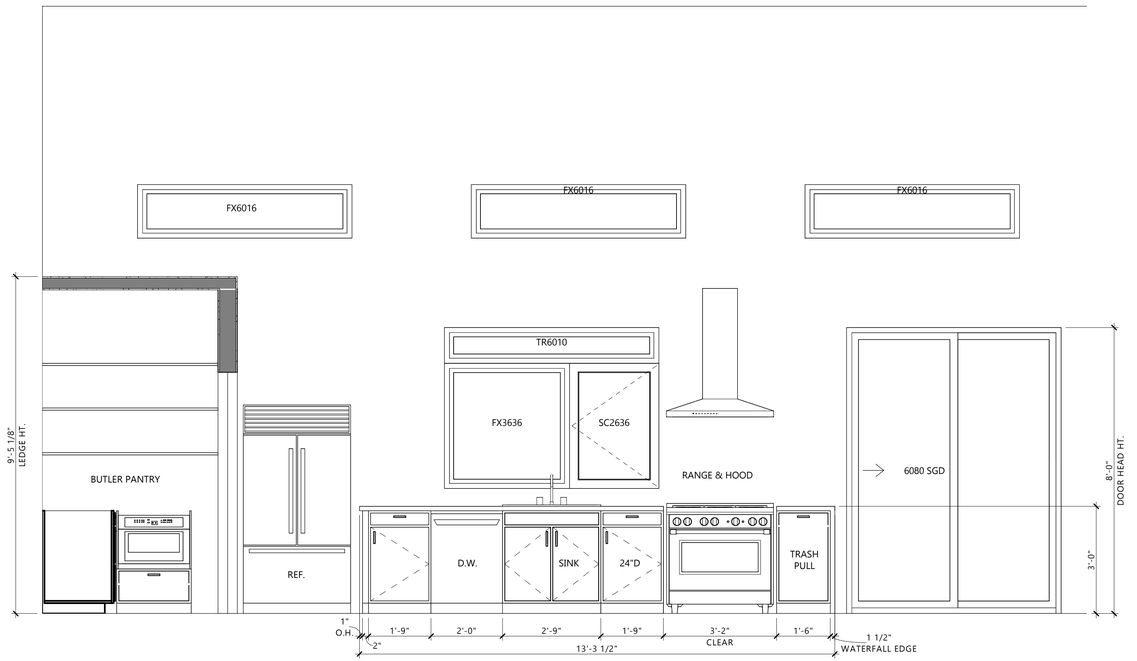
# THE 805 - BUILDING 1 (WEST)
## 805 WELLS STREET
## DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|
| RFI. 1 | 1/14/2026 |

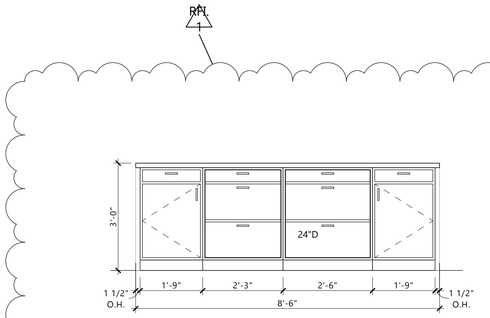
| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | INTERIOR ELEVATIONS |

I2.2



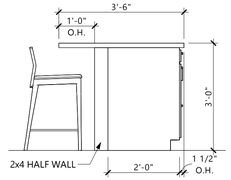

5 UNIT 2 - KITCHEN

SCALE: 1/2" = 1'-0"



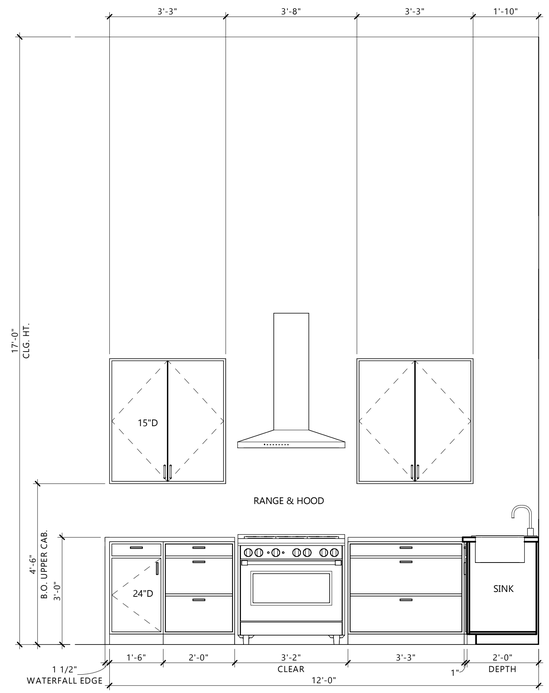

6 UNIT 2 - ISLAND - FRONT

SCALE: 1/2" = 1'-0"




7 UNIT 2 - ISLAND - SIDE

SCALE: 1/2" = 1'-0"

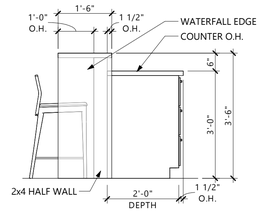



1 UNIT 1 - KITCHEN - RANGE

SCALE: 1/2" = 1'-0"

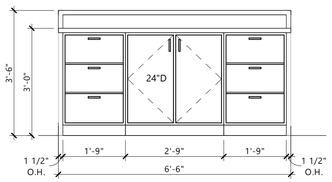
2 UNIT 1 - KITCHEN - SINK

SCALE: 1/2" = 1'-0"




4 UNIT 1 - ISLAND - SIDE

SCALE: 1/2" = 1'-0"




3 UNIT 1 - ISLAND - FRONT

SCALE: 1/2" = 1'-0"

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**THE 805 - BUILDING 1 (WEST)**
**805 WELLS STREET**
**DELAFIELD, WI 53018**

| REVISION NUMBER | DATE |
|---|---|
| RFI. 1 | 1/14/2026 |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/14/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | INTERIOR ELEVATIONS |

I2.3

# THE 805 - BUILDING 2 (NORTH) CONDOMINIUMS

## GENERAL NOTES

A. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

B. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

C. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND WARE DESIGN BUILD.

D. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF WARE DESIGN BUILD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING IN CONJUNCTION WITH (AND ALL OTHER TRADES AFFECTED) SAID SUBSTITUTIONS.

E. WARE DESIGN BUILD SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

F. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.

G. CONTRACTORS SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING DURING CONSTRUCTION

H. EACH CONTRACTOR SHALL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS/HER WORKMANSHIP AND/OR MATERIAL.

I. ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY WARE DESIGN BUILD.

J. DO NOT SCALE THE DRAWINGS,WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

K. CONTRACTORS SHALL VERIFY ALL DIMENSION AND/OR DISCREPANCIES IN THE PLAN AND REPORT ERROR(S) TO WARE DESIGN BUILD PRIOR TO COMMENCEMENT OF THE WORK, OR TO BE RESPONSIBLE FOR SAME.

L. THESE PLANS, DETAILS, AND SPECIFICATIONS REMAIN THE PROPERTY OF WARE DESIGN BUILD AND MAY NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF WARE DESIGN BUILD.

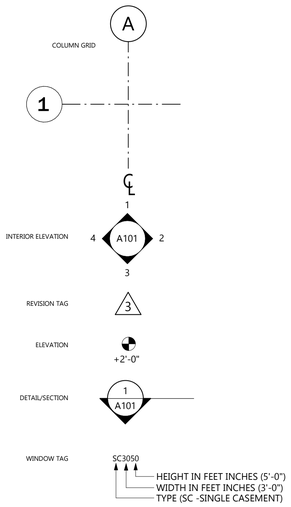
## FABRICATION NOTES

TRUSS FABRICATION:
THE TRUSS MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND, AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. TRUSS MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

WALL PANEL FABRICATION (OR LOOSE LUMBER SUPPLIER):
THE WALL PANEL MANUFACTURER OR LOOSE LUMBER SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES WALL PANELS. THE WALL PANEL SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A WALL PANEL PLAN INDICATING ALL STRUCTURAL HEADERS AND BEAM SIZING, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARINGS REQUIREMENTS. THE WALL PANEL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, WIND, AND SEISMIC LOADS AS REQUIRED BY ALL APPLICABLE CODES. WALL PANEL MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

FLOOR JOIST FABRICATION:
THE FLOOR JOIST MANUFACTURER/ SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES FLOOR SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR JOIST PLAN INDICATING ALL STRUCTURAL BEAM SIZING, BLOCKING LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE FLOOR JOISTS SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE & DEAD LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. FLOOR JOIST MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

## STANDARD SYMBOLS




## CONTACTS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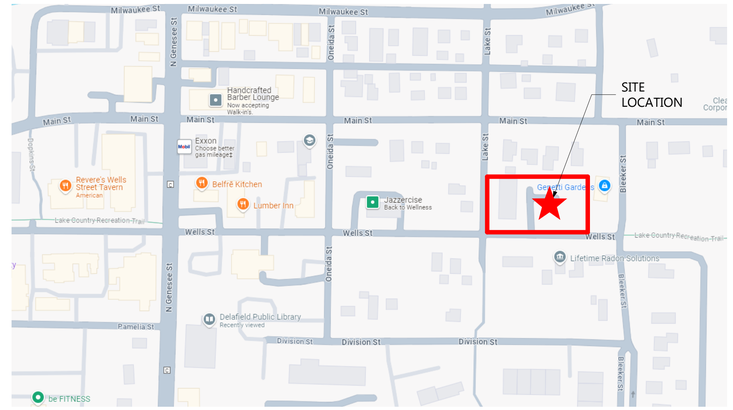
jorie@waredesignbuild.com

PROJECT MANAGER:
Tyler Foster
Office: 262.303.4935
Mobile: 414.708.1833
tyler@waredesignbuild.com

PROJECT SUPERINTENDENT:
--
Office: 262.303.4935
Mobile: --
--@waredesignbuild.com


## SITE LOCATION

805 WELLS STREET
DELAFIELD, WI 53018




## SET INFORMATION

SHEET LIST

| SHEET NUMBER | SHEET TITLE |
|---|---|
| C1.0 | COVERSHEET |
| V1.0 | SITE PLAN |
| S1.1 | STRUCTURAL LOWER LEVEL PLAN |
| S1.2 | STRUCTURAL FIRST FLOOR PLAN |
| A1.0 | FOUNDATION PLAN |
| A1.1 | LOWER LEVEL PLAN |
| A1.2 | FIRST FLOOR PLAN |
| A1.3 | UNIT 3 FLOOR PLANS |
| A1.4 | UNIT 4 FLOOR PLANS |
| A1.5 | ROOF PLAN |
| A2.1 | EXTERIOR ELEVATIONS |
| A2.2 | EXTERIOR ELEVATIONS |
| A3.1 | BUILDING SECTIONS |
| A3.2 | BUILDING SECTIONS |
| A3.3 | BUILDING SECTIONS |
| A3.4 | WALL SECTIONS |
| A3.5 | WALL SECTIONS |
| A5.1 | BUILDING DETAILS |
| A5.2 | BUILDING DETAILS |
| I2.1 | INTERIOR ELEVATIONS |
| I2.2 | INTERIOR ELEVATIONS |
| I2.3 | INTERIOR ELEVATIONS |

REVISION TABLE

| REVISION NUMBER | DESCRIPTION | DATE |
|---|---|---|

LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - FIRST FLOOR | 1648 SF |
| UNIT 3 - LOWER LEVEL | 1048 SF |
| UNIT 4 - FIRST FLOOR | 1629 SF |
| UNIT 4 - LOWER LEVEL | 1207 SF |
| TOTAL SF | 5531 SF |

NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - GARAGE | 516 SF |
| UNIT 3 - UNFINISHED LOWER LEVEL | 393 SF |
| UNIT 4 - GARAGE | 516 SF |
| UNIT 4 - UNFINISHED LOWER LEVEL | 236 SF |
| TOTAL SF | 1662 SF |

Discipline Designator | Sheet Type | Sequence Number

AD1.1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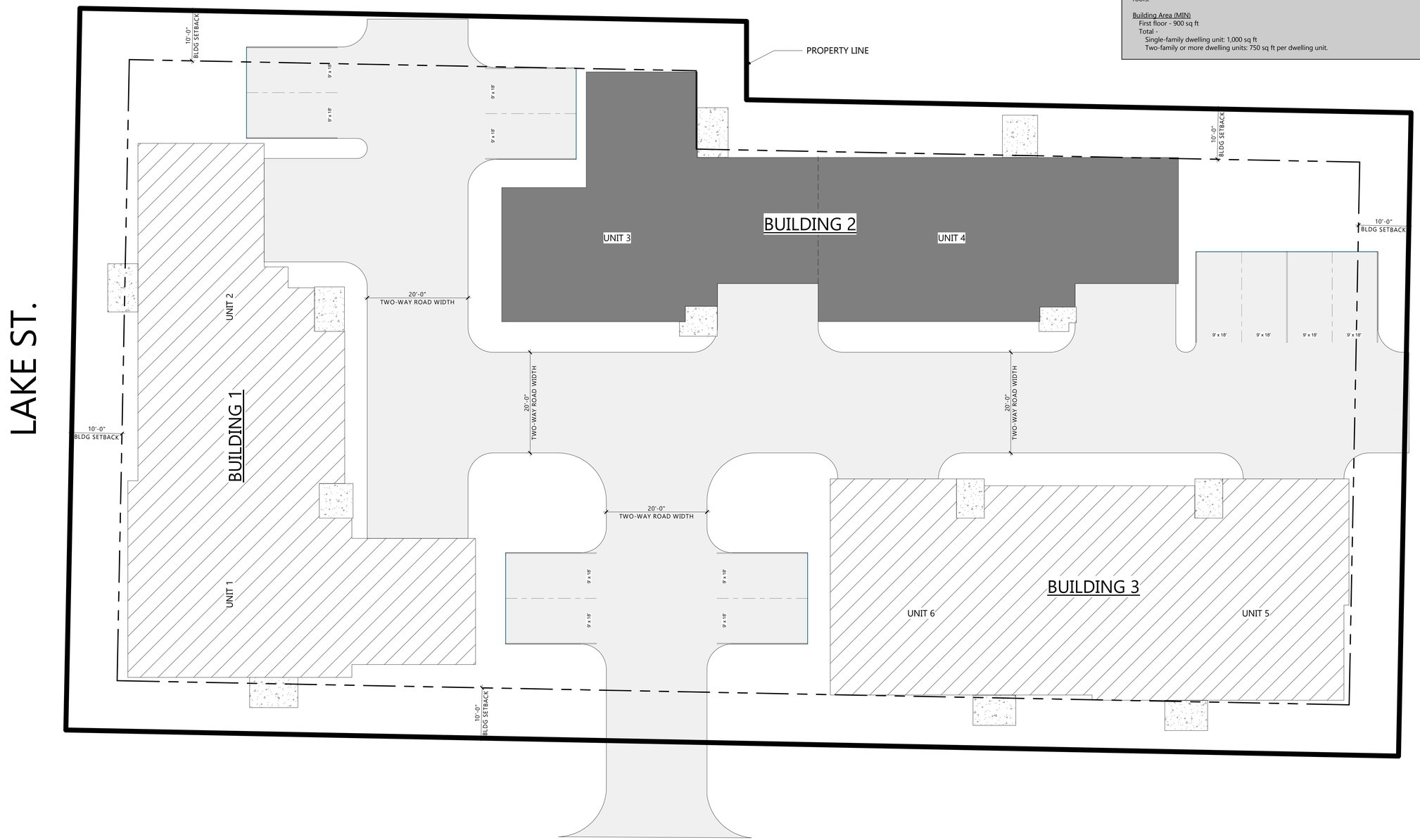
THE 805 - BUILDING 2 (NORTH)
805 WELLS STREET
DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | COVERSHEET |

C1.0




1 SITE PLAN

SCALE: 1" = 10'-0"

## ZONING INFORMATION

District CBD-2 (Central Business District)
Currently the predominant uses in the CBD-2 district are residential, the area is in the process of changing to a mixture of commercial and residential uses.

One-and two family residences - Permitted Use

Setbacks
Front Yard - 10'
Side Yard - 10'
*except where a side yard abuts a parcel under the same property ownership.
Corner Yard - 10'
Rear Yard - 10'

Height Restrictions (MAX)
Principal building - 25' max, 35' if averaging; 45' max to peak height for gable, gambrel, hip and pitch roofs.

Accessory building - 10' max, 15' if averaging; 25' max to peak height for gable, gambrel, hip and pitch roofs.

Building Area (MIN)
First floor - 900 sq ft
Total -
Single-family dwelling unit: 1,000 sq ft
Two-family or more dwelling units: 750 sq ft per dwelling unit.

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805 WELLS STREET
DELAFIELD, WI 53018

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|---|---|

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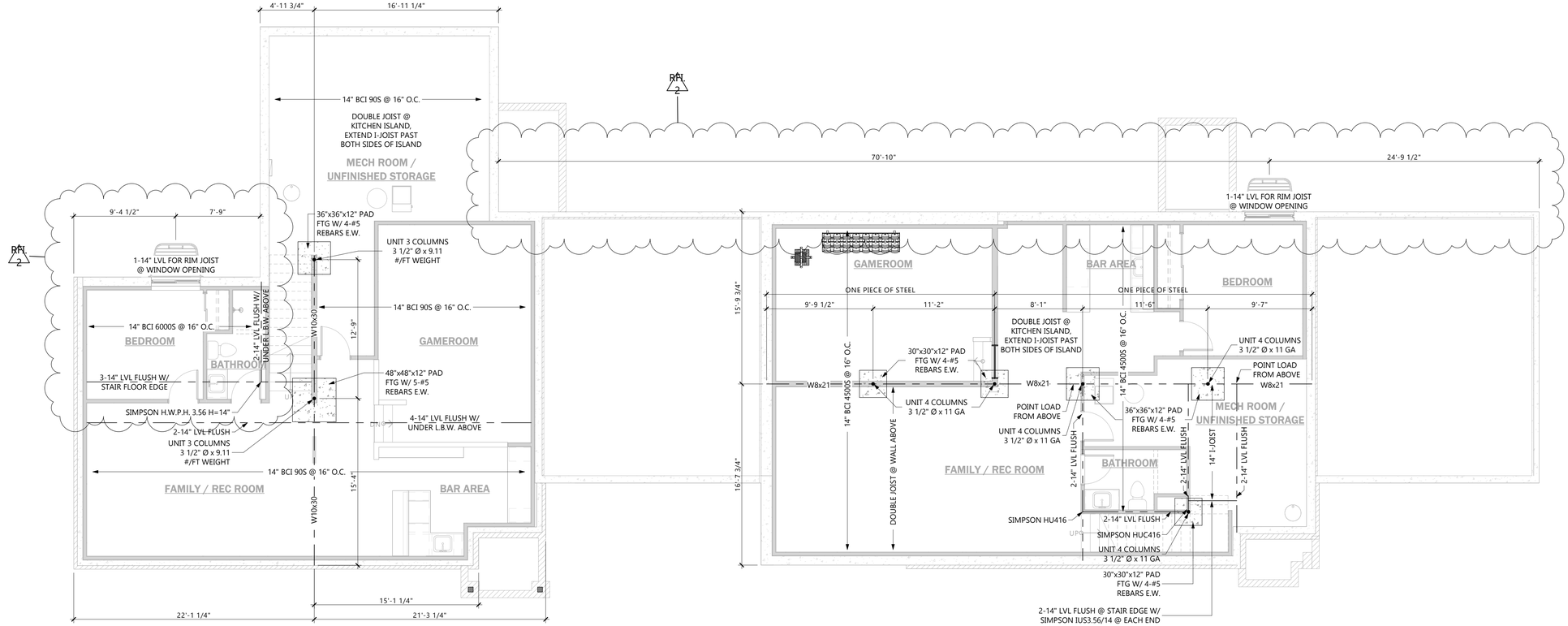
|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | SITE PLAN |

V1.0




# 1 LOWER LEVEL PLAN - STRUCTURAL

SCALE: 3/16" = 1'-0"

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - FIRST FLOOR | 1648 SF |
| UNIT 3 - LOWER LEVEL | 1048 SF |
| UNIT 4 - FIRST FLOOR | 1629 SF |
| UNIT 4 - LOWER LEVEL | 1207 SF |
| TOTAL SF | 5531 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - GARAGE | 516 SF |
| UNIT 3 - UNFINISHED LOWER LEVEL | 393 SF |
| UNIT 4 - GARAGE | 516 SF |
| UNIT 4 - UNFINISHED LOWER LEVEL | 236 SF |
| TOTAL SF | 1662 SF |

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**805 WELLS STREET**
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| REVISION NUMBER | DATE |
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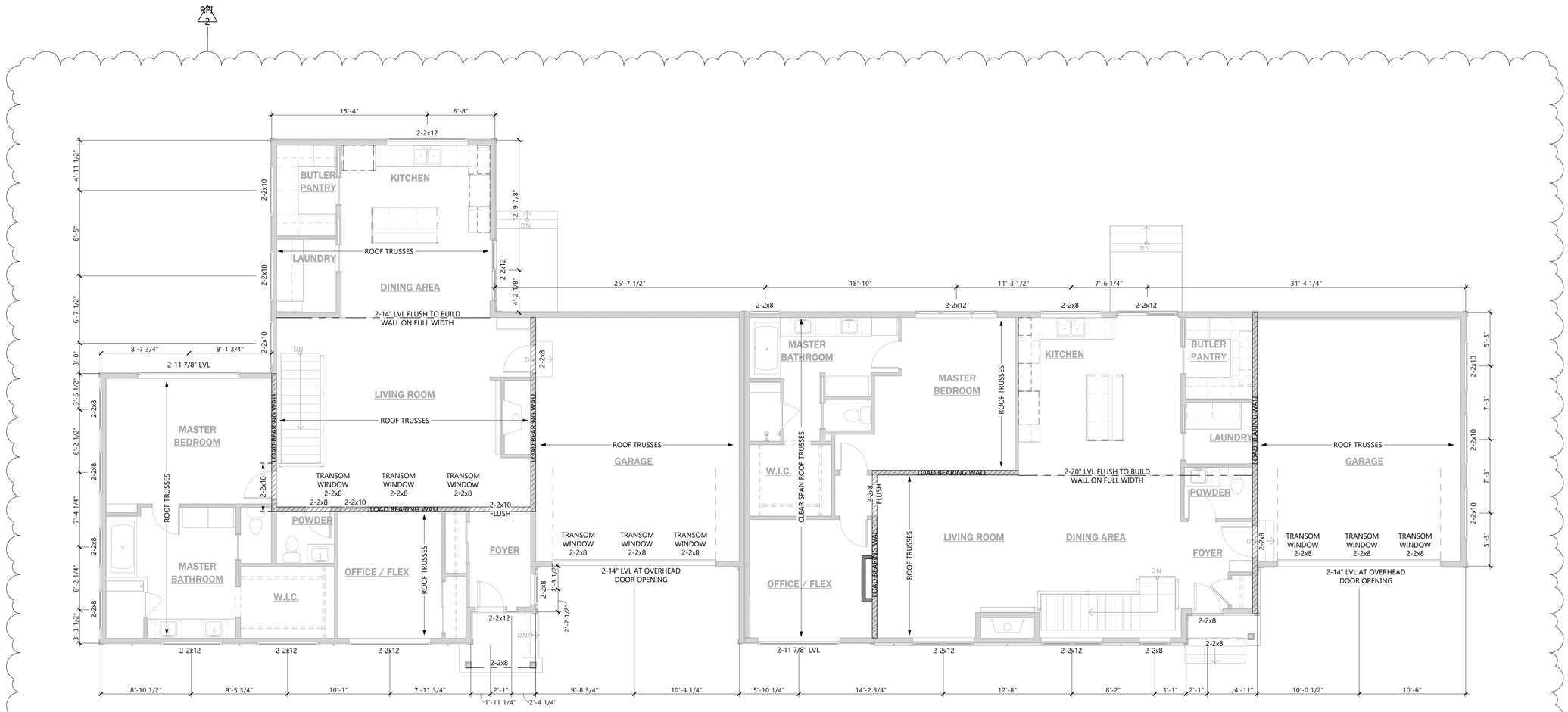
| RFI. 1 | 04/03/2025 |
| RFI. 2 | 01/09/2026 |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/6/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

SHEET TITLE:
**STRUCTURAL**
**LOWER LEVEL PLAN**

# S1.1




1 FIRST FLOOR PLAN - STRUCTURAL

SCALE: 3/16" = 1'-0"

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - FIRST FLOOR | 1648 SF |
| UNIT 3 - LOWER LEVEL | 1048 SF |
| UNIT 4 - FIRST FLOOR | 1629 SF |
| UNIT 4 - LOWER LEVEL | 1207 SF |
| TOTAL SF | 5531 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - GARAGE | 516 SF |
| UNIT 3 - UNFINISHED LOWER LEVEL | 393 SF |
| UNIT 4 - GARAGE | 516 SF |
| UNIT 4 - UNFINISHED LOWER LEVEL | 236 SF |
| TOTAL SF | 1662 SF |

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|---|---|
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| DATE: | 1/6/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

SHEET TITLE:
STRUCTURAL FIRST FLOOR PLAN

S1.2

# FOUNDATION NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF CONCRETE TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL WINDOW DIMENSIONS ARE SHOWN ON LOWER LEVEL PLAN.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

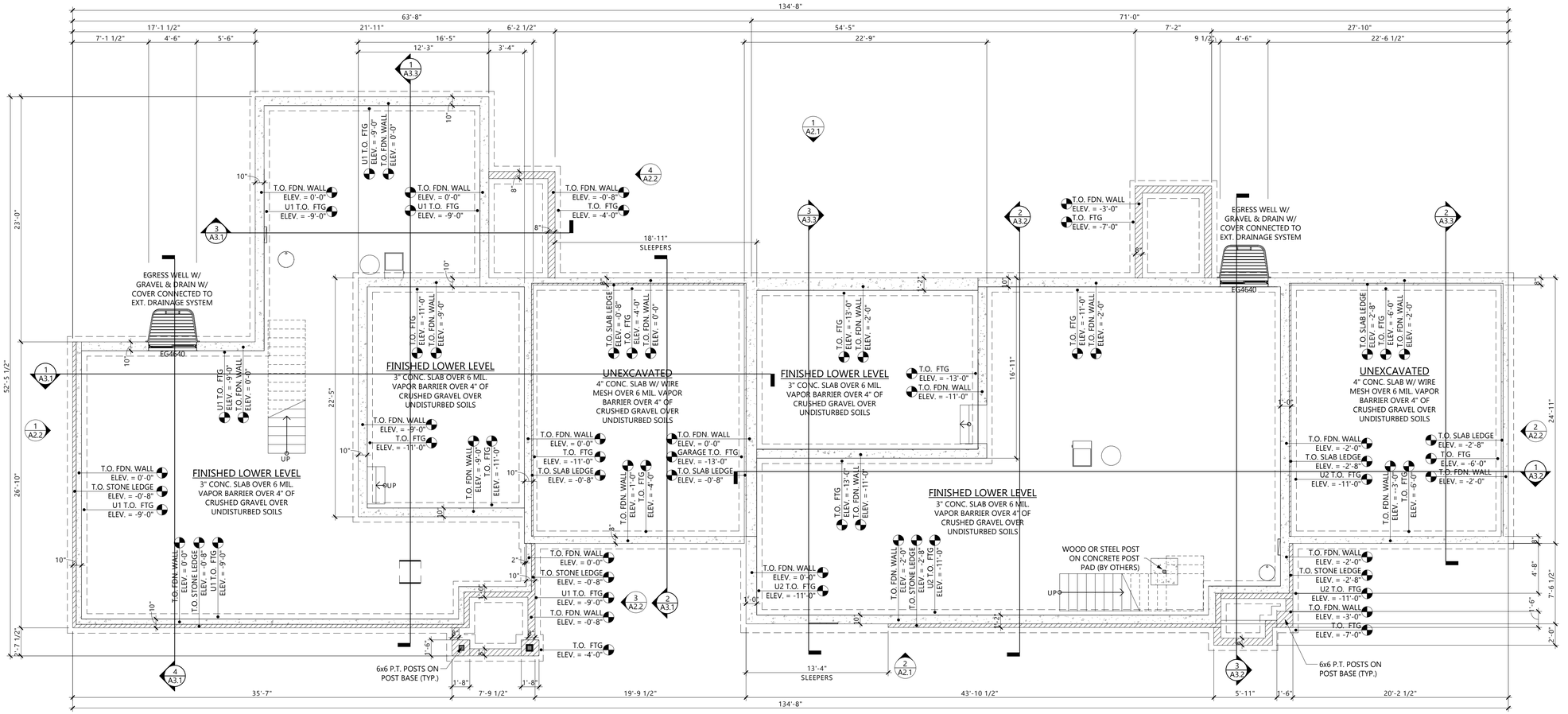
WALL FOOTINGS
- ALL FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 48" UNLESS ENGINEERING SPECIFIES OTHERWISE
- ALL FOOTINGS SHALL BE 4000PSI POURED CONCRETE W/ REBAR PER CODE
- FORM-A-DRAIN OR DRAIN TILE SHALL BE INSTALLED AT ALL FOOTINGS UNDER OCCUPIABLE BASEMENT SPACE
- FOOTINGS SHALL BE A MINIMUM OF 6" WIDER THAN THE WALL THEY SUPPORT AND A MINIMUM OF 8" THICK UNLESS SOIL OR ENGINEERING REQUIRE OTHERWISE

PAD FOOTINGS
- ALL CONCRETE SHALL BE 4000PSI POURED CONCRETE
- REFER TO PLAN AND ENGINEERING FOR ADDITIONAL INFORMATION

COLUMNS
- REFER TO PLAN AND ENGINEERING FOR ADDITIONAL INFORMATION

CONCRETE WALLS
- ALL CONCRETE WALLS SHALL BE 4000PSI POURED CONCRETE W/ REBAR PER CODE
- ALL CONCRETE WALLS SHALL BE DESIGNED FOR 60PSF OF SOIL LOAD UNLESS MUNICIPALITY OR SOIL REQUIRES OTHERWISE
- REFER TO PLAN FOR THICKNESS AND HEIGHT

GRAVEL UNDER SLAB
- GRAVEL UNDER THE BASEMENT SLAB SHALL BE LEVELED SO THAT THE BOTTOM OF THE SLAB IS FLUSH WITH THE TOP OF THE WALL FOOTINGS




## 1 FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - FIRST FLOOR | 1648 SF |
| UNIT 3 - LOWER LEVEL | 1048 SF |
| UNIT 4 - FIRST FLOOR | 1629 SF |
| UNIT 4 - LOWER LEVEL | 1207 SF |
| TOTAL SF | 5531 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - GARAGE | 516 SF |
| UNIT 3 - UNFINISHED LOWER LEVEL | 393 SF |
| UNIT 4 - GARAGE | 516 SF |
| UNIT 4 - UNFINISHED LOWER LEVEL | 236 SF |
| TOTAL SF | 1662 SF |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# DELAFIELD, WI 53018

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| DATE: | 9/17/2025 |
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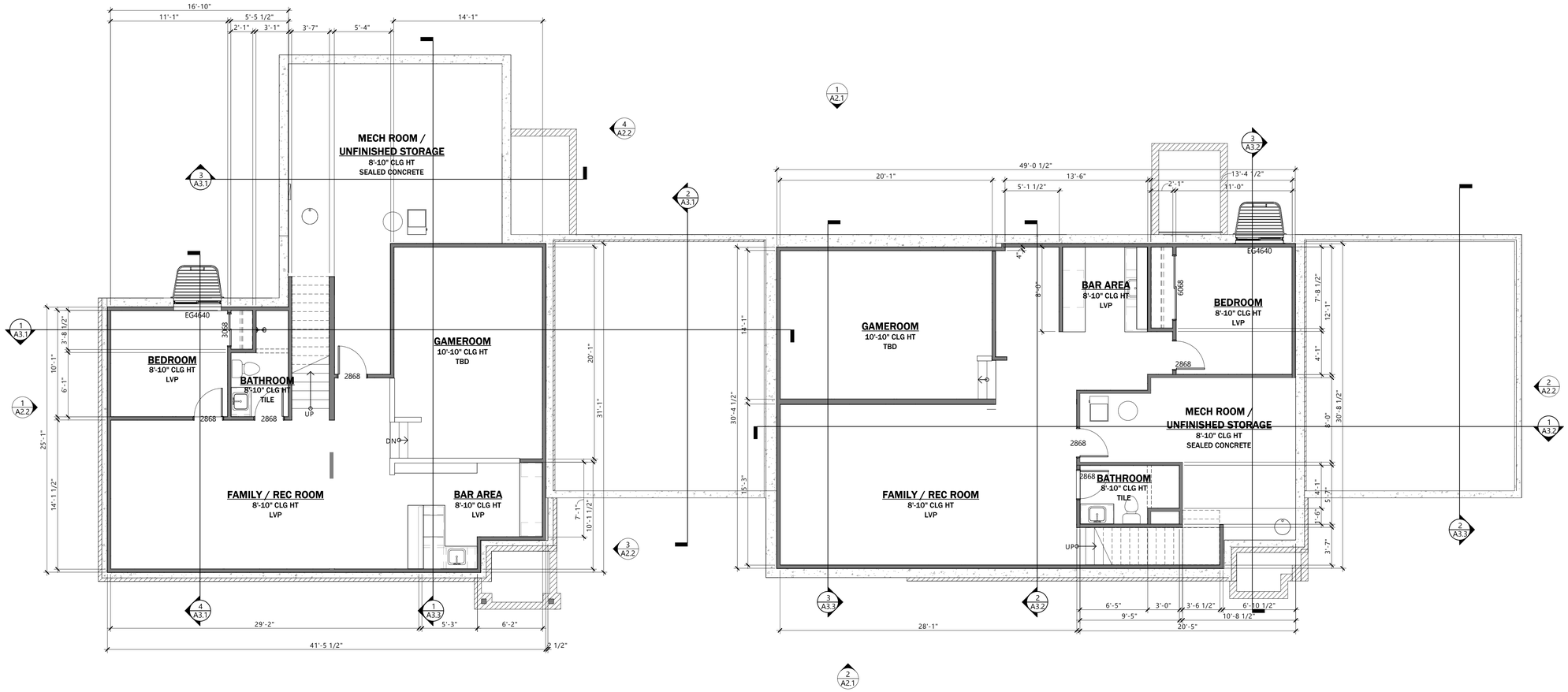
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

**FOUNDATION PLAN**

# A1.0




# 1 LOWER LEVEL PLAN

SCALE: 3/16" = 1'-0"

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - FIRST FLOOR | 1648 SF |
| UNIT 3 - LOWER LEVEL | 1048 SF |
| UNIT 4 - FIRST FLOOR | 1629 SF |
| UNIT 4 - LOWER LEVEL | 1207 SF |
| TOTAL SF | 5531 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - GARAGE | 516 SF |
| UNIT 3 - UNFINISHED LOWER LEVEL | 393 SF |
| UNIT 4 - GARAGE | 516 SF |
| UNIT 4 - UNFINISHED LOWER LEVEL | 236 SF |
| TOTAL SF | 1662 SF |

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|---|---|
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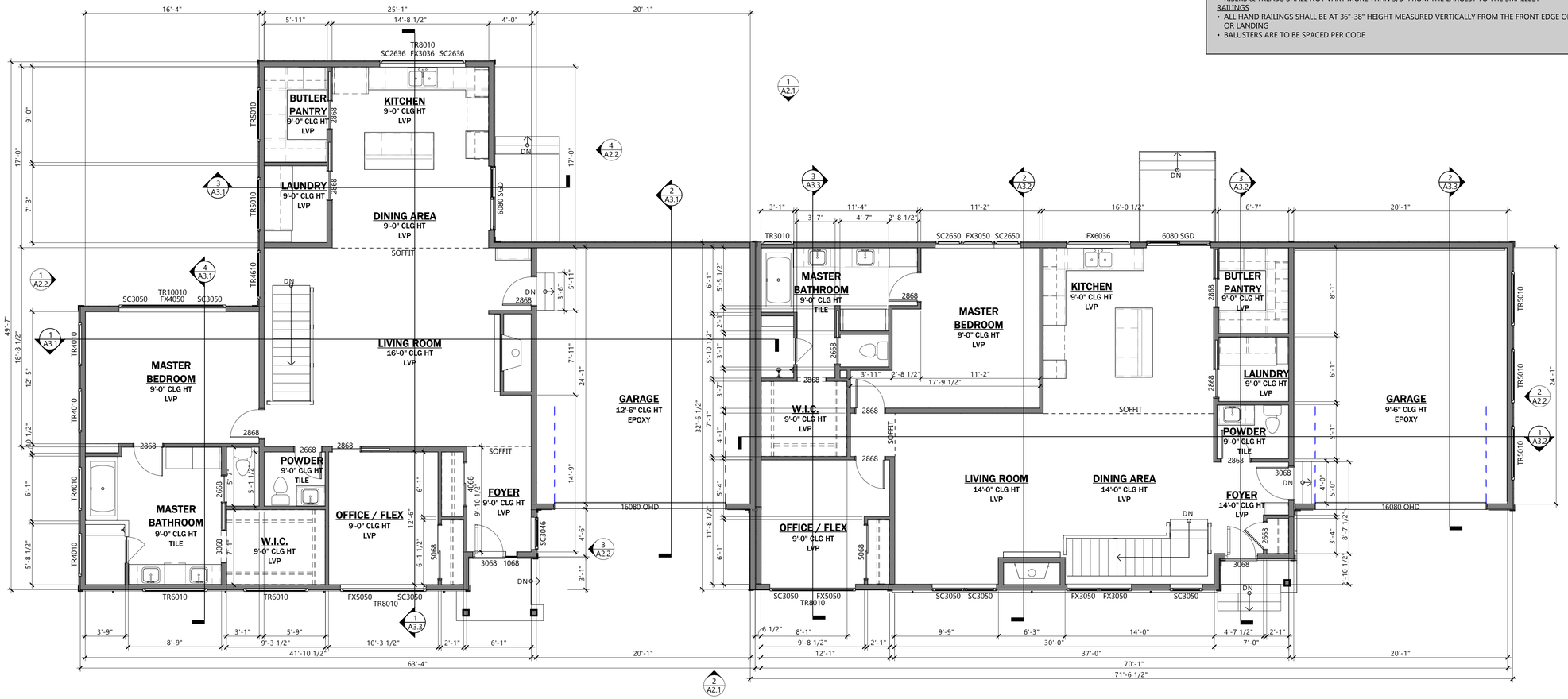
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

LOWER LEVEL PLAN

A1.1




# 1 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

## FIRST FLOOR PLAN NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

FLOOR SYSTEM
- 24" FLOOR TRUSSES, SPACING AND SERIES PER MANUFACTUER/ SUPPLIER UNLESS NOTED OTHERWISE
- ADD BLOCKING UNDER KITCHEN ISLAND AND TO APPROXIMATELY 5' BEYOND ISLAND IN ALL DIRECTIONS
- GLUE & NAIL SUBFLOOR TO JOISTS
- GLUE ALL SUBFLOOR JOINTS

HEADERS
- HEADERS SHALL BE SIZED AS SMALL AS POSSIBLE WITH A MAX DEFLECTION OF 0.4"
- HEADERS SHALL BE INSULATED WHERE POSSIBLE

WALLS
- ALL WALLS ARE TO BE 16" O.C. UNLESS CODE OR ENGINEERING REQUIRES OTHERWISE
- ALL EXTERIOR WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT
- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS OVER 12' IN HEIGHT SHALL BE PSL OR LSL LUMBER
- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR AND BEARING WALLS SHALL HAVE A DOUBLE TOP PLATE AND A SINGLE SILL PLATE
- ALL NON-BEARING INTERIOR WALLS SHALL HAVE A SINGLE TOP PLATE AND A SINGLE SILL PLATE

WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
- ALL BI-FOLD DOOR ROUGH OPENINGS SHALL BE 1 1/2" WIDER THAN MARKED ON PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
- ALL STAIRS SHALL HAVE A MAX RISER HEIGHT OF 8" AND A TREAD DEPTH OF 10" WITH A 1" NOSE
- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
- ALL HAND RAILINGS SHALL BE AT 36"-38" HEIGHT MEASURED VERTICALLY FROM THE FRONT EDGE OF THE TREAD NOSE OR LANDING
- BALUSTERS ARE TO BE SPACED PER CODE

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - FIRST FLOOR | 1648 SF |
| UNIT 3 - LOWER LEVEL | 1048 SF |
| UNIT 4 - FIRST FLOOR | 1629 SF |
| UNIT 4 - LOWER LEVEL | 1207 SF |
| TOTAL SF | 5531 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - GARAGE | 516 SF |
| UNIT 3 - UNFINISHED LOWER LEVEL | 393 SF |
| UNIT 4 - GARAGE | 516 SF |
| UNIT 4 - UNFINISHED LOWER LEVEL | 236 SF |
| TOTAL SF | 1662 SF |

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# THE 805 - BUILDING 2 (NORTH)
805 WELLS STREET
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| RFI. 1 | 04/03/2025 |

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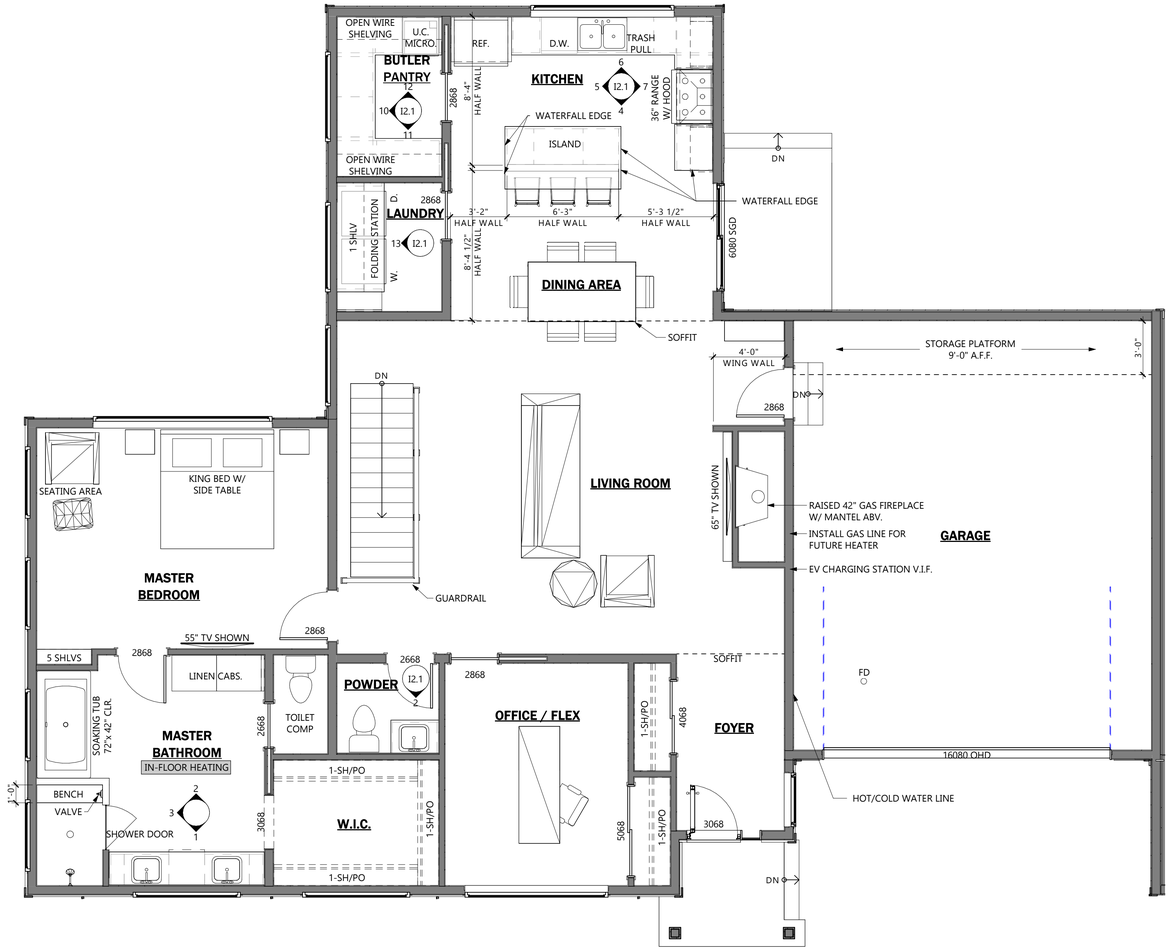
|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

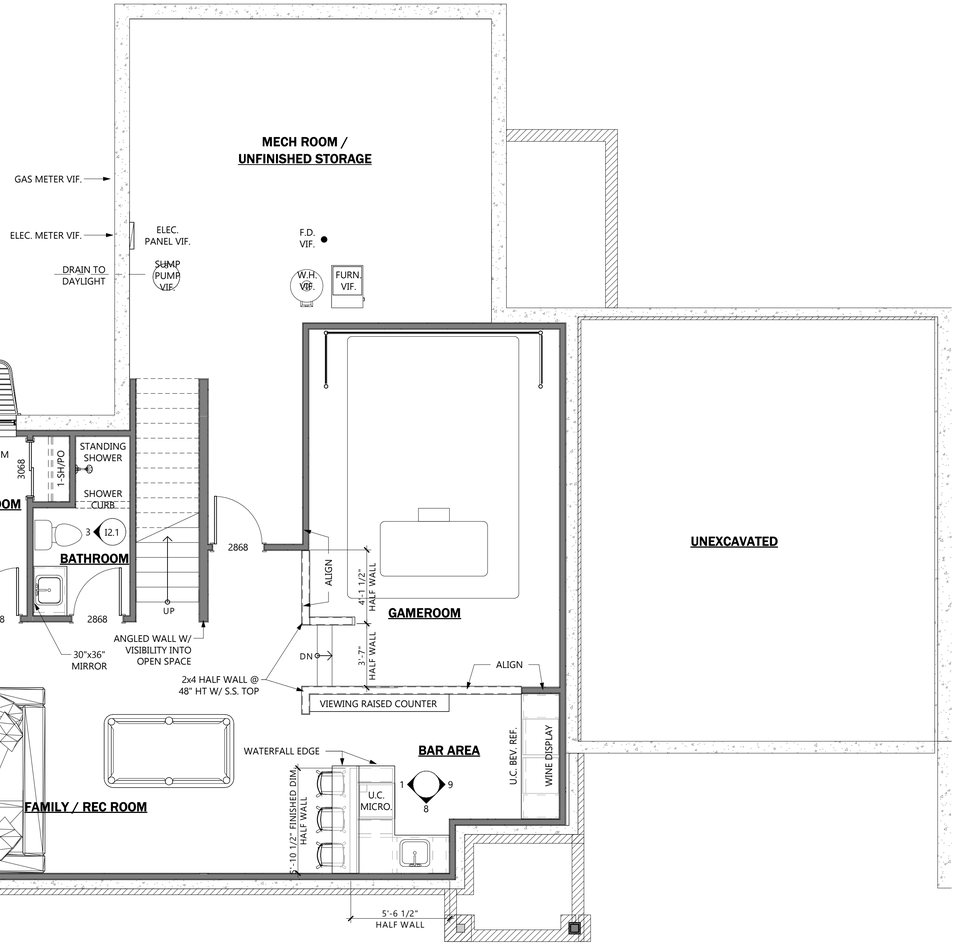
FIRST FLOOR PLAN

A1.2




# UNIT 3 - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"




# UNIT 3 - LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - FIRST FLOOR | 1648 SF |
| UNIT 3 - LOWER LEVEL | 1048 SF |
| UNIT 4 - FIRST FLOOR | 1629 SF |
| UNIT 4 - LOWER LEVEL | 1207 SF |
| TOTAL SF | 5531 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - GARAGE | 516 SF |
| UNIT 3 - UNFINISHED LOWER LEVEL | 393 SF |
| UNIT 4 - GARAGE | 516 SF |
| UNIT 4 - UNFINISHED LOWER LEVEL | 236 SF |
| TOTAL SF | 1662 SF |

## FIRST FLOOR PLAN NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

FLOOR SYSTEM
- 24" FLOOR TRUSSES, SPACING AND SERIES PER MANUFACTUER/ SUPPLIER UNLESS NOTED OTHERWISE
- ADD BLOCKING UNDER KITCHEN ISLAND AND TO APPROXIMATELY 5' BEYOND ISLAND IN ALL DIRECTIONS
- GLUE & NAIL SUBFLOOR TO JOISTS
- GLUE ALL SUBFLOOR JOINTS

HEADERS
- HEADERS SHALL BE SIZED AS SMALL AS POSSIBLE WITH A MAX DEFLECTION OF 0.4"
- HEADERS SHALL BE INSULATED WHERE POSSIBLE

WALLS
- ALL WALLS ARE TO BE 16" O.C. UNLESS CODE OR ENGINEERING REQUIRES OTHERWISE
- ALL EXTERIOR WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT
- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS OVER 12' IN HEIGHT SHALL BE PSL OR LSL LUMBER
- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR AND BEARING WALLS SHALL HAVE A DOUBLE TOP PLATE AND A SINGLE SILL PLATE
- ALL NON-BEARING INTERIOR WALLS SHALL HAVE A SINGLE TOP PLATE AND A SINGLE SILL PLATE

WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
- ALL BI-FOLD DOOR ROUGH OPENINGS SHALL BE 1 1/2" WIDER THAN MARKED ON PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
- ALL STAIRS SHALL HAVE A MAX RISER HEIGHT OF 8" AND A TREAD DEPTH OF 10" WITH A 1" NOSE
- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
- ALL HAND RAILINGS SHALL BE AT 36"-38" HEIGHT MEASURED VERTICALLY FROM THE FRONT EDGE OF THE TREAD NOSE OR LANDING
- BALUSTERS ARE TO BE SPACED PER CODE

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**805 WELLS STREET**
**DELAFIELD, WI 53018**

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|---|---|
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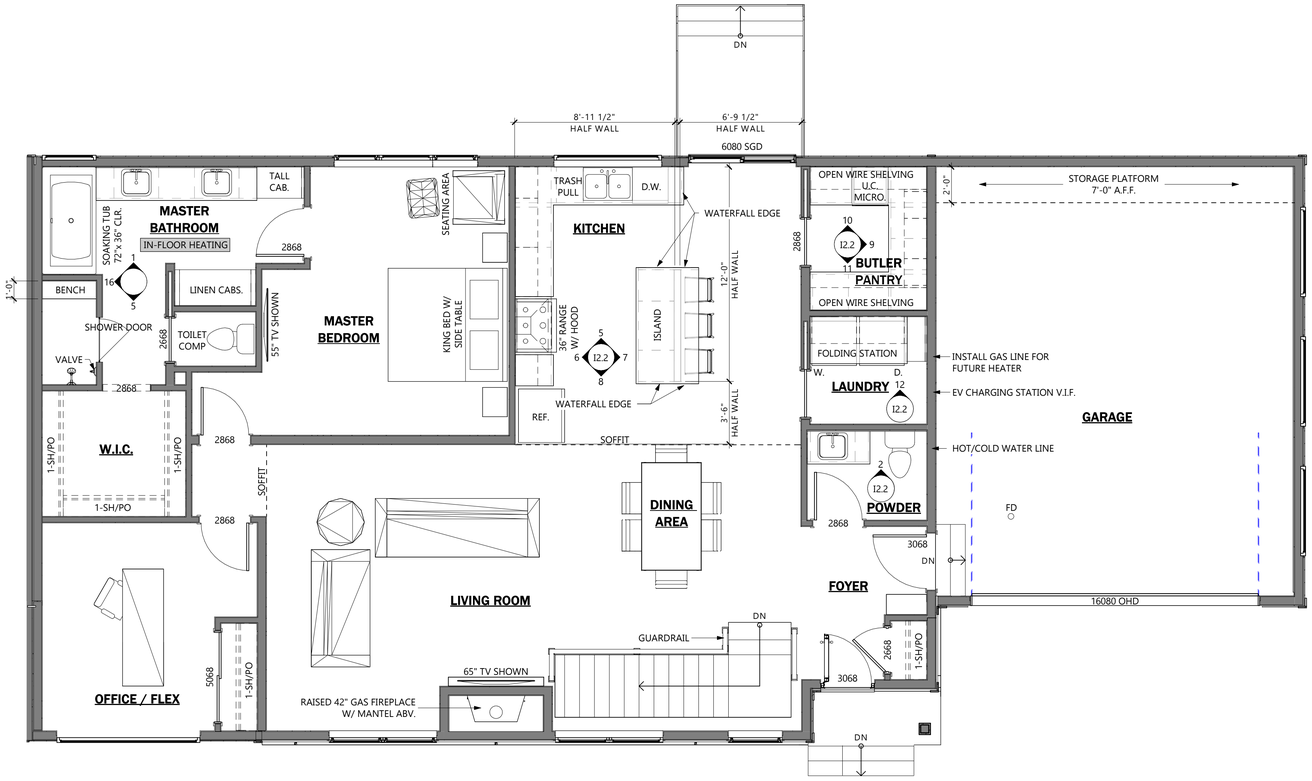
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

**UNIT 3 FLOOR PLANS**

A1.3




1 UNIT 4 - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

## FIRST FLOOR PLAN NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

FLOOR SYSTEM
- 24" FLOOR TRUSSES, SPACING AND SERIES PER MANUFACTUER/ SUPPLIER UNLESS NOTED OTHERWISE
- ADD BLOCKING UNDER KITCHEN ISLAND AND TO APPROXIMATELY 5' BEYOND ISLAND IN ALL DIRECTIONS
- GLUE & NAIL SUBFLOOR TO JOISTS
- GLUE ALL SUBFLOOR JOINTS

HEADERS
- HEADERS SHALL BE SIZED AS SMALL AS POSSIBLE WITH A MAX DEFLECTION OF 0.4"
- HEADERS SHALL BE INSULATED WHERE POSSIBLE

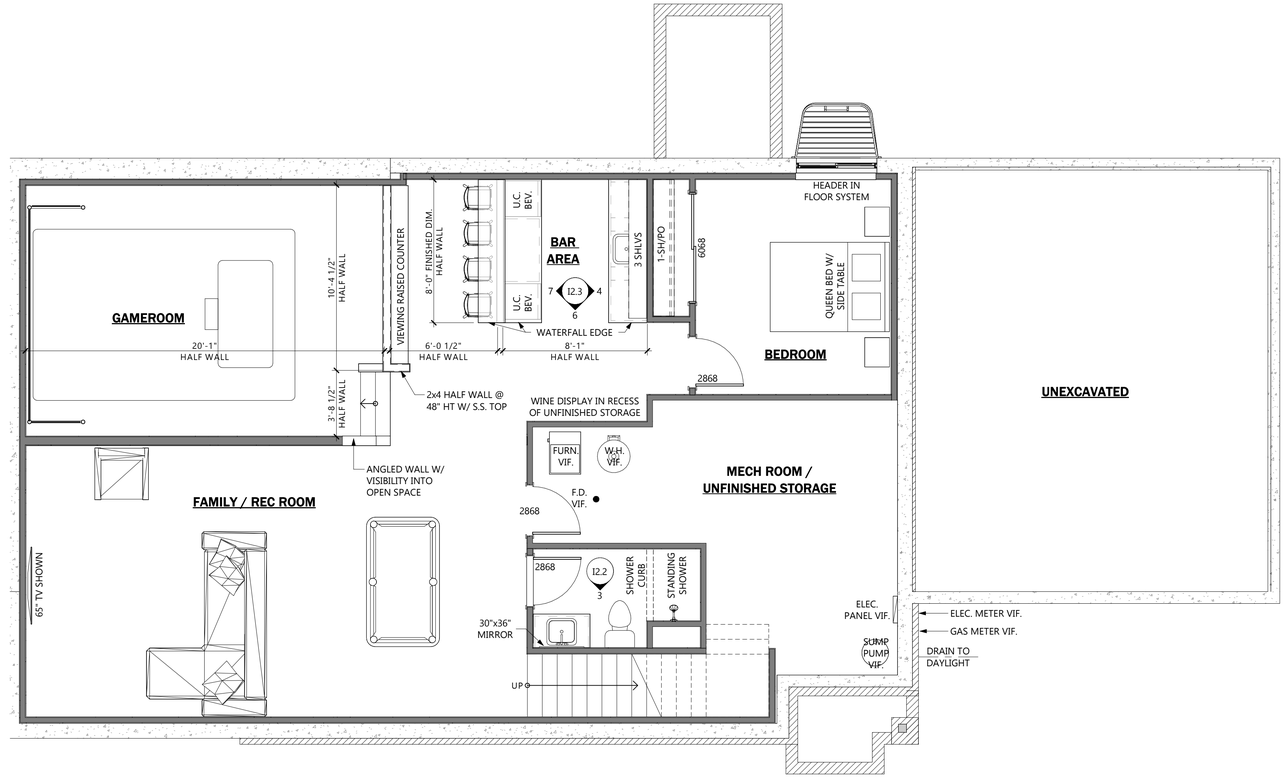
WALLS
- ALL WALLS ARE TO BE 16" O.C. UNLESS CODE OR ENGINEERING REQUIRES OTHERWISE
- ALL EXTERIOR WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT
- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS OVER 12' IN HEIGHT SHALL BE PSL OR LSL LUMBER
- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR AND BEARING WALLS SHALL HAVE A DOUBLE TOP PLATE AND A SINGLE SILL PLATE
- ALL NON-BEARING INTERIOR WALLS SHALL HAVE A SINGLE TOP PLATE AND A SINGLE SILL PLATE

WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
- ALL BI-FOLD DOOR ROUGH OPENINGS SHALL BE 1 1/2" WIDER THAN MARKED ON PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
- ALL STAIRS SHALL HAVE A MAX RISER HEIGHT OF 8" AND A TREAD DEPTH OF 10" WITH A 1" NOSE
- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
- ALL HAND RAILINGS SHALL BE AT 36"-38" HEIGHT MEASURED VERTICALLY FROM THE FRONT EDGE OF THE TREAD NOSE OR LANDING
- BALUSTERS ARE TO BE SPACED PER CODE




2 UNIT 4 - LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

### LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - FIRST FLOOR | 1648 SF |
| UNIT 3 - LOWER LEVEL | 1048 SF |
| UNIT 4 - FIRST FLOOR | 1629 SF |
| UNIT 4 - LOWER LEVEL | 1207 SF |
| TOTAL SF | 5531 SF |

### NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 3 - GARAGE | 516 SF |
| UNIT 3 - UNFINISHED LOWER LEVEL | 393 SF |
| UNIT 4 - GARAGE | 516 SF |
| UNIT 4 - UNFINISHED LOWER LEVEL | 236 SF |
| TOTAL SF | 1662 SF |

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# THE 805 - BUILDING 2
## 805 WELLS STREET
## DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|
| RFI. 1 | 04/03/2025 |

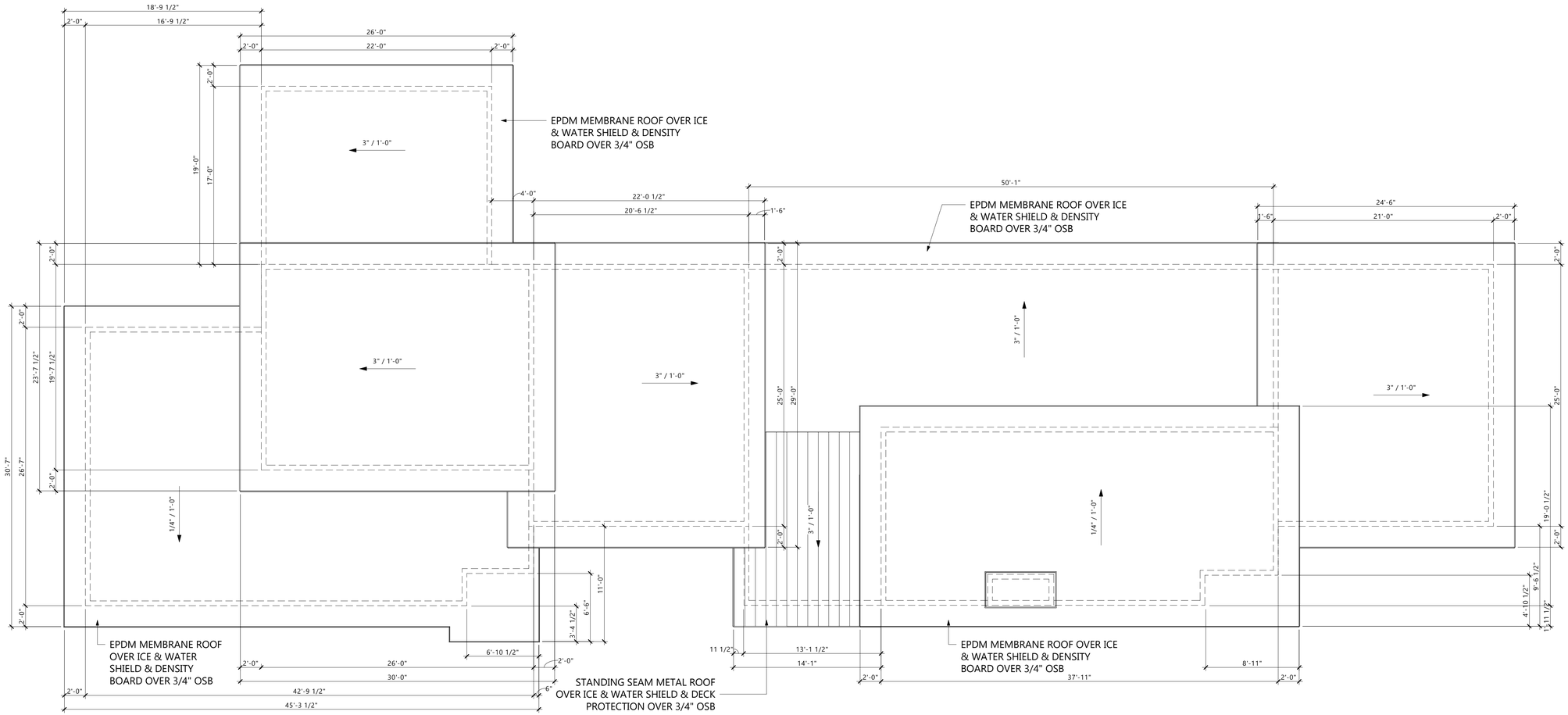
| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

**UNIT 4 FLOOR PLANS**

# A1.4

## ROOF NOTES

- VENT EAVES AND RIDGE PER CODE
- SEE BUILDING SECTIONS FOR HEEL HEIGHTS
- DIMENSIONS ARE TO ROUGH FRAMING
- SEE SPECS FOR ROOF MATERIALS & INSTALL REQUIREMENTS
- ICE & WATER SHEILD ON ENTIRE ROOF FOR SLOPES 3/12 OR LESS




# 1 ROOF PLAN

SCALE: 3/16" = 1'-0"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**THE 805 - BUILDING 2 (NORTH)**
**805 WELLS STREET**
**DELAFIELD, WI 53018**

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|---|---|

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|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | ROOF PLAN |

A1.5

## EXTERIOR LIGHT FIXTURE NOTES

- FRONT ENTRY LIGHTS TO BE CONTROLLED WITH A SWITCH
- RECESSED CAN LIGHTS AND DECORATIVE FIXTURES TO BE PHOTO CELL ON / TIMECLOCK OFF

**59"DECORATIVE FIXTURE**
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 59"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

**24"DECORATIVE FIXTURE**
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 24"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

**SOFFIT FIXTURE**
- MANUFACTURER: TBD
- TYPE: TBD
- STYLE: RECESSED CAN LIGHT
- SIZE: TBD
- COLOR TEMP: TBD

## EXTERIOR MATERIALS: (VERIFY W/ SPECS.)

**ROOF**
- MANUFACTURER: PAC CLAD
- COLOR: BLACK

**GUTTERS**
- COLOR: BLACK

**DOWNSPOUTS**
- COLOR: BLACK

**STONE:**
- MANUFACTURER: HALQUIST
- FINISH: LEDGE COLLECTION
- COLOR: ASHVILLE

**PRIMARY EXTERIOR SIDING**
- MANUFACTURER: WOODTONE
- FINISH: RUSTIC SERIES
- COLOR: ROASTED WALNUT
- SHEEN: SATIN

**SECONDARY EXTERIOR SIDING**
- MANUFACTURER: SMARTSIDE
- TYPE: VERTICAL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

**TERTIARY EXTERIOR SIDING**
- MANUFACTURER: SMARTSIDE
- TYPE: PANEL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

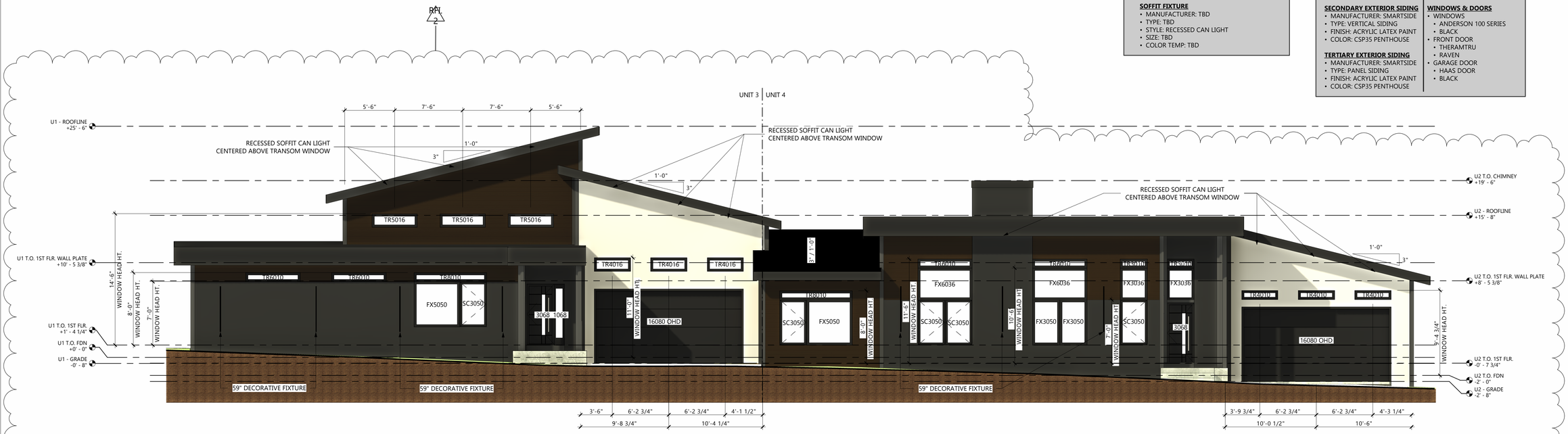
**EXTERIOR TRIM**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

**FASCIA**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

**SOFFITS**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE
- SHEEN: SATIN

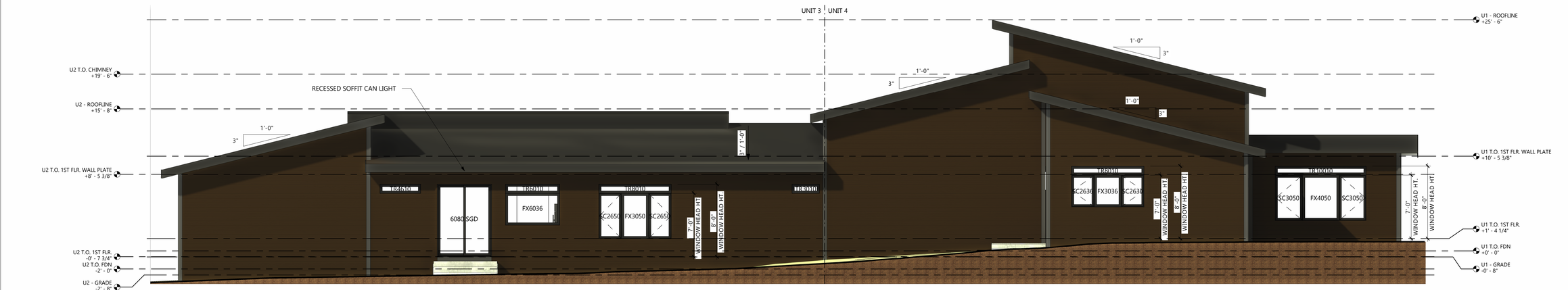
**COLUMNS**
- COLOR: BLACK

**WINDOWS & DOORS**
- WINDOWS
  - ANDERSON 100 SERIES
  - BLACK
- FRONT DOOR
  - THERAMTRU
  - RAVEN
- GARAGE DOOR
  - HAAS DOOR
  - BLACK




2 FRONT ELEVATION

SCALE: 3/16" = 1'-0"




1 REAR ELEVATION

SCALE: 3/16" = 1'-0"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## DELAFIELD, WI 53018

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| PROJECT #: | R1120 |
| DATE: | 1/6/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

SHEET TITLE:

**EXTERIOR ELEVATIONS**

# A2.1

## EXTERIOR LIGHT FIXTURE NOTES

- FRONT ENTRY LIGHTS TO BE CONTROLLED WITH A SWITCH
- RECESSED CAN LIGHTS AND DECORATIVE FIXTURES TO BE PHOTO CELL ON / TIMECLOCK OFF

**59"DECORATIVE FIXTURE**
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 59"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

**24"DECORATIVE FIXTURE**
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 24"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

**SOFFIT FIXTURE**
- MANUFACTURER: TBD
- TYPE: TBD
- STYLE: RECESSED CAN LIGHT
- SIZE: TBD
- COLOR TEMP: TBD

## EXTERIOR MATERIALS: (VERIFY W/ SPECS.)

**ROOF**
- MANUFACTURER: PAC CLAD
- COLOR: BLACK

**GUTTERS**
- COLOR: BLACK

**DOWNSPOUTS**
- COLOR: BLACK

**STONE:**
- MANUFACTURER: HALQUIST
- FINISH: LEDGE COLLECTION
- COLOR: ASHVILLE

**PRIMARY EXTERIOR SIDING**
- MANUFACTURER: WOODTONE
- FINISH: RUSTIC SERIES
- COLOR: ROASTED WALNUT
- SHEEN: SATIN

**SECONDARY EXTERIOR SIDING**
- MANUFACTURER: SMARTSIDE
- TYPE: VERTICAL SIDING
- FINISH: ACRYLIC LATEX PAINT
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**TERTIARY EXTERIOR SIDING**
- MANUFACTURER: SMARTSIDE
- TYPE: PANEL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

**EXTERIOR TRIM**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

**FASCIA**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

**SOFFITS**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE
- SHEEN: SATIN

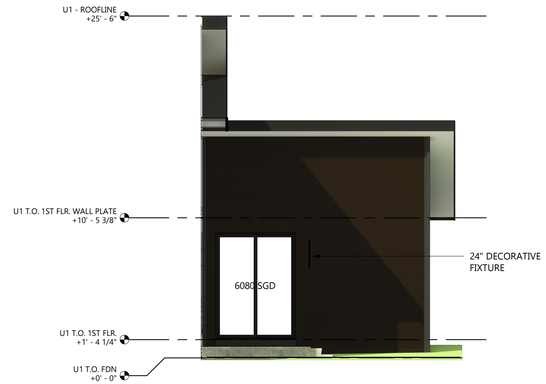
**COLUMNS**
- COLOR: BLACK

**WINDOWS & DOORS**
- WINDOWS
  - ANDERSON 100 SERIES
  - BLACK
- FRONT DOOR
  - THERMATRU
  - RAVEN
- GARAGE DOOR
  - HAAS DOOR
  - BLACK




## 3 UNIT 3 PARTIAL SIDE ELEVATION @ FOYER

SCALE: 3/16" = 1'-0"

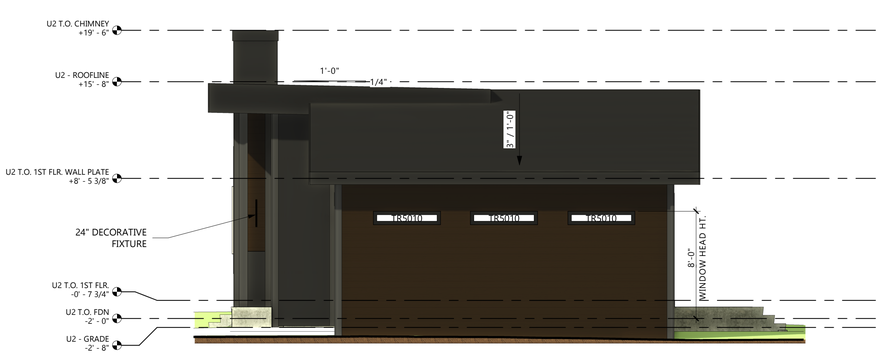



## 4 UNIT 3 PARTIAL SIDE ELEVATION @ KITCHEN

SCALE: 3/16" = 1'-0"

## 1 UNIT 3 SIDE ELEVATION

SCALE: 3/16" = 1'-0"




## 2 UNIT 4 SIDE ELEVATION

SCALE: 3/16" = 1'-0"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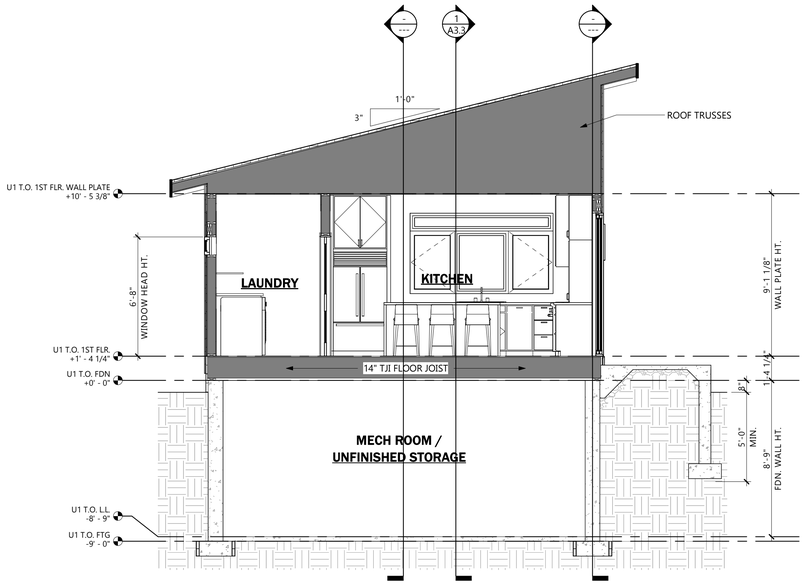
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

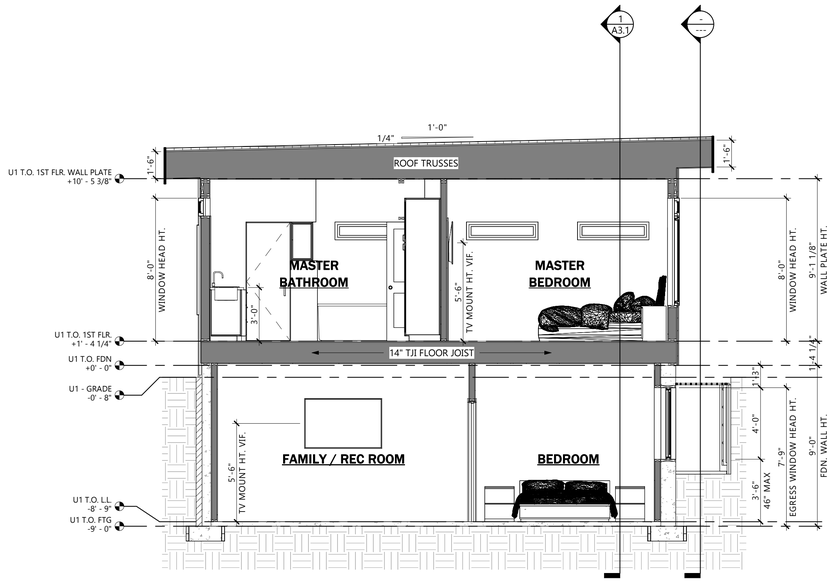
SHEET TITLE:
**EXTERIOR ELEVATIONS**

# A2.2



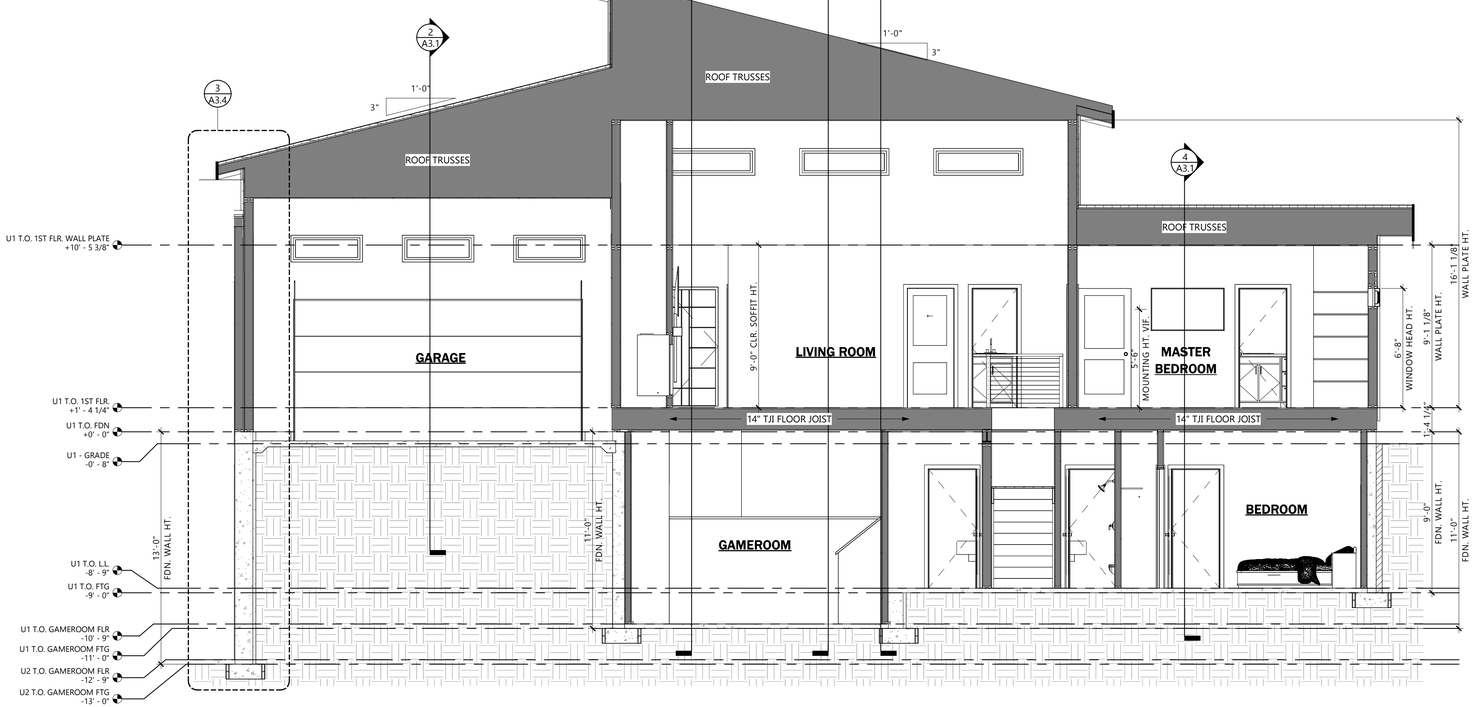

## 3 UNIT 3 - KITCHEN BLDG SECTION

SCALE: 1/4" = 1'-0"



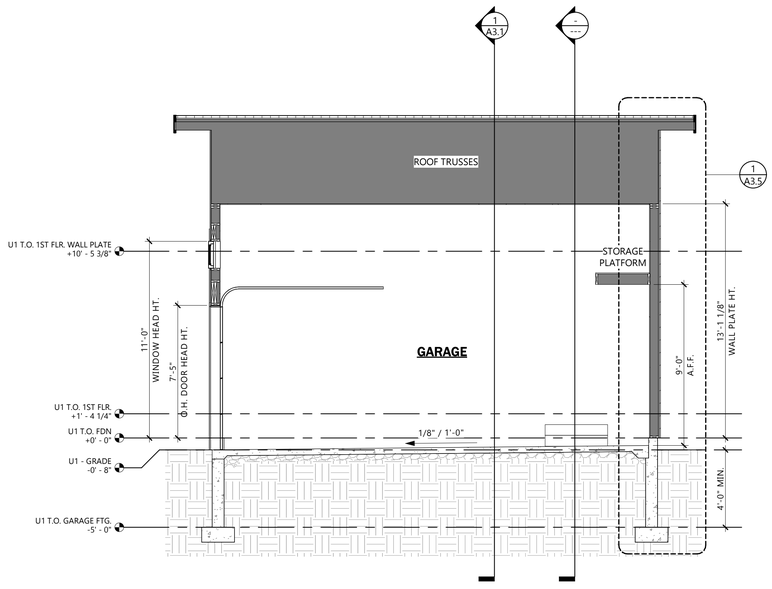

## 4 UNIT 3 - BEDROOM BLDG SECTION

SCALE: 1/4" = 1'-0"




## 1 UNIT 3 - LONGITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"




## 2 UNIT 3 - GARAGE BLDG SECTION

SCALE: 1/4" = 1'-0"

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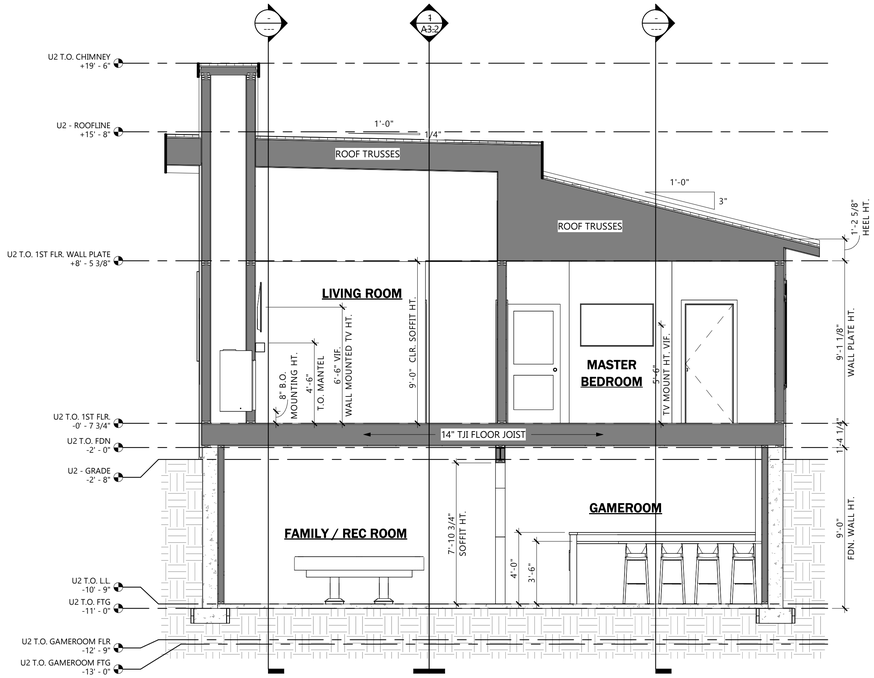
|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

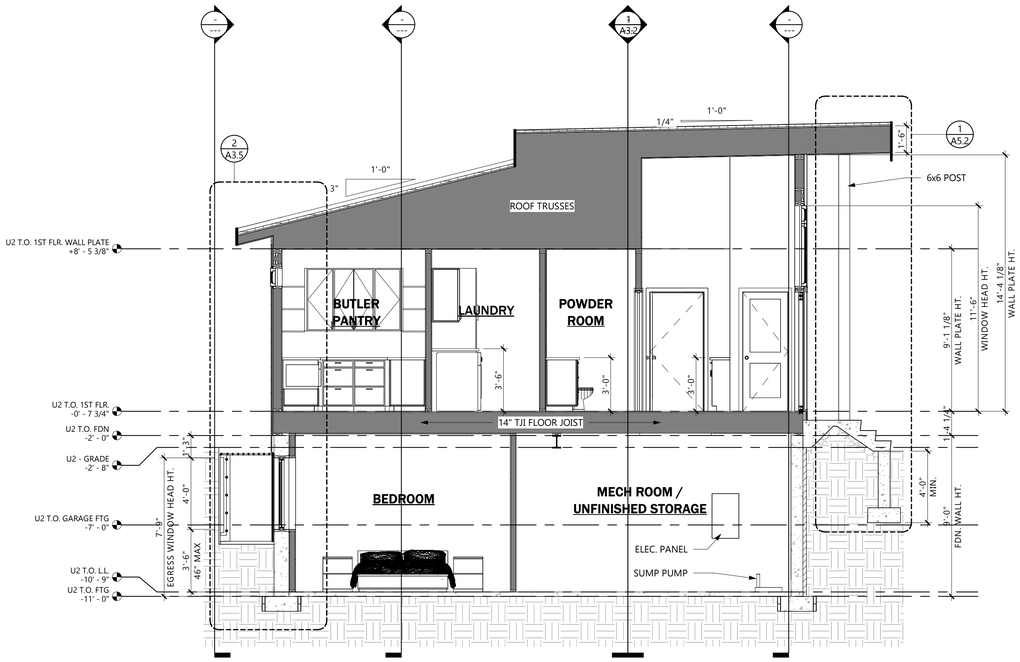
**BUILDING SECTIONS**

# A3.1



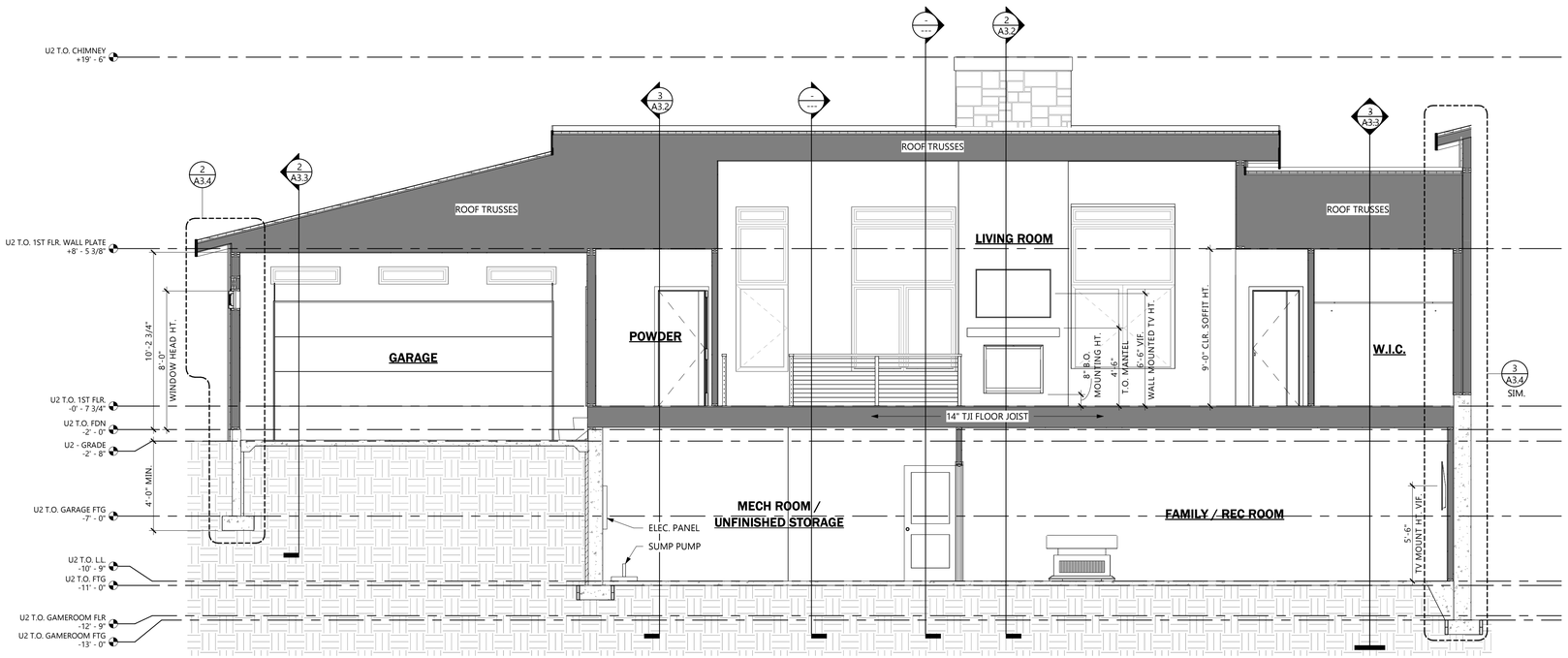

## 2 UNIT 4 - LIVING ROOM BLDG SECTION

SCALE: 1/4" = 1'-0"




## 3 UNIT 4 - FOYER BLDG SECTION

SCALE: 1/4" = 1'-0"




## 1 UNIT 4 - LONGITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"

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**BUILDING SECTIONS**

# A3.2

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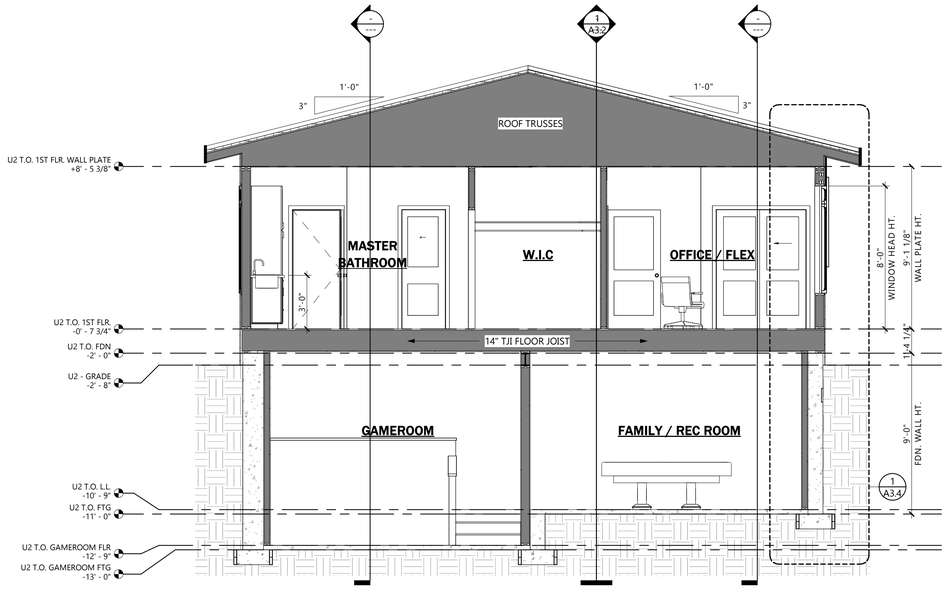
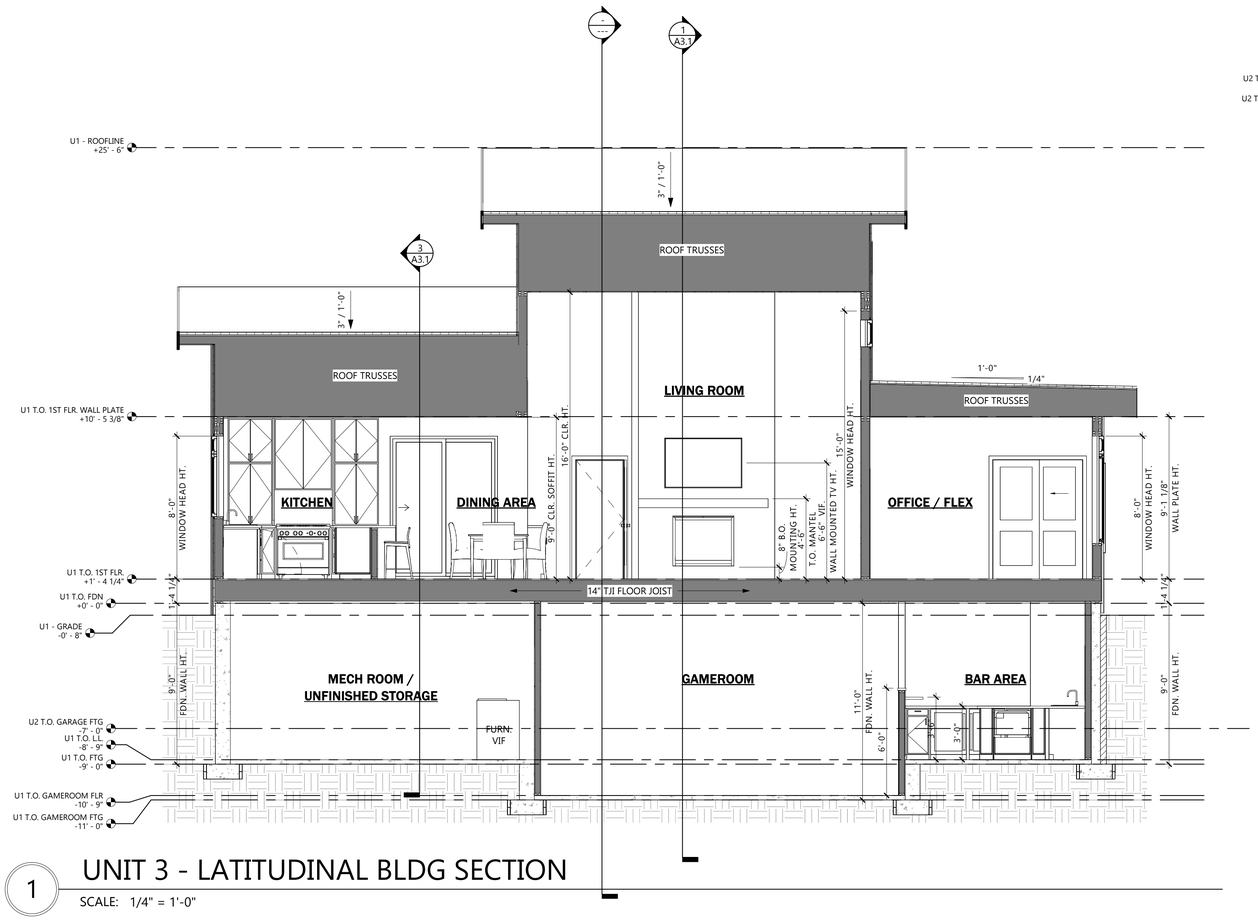


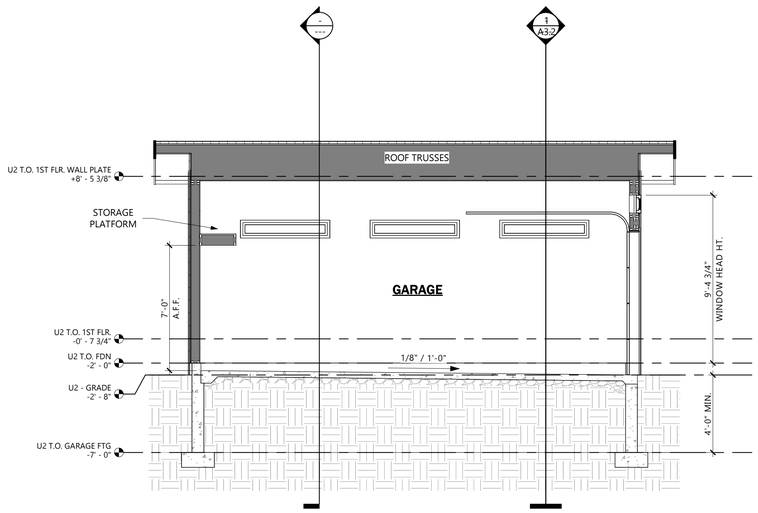

## 3 UNIT 4 - LATITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"




## 1 UNIT 3 - LATITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"




## 2 UNIT 4 - GARAGE BLDG SECTION

SCALE: 1/4" = 1'-0"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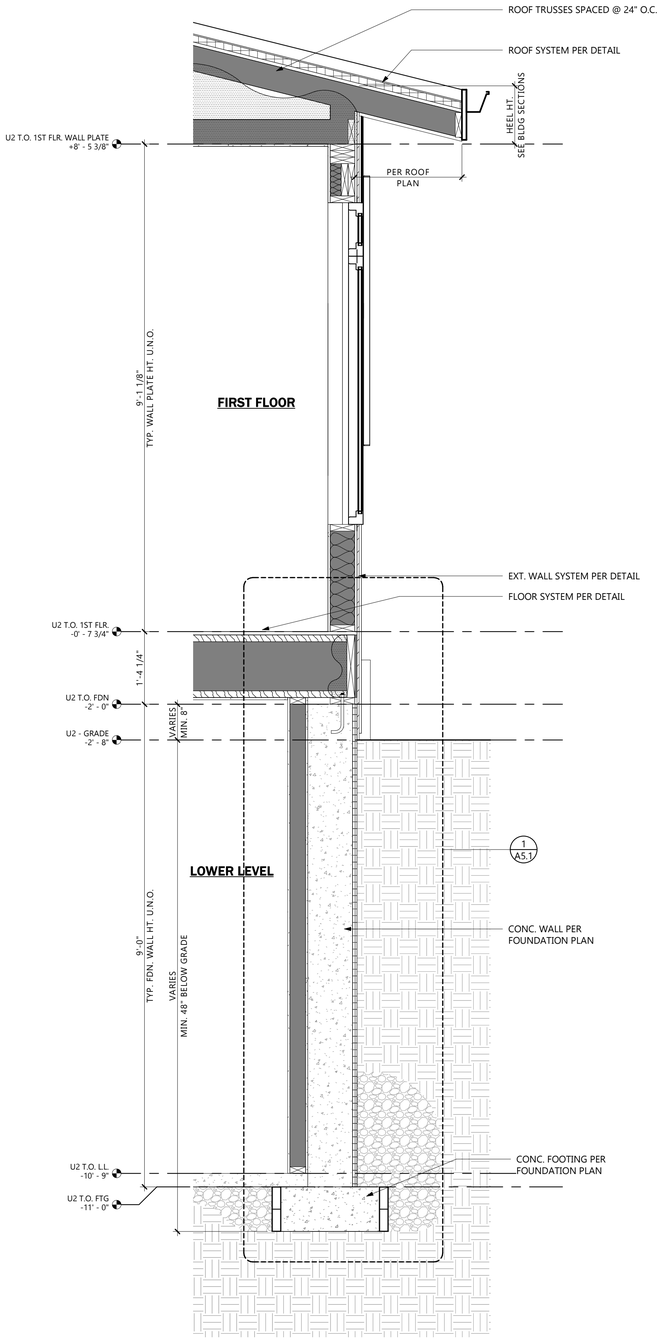
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

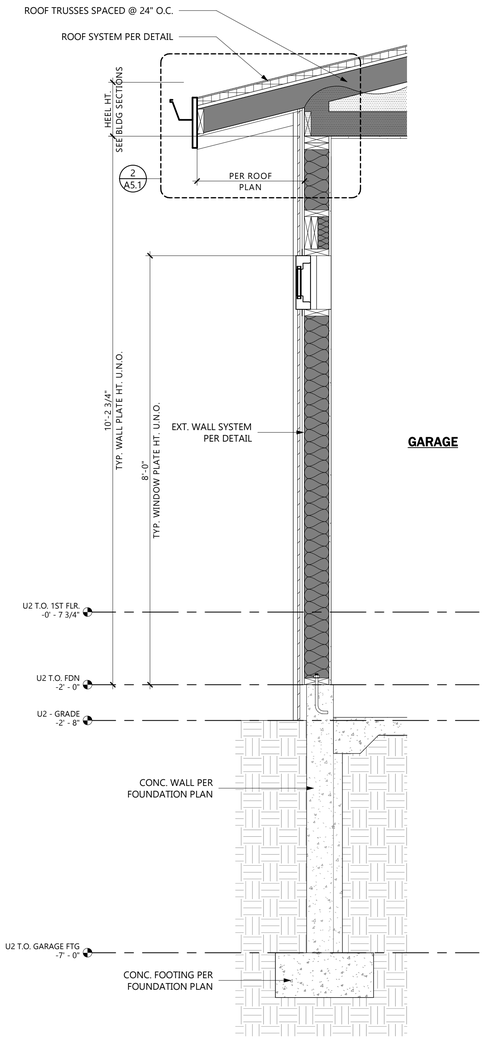
**BUILDING SECTIONS**

# A3.3



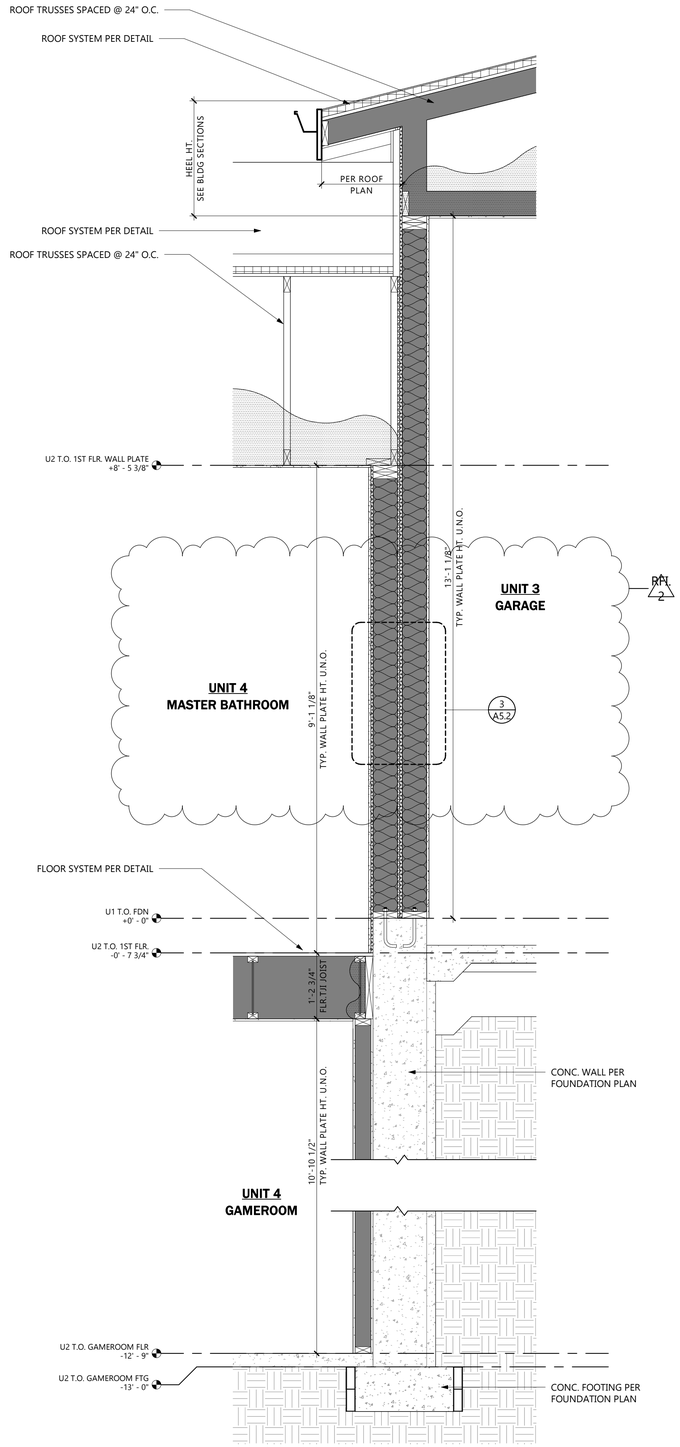

1 SIM. 1 STORY WALL SECTION

SCALE: 3/4" = 1'-0"




2 SIM. GARAGE EAVE WALL SECTION

SCALE: 3/4" = 1'-0"




3 UNIT SHARED PARTITION WALL

SCALE: 3/4" = 1'-0"

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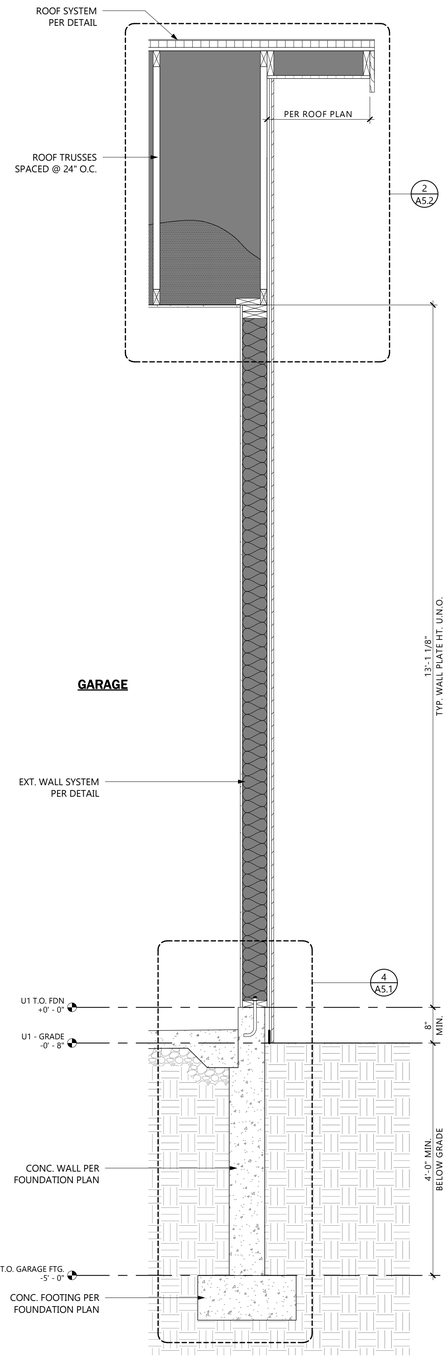
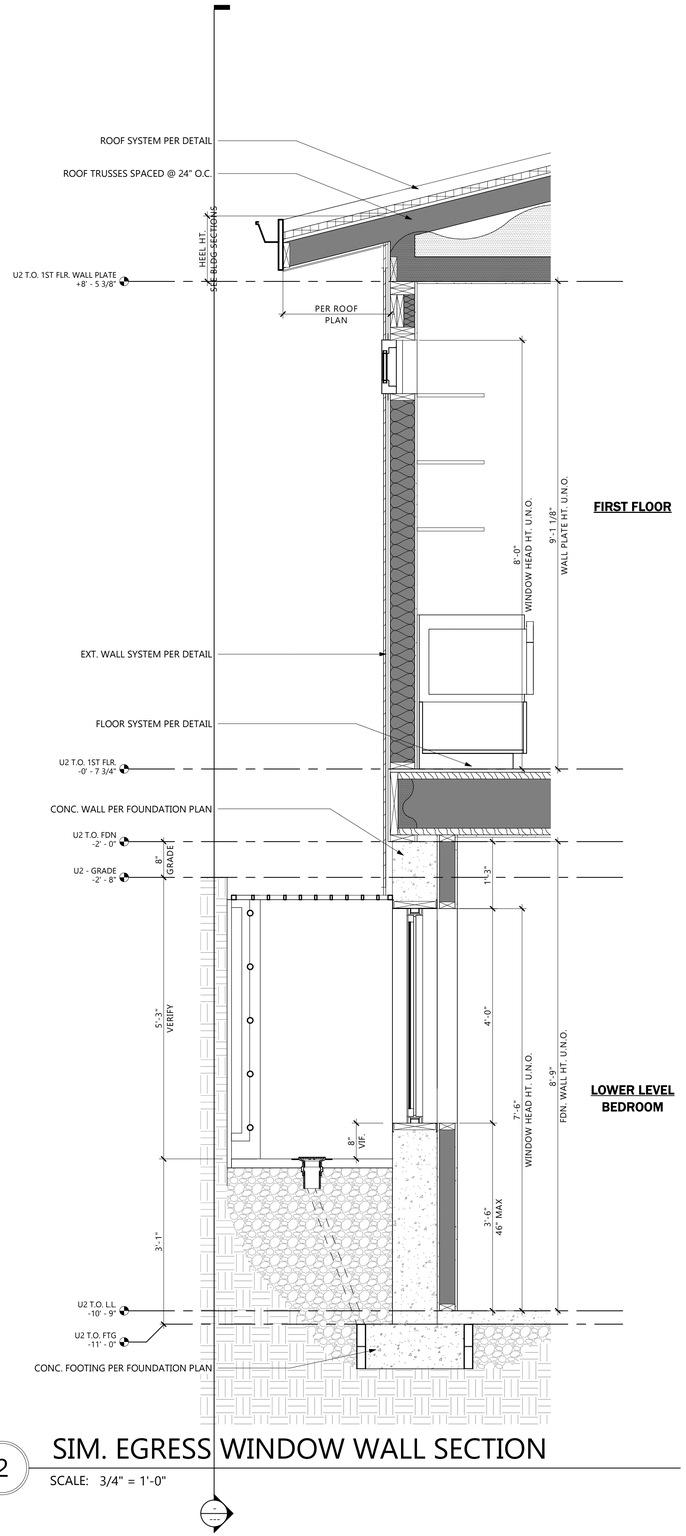
**WALL SECTIONS**

# A3.4




1 SIM. GARAGE RAKE WALL SECTION

SCALE: 3/4" = 1'-0"




2 SIM. EGRESS WINDOW WALL SECTION

SCALE: 3/4" = 1'-0"

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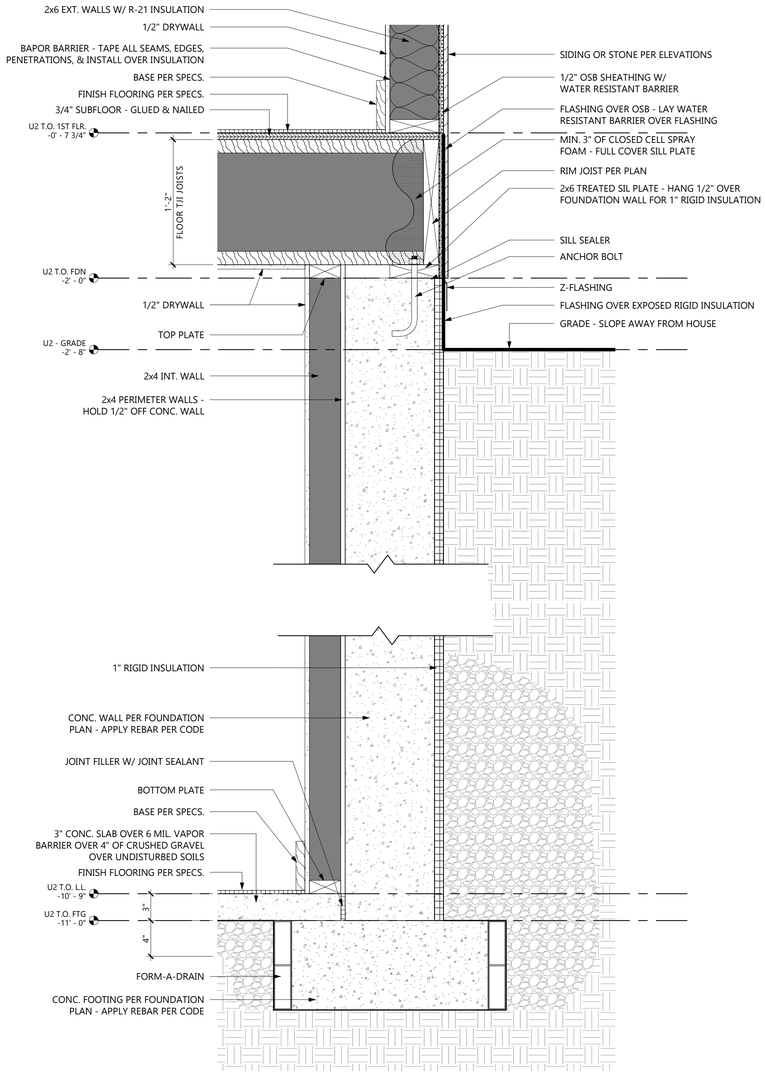
# THE 805 - BUILDING 2 (NORTH)
## 805 WELLS STREET
## DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

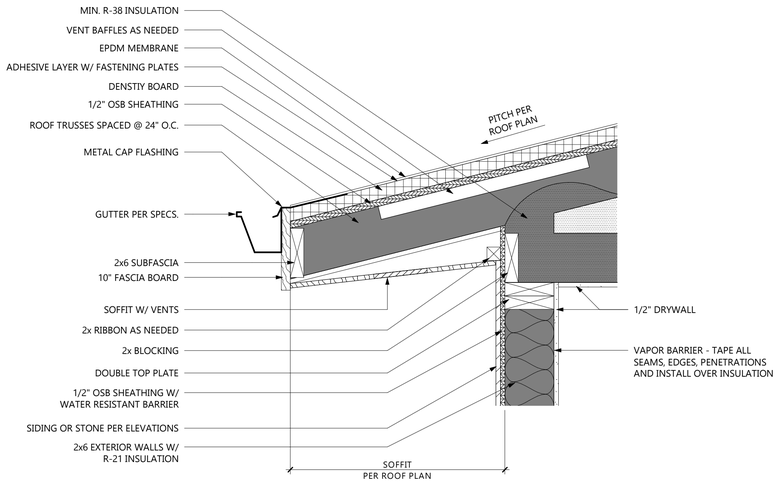
**WALL SECTIONS**

# A3.5



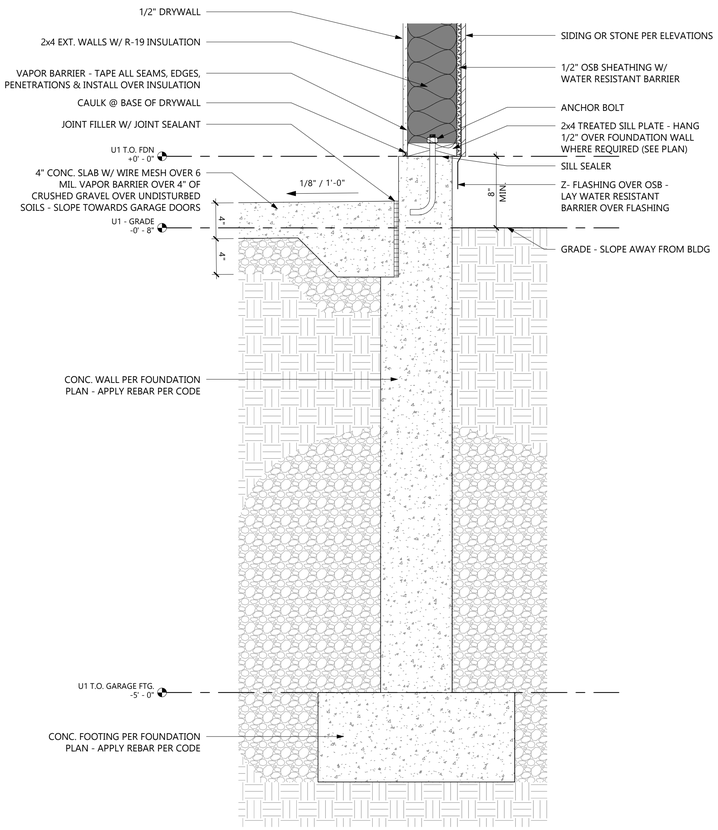

1 TYP. WALL SILL & FOOTING

SCALE: 1 1/2" = 1'-0"




2 TYP. EAVE DETAIL

SCALE: 1 1/2" = 1'-0"




4 TYP. WALL SILL & FOOTING @ GARAGE

SCALE: 1 1/2" = 1'-0"

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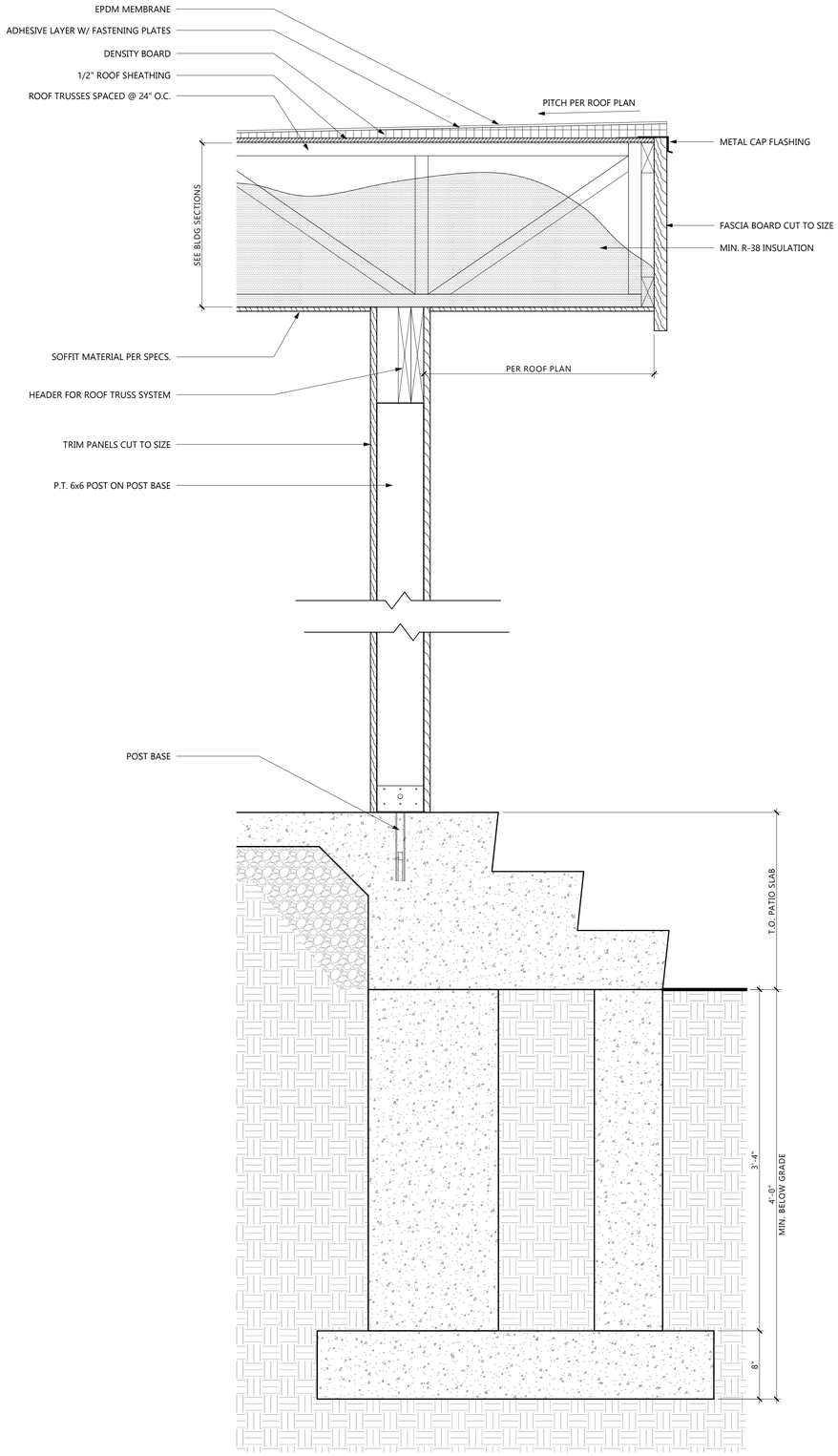
# THE 805 - BUILDING 2 (NORTH)
## 805 WELLS STREET
## DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

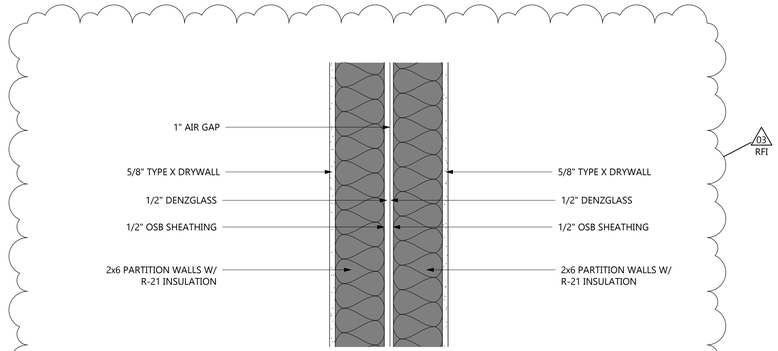
**BUILDING DETAILS**

# A5.1



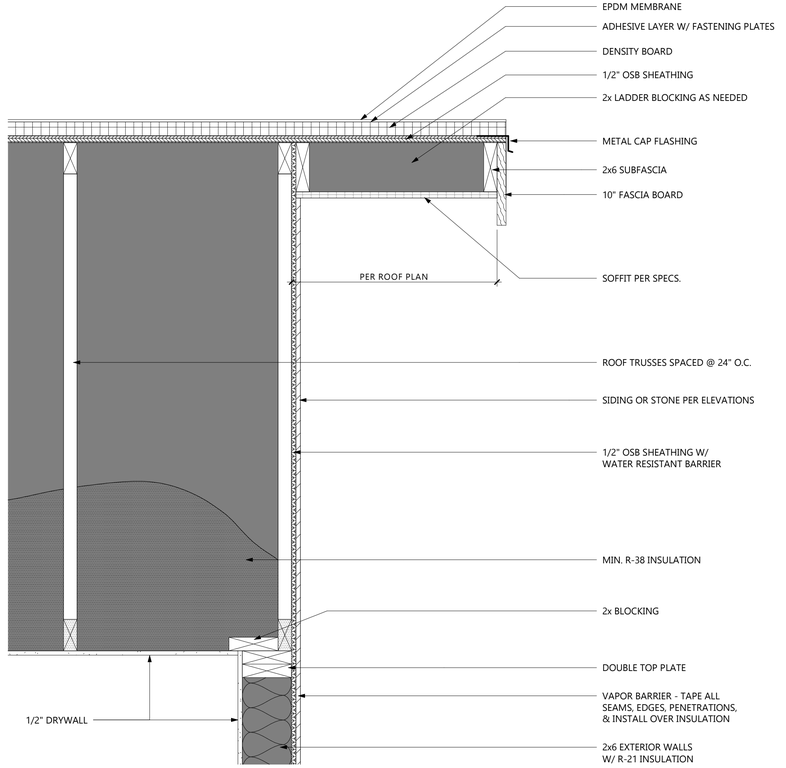

1 TYP. PORCH COLUMN DETAIL

SCALE: 1 1/2" = 1'-0"




3 UNIT SHARED PARTITION WALL DETAIL

SCALE: 1 1/2" = 1'-0"




2 TYP. RAKE DETAIL

SCALE: 1 1/2" = 1'-0"

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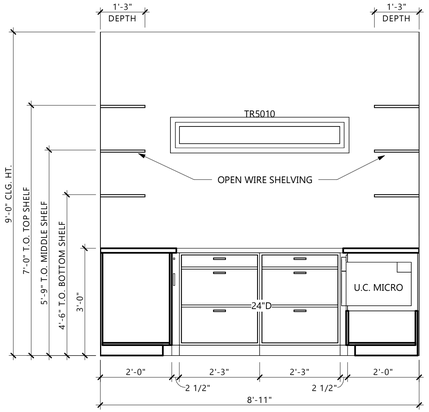
**THE 805 - BUILDING 2 (NORTH)**
**805 WELLS STREET**
**DELAFIELD, WI 53018**

| REVISION NUMBER | DATE |
|---|---|
| RFI. 2 | 01/09/2026 |
| RFI. 3 | 02/05/2026 |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 1/6/2026 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

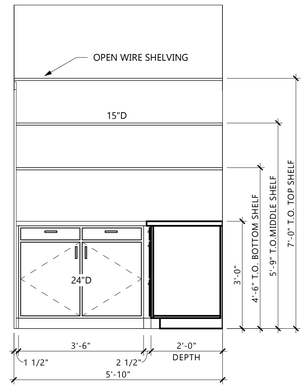
**BUILDING DETAILS**

# A5.2



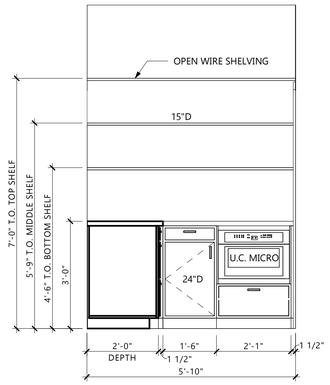

# 10 UNIT 3 - BUTLER PANTRY - FRONT

SCALE: 1/2" = 1'-0"



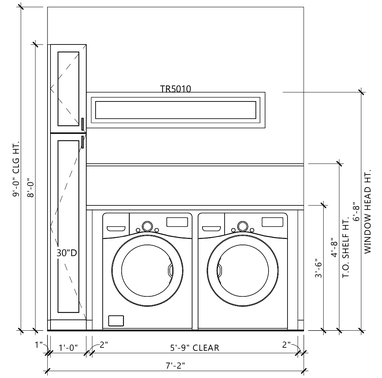

# 11 UNIT 3 - BUTLER PANTRY - SIDE LEFT

SCALE: 1/2" = 1'-0"



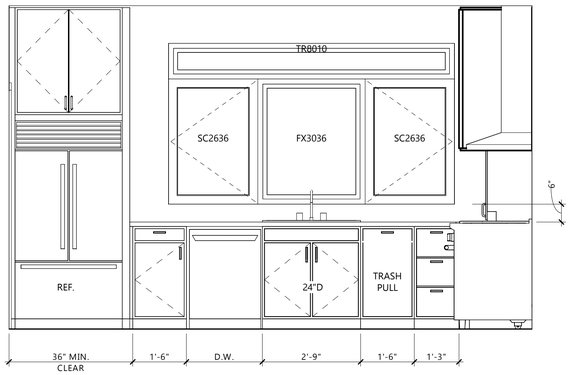

# 12 UNIT 3 - BUTLER PANTRY - SIDE RIGHT

SCALE: 1/2" = 1'-0"



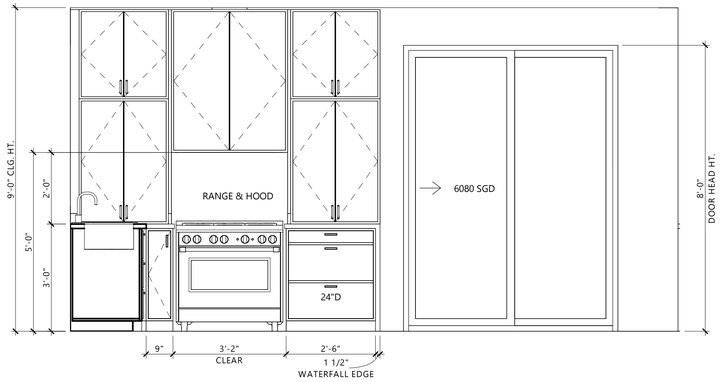

# 13 UNIT 3 - LAUNDRY ROOM

SCALE: 1/2" = 1'-0"



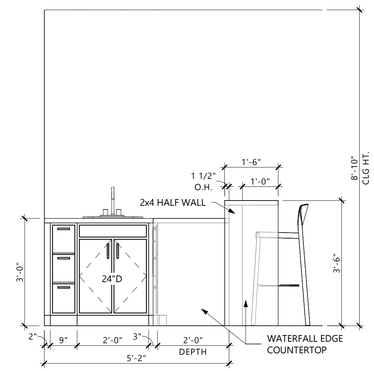

# 6 UNIT 3 - KITCHEN - SINK

SCALE: 1/2" = 1'-0"



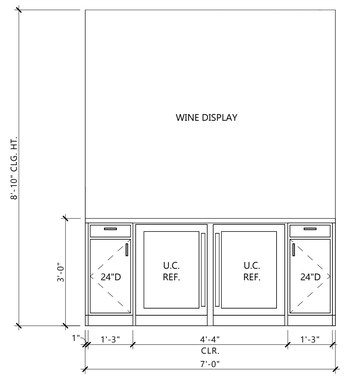

# 7 UNIT 3 - KITCHEN - RANGE

SCALE: 1/2" = 1'-0"



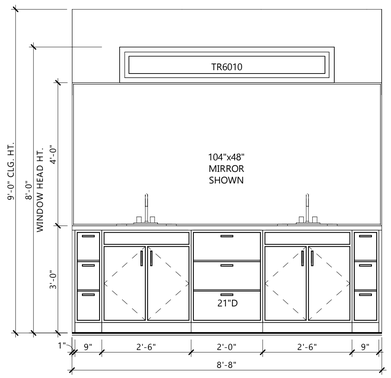

# 8 UNIT 3 - BAR

SCALE: 1/2" = 1'-0"



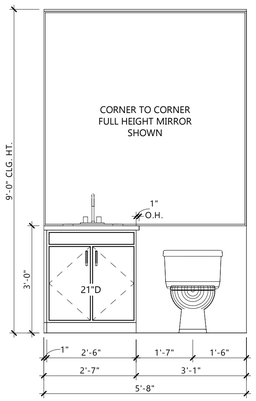

# 9 UNIT 3 - WINE DISPLAY

SCALE: 1/2" = 1'-0"



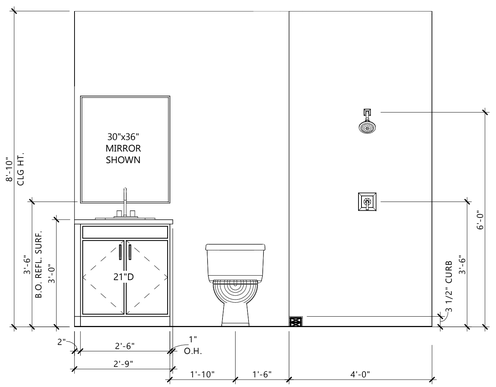

# 1 UNIT 3 - MASTER BATHROOM VANITY

SCALE: 1/2" = 1'-0"



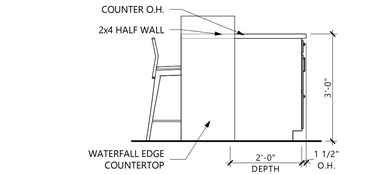

# 2 UNIT 3 - POWDER ROOM VANITY

SCALE: 1/2" = 1'-0"



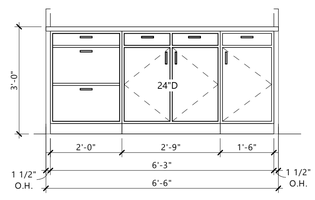

# 3 UNIT 3 - L.L. BATHROOM

SCALE: 1/2" = 1'-0"




# 5 UNIT 3 - ISLAND - SIDE

SCALE: 1/2" = 1'-0"




# 4 UNIT 3 - ISLAND

SCALE: 1/2" = 1'-0"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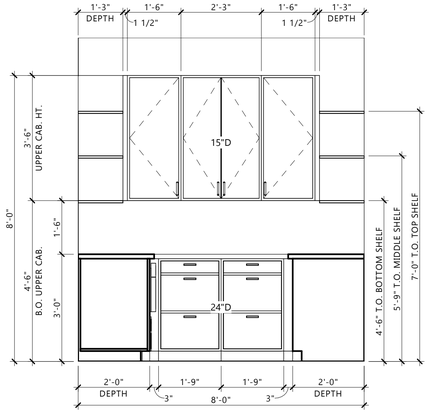
**THE 805 - BUILDING 2 (NORTH)**
**805 WELLS STREET**
**DELAFIELD, WI 53018**

| REVISION NUMBER | DATE |
|---|---|
| | |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

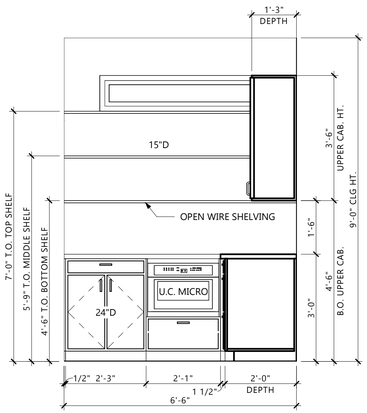
SHEET TITLE:
**INTERIOR ELEVATIONS**

# I2.1



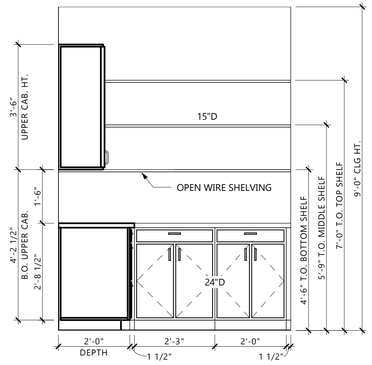

9 UNIT 4 - BUTLER PANTRY - FRONT

SCALE: 1/2" = 1'-0"



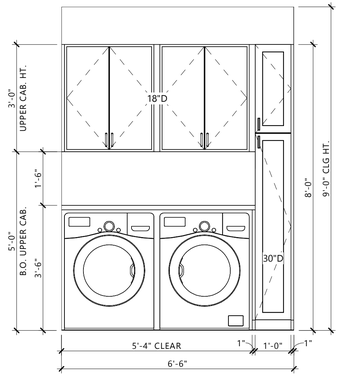

10 UNIT 4 - BUTLER PANTRY - SIDE LEFT

SCALE: 1/2" = 1'-0"



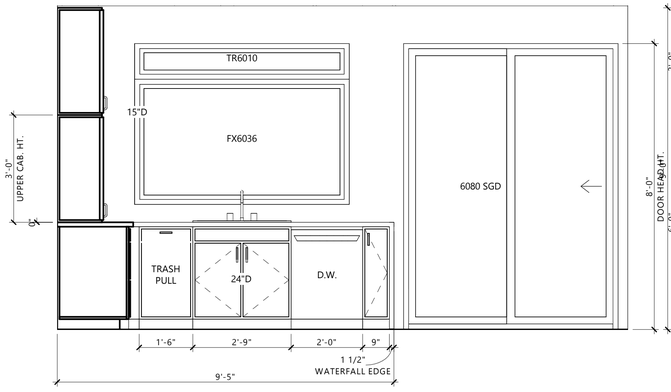

11 UNIT 4 - BUTLER PANTRY - SIDE RIGHT

SCALE: 1/2" = 1'-0"



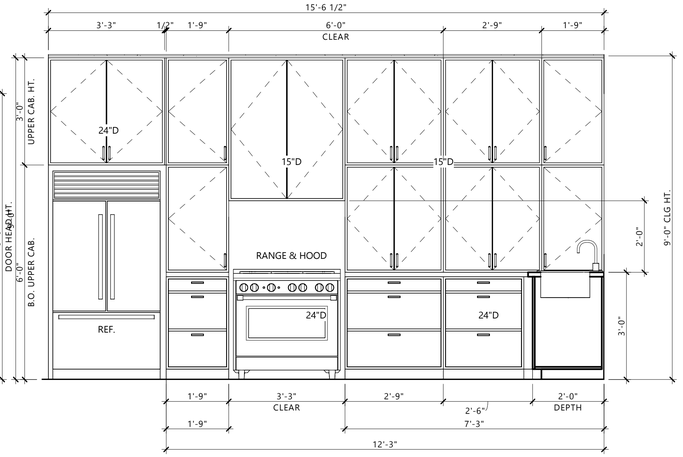

12 UNIT 4 - LAUNDRY ROOM

SCALE: 1/2" = 1'-0"



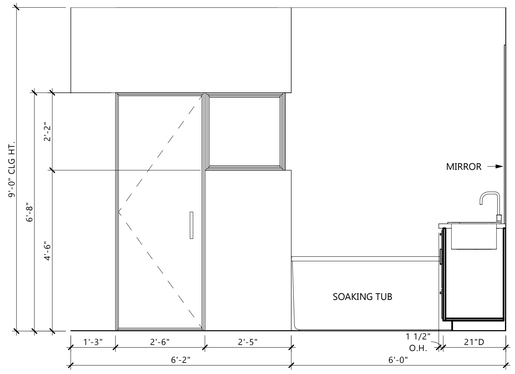

5 UNIT 4 - KITCHEN - SINK

SCALE: 1/2" = 1'-0"



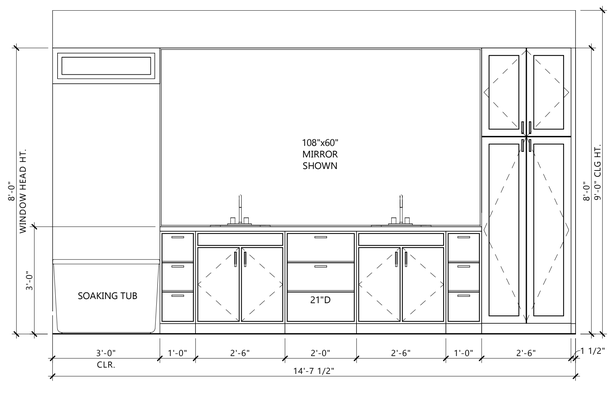

6 UNIT 4 - KITCHEN - RANGE

SCALE: 1/2" = 1'-0"



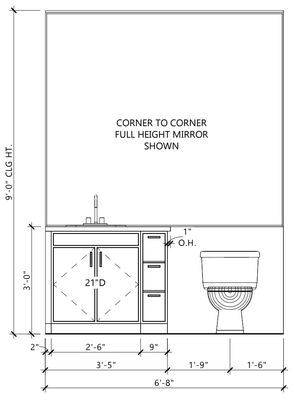

16 UNIT 4 - SHOWER & SOAKING TUB

SCALE: 1/2" = 1'-0"



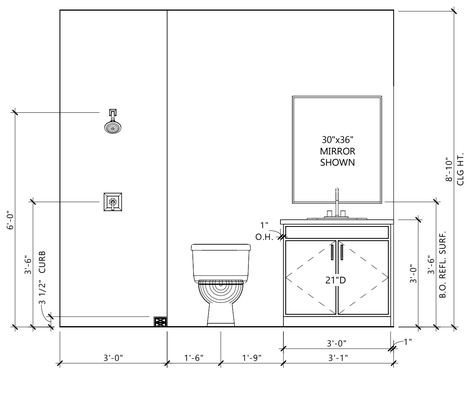

1 UNIT 4 - MASTER BATHROOM VANITY

SCALE: 1/2" = 1'-0"



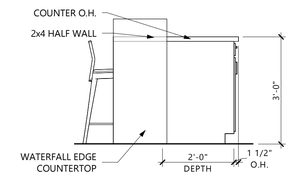

2 UNIT 4 - POWDER ROOM VANITY

SCALE: 1/2" = 1'-0"



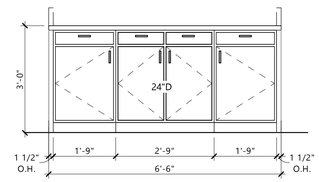

3 UNIT 4 - L.L. BATHROOM

SCALE: 1/2" = 1'-0"




8 UNIT 4 - ISLAND - SIDE

SCALE: 1/2" = 1'-0"




7 UNIT 4 - ISLAND

SCALE: 1/2" = 1'-0"

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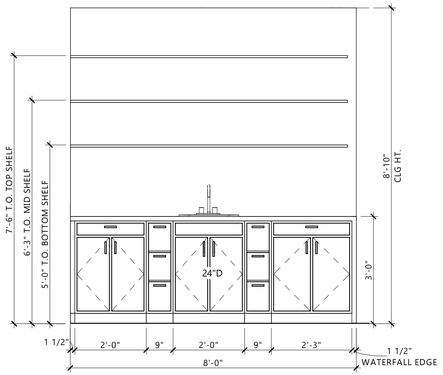
**THE 805 - BUILDING 2 (NORTH)**
**805 WELLS STREET**
**DELAFIELD, WI 53018**

| REVISION NUMBER | DATE |
|---|---|

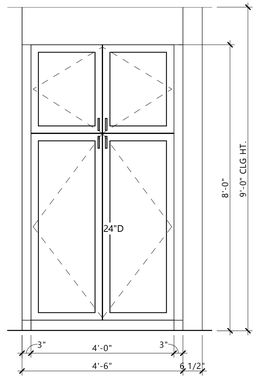
| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | INTERIOR ELEVATIONS |

I2.2



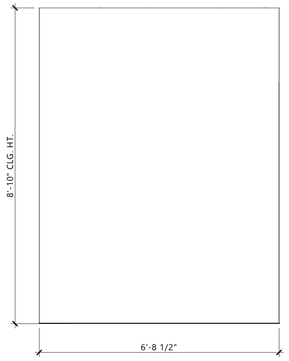

4 UNIT 4 - BAR - SINK

SCALE: 1/2" = 1'-0"



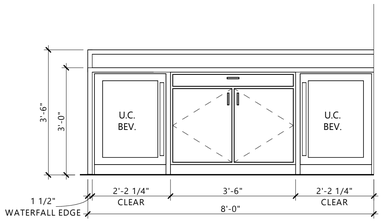

5 UNIT 4 - MASTER BATHROOM LINEN CABINET

SCALE: 1/2" = 1'-0"



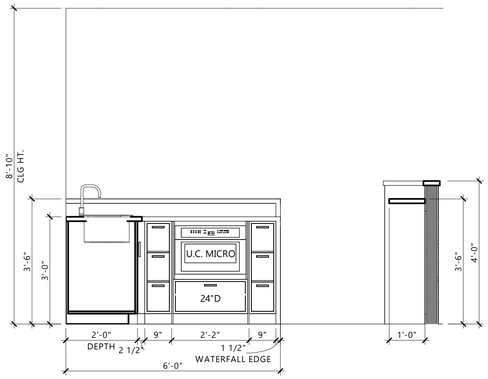

6 UNIT 4 - WINE DISPLAY

SCALE: 1/2" = 1'-0"



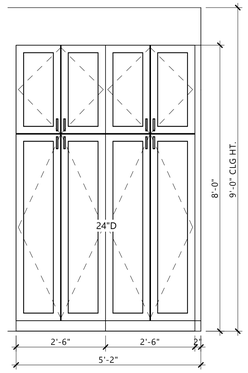

7 UNIT 4 - BAR COUNTER

SCALE: 1/2" = 1'-0"



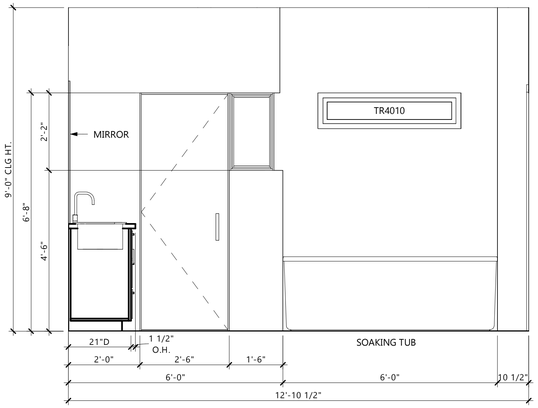

1 UNIT 3 - BAR & VIEWING COUNTER

SCALE: 1/2" = 1'-0"




2 UNIT 3 - MASTER BATHROOM LINEN CABINET

SCALE: 1/2" = 1'-0"




3 UNIT 3 - SHOWER & SOAKING TUB

SCALE: 1/2" = 1'-0"

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**THE 805 - BUILDING 2 (NORTH)**
**805 WELLS STREET**
**DELAFIELD, WI 53018**

| REVISION NUMBER | DATE |
|---|---|

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|---|---|
| PROJECT #: | R1120 |
| DATE: | 9/17/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | INTERIOR ELEVATIONS |

I2.3

# THE 805 - BUILDING 3 (EAST) CONDOMINIUMS

## GENERAL NOTES

A. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

B. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

C. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND WARE DESIGN BUILD.

D. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF WARE DESIGN BUILD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING IN CONJUNCTION WITH (AND ALL OTHER TRADES AFFECTED) SAID SUBSTITUTIONS.

E. WARE DESIGN BUILD SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

F. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.

G. CONTRACTORS SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING DURING CONSTRUCTION

H. EACH CONTRACTOR SHALL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS/HER WORKMANSHIP AND/OR MATERIAL.

I. ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, ROOFING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY WARE DESIGN BUILD.

J. DO NOT SCALE THE DRAWINGS,WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

K. CONTRACTORS SHALL VERIFY ALL DIMENSION AND/OR DISCREPANCIES IN THE PLAN AND REPORT ERROR(S) TO WARE DESIGN BUILD PRIOR TO COMMENCEMENT OF THE WORK, OR TO BE RESPONSIBLE FOR SAME.

L. THESE PLANS, DETAILS, AND SPECIFICATIONS REMAIN THE PROPERTY OF WARE DESIGN BUILD AND MAY NOT BE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF WARE DESIGN BUILD.

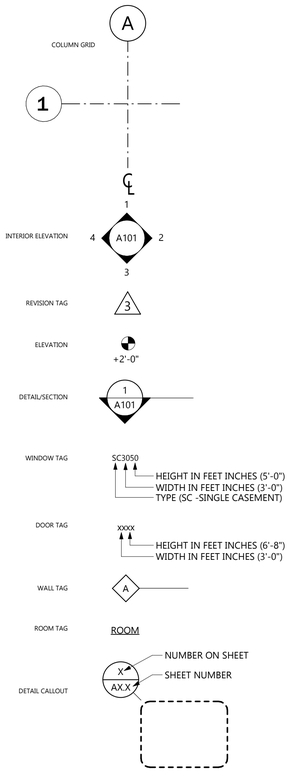
## FABRICATION NOTES

TRUSS FABRICATION:
THE TRUSS MANUFACTURER IS RESPONSIBLE TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND, AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. TRUSS MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

WALL PANEL FABRICATION (OR LOOSE LUMBER SUPPLIER):
THE WALL PANEL MANUFACTURER OR LOOSE LUMBER SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES WALL PANELS. THE WALL PANEL SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A WALL PANEL PLAN INDICATING ALL STRUCTURAL HEADERS AND BEAM SIZING, LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARINGS REQUIREMENTS. THE WALL PANEL SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, WIND, AND SEISMIC LOADS AS REQUIRED BY ALL APPLICABLE CODES. WALL PANEL MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

FLOOR JOIST FABRICATION:
THE FLOOR JOIST MANUFACTURER/ SUPPLIER IS RESPONSIBLE TO DESIGN AND DETAIL THE STRUCTURES FLOOR SYSTEM. THE FLOOR SYSTEM SHALL INCLUDE, BUT IS NOT LIMITED TO, A COMPLETE FLOOR JOIST PLAN INDICATING ALL STRUCTURAL BEAM SIZING, BLOCKING LOCATIONS, CONNECTIONS, IMPOSED LOADS, AND BEARING REQUIREMENTS. THE FLOOR JOISTS SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE & DEAD LOADS AS REQUIRED BY ALL APPLICABLE MUNICIPAL CODES. FLOOR JOIST MANUFACTURER SHALL SUBMIT 2 SETS OF SEALED SHOP DRAWINGS TO WARE DESIGN BUILD FOR APPROVAL OF ROOF TRUSSES AND BEAMS PRIOR FABRICATION. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS ARE REQUIRED, WARE DESIGN BUILD SHALL BE NOTIFIED IMMEDIATELY. REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTION.

## STANDARD SYMBOLS




## CONTACTS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PROJECT SUPERINTENDENT:
--
Office: 262.303.4935
Mobile: --
--@waredesignbuild.com


## SITE LOCATION

805 WELLS STREET
DELAFIELD, WI 53018




## SET INFORMATION

SHEET LIST

| SHEET NUMBER | SHEET TITLE |
|---|---|
| C1.0 | COVERSHEET |
| V1.0 | SITE PLAN |
| A1.0 | FOUNDATION PLAN |
| A1.1 | LOWER LEVEL PLAN |
| A1.2 | FIRST FLOOR PLANS |
| A1.3 | UNIT 5 FLOOR PLANS |
| A1.4 | UNIT 6 FLOOR PLANS |
| A1.5 | ROOF PLAN |
| A2.1 | EXTERIOR ELEVATIONS |
| A3.1 | BUILDING SECTIONS |
| A3.2 | BUILDING SECTIONS |
| A3.3 | BUILDING SECTIONS |
| A3.4 | BUILDING SECTIONS |
| A3.6 | WALL SECTIONS |
| A3.7 | WALL SECTIONS |
| A5.1 | BUILDING DETAILS |
| A5.2 | BUILDING DETAILS |
| I2.1 | INTERIOR ELEVATIONS |
| I2.2 | INTERIOR ELEVATIONS |
| I2.3 | INTERIOR ELEVATIONS |

REVISION TABLE

| REVISION NUMBER | DESCRIPTION | DATE |
|---|---|---|

LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - FIRST FLOOR | 1544 SF |
| UNIT 5 - LOWER LEVEL | 1215 SF |
| UNIT 6 - FIRST FLOOR | 1551 SF |
| UNIT 6 - LOWER LEVEL | 1199 SF |
| TOTAL SF | 5509 SF |

NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - GARAGE | 606 SF |
| UNIT 5 - UNFINISHED LOWER LEVEL | 180 SF |
| UNIT 6 - GARAGE | 606 SF |
| UNIT 6 - UNFINISHED LOWER LEVEL | 200 SF |
| TOTAL SF | 1591 SF |

Discipline Designator | Sheet Type | Sequence Number

AD1.1


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THE 805 - BUILDING 3 (EAST)
805 WELLS STREET
DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 4/23/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

COVERSHEET

C1.0

# ZONING INFORMATION

District CBD-2 (Central Business District)
Currently the predominant uses in the CBD-2 district are residential, the area is in the process of changing to a mixture of commercial and residential uses.

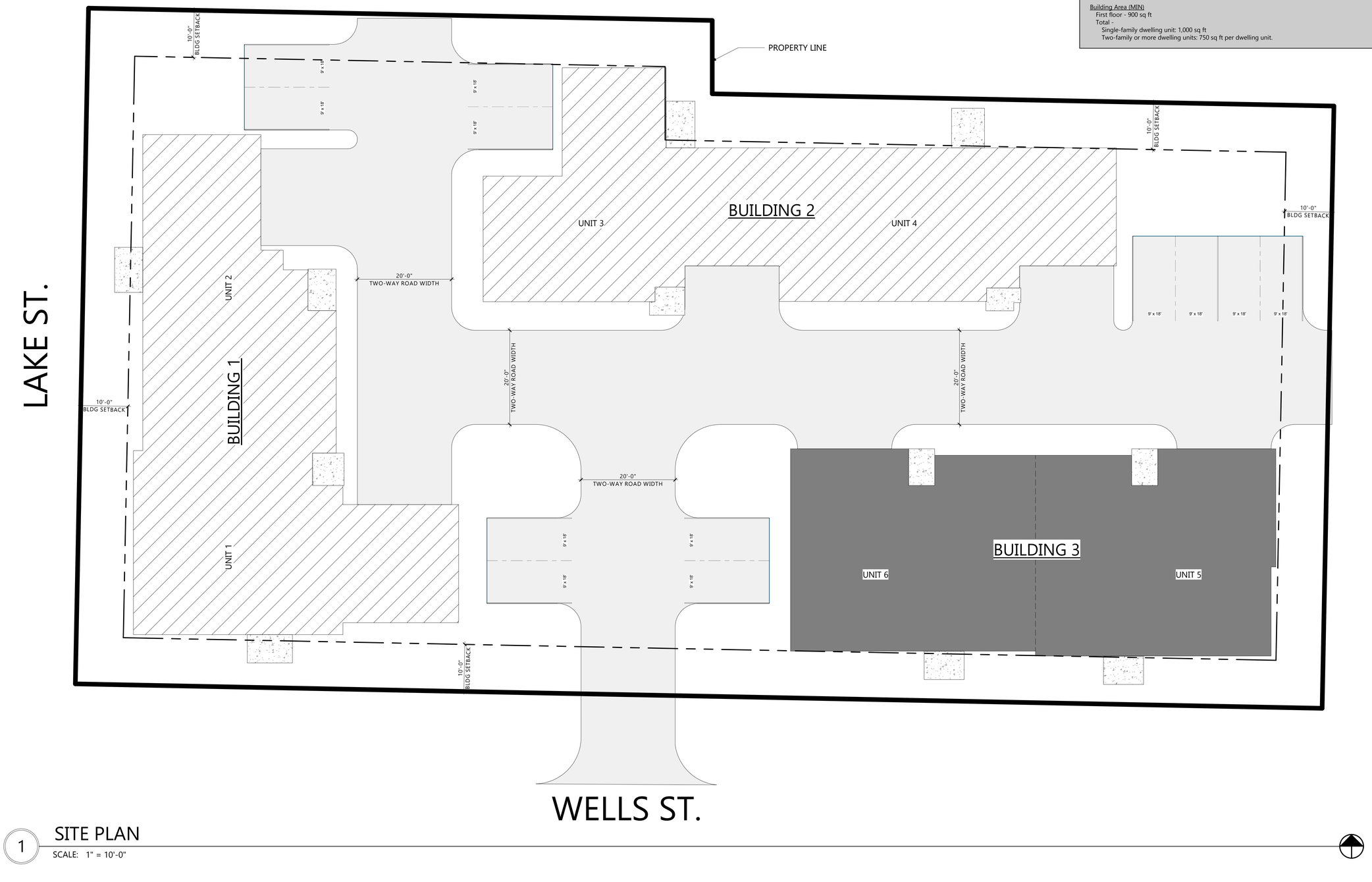
One-and two family residences - Permitted Use

Setbacks
Front Yard - 10'
Side Yard - 10'
*except where a side yard abuts a parcel under the same property ownership.
Corner Yard - 10'
Rear Yard - 10'

Height Restrictions (MAX)
Principal building - 25' max, 35' if averaging; 45' max to peak height for gable, gambrel, hip and pitch roofs.

Accessory building - 10' max, 15' if averaging; 25' max to peak height for gable, gambrel, hip and pitch roofs.

Building Area (MIN)
First floor - 900 sq ft
Total -
Single-family dwelling unit: 1,000 sq ft
Two-family or more dwelling units: 750 sq ft per dwelling unit.




1 SITE PLAN
SCALE: 1" = 10'-0"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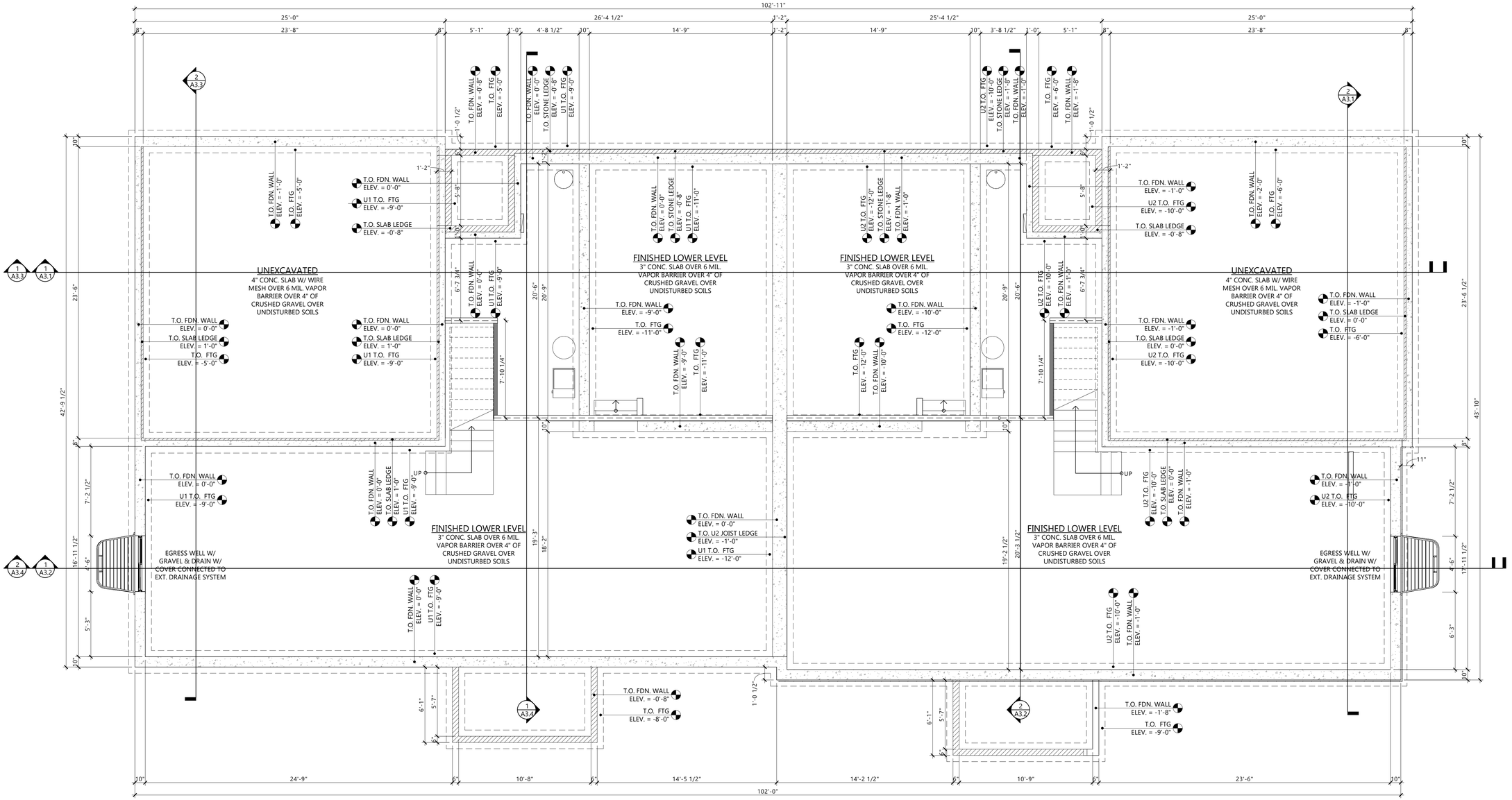


# 1 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

## FOUNDATION NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF CONCRETE TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- ALL WINDOW DIMENSIONS ARE SHOWN ON LOWER LEVEL PLAN.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

WALL FOOTINGS
- ALL FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 48" UNLESS ENGINEERING SPECIFIES OTHERWISE
- ALL FOOTINGS SHALL BE 4000PSI POURED CONCRETE W/ REBAR PER CODE
- FORM-A-DRAIN OR DRAIN TILE SHALL BE INSTALLED AT ALL FOOTINGS UNDER OCCUPIABLE BASEMENT SPACE
- FOOTINGS SHALL BE A MINIMUM OF 6" WIDER THAN THE WALL THEY SUPPORT AND A MINIMUM OF 8" THICK UNLESS SOIL OR ENGINEERING REQUIRE OTHERWISE

PAD FOOTINGS
- ALL CONCRETE SHALL BE 4000PSI POURED CONCRETE
- REFER TO PLAN AND ENGINEERING FOR ADDITIONAL INFORMATION

COLUMNS
- REFER TO PLAN AND ENGINEERING FOR ADDITIONAL INFORMATION

CONCRETE WALLS
- ALL CONCRETE WALLS SHALL BE 4000PSI POURED CONCRETE W/ REBAR PER CODE
- ALL CONCRETE WALLS SHALL BE DESIGNED FOR 60PSF OF SOIL LOAD UNLESS MUNICIPALITY OR SOIL REQUIRES OTHERWISE
- REFER TO PLAN FOR THICKNESS AND HEIGHT

GRAVEL UNDER SLAB
- GRAVEL UNDER THE BASEMENT SLAB SHALL BE LEVELED SO THAT THE BOTTOM OF THE SLAB IS FLUSH WITH THE TOP OF THE WALL FOOTINGS

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - FIRST FLOOR | 1544 SF |
| UNIT 5 - LOWER LEVEL | 1215 SF |
| UNIT 6 - FIRST FLOOR | 1551 SF |
| UNIT 6 - LOWER LEVEL | 1199 SF |
| TOTAL SF | 5509 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - GARAGE | 606 SF |
| UNIT 5 - UNFINISHED LOWER LEVEL | 180 SF |
| UNIT 6 - GARAGE | 606 SF |
| UNIT 6 - UNFINISHED LOWER LEVEL | 200 SF |
| TOTAL SF | 1591 SF |

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# THE 805 - BUILDING 3 (EAST)
# 805 WELLS STREET
# DELAFIELD, WI 53018

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SHEET TITLE:

**FOUNDATION PLAN**

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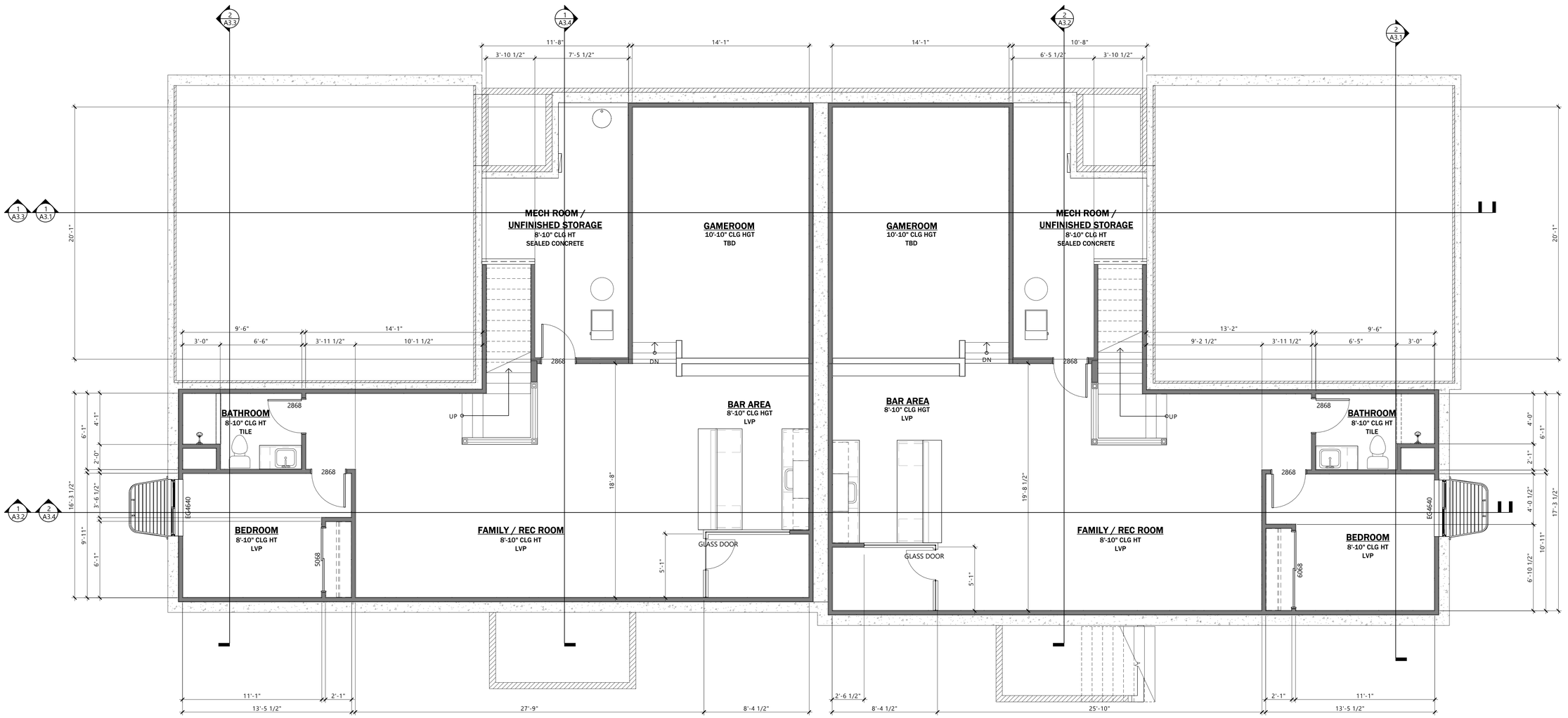


# 1 LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - FIRST FLOOR | 1544 SF |
| UNIT 5 - LOWER LEVEL | 1215 SF |
| UNIT 6 - FIRST FLOOR | 1551 SF |
| UNIT 6 - LOWER LEVEL | 1199 SF |
| TOTAL SF | 5509 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - GARAGE | 606 SF |
| UNIT 5 - UNFINISHED LOWER LEVEL | 180 SF |
| UNIT 6 - GARAGE | 606 SF |
| UNIT 6 - UNFINISHED LOWER LEVEL | 200 SF |
| TOTAL SF | 1591 SF |

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

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LOWER LEVEL PLAN

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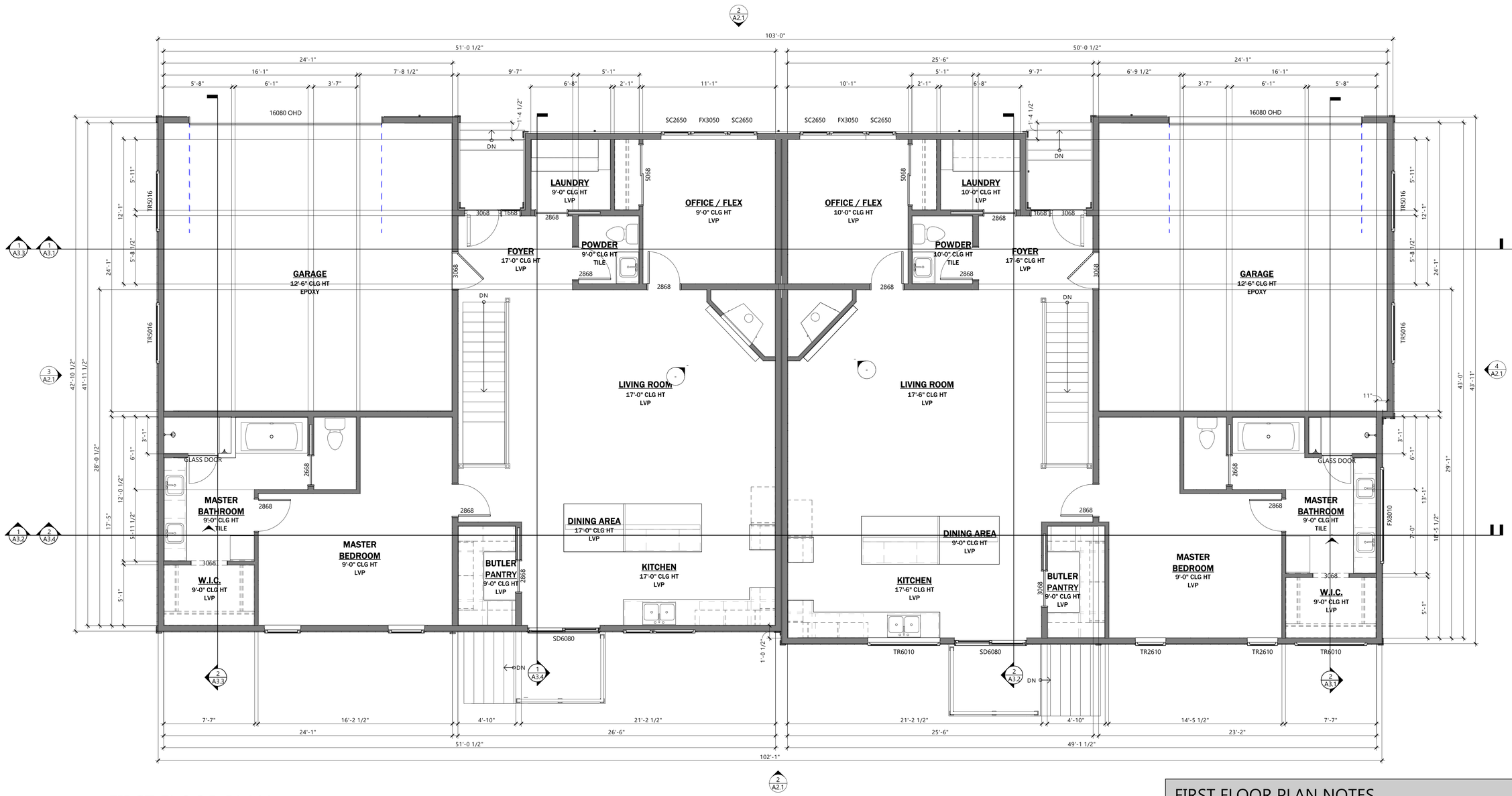


# 1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - FIRST FLOOR | 1544 SF |
| UNIT 5 - LOWER LEVEL | 1215 SF |
| UNIT 6 - FIRST FLOOR | 1551 SF |
| UNIT 6 - LOWER LEVEL | 1199 SF |
| TOTAL SF | 5509 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - GARAGE | 606 SF |
| UNIT 5 - UNFINISHED LOWER LEVEL | 180 SF |
| UNIT 6 - GARAGE | 606 SF |
| UNIT 6 - UNFINISHED LOWER LEVEL | 200 SF |
| TOTAL SF | 1591 SF |

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

## FIRST FLOOR PLAN NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

FLOOR SYSTEM
- 24" FLOOR TRUSSES, SPACING AND SERIES PER MANUFACTUER/ SUPPLIER UNLESS NOTED OTHERWISE
- ADD BLOCKING UNDER KITCHEN ISLAND AND TO APPROXIMATELY 5' BEYOND ISLAND IN ALL DIRECTIONS
- GLUE & NAIL SUBFLOOR TO JOISTS
- GLUE ALL SUBFLOOR JOINTS

HEADERS
- HEADERS SHALL BE SIZED AS SMALL AS POSSIBLE WITH A MAX DEFLECTION OF 0.4"
- HEADERS SHALL BE INSULATED WHERE POSSIBLE

WALLS
- ALL WALLS ARE TO BE 16" O.C. UNLESS CODE OR ENGINEERING REQUIRES OTHERWISE
- ALL EXTERIOR WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT
- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS OVER 12' IN HEIGHT SHALL BE PSL OR LSL LUMBER
- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR AND BEARING WALLS SHALL HAVE A DOUBLE TOP PLATE AND A SINGLE SILL PLATE
- ALL NON-BEARING INTERIOR WALLS SHALL HAVE A SINGLE TOP PLATE AND A SINGLE SILL PLATE

WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
- ALL BI-FOLD DOOR ROUGH OPENINGS SHALL BE 1 1/2" WIDER THAN MARKED ON PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
- ALL STAIRS SHALL HAVE A MAX RISER HEIGHT OF 8" AND A TREAD DEPTH OF 10" WITH A 1" NOSE
- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
- ALL HAND RAILINGS SHALL BE AT 36"-38" HEIGHT MEASURED VERTICALLY FROM THE FRONT EDGE OF THE TREAD NOSE OR LANDING
- BALUSTERS ARE TO BE SPACED PER CODE

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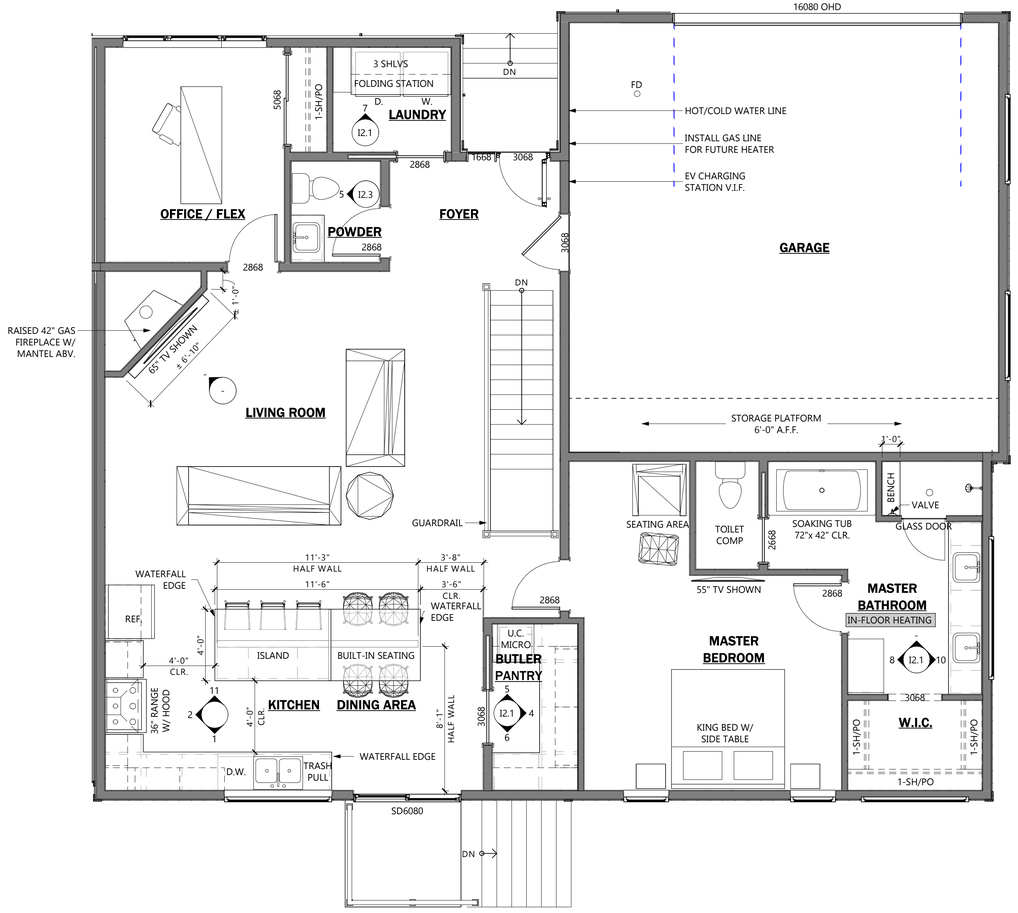
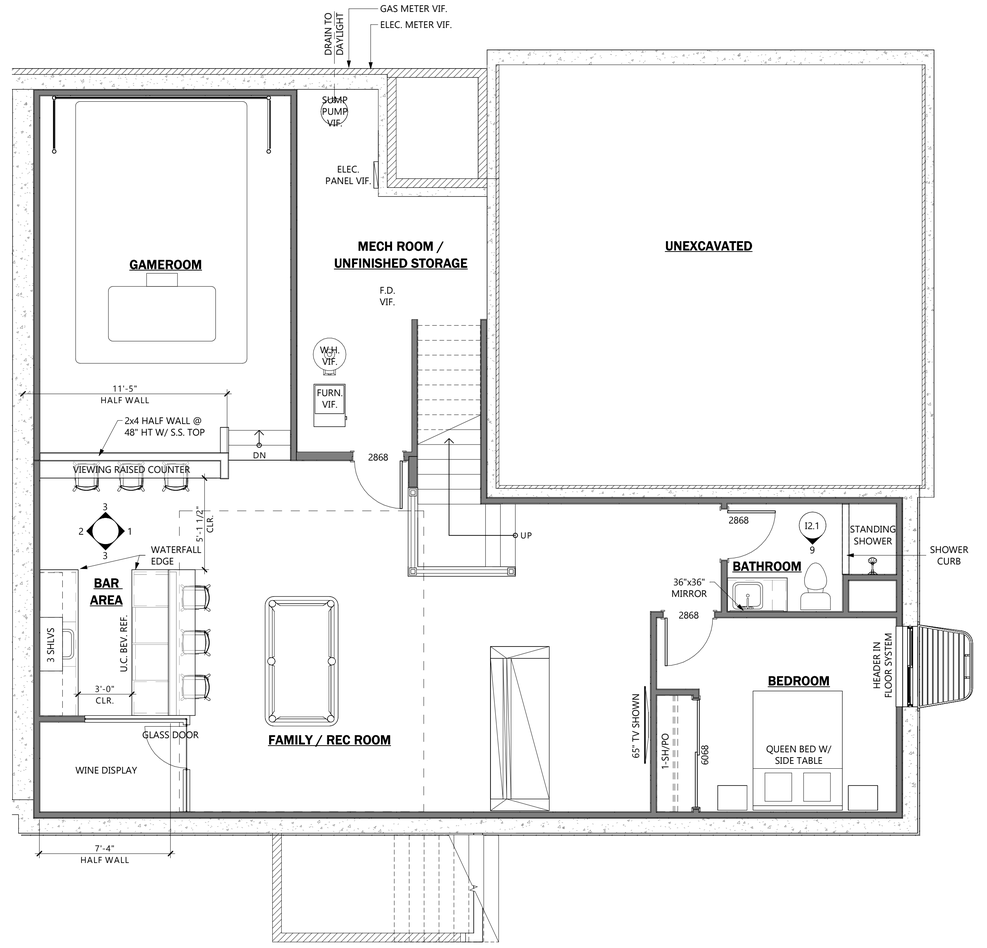
FIRST FLOOR PLANS

A1.2




1 UNIT 5 - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"




2 UNIT 5 - LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

## LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - FIRST FLOOR | 1544 SF |
| UNIT 5 - LOWER LEVEL | 1215 SF |
| UNIT 6 - FIRST FLOOR | 1551 SF |
| UNIT 6 - LOWER LEVEL | 1199 SF |
| TOTAL SF | 5509 SF |

## NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - GARAGE | 606 SF |
| UNIT 5 - UNFINISHED LOWER LEVEL | 180 SF |
| UNIT 6 - GARAGE | 606 SF |
| UNIT 6 - UNFINISHED LOWER LEVEL | 200 SF |
| TOTAL SF | 1591 SF |

## FIRST FLOOR PLAN NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

FLOOR SYSTEM
- 24" FLOOR TRUSSES, SPACING AND SERIES PER MANUFACTUER/ SUPPLIER UNLESS NOTED OTHERWISE
- ADD BLOCKING UNDER KITCHEN ISLAND AND TO APPROXIMATELY 5' BEYOND ISLAND IN ALL DIRECTIONS
- GLUE & NAIL SUBFLOOR TO JOISTS
- GLUE ALL SUBFLOOR JOINTS

HEADERS
- HEADERS SHALL BE SIZED AS SMALL AS POSSIBLE WITH A MAX DEFLECTION OF 0.4"
- HEADERS SHALL BE INSULATED WHERE POSSIBLE

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- ALL WALLS ARE TO BE 16" O.C. UNLESS CODE OR ENGINEERING REQUIRES OTHERWISE
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- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
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- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR AND BEARING WALLS SHALL HAVE A DOUBLE TOP PLATE AND A SINGLE SILL PLATE
- ALL NON-BEARING INTERIOR WALLS SHALL HAVE A SINGLE TOP PLATE AND A SINGLE SILL PLATE

WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
- ALL BI-FOLD DOOR ROUGH OPENINGS SHALL BE 1 1/2" WIDER THAN MARKED ON PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
- ALL STAIRS SHALL HAVE A MAX RISER HEIGHT OF 8" AND A TREAD DEPTH OF 10" WITH A 1" NOSE
- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
- ALL HAND RAILINGS SHALL BE AT 36"-38" HEIGHT MEASURED VERTICALLY FROM THE FRONT EDGE OF THE TREAD NOSE OR LANDING
- BALUSTERS ARE TO BE SPACED PER CODE

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# THE 805 - BUILDING 3 (EAST)
805 WELLS STREET
DELAFIELD, WI 53018

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| DATE: | 4/23/2025 |
| DRAWN BY: | NAT |
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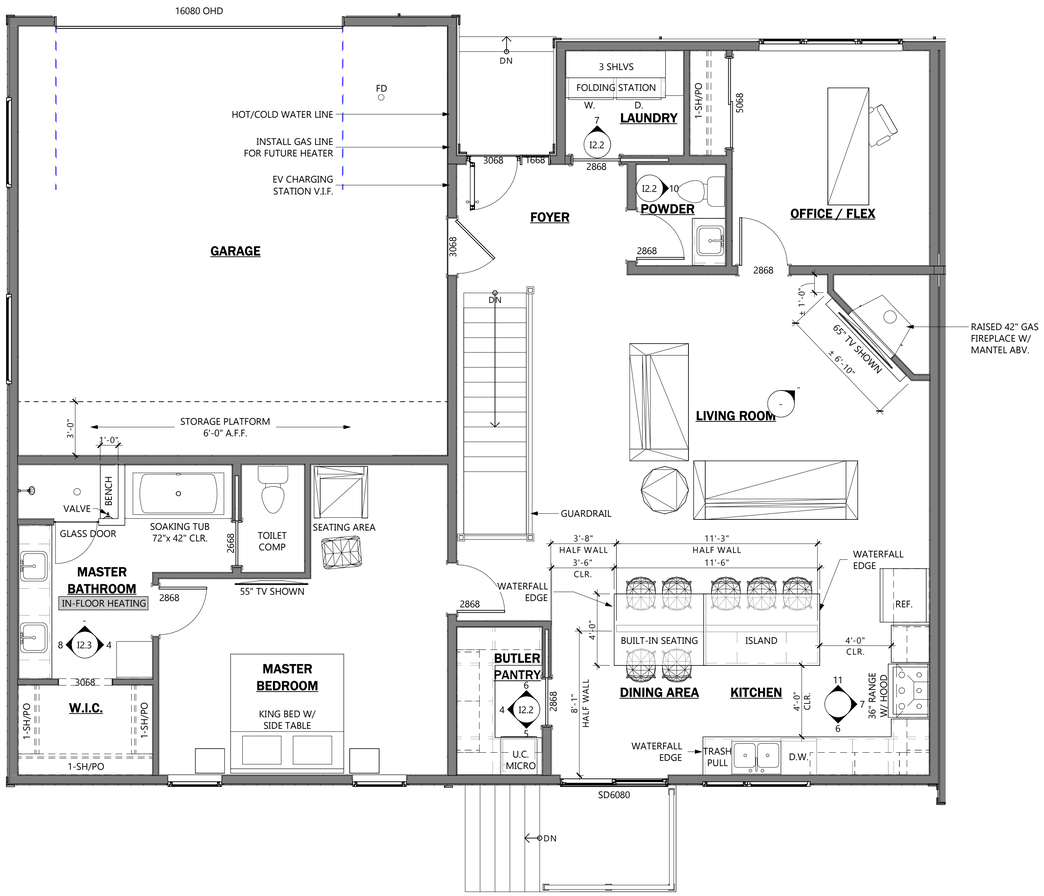
| SHEET TITLE: | |

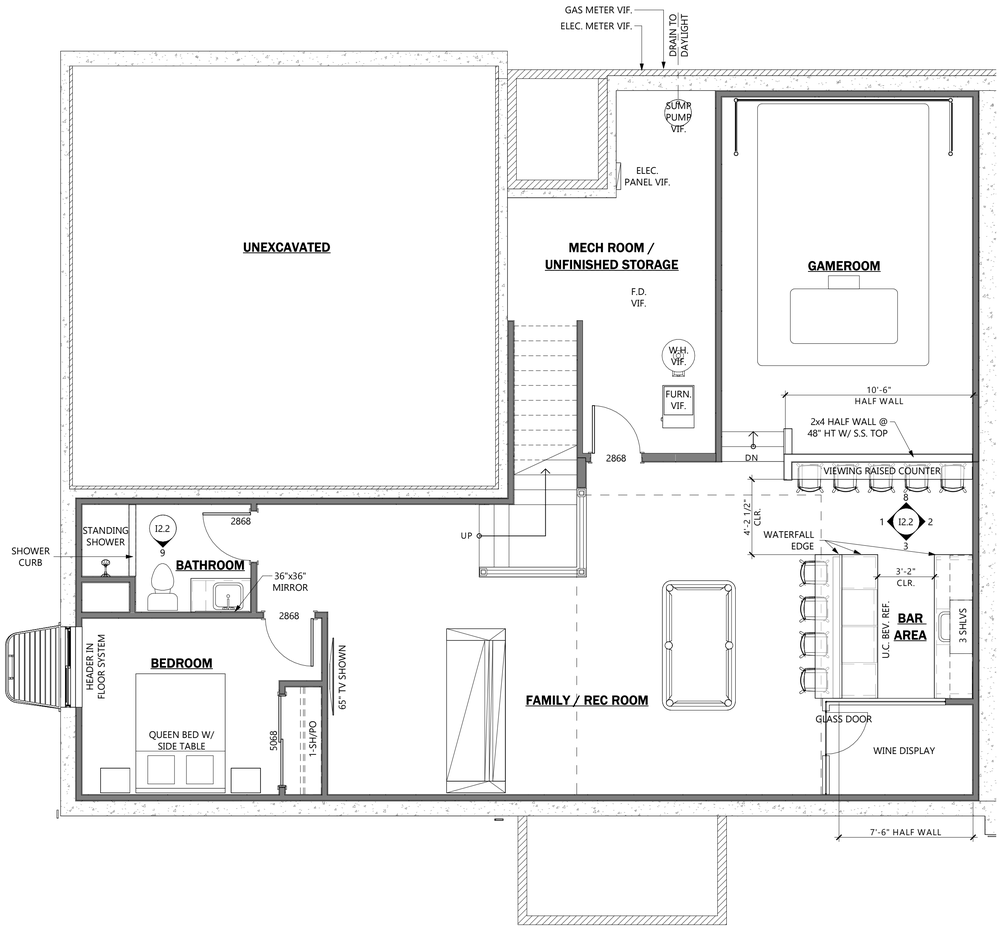
UNIT 5 FLOOR PLANS

A1.3




## 1 UNIT 6 - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"




## 2 UNIT 6 - LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"

ALL CABINET/ SHELF LAYOUTS ON FLOOR PLANS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.

HARD WIRED STEREO SYSTEMS INSTALLED THROUGHOUT IN COMMON SPACES AND MASTER BEDROOM; V.I.F.

### LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - FIRST FLOOR | 1544 SF |
| UNIT 5 - LOWER LEVEL | 1215 SF |
| UNIT 6 - FIRST FLOOR | 1551 SF |
| UNIT 6 - LOWER LEVEL | 1199 SF |
| TOTAL SF | 5509 SF |

### NON-LIVING SQUARE FOOTAGES

| NAME | AREA |
|---|---|
| UNIT 5 - GARAGE | 606 SF |
| UNIT 5 - UNFINISHED LOWER LEVEL | 180 SF |
| UNIT 6 - GARAGE | 606 SF |
| UNIT 6 - UNFINISHED LOWER LEVEL | 200 SF |
| TOTAL SF | 1591 SF |

## FIRST FLOOR PLAN NOTES

GENERAL NOTES
- ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
- FOR ADDITIONAL INFORMATION REFER TO THE LISTED DETAILS AND OR THE BUILDINGS SPECS.
- ALL WOOD WALLS AND/OR FLOOR PLATE SHALL HANG 1/2" OVER FOUNDATION WALLS FOR 1" RIGID INSULATION U.N.O.

FLOOR SYSTEM
- 24" FLOOR TRUSSES, SPACING AND SERIES PER MANUFACTUER/ SUPPLIER UNLESS NOTED OTHERWISE
- ADD BLOCKING UNDER KITCHEN ISLAND AND TO APPROXIMATELY 5' BEYOND ISLAND IN ALL DIRECTIONS
- GLUE & NAIL SUBFLOOR TO JOISTS
- GLUE ALL SUBFLOOR JOINTS

HEADERS
- HEADERS SHALL BE SIZED AS SMALL AS POSSIBLE WITH A MAX DEFLECTION OF 0.4"
- HEADERS SHALL BE INSULATED WHERE POSSIBLE

WALLS
- ALL WALLS ARE TO BE 16" O.C. UNLESS CODE OR ENGINEERING REQUIRES OTHERWISE
- ALL EXTERIOR WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT
- ALL EXTERIOR GARAGE WALLS SHALL BE 2x6 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR WALLS OVER 12' IN HEIGHT SHALL BE PSL OR LSL LUMBER
- ALL INTERIOR WALLS SHALL BE 2x4 WEYERHAEUSER LUMBER OR EQUIVALENT UNLESS NOTED OTHERWISE
- ALL EXTERIOR AND BEARING WALLS SHALL HAVE A DOUBLE TOP PLATE AND A SINGLE SILL PLATE
- ALL NON-BEARING INTERIOR WALLS SHALL HAVE A SINGLE TOP PLATE AND A SINGLE SILL PLATE

WINDOWS
- SEE ELEVATIONS FOR HEADER HEIGHT
- SEE WINDOW SPECS FOR ROUGH OPENING DIMENSIONS
- TAG IS IN FEET INCHES BY FEET INCHES

DOORS
- ALL BI-FOLD DOOR ROUGH OPENINGS SHALL BE 1 1/2" WIDER THAN MARKED ON PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL BI-PASS DOOR ROUGH OPENINGS SHALL BE THE SAME AS THE FINISHED WIDTH MARKED ON THE PLAN & THE TOP OF THE OPENING SET 2" HIGHER THEN MARKED ON PLAN FROM TOP OF FINISHED FLOOR
- ALL POCKET DOOR ROUGH OPENINGS PER MANUFACTURES SPECS

STAIRS
- ALL STAIRS SHALL HAVE A MAX RISER HEIGHT OF 8" AND A TREAD DEPTH OF 10" WITH A 1" NOSE
- RISERS & TREADS SHALL NOT VARY MORE THAN 3/8" FROM THE LARGEST TO THE SMALLEST

RAILINGS
- ALL HAND RAILINGS SHALL BE AT 36"-38" HEIGHT MEASURED VERTICALLY FROM THE FRONT EDGE OF THE TREAD NOSE OR LANDING
- BALUSTERS ARE TO BE SPACED PER CODE

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# THE 805 - BUILDING 3 (EAST)
# 805 WELLS STREET
# DELAFIELD, WI 53018

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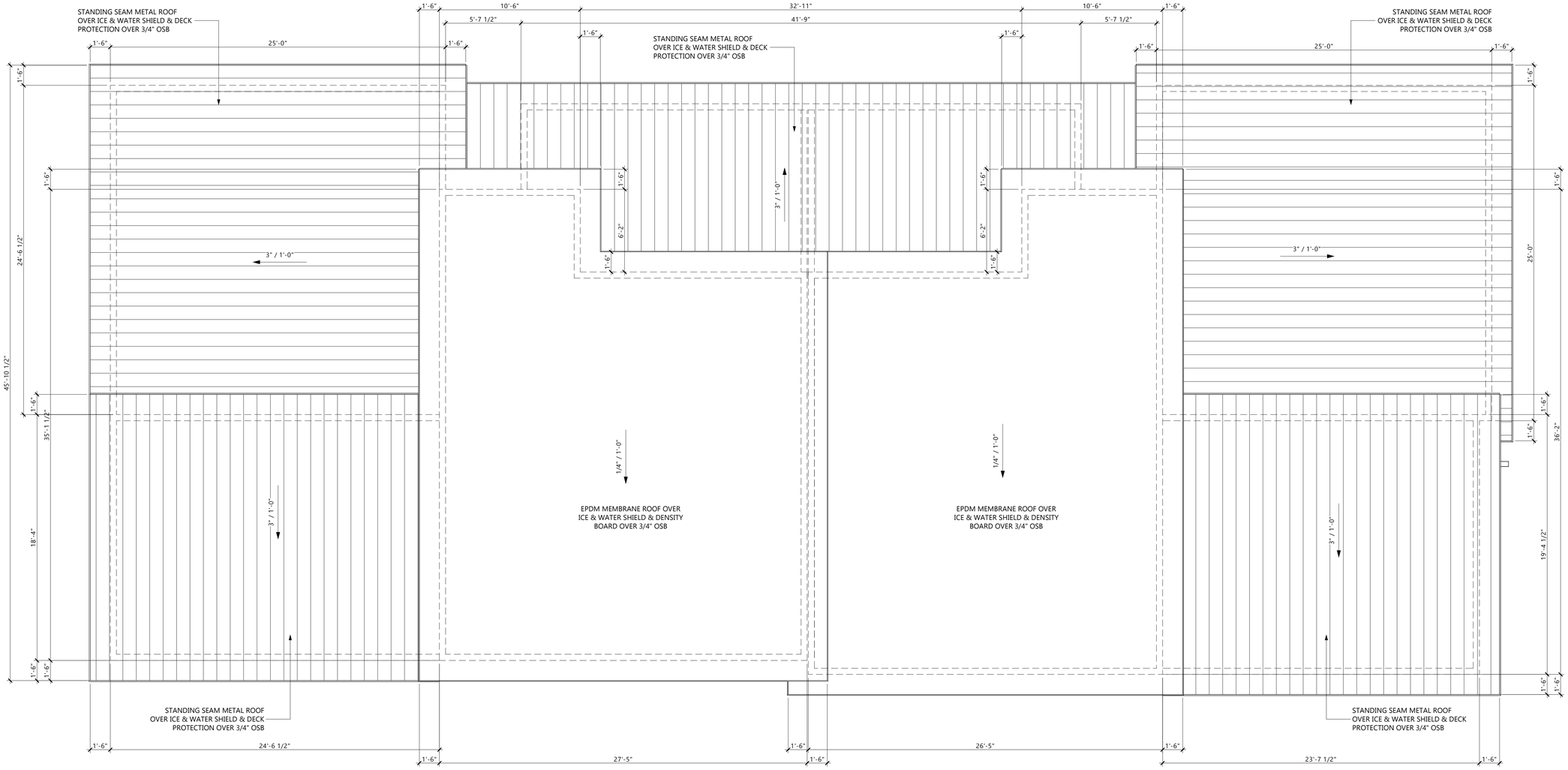
| SHEET TITLE: | |

**UNIT 6 FLOOR PLANS**

# A1.4

## ROOF NOTES

- VENT EAVES AND RIDGE PER CODE
- SEE BUILDING SECTIONS FOR HEEL HEIGHTS
- DIMENSIONS ARE TO ROUGH FRAMING
- SEE SPECS FOR ROOF MATERIALS & INSTALL REQUIREMENTS
- ICE & WATER SHEILD ON ENTIRE ROOF FOR SLOPES 3/12 OR LESS




1 ROOF PLAN

SCALE: 1/4" = 1'-0"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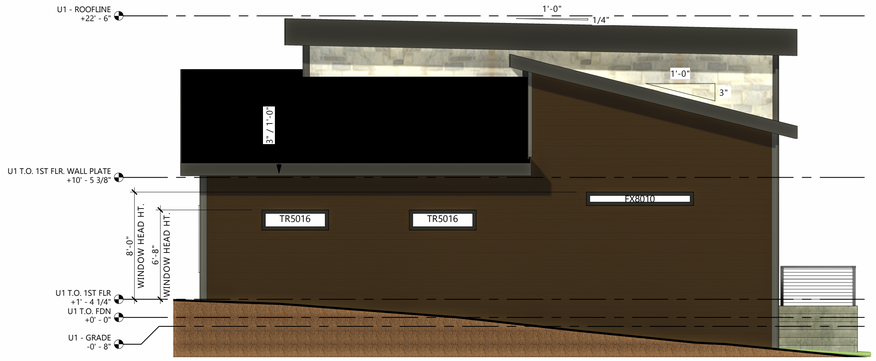
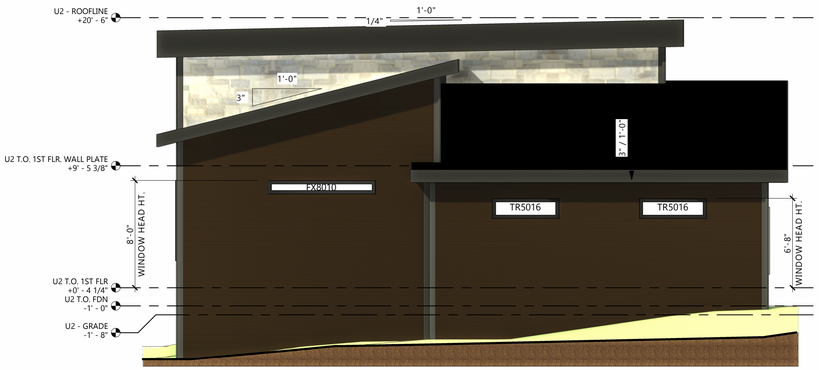
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | ROOF PLAN |

A1.5



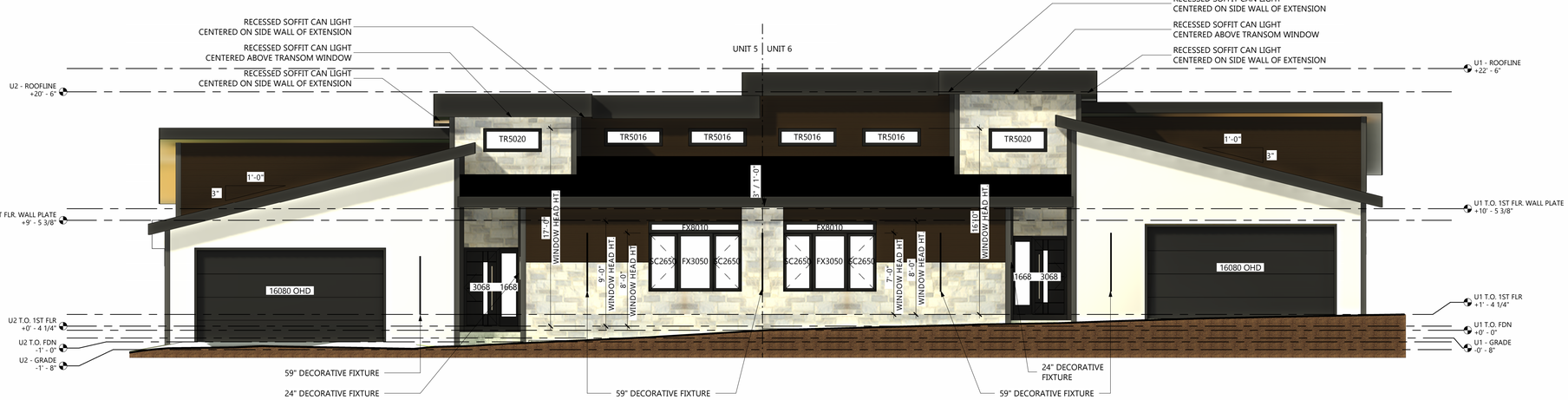

3 UNIT 6 SIDE ELEVATION

SCALE: 3/16" = 1'-0"




4 UNIT 5 SIDE ELEVATION

SCALE: 3/16" = 1'-0"




2 FRONT ELEVATION

SCALE: 3/16" = 1'-0"

1 REAR ELEVATION

SCALE: 3/16" = 1'-0"

## EXTERIOR MATERIALS: (VERIFY W/ SPECS.)

**ROOF**
- MANUFACTURER: PAC CLAD
- COLOR: BLACK

**GUTTERS**
- COLOR: BLACK

**DOWNSPOUTS**
- COLOR: BLACK

**STONE:**
- MANUFACTURER: HALQUIST
- FINISH: LEDGE COLLECTION
- COLOR: ASHVILLE

**PRIMARY EXTERIOR SIDING**
- MANUFACTURER: WOODTONE
- FINISH: RUSTIC SERIES
- COLOR: ROASTED WALNUT
- SHEEN: SATIN

**SECONDARY EXTERIOR SIDING**
- MANUFACTURER: SMARTSIDE
- TYPE: VERTICAL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

**TERTIARY EXTERIOR SIDING**
- MANUFACTURER: SMARTSIDE
- TYPE: PANEL SIDING
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE

**EXTERIOR TRIM**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

**FASCIA**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: BLACK
- SHEEN: SATIN

**SOFFITS**
- MANUFACTURER: SMARTSIDE
- FINISH: ACRYLIC LATEX PAINT
- COLOR: CSP35 PENTHOUSE
- SHEEN: SATIN

**COLUMNS**
- COLOR: BLACK

**WINDOWS & DOORS**
- WINDOWS
  - ANDERSON 100 SERIES
  - BLACK
- FRONT DOOR
  - THERAMTRU
  - RAVEN
- GARAGE DOOR
  - HAAS DOOR
  - BLACK

## EXTERIOR LIGHT FIXTURE NOTES

- FRONT ENTRY LIGHTS TO BE CONTROLLED WITH A SWITCH
- RECESSED CAN LIGHTS AND DECORATIVE FIXTURES TO BE PHOTO CELL ON / TIMECLOCK OFF

**59"DECORATIVE FIXTURE**
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 59"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

**24"DECORATIVE FIXTURE**
- MANUFACTURER: MOD LIGHTING
- TYPE: HAYLEN
- STYLE: LINEAR
- LENGTH: 24"
- COLOR TEMP: 3 COLORS + REMOTE DIMMING

**SOFFIT FIXTURE**
- MANUFACTURER: TBD
- TYPE: TBD
- STYLE: RECESSED CAN LIGHT
- SIZE: TBD
- COLOR TEMP: TBD

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SHEET TITLE:

**EXTERIOR ELEVATIONS**

# A2.1

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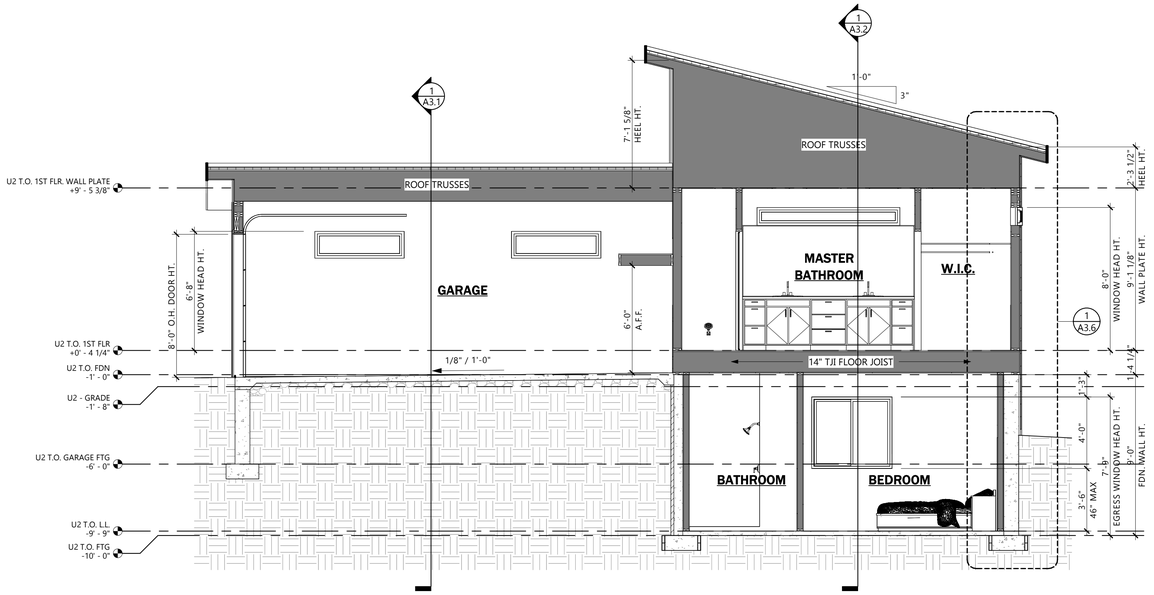
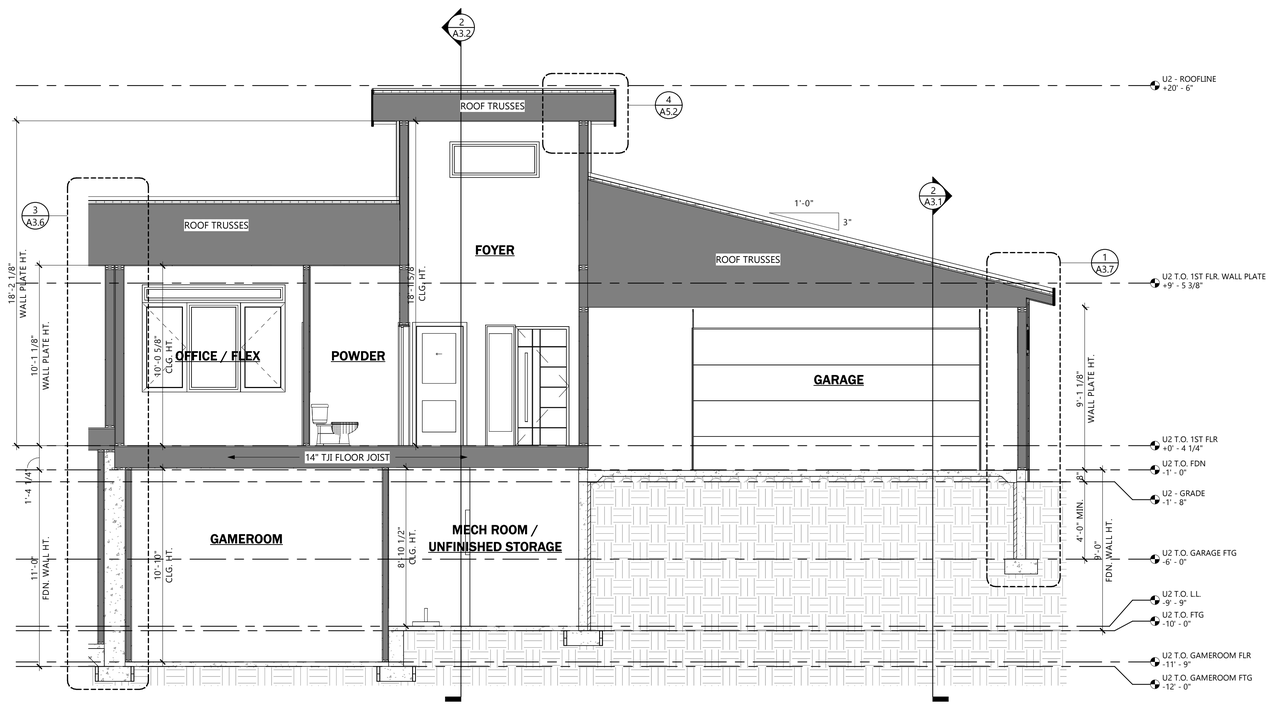



## 2 UNIT 5 - GARAGE BLDG SECTION

SCALE: 1/4" = 1'-0"




## 1 UNIT 5 - GAMEROOM BLDG SECTION

SCALE: 1/4" = 1'-0"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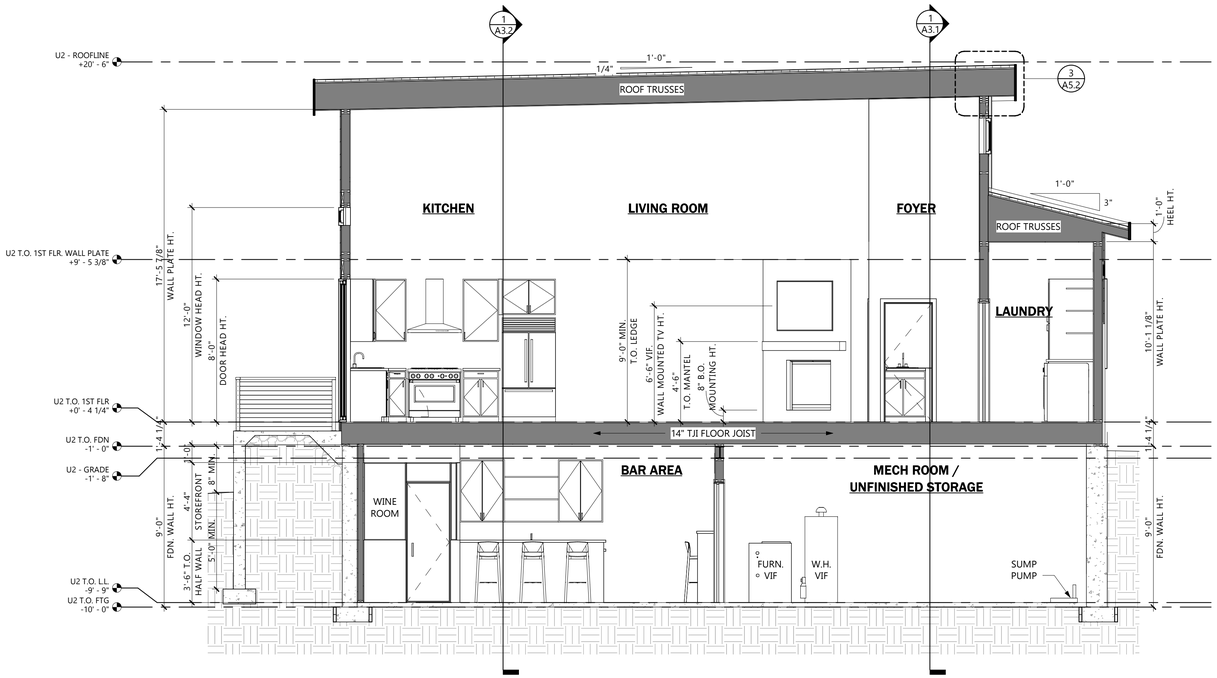
**BUILDING SECTIONS**

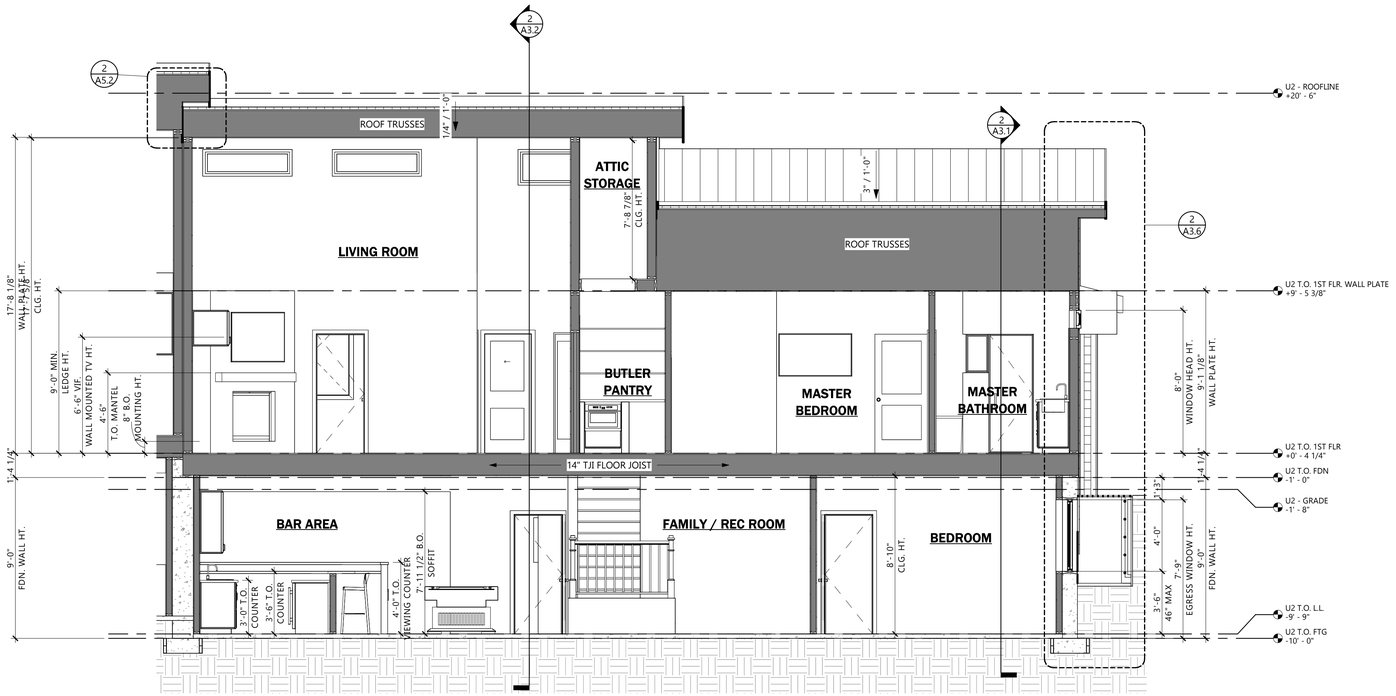
# A3.1

ALL INTERIOR ELEVATIONS ARE TO SHOW DESIGN INTENT ONLY. VERIFY ALL CABINET & APPLIANCE LOCATIONS WITH THE CABINET DRAWINGS SUPPLIED.




2 UNIT 5 - LATITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"




1 UNIT 5 - LONGITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"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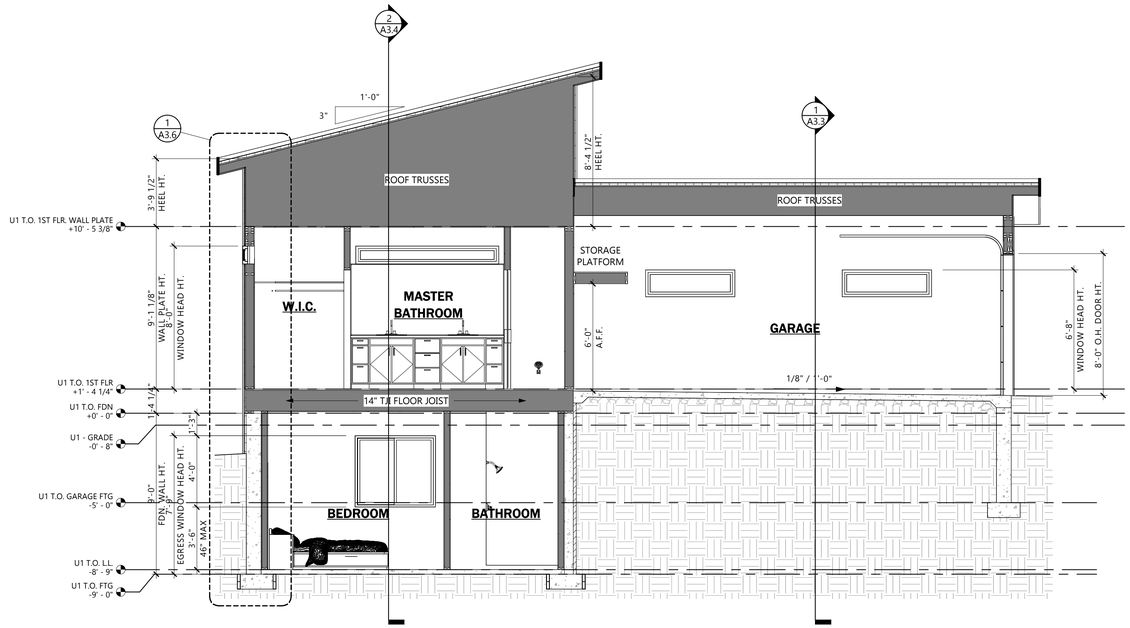
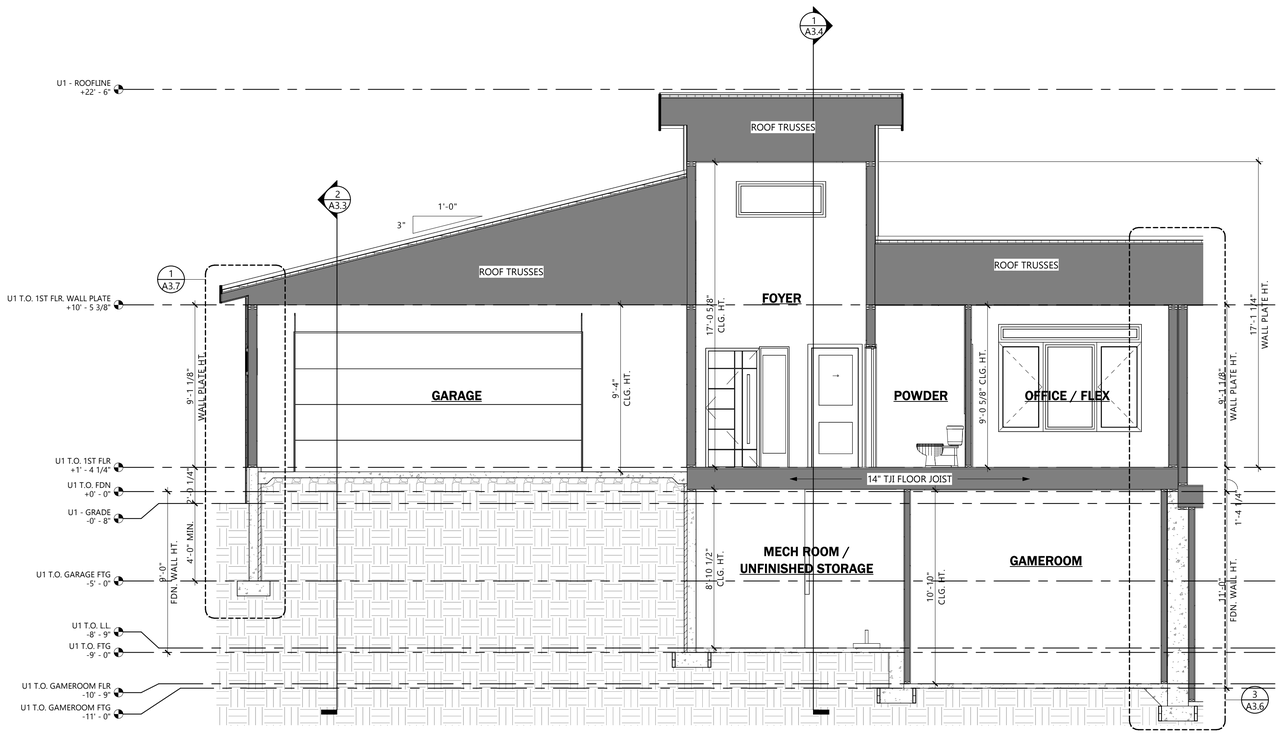
**BUILDING SECTIONS**

# A3.2




## 2 UNIT 6 - GARAGE BLDG SECTION

SCALE: 1/4" = 1'-0"




## 1 UNIT 6 - GAMEROOM BLDG SECTION

SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS

# A3.3

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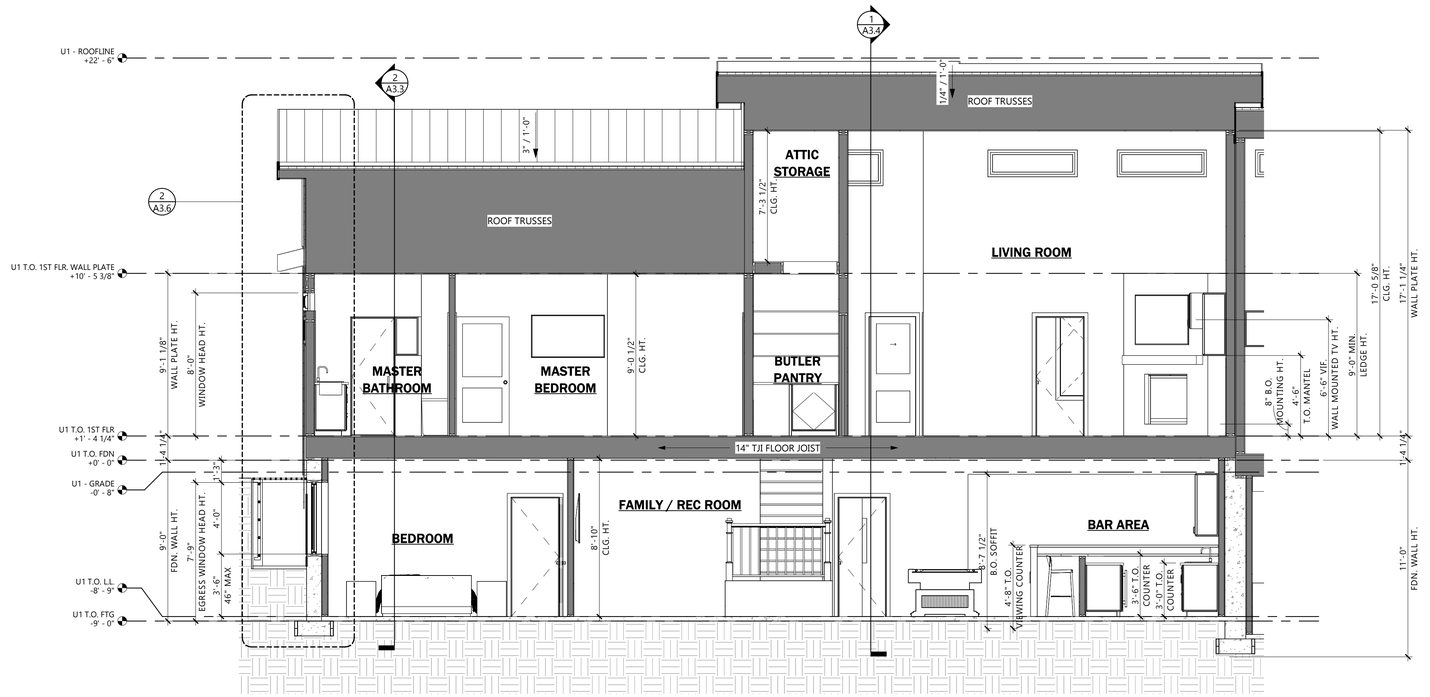
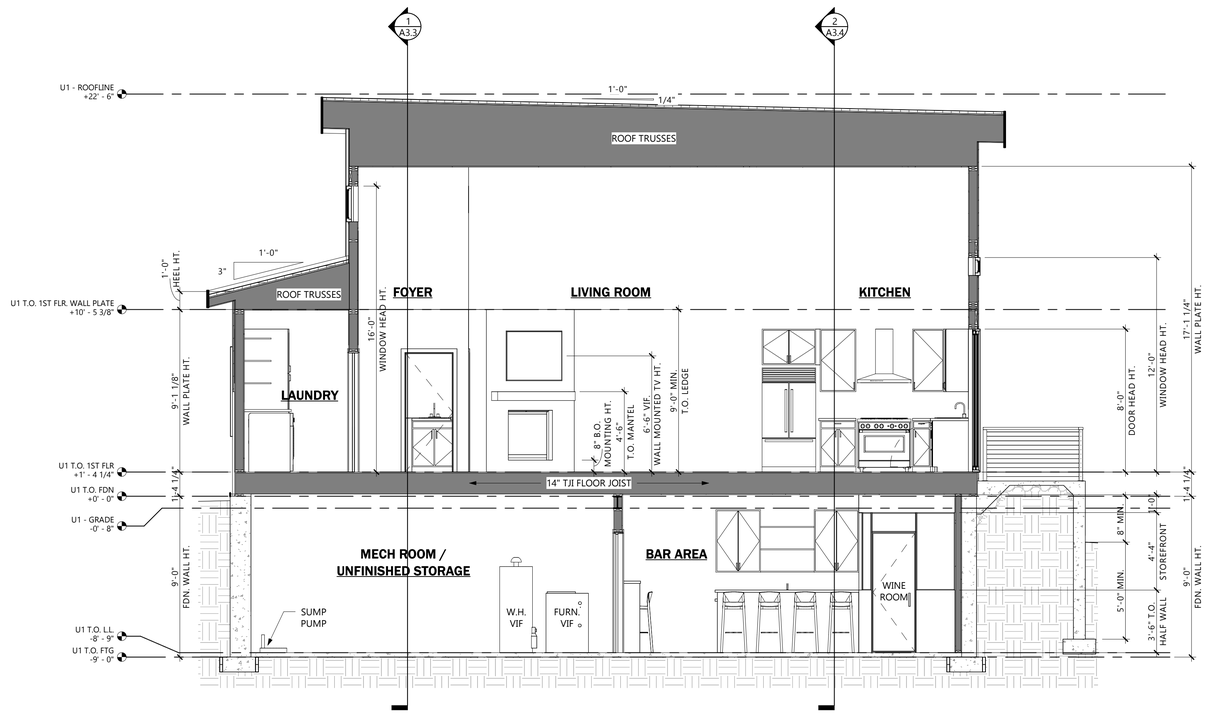



## 2 UNIT 6 - LONGITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"




## 1 UNIT 6 - LATITUDINAL BLDG SECTION

SCALE: 1/4" = 1'-0"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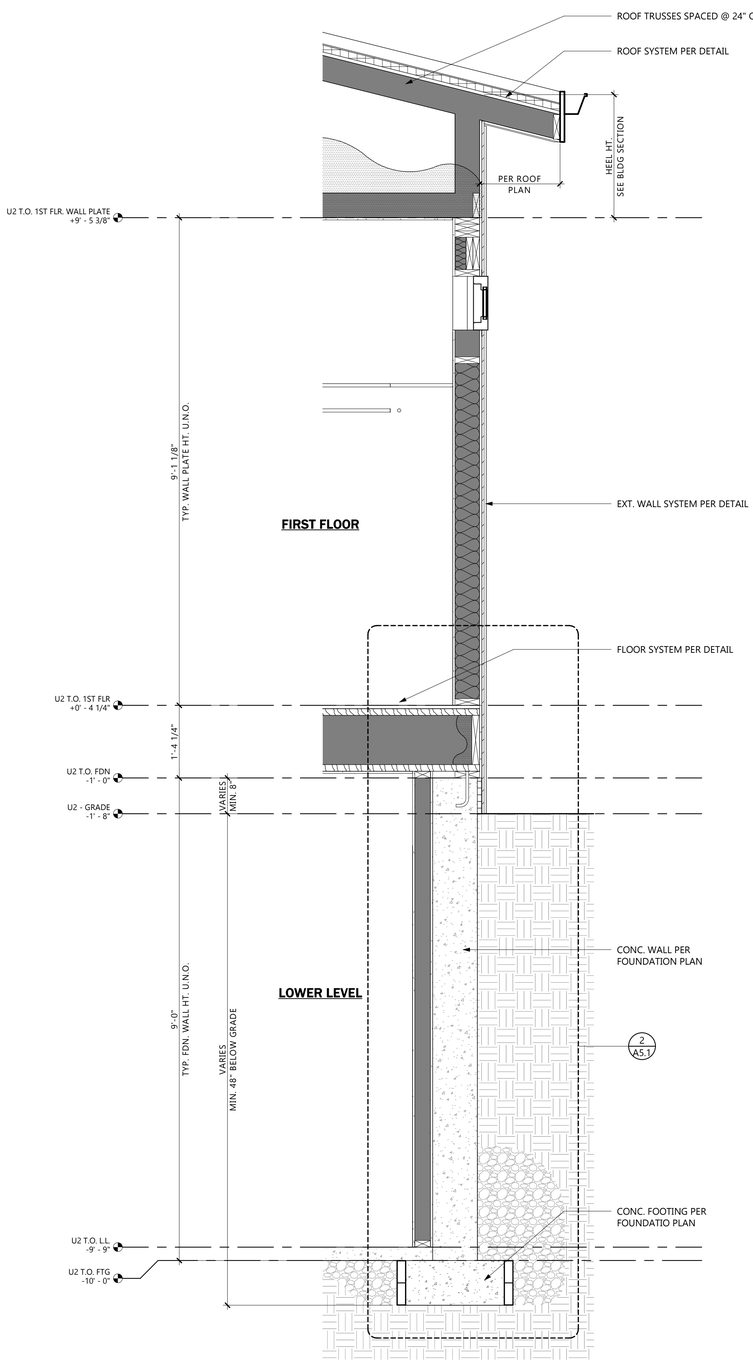
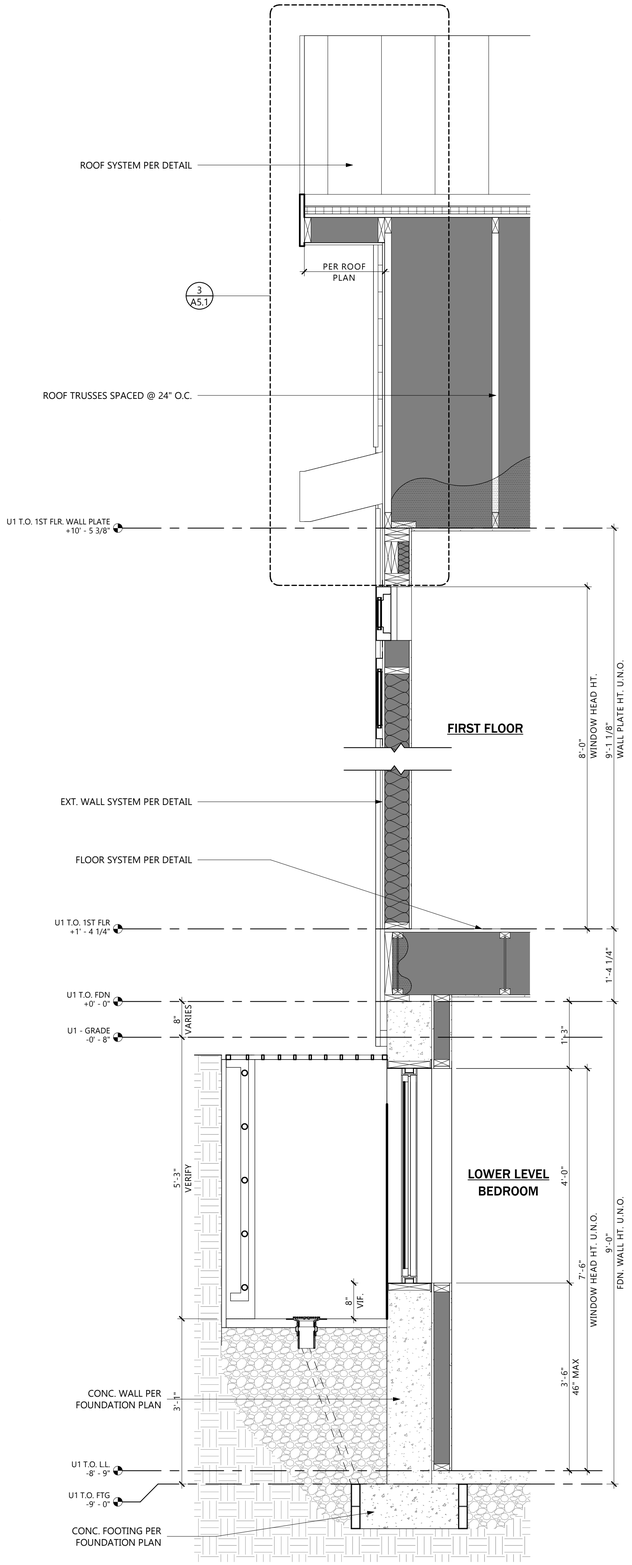
**BUILDING SECTIONS**

# A3.4



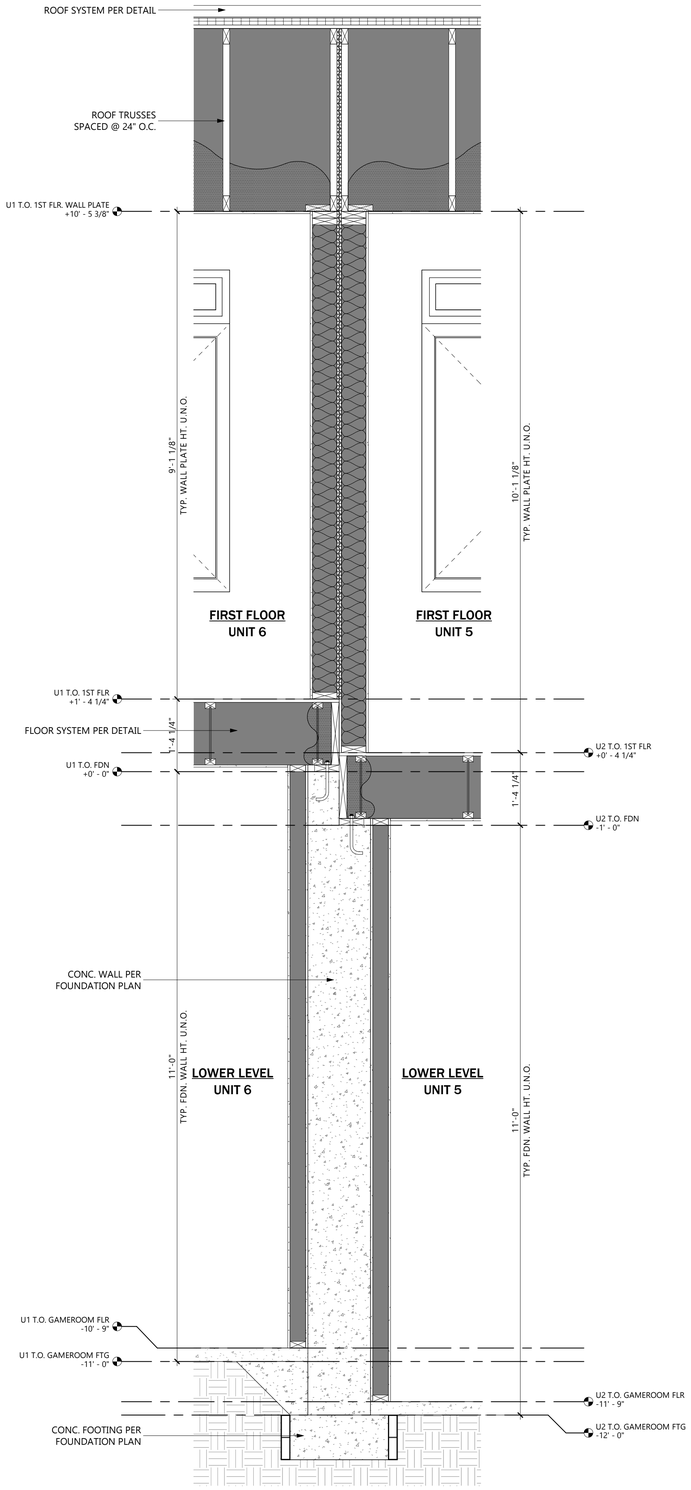

1 SIM. 1 STORY WALL SECTION

SCALE: 3/4" = 1'-0"




2 SIM. EGRESS WINDOW WALL SECTION

SCALE: 3/4" = 1'-0"




3 UNIT SHARED PARTITION WALL

SCALE: 3/4" = 1'-0"

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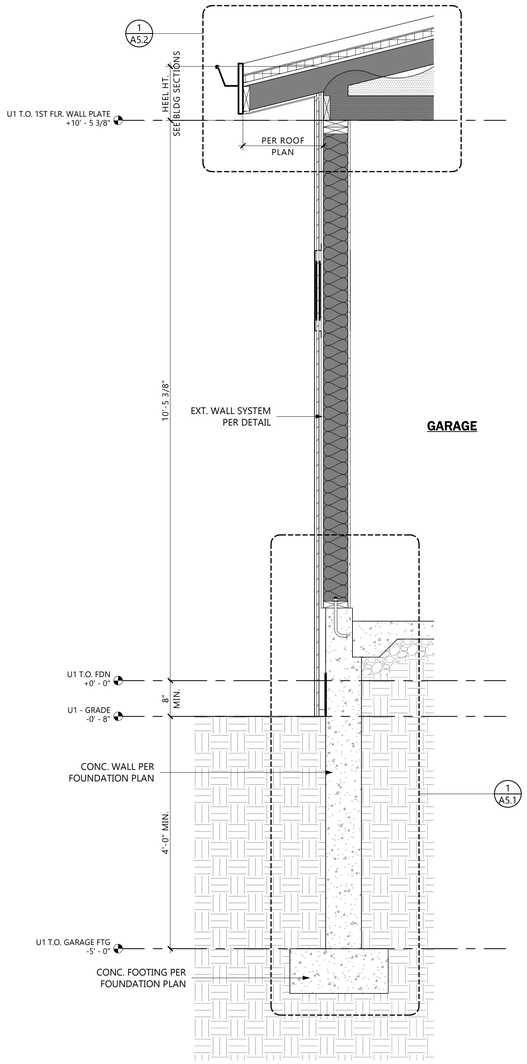
**WALL SECTIONS**

# A3.6




1 SIM. GARAGE EAVE WALL SECTION

SCALE: 3/4" = 1'-0"

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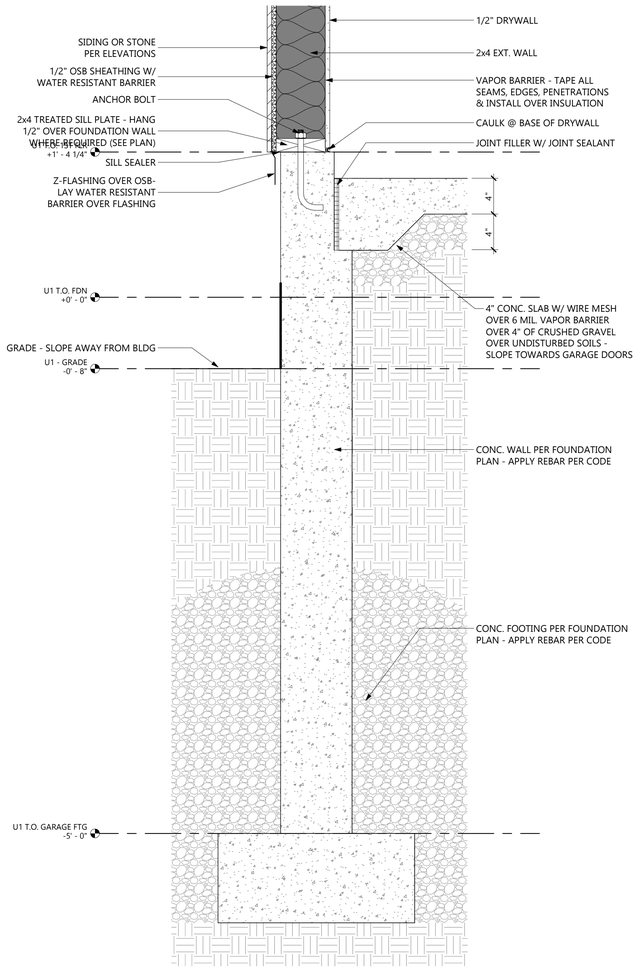
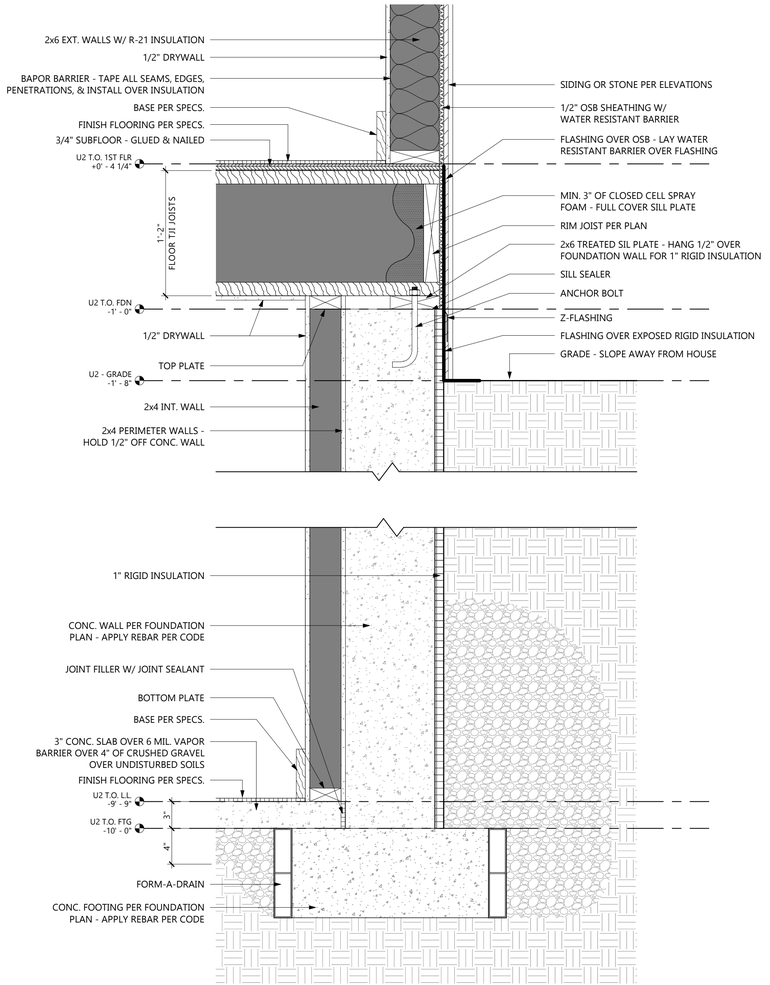
**WALL SECTIONS**

A3.7



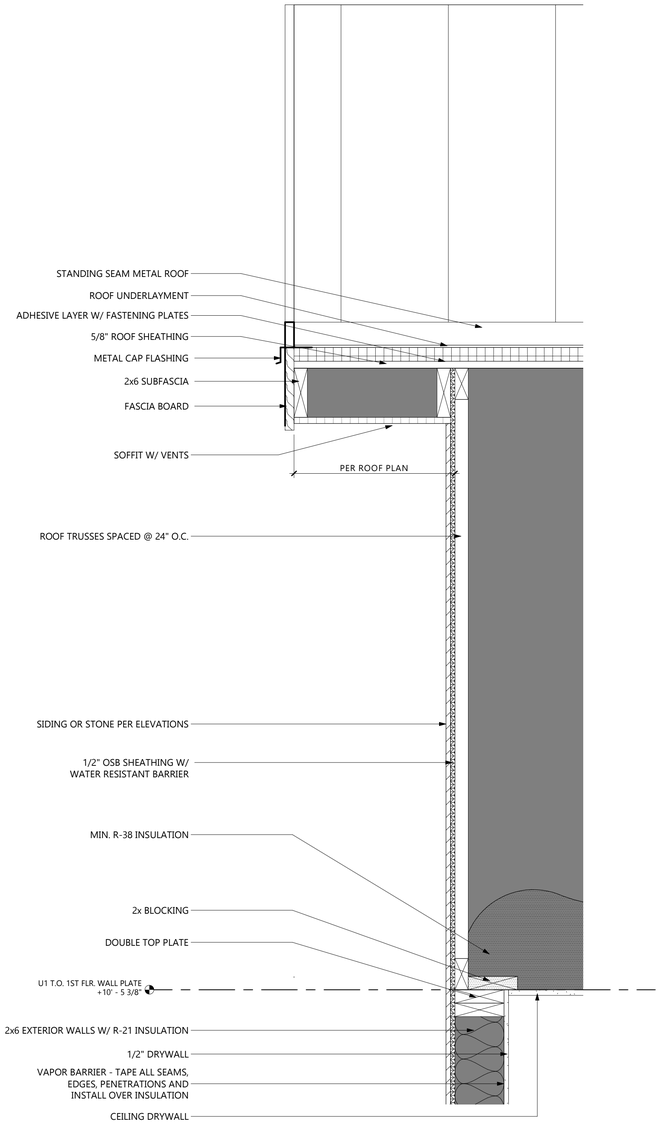

## 1 TYP. WALL SILL & FOOTING @ GARAGE

SCALE: 1 1/2" = 1'-0"




## 2 TYP. WALL SILL & FOOTING

SCALE: 1 1/2" = 1'-0"




## 3 TYP. METAL ROOF RAKE

SCALE: 1 1/2" = 1'-0"

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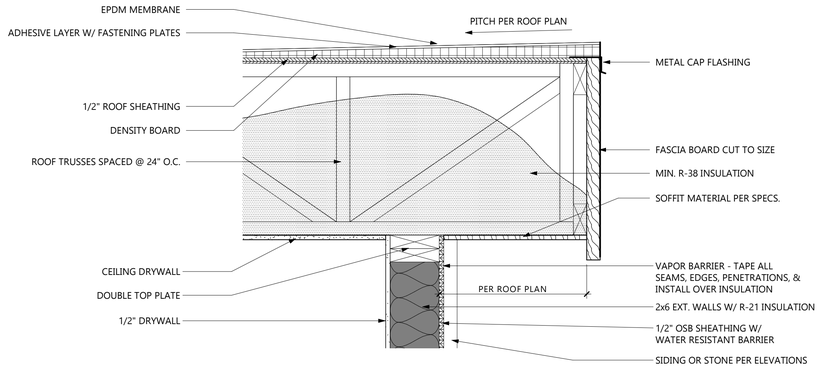
# THE 805 - BUILDING 3 (EAST)
## 805 WELLS STREET
## DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 4/23/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

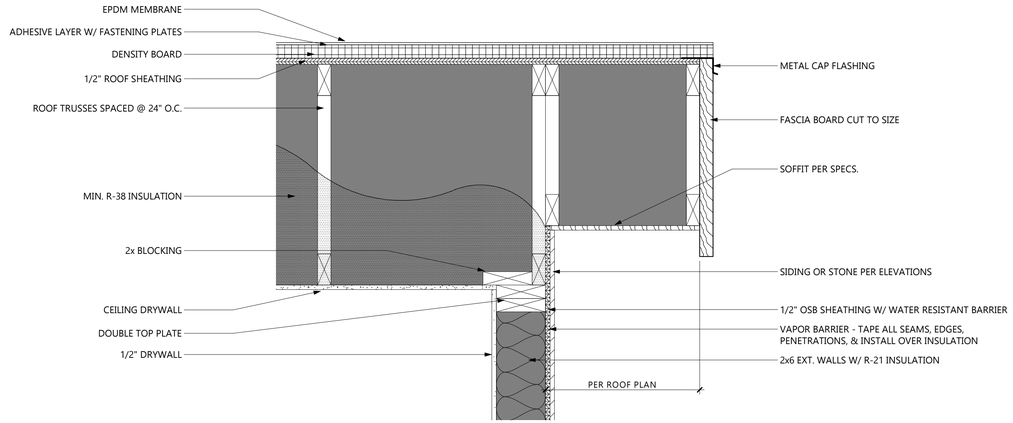
**BUILDING DETAILS**

# A5.1



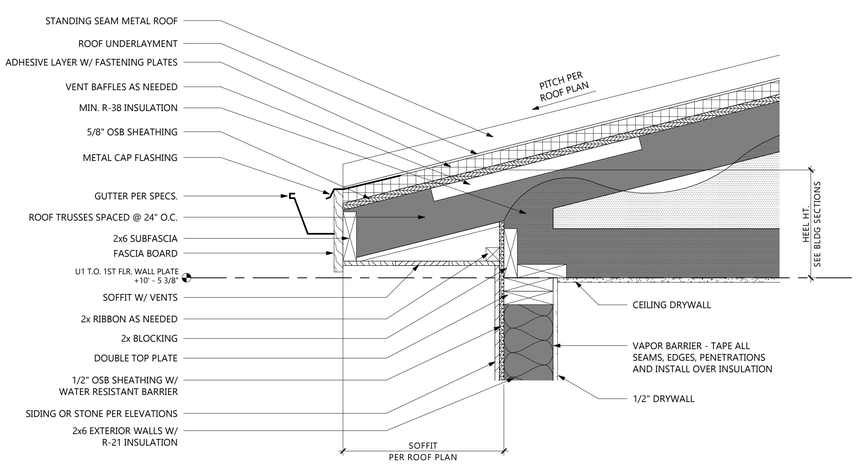

## 3 TYP. EPDM ROOF EAVE

SCALE: 1 1/2" = 1'-0"



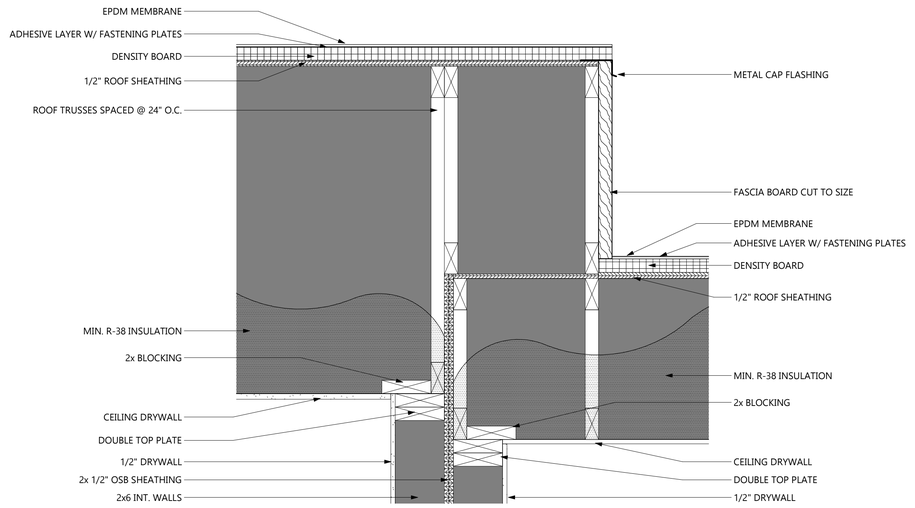

## 4 TYP. EPDM ROOF RAKE

SCALE: 1 1/2" = 1'-0"




## 1 TYP. METAL ROOF EAVE

SCALE: 1 1/2" = 1'-0"




## 2 UNIT SHARED ROOF DETAIL

SCALE: 1 1/2" = 1'-0"

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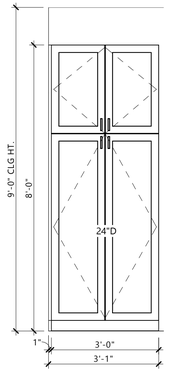
# THE 805 - BUILDING 3 (EAST)
805 WELLS STREET
DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 4/23/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

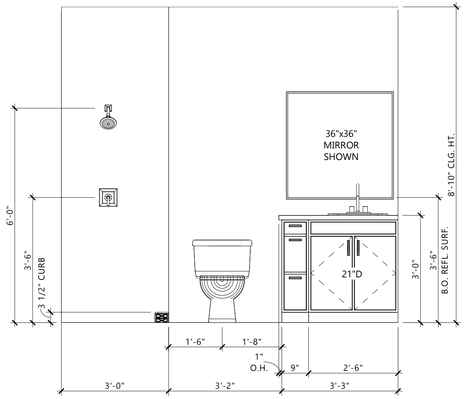
**BUILDING DETAILS**

A5.2



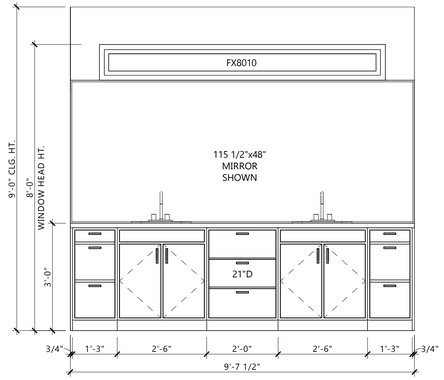

8 UNIT 5 - LINEN CABINET

SCALE: 1/2" = 1'-0"



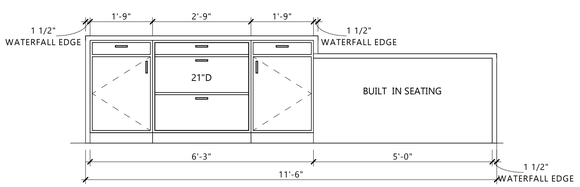

9 UNIT 5 - L.L. BATHROOM

SCALE: 1/2" = 1'-0"



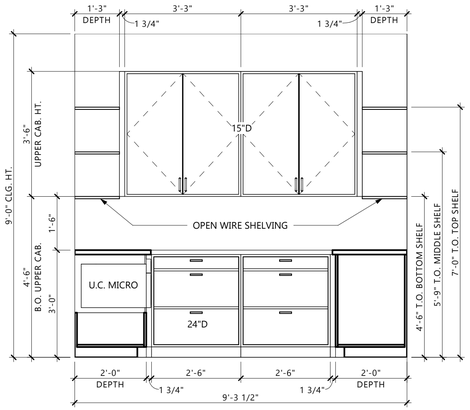

10 UNIT 5 - MASTER BATHROOM VANITY

SCALE: 1/2" = 1'-0"



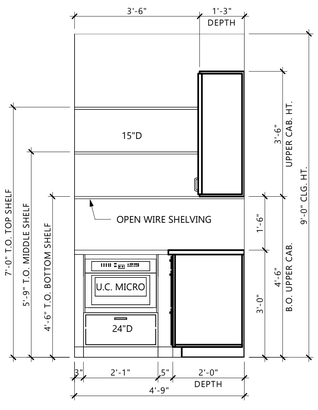

11 UNIT 5 - ISLAND & BUILT IN SEATING

SCALE: 1/2" = 1'-0"



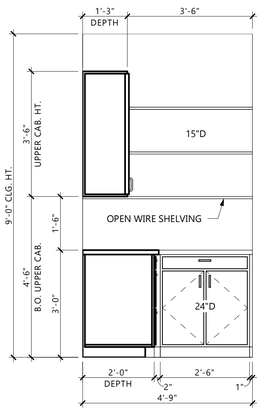

4 UNIT 5 - BUTLER PANTRY - FRONT

SCALE: 1/2" = 1'-0"



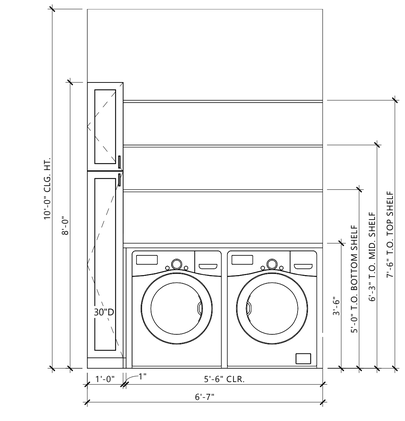

5 UNIT 5 - BUTLER PANTRY - SIDE LEFT

SCALE: 1/2" = 1'-0"



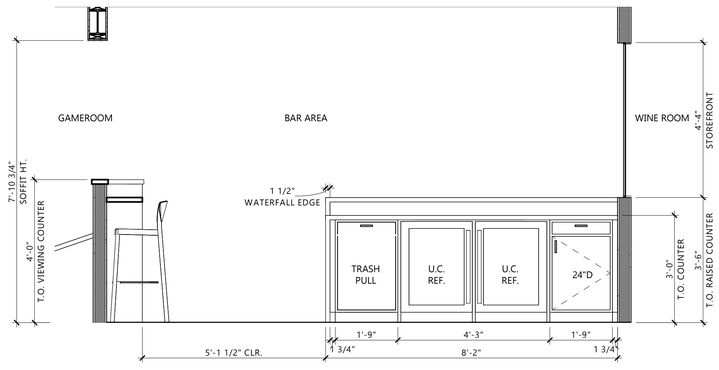

6 UNIT 5 - BUTLER PANTRY - SIDE RIGHT

SCALE: 1/2" = 1'-0"



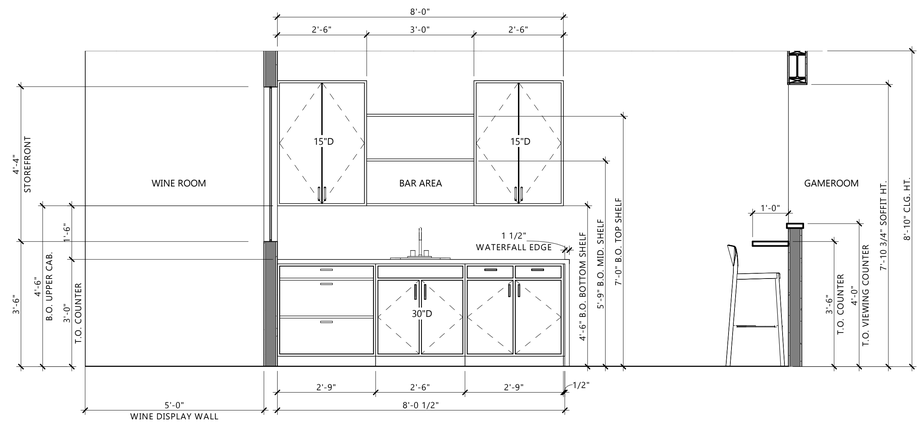

7 UNIT 5 - LAUNDRY ROOM

SCALE: 1/2" = 1'-0"



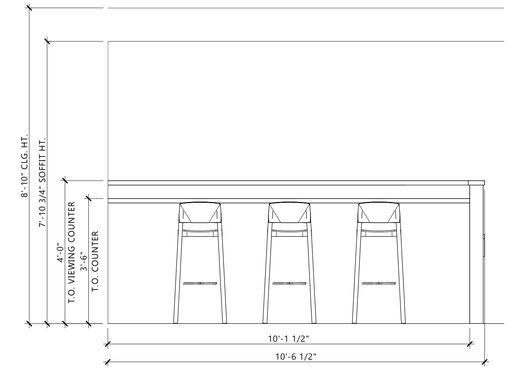

1 UNIT 5 - BAR - FRONT

SCALE: 1/2" = 1'-0"




2 UNIT 5 - BAR - REAR

SCALE: 1/2" = 1'-0"




3 UNIT 5 - VIEWING COUNTER

SCALE: 1/2" = 1'-0"

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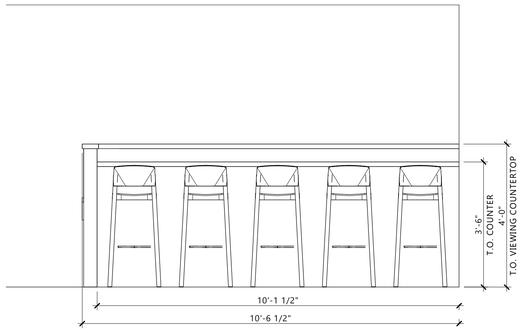
# THE 805 - BUILDING 3
# 805 WELLS STREET
# DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|
| | |

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 4/23/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | |

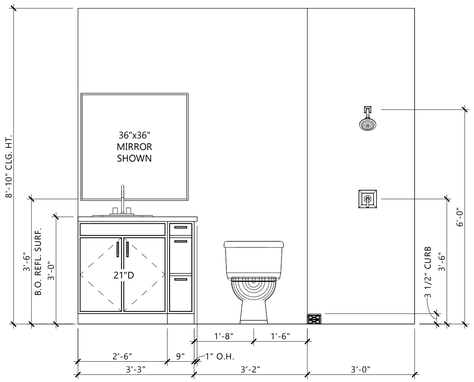
INTERIOR ELEVATIONS

I2.1



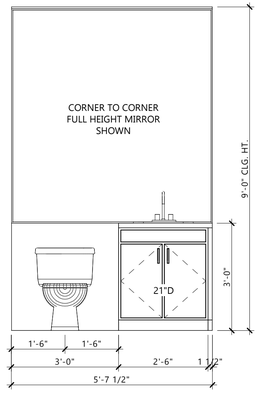

## 8 UNIT 6 - VIEWING COUNTER

SCALE: 1/2" = 1'-0"



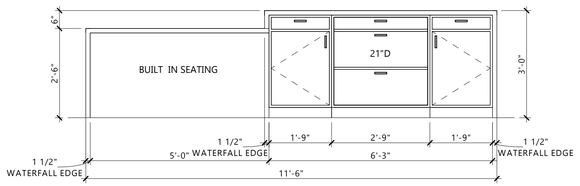

## 9 UNIT 6 - L.L. BATHROOM

SCALE: 1/2" = 1'-0"



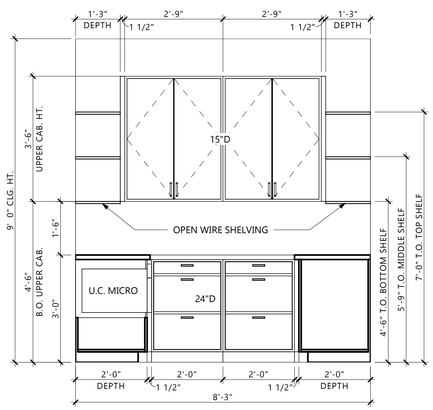

## 10 UNIT 6 - POWDER VANITY

SCALE: 1/2" = 1'-0"



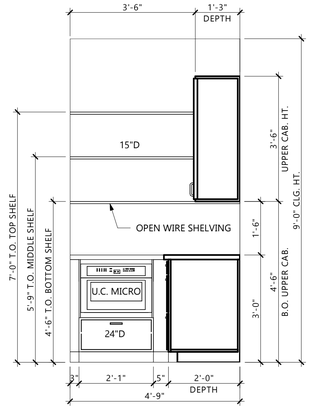

## 11 UNIT 6 - ISLAND & BUILT IN SEATING

SCALE: 1/2" = 1'-0"



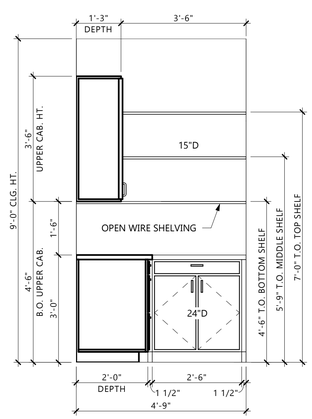

## 4 UNIT 6 - BUTLER PANTRY - FRONT

SCALE: 1/2" = 1'-0"



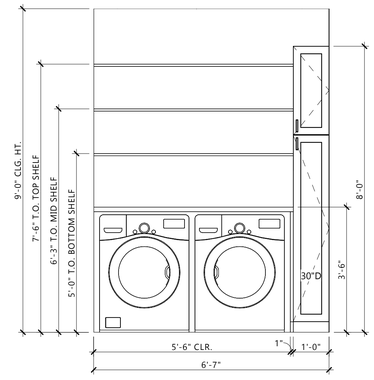

## 5 UNIT 6 - BUTLER PANTRY - SIDE LEFT

SCALE: 1/2" = 1'-0"



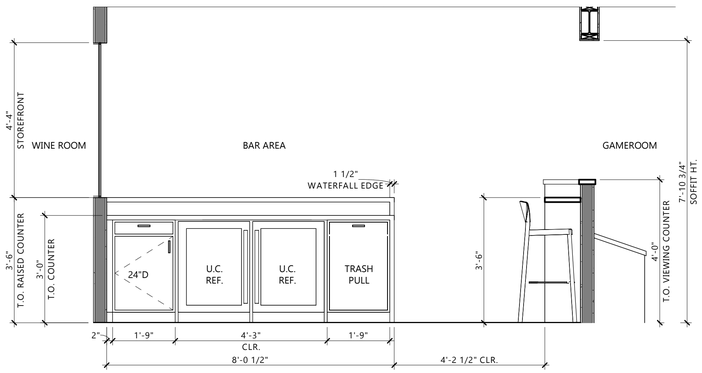

## 6 UNIT 6 - BUTLER PANTRY - SIDE RIGHT

SCALE: 1/2" = 1'-0"



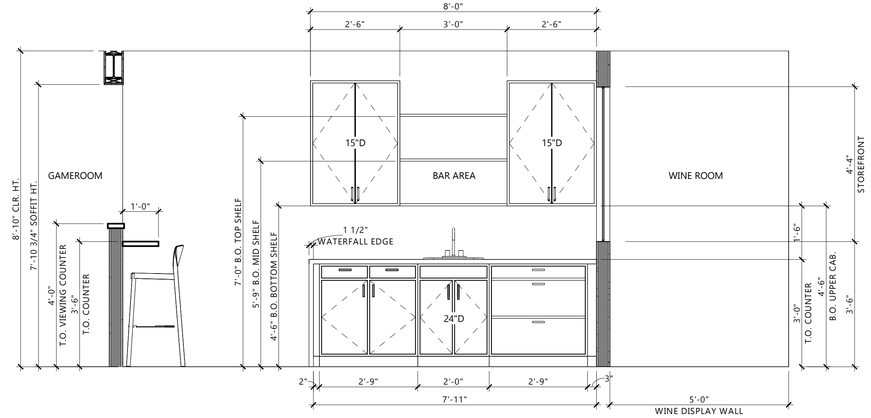

## 7 UNIT 6 - LAUNDRY ROOM

SCALE: 1/2" = 1'-0"



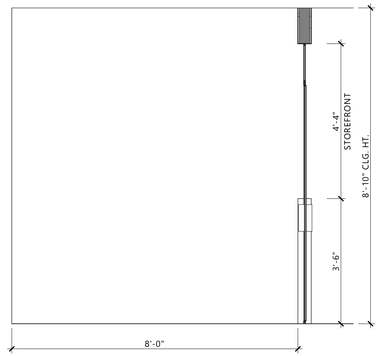

## 1 UNIT 6 - BAR - FRONT

SCALE: 1/2" = 1'-0"




## 2 UNIT 6 - BAR - REAR

SCALE: 1/2" = 1'-0"




## 3 UNIT 6 - WINE ROOM

SCALE: 1/2" = 1'-0"

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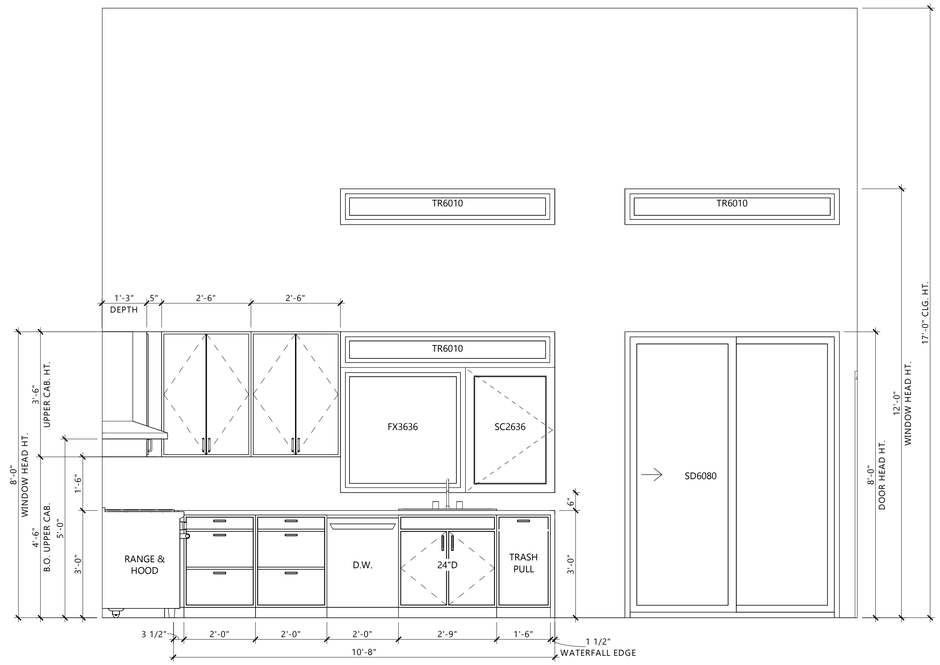
# THE 805 - BUILDING 3 (EAST)
# 805 WELLS STREET
# DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|

| | |
|---|---|
| PROJECT #: | R1120 |
| DATE: | 4/23/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |

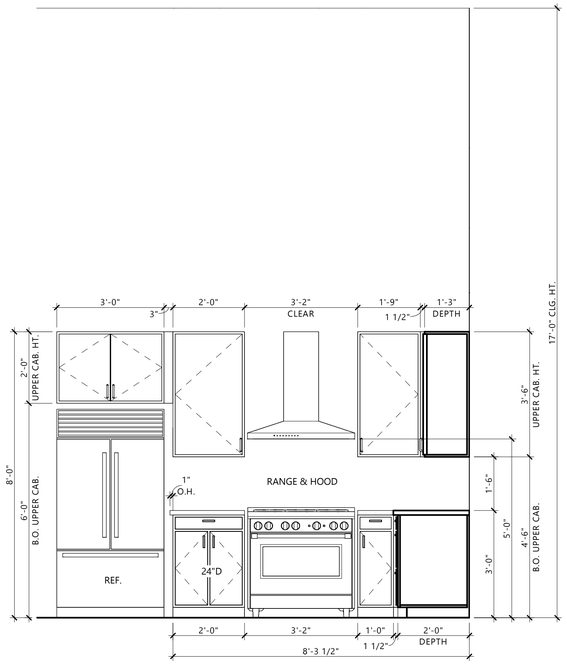
SHEET TITLE:
**INTERIOR ELEVATIONS**

I2.2



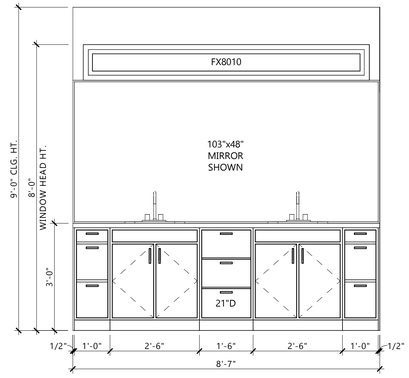

6 UNIT 6 - KITCHEN - SINK

SCALE: 1/2" = 1'-0"



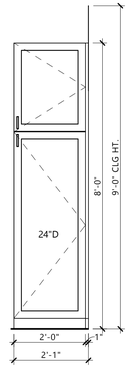

7 UNIT 6 - KITCHEN - RANGE

SCALE: 1/2" = 1'-0"



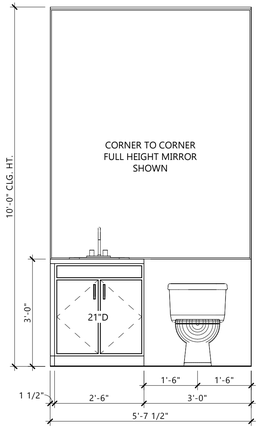

8 UNIT 6 - MASTER BATHROOM VANITY

SCALE: 1/2" = 1'-0"



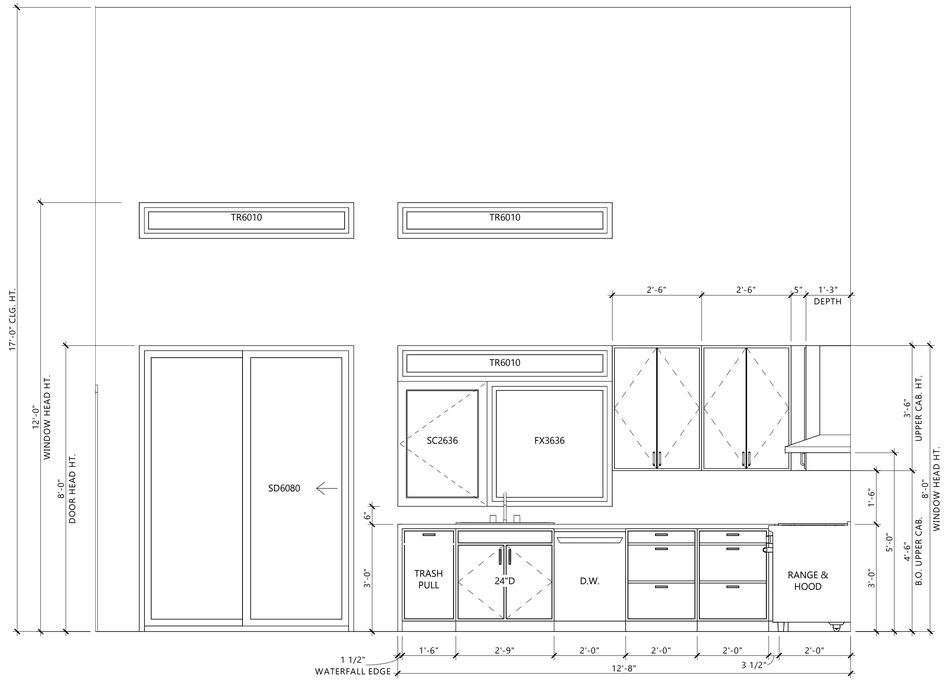

4 UNIT 6 - LINEN CABINET

SCALE: 1/2" = 1'-0"



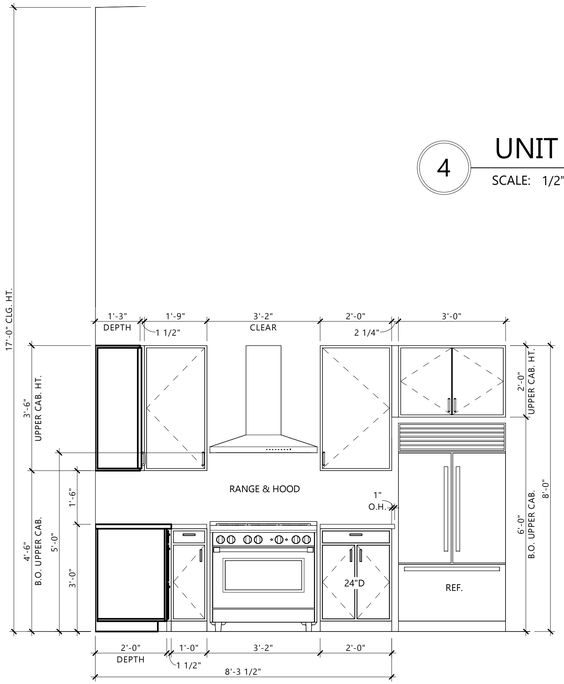

5 UNIT 5 - POWDER VANITY

SCALE: 1/2" = 1'-0"



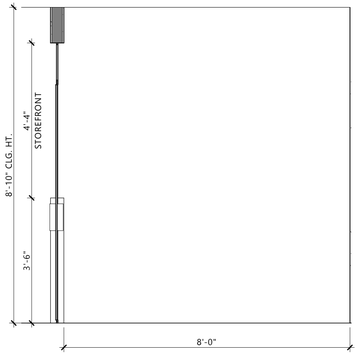

1 UNIT 5 - KITCHEN - SINK

SCALE: 1/2" = 1'-0"




2 UNIT 5 - KITCHEN - RANGE

SCALE: 1/2" = 1'-0"




3 UNIT 5 - WINE ROOM

SCALE: 1/2" = 1'-0"

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# THE 805 - BUILDING 3 (EAST)
805 WELLS STREET
DELAFIELD, WI 53018

| REVISION NUMBER | DATE |
|---|---|
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|---|---|
| PROJECT #: | R1120 |
| DATE: | 4/23/2025 |
| DRAWN BY: | NAT |
| SHEET SIZE: | 24"x36" |
| SHEET TITLE: | INTERIOR ELEVATIONS |

I2.3

Commissioner Hawley seconded the motion.
*A roll call vote was taken; vote passed (7-1)(No: Mayor Nerbun)*

| | |
|---|---|
| **RESULT:** | **APPROVED [7 TO 1]** |
| **MOVER:** | John Stoker, Commissioner |
| **SECONDER:** | Stephanie Hawley, Commissioner |
| **AYES:** | Parrish, Barnes, Choren, Hawley, Schaefer, Stoker, Urbani |
| **NAYS:** | Nerbun |

3) Ware Design Build. The applicant is seeking a consultation for 14 condominiums for the properties located at 5117 W. Donges Bay Road and 10351-10465 N. Cedarburg Road (Donges Cove)

Planner Redding stated the request is for a consultation for a proposed condominium development which will be comprised of three assembled parcels currently zoned Neighborhood Commercial ("NC"), totaling 5.93 acres. The request would require either a rezoning to R-6 zoning or a text amendment to modify the language in the NC zoning district.

She explained that the proposal is for 28 units in total (14 buildings) and meets the setback and offset requirements. There would be a single access point off Donges Bay Road. Per the City Forester, there are three specimen trees on site which staff would like to preserve, if possible, but they may need to be removed to accommodate the current proposed site plan.

Staff recommend the baseline density follow the R-6 standards, allowing no more than 4 units per acre. The current proposed plan is slightly over this standard at 4.7 per acre. In response, the applicant has communicated their flexibility regarding site layout and the number of total units. To comply with the R-6 standards, 5 units would need to be removed from the proposed plan (3 buildings, 6 units total). This would allow the density to be in compliance as well as allow for additional aesthetic and amenity benefits.

Staff recommends the applicant request a text amendment to add language to the existing NC zoning requirements to include two-family residential units as a conditional use. Planner Redding commented that although the proposed building design is more modern than most of the developments in the city, staff is supportive of the proposed design.

There was discussion among the Commissioners and the applicant. The applicant stated they want their development to stand out and to be different than the usual design found in the city. Alderman Parrish expressed his support for this use at the location and that he has received feedback supporting this type of use. Support for a new development at this blighted corner.

Mayor Nerbun commented that there is one TDR credit that could possibly be used for this site which would allow the development to get an extra building.

Overall there was positive support for the proposed development.

He mentioned there is some additional lighting and landscaping that is included in the approval request.

Overall, staff are supportive of the continued work being done on site and want the property issues to be in compliance. There is concern about the amount of time it is taking to get the work completed. Again, staff does not support the addition of the deck at this time.

The Commission agreed to keep the compliance issues that are going to court be kept separate and believe that additional site approvals should not granted until the site is in compliance.

The applicant stated that she has been working on this building since 2018 and there has been progress made but they have faced many obstacles along the way. She feels strongly about the deck approval as she believes it will greatly improve the value of the building and that outside space is vital as they are working to get the building ready to sell.

There was discussion among the Commission regarding the requested deck, and they agree that the various compliance issues should be a priority to be addressed. It was noted that the proposed deck would be in full public view and that it is may not be a desired element in that location.

**Action**
Commissioner Schaefer made a motion to approve staff per conditions, the site needs to be brought into compliance (lighting, landscape) and the parking lot repairs and proposed deck can be done simultaneously along with a LOC for 150% of the contracted value of the parking lot reconstruction by July 31, 2026.
Commissioner Barnes seconded the motion.

Commissioner Schaefer made an amendment to condition #5 that before April 15, 2026, the lighting must be compliant before a building permit is issued for the deck.
Commissioner Barnes accepted the amendment.
*A roll call vote was taken; vote passed (6-0)(Mayor Nerbun abstained)*

| | |
|---|---|
| **RESULT:** | **APPROVED WITH CONDITIONS [6 TO 0]** |
| **MOVER:** | Rebecca Schaefer, Commissioner |
| **SECONDER:** | Bruce Barnes, Commissioner |
| **AYES:** | Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani |
| **ABSTAIN:** | Nerbun |
| **ABSENT:** | Ellsworth, Stoker |

c) Ware Design Build. The applicant is seeking text amendment approval for a new conditional use grant within the Neighborhood Commercial zoning district to allow for two-family residential dwellings as cluster developments.

Planner Redding stated this is a text amendment to allow for conditional use in the neighborhood commercial zoning district which would allow for 2-family dwellings as a cluster development.

The zoning district currently allows 1-family cluster developments as a conditional use. The proposed text amendment to allow for 2-family cluster developments is a compatible extension of the existing uses in the area and staff believe it is an appropriate use in this small commercial node. Two-family cluster developments can be considered consistent with the existing development in the area and with the overall intent of the neighborhood commercial zoning. Given that other residential uses exist nearby, staff believe the proposed use would not disrupt the character or the functionality of the district.

Staff recommend that the CUG refer back to the requirements of zoning standards of the R-6 zoning district which mirrors the approach used for the single-family CUG.

Staff acknowledge that this text amendment was recommended by staff earlier this year as a potential path forward when the Donges Cove development proposal was submitted. This is the same applicant that initiated this request. Staff believe this would provide a clear regulatory framework for evaluating similar proposals without compromising the intent of the neighborhood commercial district and what it allows.

Staff recommend the text amendment to allow conditional grant use to 2-family dwellings as a cluster development with technical standards related to the R-6 zoning standards.

The Commission stated the text amendment prevents spot zoning and agrees it is a great use for this area. The Commission is pleased to have some of the vacant properties cleaned up and redeveloped. They support this text amendment and the use going forward.

**Action**
Commissioner Hawley made a motion to approve according to staff conditions.
Commissioner Choren seconded the motion.
*A voice vote was taken; vote passed (7-0)*

| | |
|---|---|
| **RESULT:** | **APPROVED [7 TO 0]** |
| **MOVER:** | Stephanie Hawley, Commissioner |
| **SECONDER:** | Martin Choren, Commissioner |
| **AYES:** | Nerbun, Strzelczyk, Barnes, Choren, Hawley, Schaefer, Urbani |
| **ABSENT:** | Ellsworth, Stoker |

d) P2 Development. The applicant is seeking rezoning recommendation and concept plan approval for a zoning change TC (Town Center) to TC/PUD (Town Center/Planned Development Unit) to allow for 58 residential units and a 3-story mixed-use building for the five (5) properties located at 11030, 11020, and 10950 N. Buntrock Avenue and 11027 N. Weston Drive and the property immediately to the south.

**Public Comment**

Mary Sampe 10772 N. Cambridge Court (Windsor Estate Condominiums) - she is concerned about the traffic issues in this area due to the schools, buses as well as the kids walking in the

**CONDITIONAL USE GRANT**

**RETURN TO:**

City of Mequon
11333 North Cedarburg Road 60W
Mequon, WI 53092

**PARCEL NO.:**
14-050-10-020.00
14-050-10-010.00
14-050-10-030.00

Articles of Agreement made and entered into this 23rd day of February, 2026 by and between _____, owner of the properties located at 5117 W Donges Bay Road, 10365 N Cedarburg Road, 10351 N Cedarburg Road and the City of Mequon Planning Commission.

Before the Planning Commission of the City of Mequon, Ozaukee County, Wisconsin, in regard to the premise located in Section 35, Range 21 East, in Township 9 North, Ozaukee County, State of Wisconsin, further described as follows:

**LEGAL DESCRIPTION**

Exhibit A-1

**WHEREAS**, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the City of Mequon having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of a two-family residential cluster development.

**GRANTED** by action of the Planning Commission of the City of Mequon this 23rd day of February, 2026.

_____
**Andrew Nerbun, Mayor, Planning Commission Chairperson**

**Acknowledgment:**

STATE OF WISCONSIN )
)SS
OZAUKEE COUNTY )

Personally came before me, this ____ day of _____, 2026, the above named Mayor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

_____
**Planning Commission Secretary**

**Acknowledgment:**

STATE OF WISCONSIN )
)SS
OZAUKEE COUNTY )

Personally came before me, this ____ day of _____, 2026, the above named _____, Planning Commission Secretary, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) _____

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators of the Premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. This grant shall expire and become void unless, pursuant to the building and zoning codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above, or actual construction is commenced within twelve (12) months of the date on which the building permit was issued.
3. This grant shall be void unless, pursuant to the building and Zoning Codes of the City, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of Planning Commission approval noted above.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and annexed hereto.
5. Any of the conditions of this Grant which would normally be the responsibility of tenants of the Premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. The City of Mequon shall be held harmless from any claims or losses to the City or its residents including reasonable attorney fees arising from or related to use of the facilities.
8. Any change to the approved use or change to the building or site plan will require an amendment to the Conditional Use. Minor changes to the building and site plan shall be approved by the Department of Community Development.

**Conditions on the Operations:**

a. Hours of operation: N/A

b. Performance standards relating to parking, noise, vibration, odor, smoke, dust, and light: As per City ordinance and as further designated under letter (e.) below.

c. Water supply requirements:

Public

d. Provisions for sewage disposal:

Public

e. Other:

- If the conditional use shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or if material problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten health or safety or to become a nuisance condition, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, or in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

- If, despite efforts to prescribe conditions which render the conditional use harmonious in the surrounding neighborhood, problems shall arise with respect to noise, traffic circulation, ingress and egress, parking, unenclosed storage, lighting, maintenance, or any other condition which shall materially threaten the peace and enjoyment of neighboring properties, or shall become hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood, or shall threaten health or safety, the Grantee shall correct or improve such condition, and toward that end, the Planning Commission, after public hearing, may alter, amend or add reasonable additional Conditional User Grant conditions in order to ameliorate such effects, and in the case of violation of the Conditional Use Permit, may revoke the Conditional Use Grant.

9. **Conditions of the structures:**

a. Site Plan: As per attached Exhibit A

b. Landscaping Plan:

c. Elevations:

d. Floor Plan:

e. Exterior

f. Fence / Wall / Dumpster plan details:

g. Sign location, size, and design (including lighting and landscaping):

h. The buildings shall comply with the building code.

**10. Conditions on the site:**

1. Staff review and approval of final plans prior to issuance of permits. The applicant shall submit such plan within 180 days of Planning Commission action, or the required plan(s) shall be submitted to Planning Commission for additional review and action and subject to all necessary fees.
2. The conditional use shall refer back to Section 58-241 of the city of Mequon code of ordinances.

**OWNER(S):**

By:_____

**Acknowledgment**

STATE OF WISCONSIN )
)SS
_____COUNTY )

Personally came before me, this ____ day of _____, 2026, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission (expires) _____
Notary Public

This document drafted by the City of Mequon.

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

**www.cityofmequonwi.gov** **Community Development**

**TO:** **Planning Commission**
**FROM:** **Jac Zader, Assistant Director Community Development**
**DATE:** **February 23, 2026**
**SUBJECT:** **Bonnilake Real Estate, LLC. The applicant is seeking preliminary plat, development agreement and stewardship plan approval to allow for a 13-lot conservation subdivision on 60 acres for the properties located at the northeast corner of Granville and Mequon Roads and the west portion of 11449 N. Farmdale Road.**

**Background:** The applicant is requesting preliminary plat, development agreement and stewardship plan approval for a 13-lot subdivision development on 60 acres of land located on the west portion of 11449 N Farmdale Rd and the parcel located on the northeast corner of Mequon Road and Granville Road. The Planning Commission approved the concept plan at the December 1, 2025, meeting.

**Preliminary Plat:**
The preliminary plat shows a 13-lot development with lots ranging from 1.5 to 1.69 acres served by a public road that connects to Granville Road at two locations. The plat is consistent with the concept plan that was approved by the Planning Commission at the December 1, 2025, meeting.

The proposed subdivision shall comply with all of the provisions of the code including the timing of the following requirements:

1. Prior to approval of the final plat, the applicant shall provide the city with a description of the organization of the proposed homeowner association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements.
2. The homeowner association shall be operating (with financial subsidization by the owner or applicant, if necessary) before the earlier of the sale of any dwelling or approval of the final plat.

**Specimen Trees:**
The City Forester, Nathan Herlache inspected the site and has determined that a number of specimen trees are present along the perimeter of the site and will not be impacted by the development. Staff recommends that the specimen trees be identified on the face of the

preliminary and final plat to ensure all current and future property owners are aware of their location with inclusion of an note regarding preservation.

**Stewardship Plan:**
The applicant has submitted a stewardship plan completed by Heartland Ecological Group on January 21, 2026. The plan is well organized and complies with the requirements dictated in the code including the following:

- Identifies restoration goals which include the establishment of high-quality native prairie.
- Reduce erosion and enhance soil health through the establishment of deep-rooted native species.
- Identification, control and prevention of invasive species and noxious weeds.
- Provides a clear plan for long-term maintenance and stewardship.

The elements of the plan will be incorporated into a protective conservancy maintenance and access easement and agreement that will be recorded with the Register of Deeds which will put all future lot/home buyers on notice regarding the mandatory responsibilities for the open space. The easement and agreement shall be approved by the City Attorney and Planning Commission prior to Final Plat and noted on the plat.

**Development Agreement:**
Please see attached draft development agreement authored by Planning and Engineering staff to address the necessary improvements for the development. The development agreement provides the opportunity to construct two (2) model dwellings prior to final plat approval with the understanding that the unit can't be sold or title transferred until the associated plat is recorded.

**Engineering Report:**
Cole McCraw, Assistant City Engineer, has reviewed the application and has the following comments:

*General Requirements:*
Access is proposed at two locations on North Granville Road, with a loop road within the subdivision. Each connection point meets City minimum spacing requirements. The concept plan shows entrance islands and acceleration and deceleration tapers in conformance with the Mequon Standard Specifications for Land Development (SSLD). A bypass lane is required for the traffic volume, which exceeds 1,500 ADT on the connecting street. Entrance islands shall be designated as a subdivision outlot.

Right-of-way on Granville Road shall be dedicated at the ultimate right-of-way width with final plat and is subject to Common Council approval. The dedication is represented on the plat.

The site is not located within the City's sewer service area and therefore is not required to connect to public sewer or water. Soil evaluation reports were provided with the application indicating that all of the lots can support private onsite wastewater treatment systems. Private wells will be required and are regulated by the WDNR. Septic system easements must not

overlap stormwater best management practices (BMP) areas or stormwater maintenance easement areas.

A filling, excavation, and berms permit is required. If the total amount of filling and excavation exceeds 1,000 cubic yards, Planning Commission approval is required.

The improvements propose land disturbance exceeding one acre, therefore a City erosion control permit is required. Evidence of the WDNR required WRAPP permit shall also be provided for the site.

*Stormwater Requirements:*
Development and redevelopment projects transform naturally pervious surfaces into impervious ones, such as rooftops and pavement. This shift increases the volume and velocity of runoff, which, if unmanaged, leads to downstream erosion, increased flood risk, and the transport of pollutants like phosphorus and sediment into Mequon's waterways. To mitigate these impacts, the City requires comprehensive stormwater quality and quantity management.

The proposed site involves an increase in impervious surface in excess of one-half acre and site disturbance greater than one acre; therefore, a formal Stormwater Management Plan (SWMP) is required to ensure the development maintains pre-development hydrological conditions. The SWMP shall meet the current City of Mequon, WDNR and MMSD criteria. The stormwater management improvements are subject to a drainage financial guarantee per Sec. 58-677(b) of City ordinance. Additionally, a stormwater maintenance and easement agreement will be required. The stormwater management facilities are subject to certification in accordance with Sec. 58-677 and 58-678 of City ordinance.

Any existing storm conveyance or drain tile encountered shall remain operational throughout construction. Continuity after the development shall be maintained.

*Grading Requirements:*
Proposed building grades are shown on the plan submitted with the application. In accordance with the development agreement, the Developer shall (a) rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion; and (b) keep grading and filling to a minimum, including in individual building envelopes.

Lots 1, 5, 6, and 13 will likely have exposures that face North Granville Road. As part of the final grading plan submittal, the developer shall indicate which lots are designed for full exposure and partial exposure in accordance with the SSLD.

**Staff Recommendation:**
Planning staff recommends **approval** of the preliminary plat, development agreement and stewardship plan subject to the following condition(s):

1. All buildings shall maintain a minimum building setback of 50' from the public road right-of-way and a minimum 25' offset from the side and rear property lines.
2. There shall be a permanent open space buffer along the perimeter of this development as

illustrated in the attached development concept plan. The open space buffer shall be 300 feet from Granville Road and Mequon Road.

3. The development shall comply with concept plan, development agreement, and final plat requirements and approval conditions.

4. Prior to approval of the final plat, the applicant shall provide the city with a description of the organization of the proposed homeowner association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements.
5. The homeowner association shall be operating (with financial subsidization by the owner or applicant, if necessary) before the earlier of the sale of any dwelling or approval of the final plat.
6. City Attorney approval of all legal documents including a protected conservancy easement that incorporates the stewardship plan and the responsibility for maintaining elements in the open space area.

7. Architectural design of residential buildings shall comply with the Architectural Board's publication entitled "Guidelines for Residential Structures" and are subject to the Architectural Review Board.
8. Street trees are subject to the approval of the Tree Board and Planning Commission.

9. The specimen trees shall be identified on the preliminary and final plat including note regarding preservation.

10. Street lighting, if proposed, is subject to the approval of the Planning Commission.
11. An open space and landscaping plan shall be approved by Planning Commission.
12. Entryway signage and landscaping is subject to the approval of staff.
13. The entire property is subject to the City of Mequon Tree Preservation Ordinance and necessary preservation easements, if any.

14. Common Council approval of the Development Agreement and right-of-way dedication.

15. Engineering Division review and approval of site plans, including grading, utility, and erosion control plans, in conformance to City ordinances and the SSLD. The applicant shall notify the Engineering Division when review shall begin.
16. Installation of acceleration, deceleration and bypass lanes in accordance with the SSLD.
17. Septic system easements must not overlap stormwater best management practices (BMP) areas or stormwater maintenance easement areas.
18. A master lot grading plan for the subdivision must be submitted for review and approval in conformance with the SSLD.
19. The final road design shall be subject to the review and approval of Engineering and the Fire Departments, in accordance with the SSLD and City Code.
20. The wetland protective area shall be shown on the plat documents and civil plans. No impervious surface is permitted within the protective area. The plat documents and the stewardship plan must show and disclose the wetland protective area.
21. Approval of a storm water management plan for the site in conformance to City ordinances, WDNR and MMSD Chapter 13, including execution of a Storm Water

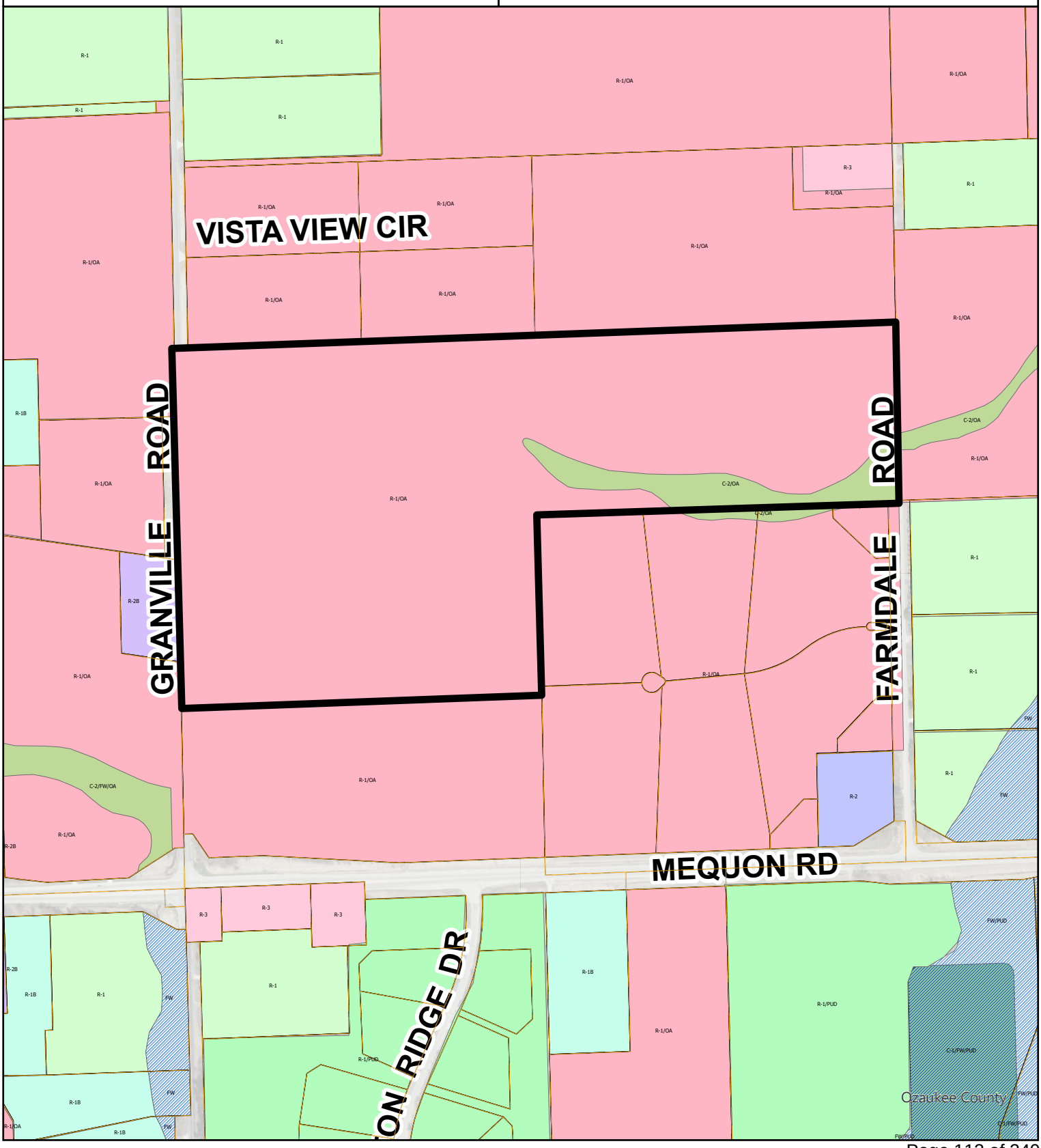
Facilities Maintenance and Easement Agreement.

22. Any existing storm conveyance or drain tile encountered shall remain operational throughout construction. Continuity after the development shall be maintained.
23. As a condition of approval and issuance of the permit, the city engineer will require in accordance with City ordinance 58-677(b) that the applicant deposit an escrow or letter of credit to guarantee a good faith execution of the approved control plan and any permit conditions. The escrow / letter of credit shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices and the City will release the portion of the Financial Guarantee less any costs incurred by the city to complete installation of practices, upon submission of a certification in accordance with 58-678(h).
24. Application for and approval of a City erosion control permit, subject to applicable fees and conditioned upon WDNR issuance of a WRAPP permit.
25. Application for and approval of a City Filling and Excavation Permit. The permit shall be subject to a haul bond.

Attachments:
Map, MQN_GRANVILLE RIDGE PrePLAT, Granville Ridge Civil Plans 2026.02.16, Granville Ridge Development Agreement DRAFT, Stewardship Plan_Granville Ridge_20260122, Specimen Trees Locations - Granville Ridge_, Minutes _12.01.25

# GRANVILLE RIDGE, LLC

| | | | |
|---|---|---|---|
| AC | Arrival Corridor | IPS | Institutional & Public Service |
| A-1 | Agricultural Preserve | NC | Neighborhood Commercial |
| A-2 | General Agricultural | OA | Agricultural Overlay |
| B-1 | Neighborhood Business | PUD | Planned Unit Development Overlay |
| B-2 | Community Business | P-1 | Park & Recreation |
| B-3 | Office & Service Business | R-1 | Single-Family Residential (5 Ac. Min.) |
| B-4 | Business Park | R-1B | Single-Family Residential (2.5 Ac. Min.) |
| B-5 | Light Industrial | R-2 | Single-Family Residential (2 Ac. Min.) |
| B-6 | Rural Industrial | R-2B | Single-Family Residential (1.5 Ac. Min.) |
| B-7 | Rural Business | R-3 | Single-Family Residential (1 Ac. Min.) |
| C-1 | Shoreland/Wetland Conservancy | R-4 | Single-Family Residential (3/4 Ac. Min.) |
| C-2 | General Conservancy | R-5 | Single-Family Residential (1/2 Ac. Min.) |
| CGO | Central Growth Overlay | R-6 | Single-Family Residential (4 DU/Ac.) |
| FFO | Flood Fringe Overlay | RM | Multi-Family Residential |
| FW | Floodway | TC | Town Center |
| IPS | Institutional & Public Service | TDR | Transfer of Development Rights |



*PRELIMINARY PLAT OF*

# GRANVILLE RIDGE

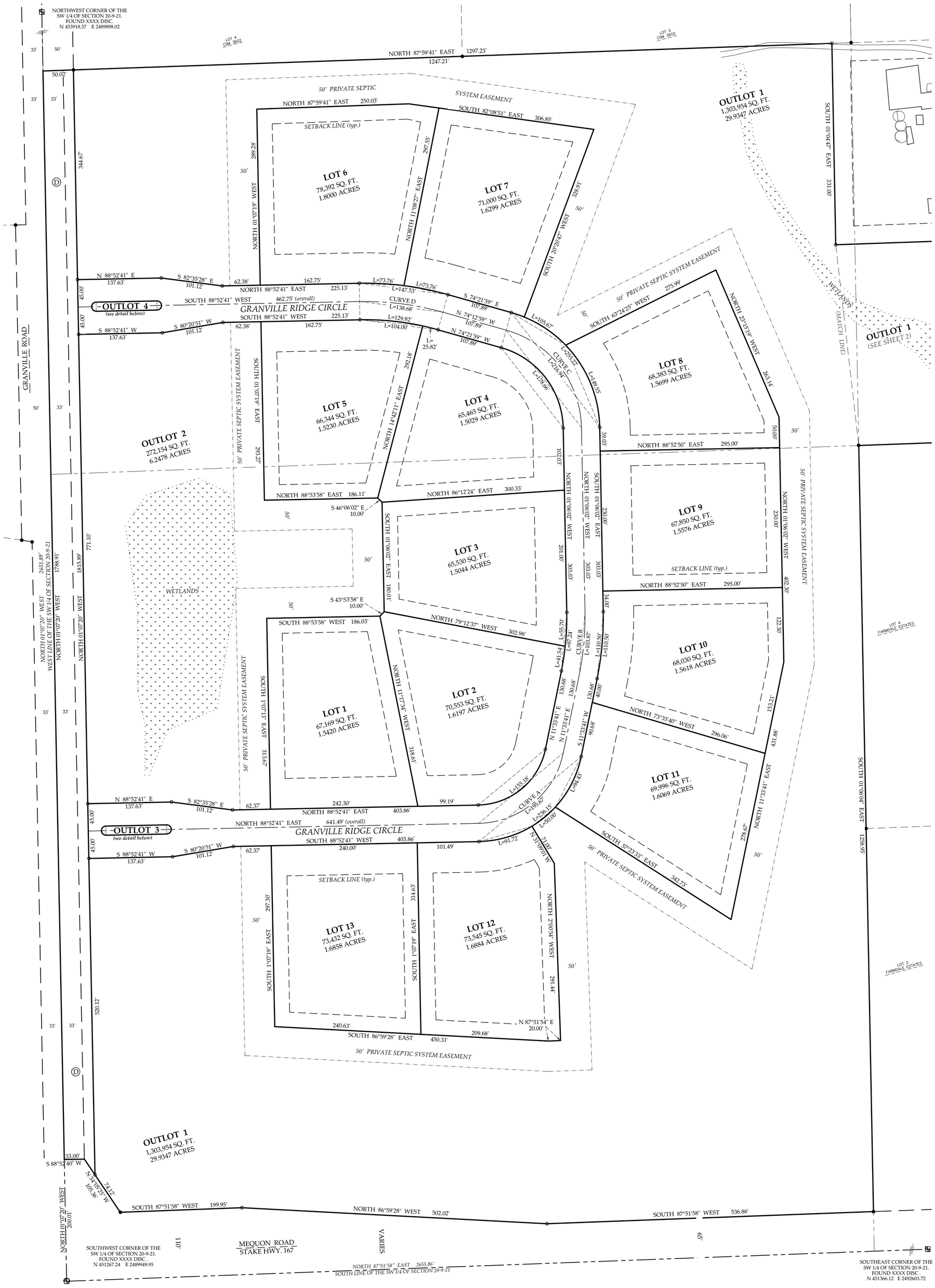
**BEING PART OF THE NORTHWEST 1/4, PART OF THE NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.**

Ⓓ DEDICATED TO THE PUBLIC FOR ROAD PURPOSES:
GRANVILLE ROAD: 89,696 SQ. FT // 2.0591 ACRES
AND
GRANVILLE RIDGE CIRCLE: 146,045 SQ. FT // 3.3527 ACRES

OWNERS:
ERVIN F. KLUG, TRUSTEE OF THE ERVIN F. KLUG REVOCABLE LIVING TRUST DATED MAY 19, 2005.
11449 N. FARMDALE ROAD
MEQUON, WI 53097
AND
ERVIN F. KLUG, TRUSTEE OF THE ERVIN F. KLUG REVOCABLE LIVING TRUST DATED MAY 19, 2005, E. PRESLEY, ELLEN STOCKS AND ELROY KING, AS THEIR INTERESTS MAY APPEAR.
11420 PLEASANT VALLEY ROAD
WEST BEND, WI 53095

LIKELY TO CHANGE

VICINITY MAP
SW 1/4 SECTION 20-9-21
N. GRANVILLE ROAD
N. FARMLAND ROAD
MEQUON ROAD
1" = 2000'




*LEGEND*

- ● 1" IRON PIPE FOUND, OR AS NOTED
- ○ 2"x18" IRON PIPE WEIGHING NOT LESS THAN 3.65 LBS/FOOT SET.

3/4"x18" REBAR WEIGHING NOT LESS THAN 1.13 LBS/FOOT SET AT ALL OTHER LOT AND OUTLOT CORNERS.

- Ⓡ (RECORDED AS)
- SOIL TYPE
- Ⓣ SOIL TYPE BORDER
- Ⓦ WETLANDS – DELINEATED BY HEARTLAND ECOLOGICAL GROUP, ON JULY 31, 2025

SETBACKS

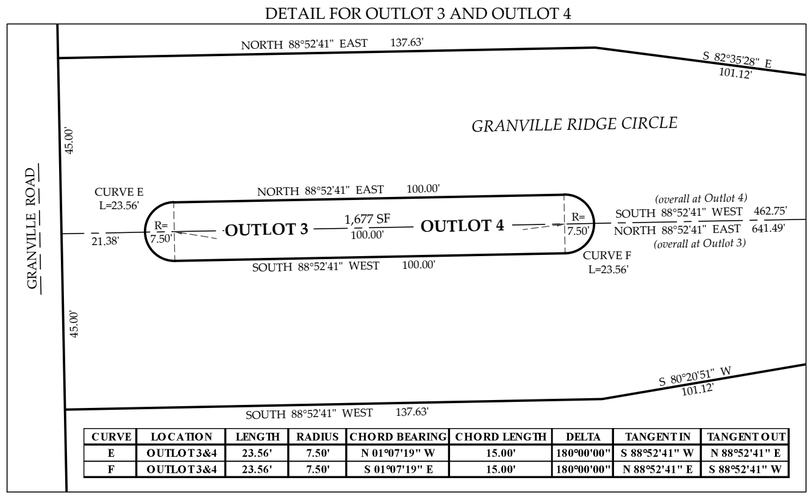
ZONING: R1/OA
PRINCIPAL STRUCTURE, AS SHOWN
STREET: 50 FEET
SIDE: 25 FEET
REAR: 25 FEET

N

0 50 100
ONE (1) INCH EQUALS ONE HUNDRED (100) FEET

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83/2011). THE WEST LINE OF SW 1/4 OF SECTION 20-9-21 BEARS NORTH 01°07'20" WEST.

DETAIL FOR OUTLOT 3 AND OUTLOT 4




| CURVE | LOCATION | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA | TANGENT IN | TANGENT OUT |
|---|---|---|---|---|---|---|---|---|
| E | OUTLOT 3&4 | 23.56' | 7.50' | N 01°07'19" W | 15.00' | 180°00'00" | S 88°52'41" W | N 88°52'41" E |
| F | OUTLOT 3&4 | 23.56' | 7.50' | S 01°07'19" E | 15.00' | 180°00'00" | N 88°52'41" E | S 88°52'41" W |

N

0 15 30
ONE (1) INCH EQUALS THIRTY (30) FEET

| CURVE | LOCATION | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA | TANGENT IN | TANGENT OUT |
|---|---|---|---|---|---|---|---|---|
| A | CL | 195.67' | 145.00' | N 50°13'11" E | 181.156' | 77°19'00" | N 88°52'41" E | N 11°33'41" E |
| | LOT 2 | 155.18' | 115.00' | N 50°13'11" E | 143.675' | 77°19'00" | N 88°52'41" E | N 11°33'41" E |
| | RoW SE | 236.15' | 175.00' | S 50°13'11" W | 218.636' | 77°19'00" | S 11°33'41" W | S 88°52'41" W |
| | LOT 11 | 94.43' | 175.00' | S 27°01'14" W | 93.292' | 30°55'05" | S 11°33'41" W | S 42°28'46" W |
| | OUTLOT 1 | 50.00' | 175.00' | S 50°39'53" W | 49.83' | 16°22'13" | S 42°28'46" W | S 58°50'59" W |
| | LOT 12 | 91.72' | 175.00' | S 73°51'50" W | 90.67' | 30°01'42" | S 58°50'59" W | S 88°52'41" W |
| B | CL | 108.37' | 470.00' | N 5°13'50" E | 103.658' | 12°39'44" | N 11°33'41" E | N 01°06'02" W |
| | RoW W | 97.24' | 440.00' | N 5°13'50" E | 97.041' | 12°39'44" | N 11°33'41" E | N 01°06'02" W |
| | LOT 2 | 41.54' | 440.00' | N 8°51'25" E | 41.524' | 5°24'33" | N 11°33'41" E | N 06°09'09" E |
| | LOT 3 | 55.70' | 440.00' | N 2°31'33" E | 55.662' | 7°15'11" | N 06°09'09" E | N 01°06'02" W |
| | LOT 10 | 110.50' | 500.00' | S 5°13'50" W | 110.274' | 12°39'44" | S 01°06'02" E | S 11°33'41" W |
| C | CL | 216.94' | 170.00' | N 37°39'31" W | 202.516' | 73°06'57" | N 01°06'02" W | N 74°12'59" W |
| | LOT 4 | 178.66' | 140.00' | N 37°39'31" W | 166.778' | 73°06'57" | N 01°06'02" W | N 74°12'59" W |
| | RoW NE | 255.22' | 200.00' | S 37°39'31" E | 238.254' | 73°06'57" | S 74°12'59" E | S 01°06'02" E |
| | OUTLOT 1 | 105.67' | 200.00' | S 59°04'48" E | 104.448' | 30°16'23" | S 74°12'59" E | S 43°56'36" E |
| | LOT 8 | 149.55' | 200.00' | S 22°31'19" E | 146.09' | 42°50'34" | S 43°56'36" E | S 01°06'02" E |
| D | CL | 138.68' | 470.00' | N 82°40'09" W | 138.173' | 16°54'19" | N 74°12'59" W | S 88°52'41" W |
| | RoW S | 129.82' | 440.00' | N 82°40'09" W | 129.354' | 16°54'19" | N 74°12'59" W | S 88°52'41" W |
| | LOT 4 | 25.82' | 440.00' | N 75°53'52" W | 25.821' | 3°21'46" | N 74°12'59" W | N 77°34'45" W |
| | LOT 5 | 104.00' | 440.00' | N 84°21'02" W | 103.758' | 13°32'33" | N 77°34'45" W | S 88°52'41" W |
| | RoW N | 147.53' | 500.00' | S 82°40'09" E | 146.993' | 16°54'19" | N 88°52'41" E | S 74°12'59" E |
| | LOT 6 | 73.76' | 500.00' | S 86°53'44" E | 73.697' | 8°27'10" | N 88°52'41" E | S 82°40'09" E |
| | LOT 7 | 73.76' | 500.00' | S 78°26'34" E | 73.697' | 8°27'10" | S 82°40'09" E | S 74°12'59" E |


PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com


FN: BO-14-25 Date: 12/XX/25

SHEET 1 OF 2

*PRELIMINARY PLAT OF*

# GRANVILLE RIDGE

**BEING PART OF THE NORTHWEST 1/4, PART OF THE NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.**

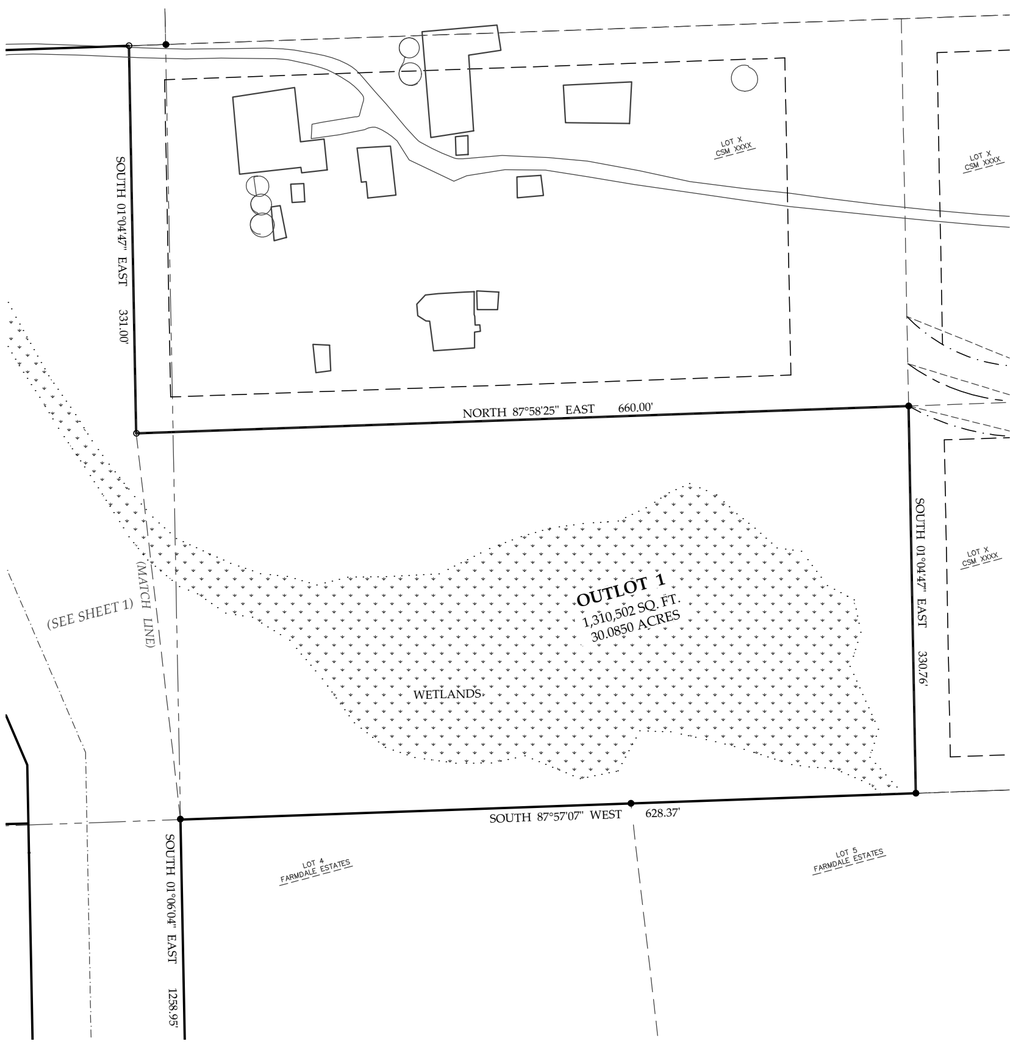
0 50 100
ONE (1) INCH EQUALS
ONE HUNDRED (100) FEET

N

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83/2011). THE WEST LINE OF SW 1/4 OF SECTION 20–9–21 BEARS NORTH 01°07'20" WEST.

*LEGEND*

- ● 1" IRON PIPE FOUND, OR AS NOTED
- ○ 2"x18" IRON PIPE WEIGHING NOT LESS THAN 3.65 LBS/FOOT SET.
  3/4"x18" REBAR WEIGHING NOT LESS THAN 1.13 LBS/FOOT SET AT ALL OTHER LOT AND OUTLOT CORNERS.
- Ⓡ (RECORDED AS)
- SOIL TYPE
- Ⓣ SOIL TYPE BORDER
- Ⓦ WETLANDS – DELINEATED BY HEARTLAND ECOLOGICAL GROUP, ON XXXX. XX, 2025




**SURVEYOR'S CERTIFICATE**

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, ERVIN F. KLUG, TRUSTEE OF THE ERVIN F. KLUG REVOCABLE LIVING TRUST DATED MAY 19, 2005:

PART OF THE NORTHWEST 1/4, PART OF THE NORTHEAST 1/4, AND PART OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 21 EAST, IN THE CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20;
THENCE NORTH 1°07'20" WEST, 200.01 FEET, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE NORTH 1°07'20" WEST, 1788.91 FEET, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4;
THENCE NORTH 87°59'41" EAST, 1297.23 FEET, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP 3602, RECORDED AS DOCUMENT NO. 0838685;
THENCE SOUTH 01°04'47" EAST, 331.00 FEET;
THENCE NORTH 87°58'25" EAST, 660.00 FEET;
THENCE SOUTH 01°04'47" EAST, 330.76 FEET, TO THE NORTH LINE OF FARMDALE ESTATES, RECORDED AS DOCUMENT NO. 1108462;
THENCE SOUTH 87°57'07" WEST, 628.37 FEET, ALONG THE NORTH LINE OF FARMDALE ESTATES;
THENCE SOUTH 01°06'04" EAST, 1258.95 FEET, ALONG THE WEST LINE OF FARMDALE ESTATES TO THE NORTH LINE OF MEQUON ROAD;
THENCE SOUTH 87°51'58" WEST, 536.86 FEET, ALONG SAID NORTH LINE OF MEQUON ROAD;
THENCE NORTH 86°59'28" WEST, 502.02 FEET, ALONG SAID NORTH LINE OF MEQUON ROAD;
THENCE SOUTH 87°51'58" WEST, 199.95 FEET, ALONG SAID NORTH LINE OF MEQUON ROAD;
THENCE NORTH 34°05'25" WEST, 105.36 FEET, ALONG SAID NORTH LINE OF MEQUON ROAD;
THENCE SOUTH 88°52'40" WEST, 33.00 FEET, ALONG SAID NORTH LINE OF MEQUON ROAD TO THE POINT OF BEGINNING.

CONTAINING 2,720,810 SQUARE FEET // 62.4612 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE CITY OF MEQUON LAND DIVISION ORDINANCE.

_____
J. SCOTT HENKEL, PLS 2495

**OWNER'S CERTIFICATE**

AS OWNER, ERVIN J. KLUG, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY WISCONSIN § 236.10 OR § 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF MEQUON
WISCONSIN DEPARTMENT OF ADMINISTRATION

_____
ERVIN J. KLUG, TRUSTEE

STATE OF WISCONSIN
:SS
_____ COUNTY
PERSONALY CAME BEFORE ME THIS _____ DAY OF _____, 202____,

_____, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

ERVIN F. KLUG REVOCABLE LIVING TRUST DATED MAY 19, 2025, and ERVIN F. KLUG REVOCABLE LIVING TRUST DATED MAY 19, 2005, EILEEN KLUG PRESLEY, ELLEN STOCKS AND ELROY KING, AS THEIR INTERESTS MAY APPEAR,

Grantors, to **WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies**, Grantee,

**SPECTRUM MID-AMERICA, LLC** Grantee, and

**WISCONSIN BELL, INC. d/b/a AT&T Wisconsin, a Wisconsin Corporation**, Grantee.

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

**COMMON COUNCIL APPROVAL CERTIFICATE**

RESOLVED THAT THE PLAT OF **GRANVILLE RIDGE** IN THE CITY OF MEQUON, IS HEREBY APPROVED BY THE COMMON COUNCIL.

ALL CONDITIONS HAVE BEEN MET AS OF THIS _____ DAY OF _____, 202____.

_____
ANDREW NERBUN, MAYOR, CITY OF MEQUON

**CITY TREASURER'S CERTIFICATE**

I, KAITLYN KRUEGER, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MEQUON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID

SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 202____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF **GRANVILLE RIDGE**.

_____ _____
DATE KAITLYN KRUEGER, CITY TREASURER

**COUNTY TREASURER'S CERTIFICATE**

I, SANDRA TRETOW, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF OZAUKEE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL

ASSESSMENTS AS OF THIS _____ DAY OF _____, 202____, AFFECTING THE LAND INCLUDED IN THE PLAT OF **GRANVILLE RIDGE**.

_____ _____
DATE SANDRA TRETOW, COUNTY TREASURER

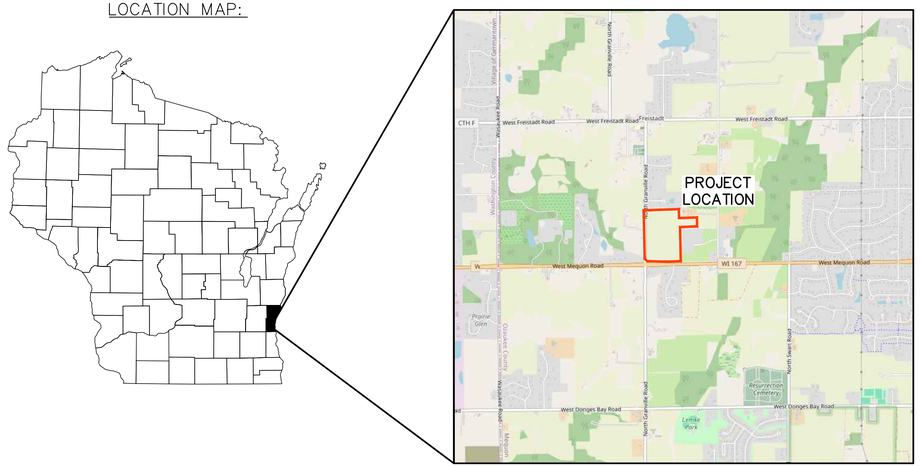
PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: BO–14–25 Date: 12/XX/25

SHEET 2 OF 2

# GRANVILLE RIDGE

## N. GRANVILLE ROAD, MEQUON

LOCATION MAP:




Professional Engineer's Seal

WISCONSIN
JACOB ROSBECK
E-42432
HUBERTUS, WI
PROFESSIONAL ENGINEER

Signature

2/16/2026
Date

PROJECT CONTACTS:

OWNER:
ERVIN F KLUG REVOCABLE LIVING TRUST
ATTN: FRED BERSCH
11449N FARMDALE ROAD
MEQUON, WI 53097

CIVIL:
PSE, LLC
ATTN: JACOB ROSBECK
122 WISCONSIN STREET
WEST BEND, WI 53095

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

| | A | B |
|---|---|---|
| 1 | CIVIL SHEET INDEX: | |
| 2 | SHEET | SHEET TITLE |
| 3 | C1.00 | TITLE |
| 4 | C1.01 | EXISTING CONDITIONS PLAN |
| 5 | C1.02 | PROPOSED SITE PLAN |
| 6 | C1.03 | EROSION CONTROL PLAN |
| 7 | C1.04 | SOUTHEAST POND PLAN |
| 8 | C1.05 | NORTHEAST POND PLAN |
| 9 | C1.06 | WEST POND PLAN |
| 10 | C2.01 | GRANVILLE RIDGE CIRCLE PLAN & PROFILE |
| 11 | C2.02 | GRANVILLE RIDGE CIRCLE PLAN & PROFILE |
| 12 | C2.03 | GRANVILLE RIDGE CIRCLE PLAN & PROFILE |
| 13 | C2.04 | GRANVILLE RIDGE CIRCLE PLAN & PROFILE |
| 14 | C3.01 | CONSTRUCTION NOTES |
| 15 | C3.02 | STREET DETAILS |
| 16 | C3.03 | EROSION CONTROL & UTILITY DETAILS |

REVISIONS:

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |


PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com


PROJECT TITLE:
GRANVILLE RIDGE
11449N FARMDALE ROAD
MEQUON, WI 53097

PLAN TITLE:
TITLE SHEET

DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
2/16/2026

PROJECT NO:
\BO-14-25\

SUBMITTAL

SHEET NO:
C1.00

0 100 200

**LEGEND:**

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- STORM – STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS – GAS VALVE.
- FIRE HYDRANT.
- E – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

REVISIONS:

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

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PROJECT TITLE:
**GRANVILLE RIDGE**
**11449N FARMDALE ROAD**
**MEQUON, WI 53097**

PLAN TITLE:
**EXISTING CONDITIONS PLAN**

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **2/16/2026**

PROJECT NO: **\BO-14-25**

**SUBMITTAL**

SHEET NO:
**C1.01**

CONSERVATION SUBDIVISION NOTES:

Minimum development site size. Conservation subdivisions shall only be permitted on development sites of 25 acres or larger. Two or more adjoining parcels may be combined to create a development site of 25 acres or larger.

Total Area=62.46 Acres

Total Area less Dedication=60.40 Acres

Minimum protected conservancy area. At least 60 percent of the land area in a conservation subdivision shall be protected conservancy area(s).

Conservancy Area Required=36.24 Acres

Conservancy Area Provided=36.26 Acres

Lot Setbacks:

Front Yard: 50'
Side Yard: 25'
Rear Yard: 25'

Maximum Lot Coverage: 15%

Minimum Average Lot Width: 125'

Septic Easement within conservancy per Section 58-234 (d)(2)(b)(4). Septic Easement will extend behind Lots 1-13. Mound systems shall be a minimum of 75-feet from the exterior boundary of the subdivision.

Residential Street Cross Section for Conservation Subdivision per City of Mequon Standard Specifications for Land Development. Street width is 20' wide with 2' shoulder.

W-1 & W-2 are wetlands delineated by Heartland Ecological Group, Inc. dated 9/8/2025.

REVISIONS:

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

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PROJECT TITLE:
**GRANVILLE RIDGE**
**11449N FARMDALE ROAD**
**MEQUON, WI 53097**

PLAN TITLE:
**PROPOSED SITE PLAN**

DRAWN BY: **JDR**

DESIGNED BY: **JDR**

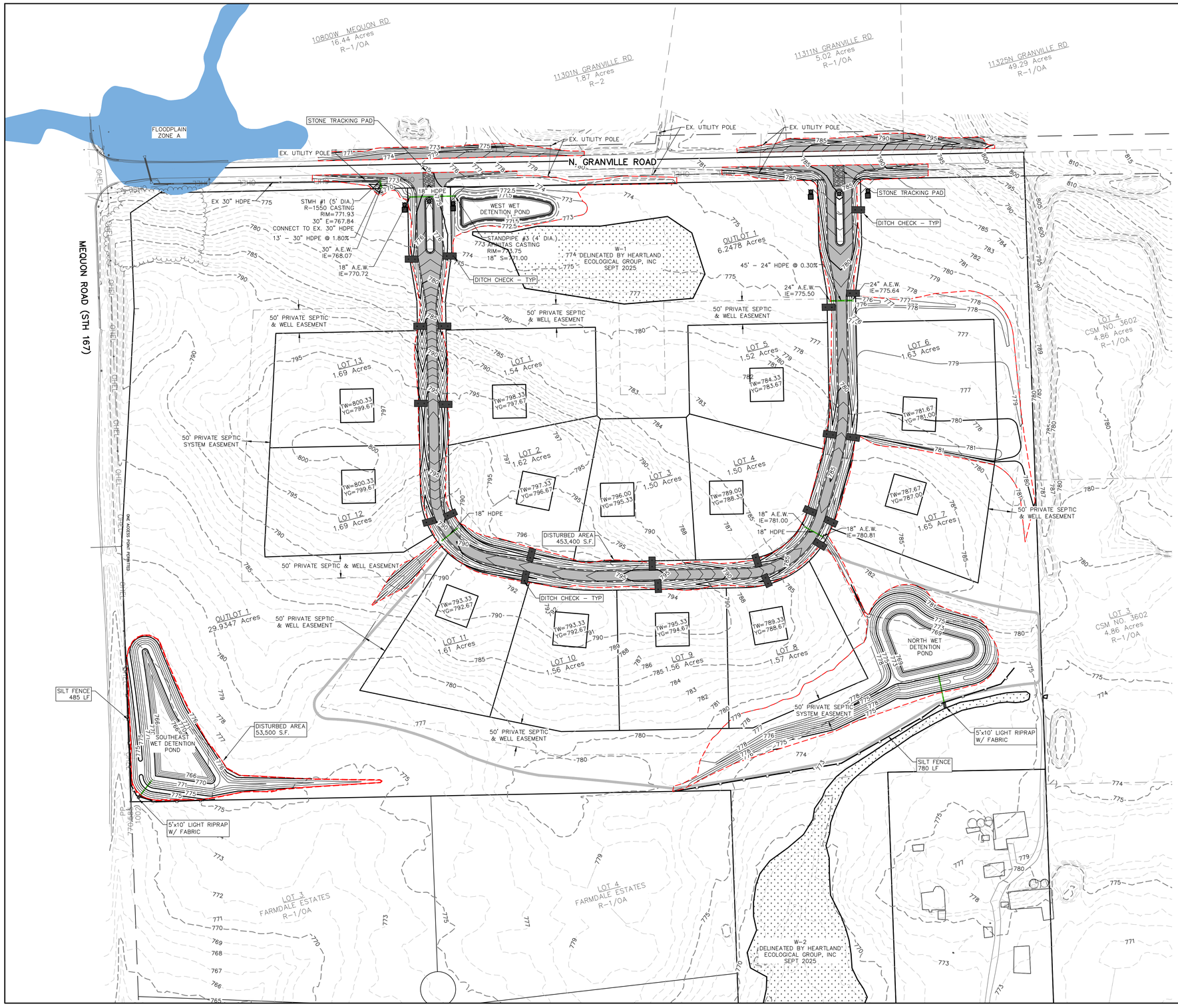
CHECKED BY: **KJP**

PLAN DATE: **2/16/2026**

PROJECT NO: **\BO-14-25**

**SUBMITTAL**

SHEET NO:
**C1.02**




DIGGERS HOTLINE

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www.DiggersHotline.com

**LEGEND:**

| | |
|---|---|
| 936 | – EXISTING MINOR CONTOUR. |
| 935 | – EXISTING MAJOR CONTOUR. |
| 936 | – PROPOSED MINOR CONTOUR. |
| 935 | – PROPOSED MAJOR CONTOUR. |
| EX 934.23 | – EXISTING SPOT ELEVATION. |
| 934.23 | – PROPOSED CURB FLANGE ELEVATION. |
| TC 934.23 | – PROPOSED TOP OF CURB ELEVATION. |
| SW 934.23 | – PROPOSED SIDEWALK ELEVATION. |
| EP 934.23 | – PROPOSED EDGE OF PAVEMENT ELEVATION. |
| EXP 934.23 | – PROPOSED BUILDING EXPOSURE ELEVATION. |
| FFE 934.23 | – PROPOSED BUILDING FIRST FLOOR ELEVATION. |
| | – PROPOSED STORM SEWER. |
| | – EXISTING STORM SEWER. |
| | – INSTALL WISDOT TYPE D INLET PROTECTION. |
| | – INSTALL SILT FENCE. |
| | – INSTALL DITCH CHECK. |
| | – DRAINAGE ARROW. |

## STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 15, 2026

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE CITY OF MEQUON SHALL HAVE A TRACKING PAD.

APRIL 16, 2026 – SEPTEMBER 1, 2026

2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER.
3. CONSTRUCT BOTH WET DETENTION PONDS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
5. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
6. START CONSTRUCTION OF UTILITIES: STORM SEWER.
7. CONSTRUCT BUILDING PADS AND BUILDINGS.
8. CONTINUE SITE GRADING.
9. INSTALL BASE COURSES, PROPOSED PAVEMENTS
10. INSTALL LANDSCAPING.
11. APPLY FINAL STABILIZATION TO ENTIRE SITE.

SEPTEMBER 2 – 15, 2026

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF MEQUON PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**GRANVILLE RIDGE**
**11449N FARMDALE ROAD**
**MEQUON, WI 53097**

PLAN TITLE:
**GRADING & EROSION CONTROL PLAN**

DRAWN BY:
**JDR**

DESIGNED BY:
**JDR**

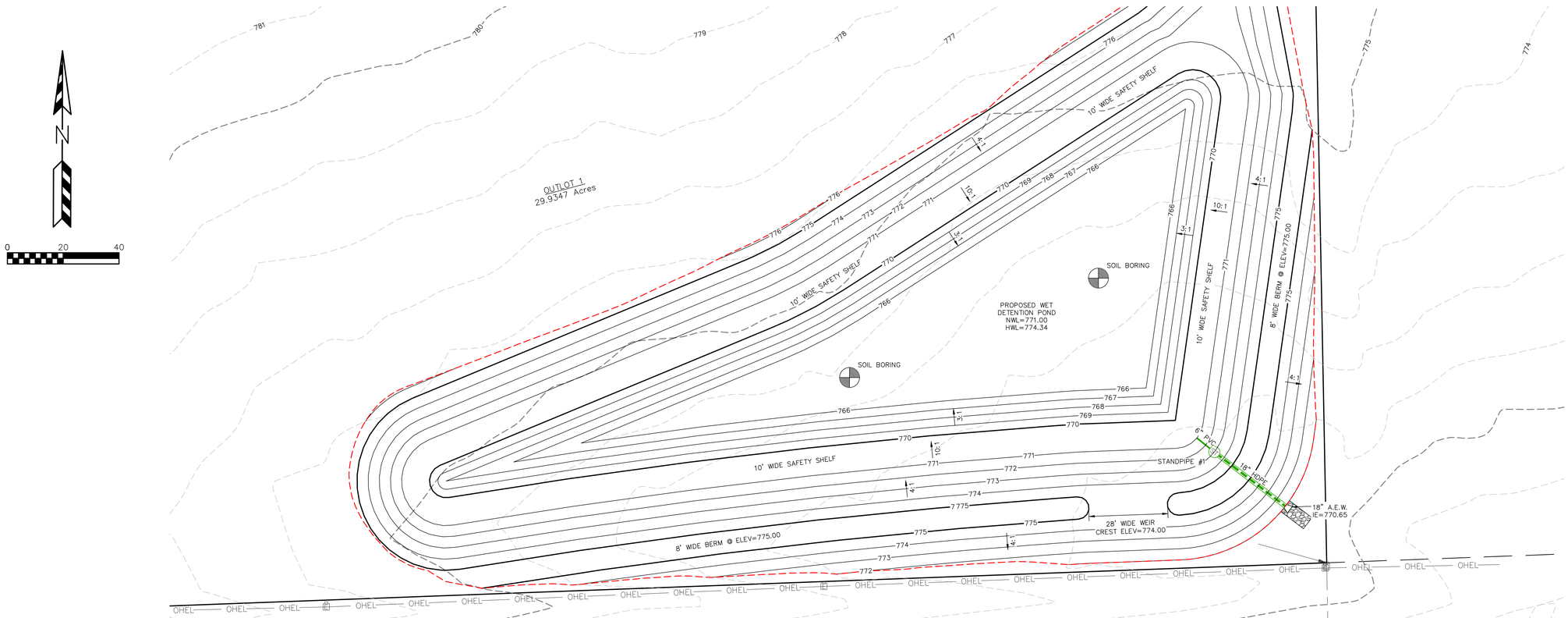
CHECKED BY:
**KJP**

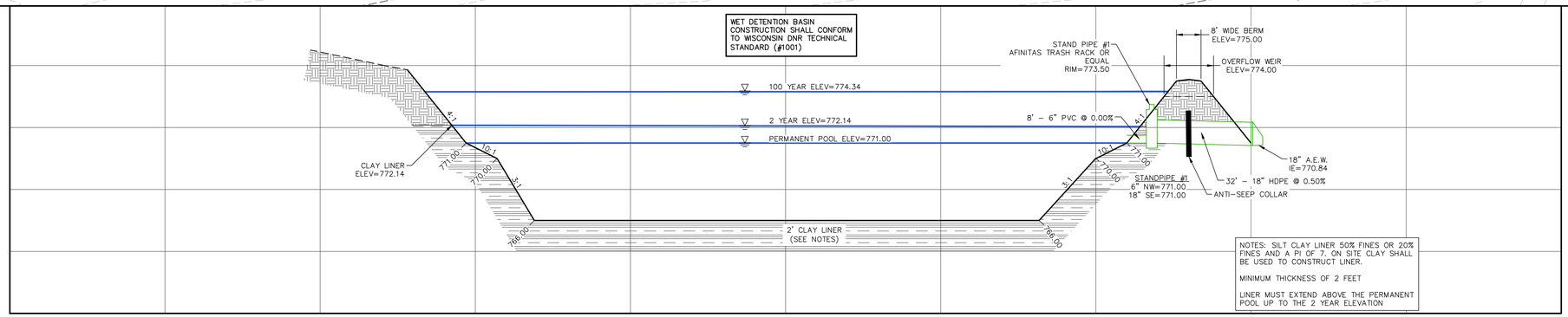
PLAN DATE:
**2/16/2026**

PROJECT NO:
**\BO-14-25**

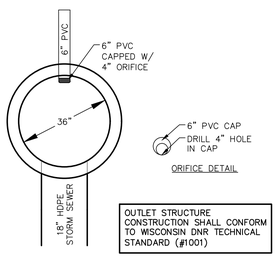
**SUBMITTAL**

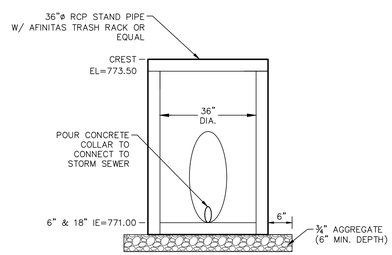
SHEET NO:
**C1.03**



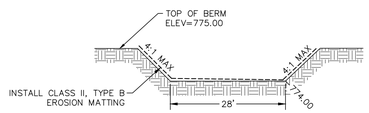




WET DETENTION POND CROSS SECTION

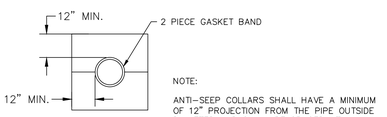



STAND PIPE DETAIL




OVERFLOW WEIR CROSS SECTION




ANTI–SEEP COLLAR DETAIL

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PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
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PROJECT TITLE:
**GRANVILLE RIDGE**
**11449N FARMDALE ROAD**
**MEQUON, WI 53097**

PLAN TITLE:
**SOUTHEAST POND PLAN**

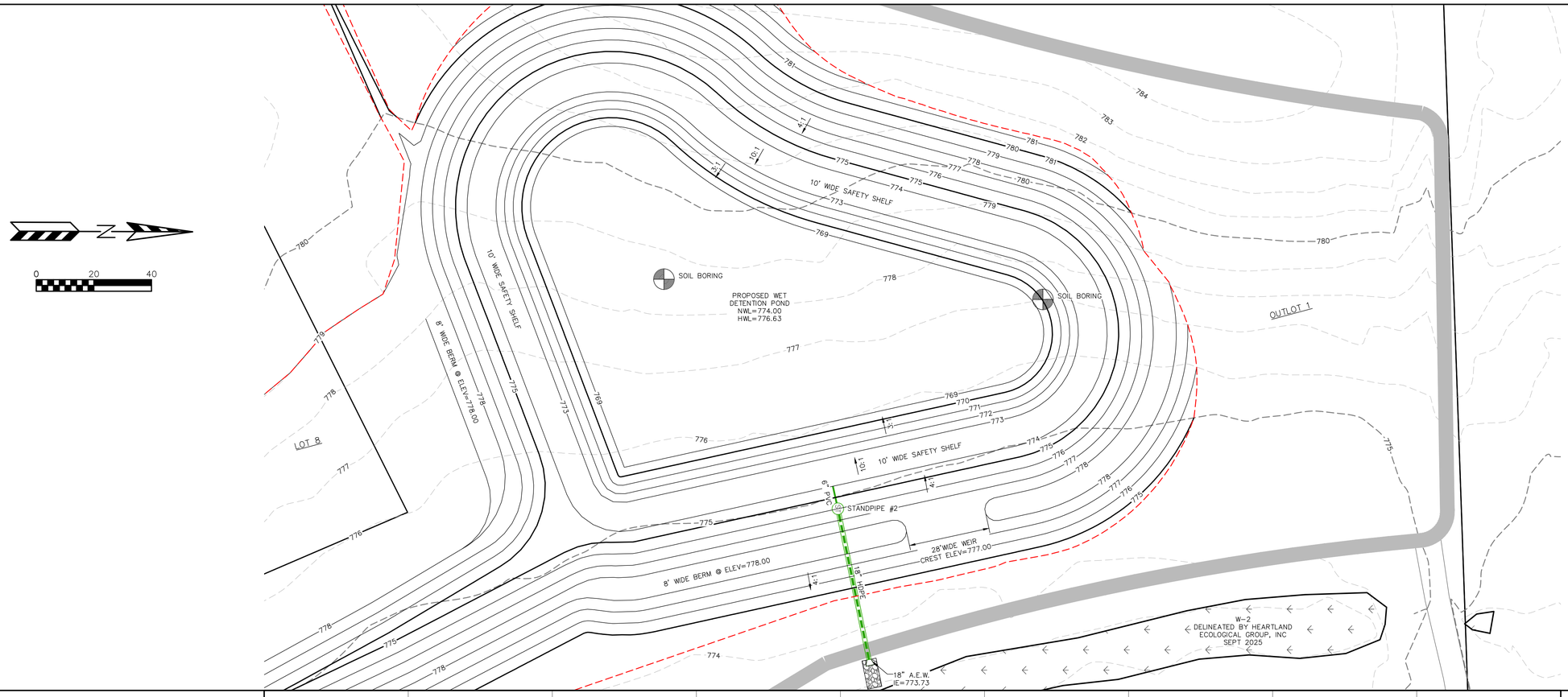
DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

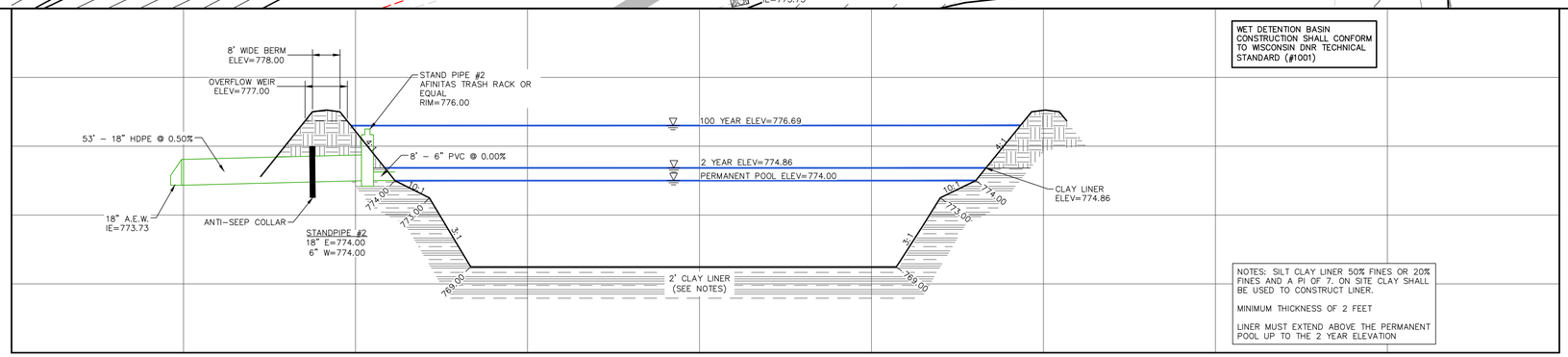
PLAN DATE: **2/16/2026**

PROJECT NO: **\BO-14-25**

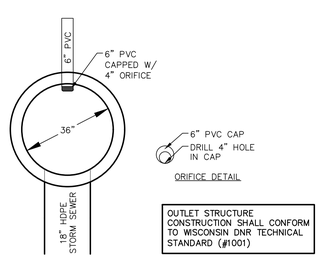
**SUBMITTAL**

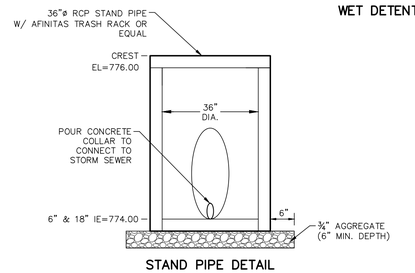
SHEET NO:
**C1.04**



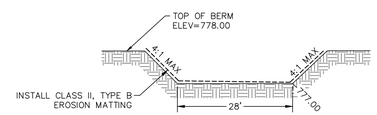




WET DETENTION POND CROSS SECTION

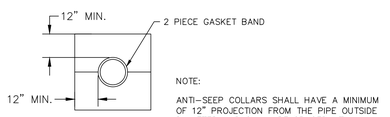



STAND PIPE DETAIL




OVERFLOW WEIR CROSS SECTION




NOTE:
ANTI-SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 12 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2' OF A PIPE JOINT.

ANTI-SEEP COLLAR DETAIL

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**GRANVILLE RIDGE**
**11449N FARMDALE ROAD**
**MEQUON, WI 53097**

PLAN TITLE:
**NORTHEAST POND PLAN**

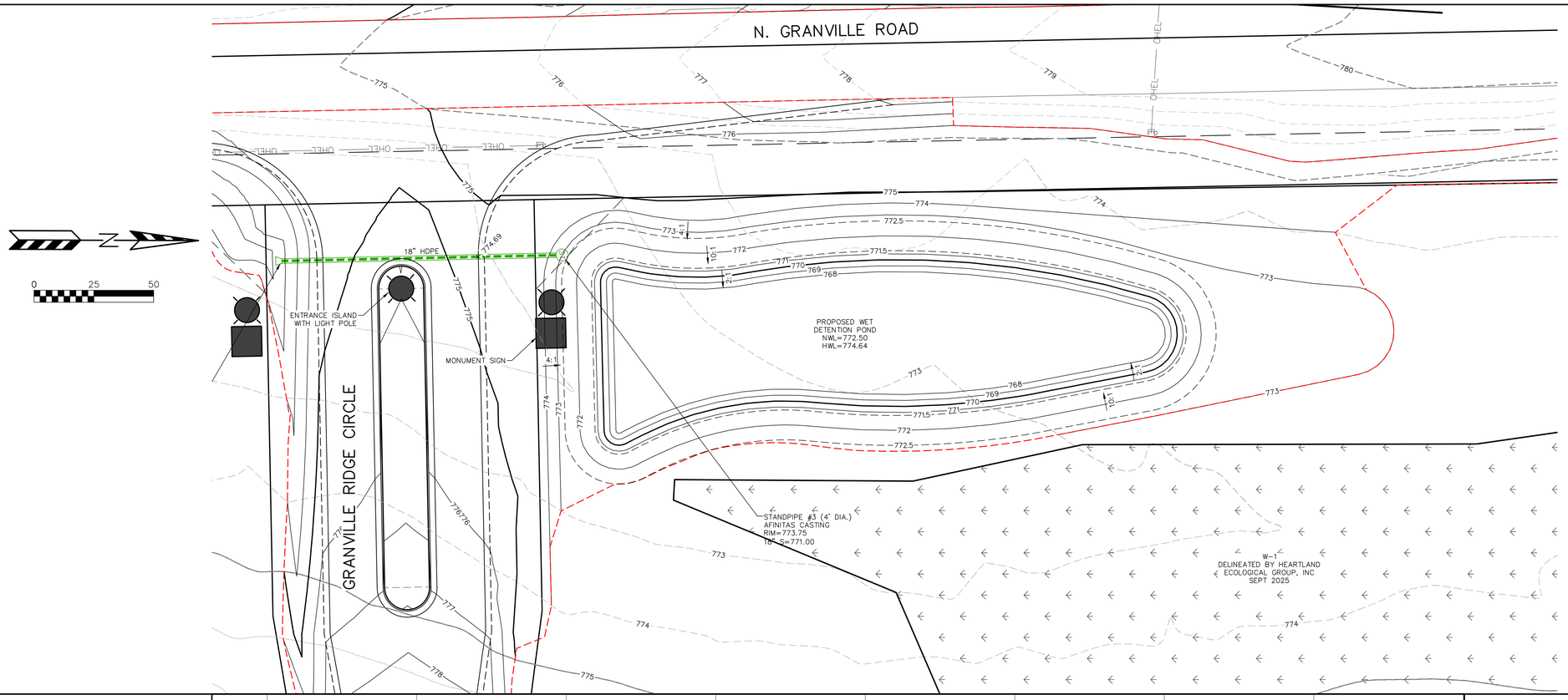
DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

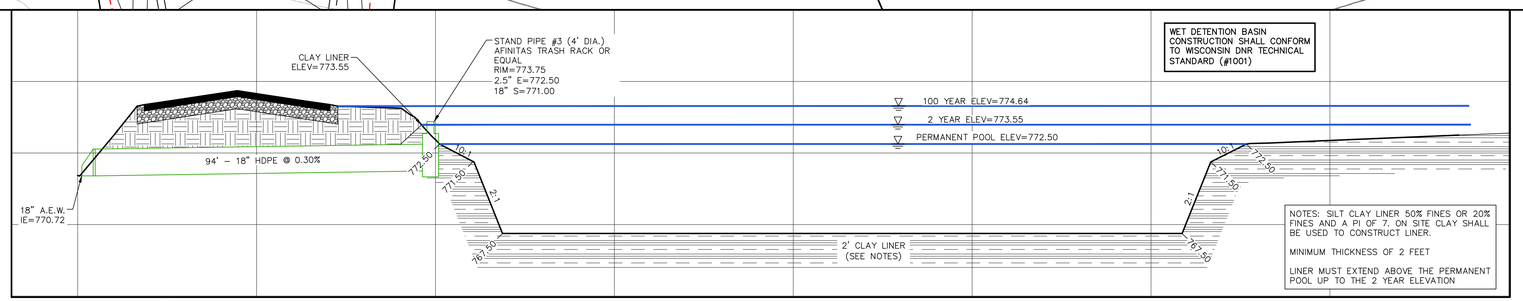
PLAN DATE: **2/16/2026**

PROJECT NO: **\BO-14-25**

**SUBMITTAL**

SHEET NO:
**C1.05**

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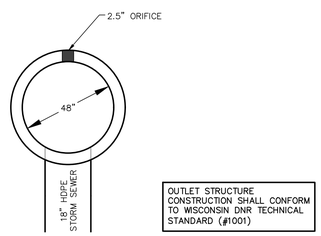
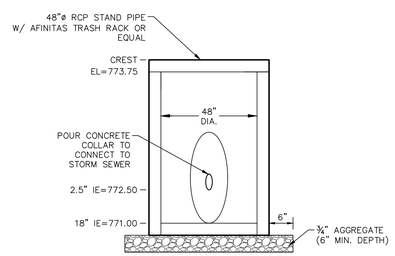
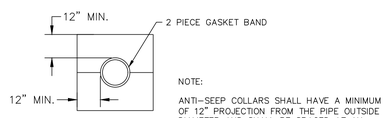



OUTLET STRUCTURE CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD (#1001)




STAND PIPE DETAIL




NOTE:

ANTI-SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 12 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2" OF A PIPE JOINT.

ANTI-SEEP COLLAR DETAIL

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**GRANVILLE RIDGE**
**11449N FARMDALE ROAD**
**MEQUON, WI 53097**

PLAN TITLE:
**WEST POND PLAN**

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

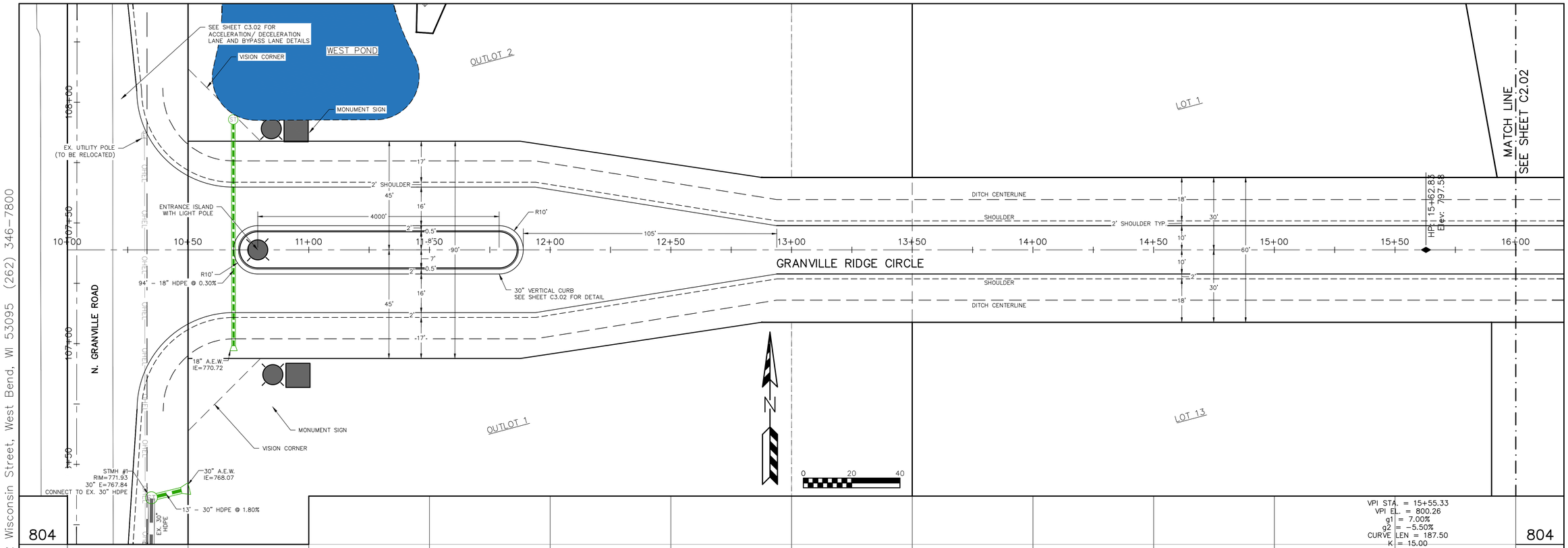
PLAN DATE: **2/16/2026**

PROJECT NO: **\BO-14-25**

**SUBMITTAL**

SHEET NO:
**C1.06**

PSE PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800



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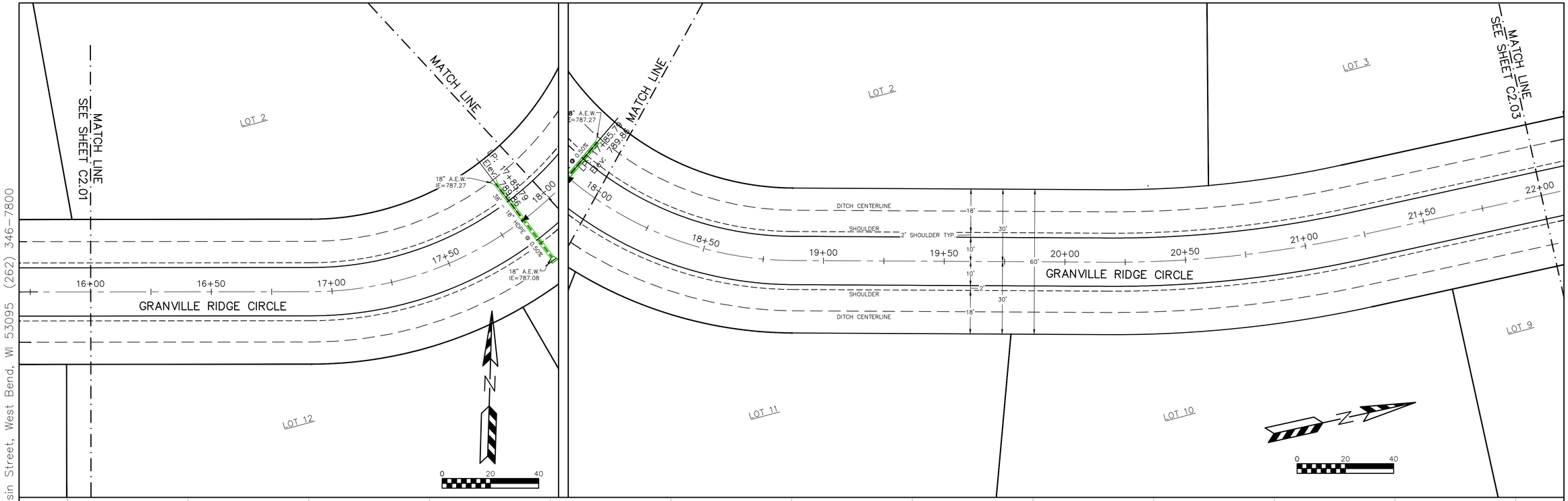


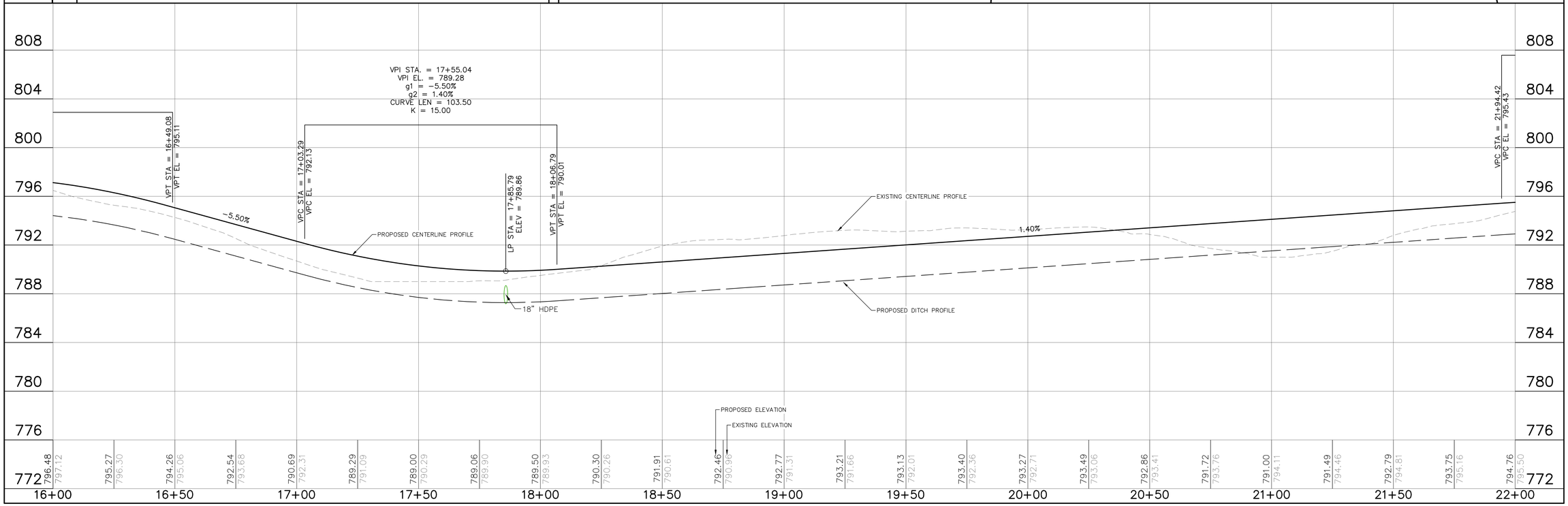


\Projects\BO-14-25\PROPOSED STREET PLAN & PROFILE.DWG

GRANVILLE RIDGE CIRCLE PLAN & PROFILE (STA 16+00-22+00) \BO-14-25\ 2/13/2026 C2.02

PSE PARISH SURVEY & ENGINEERING
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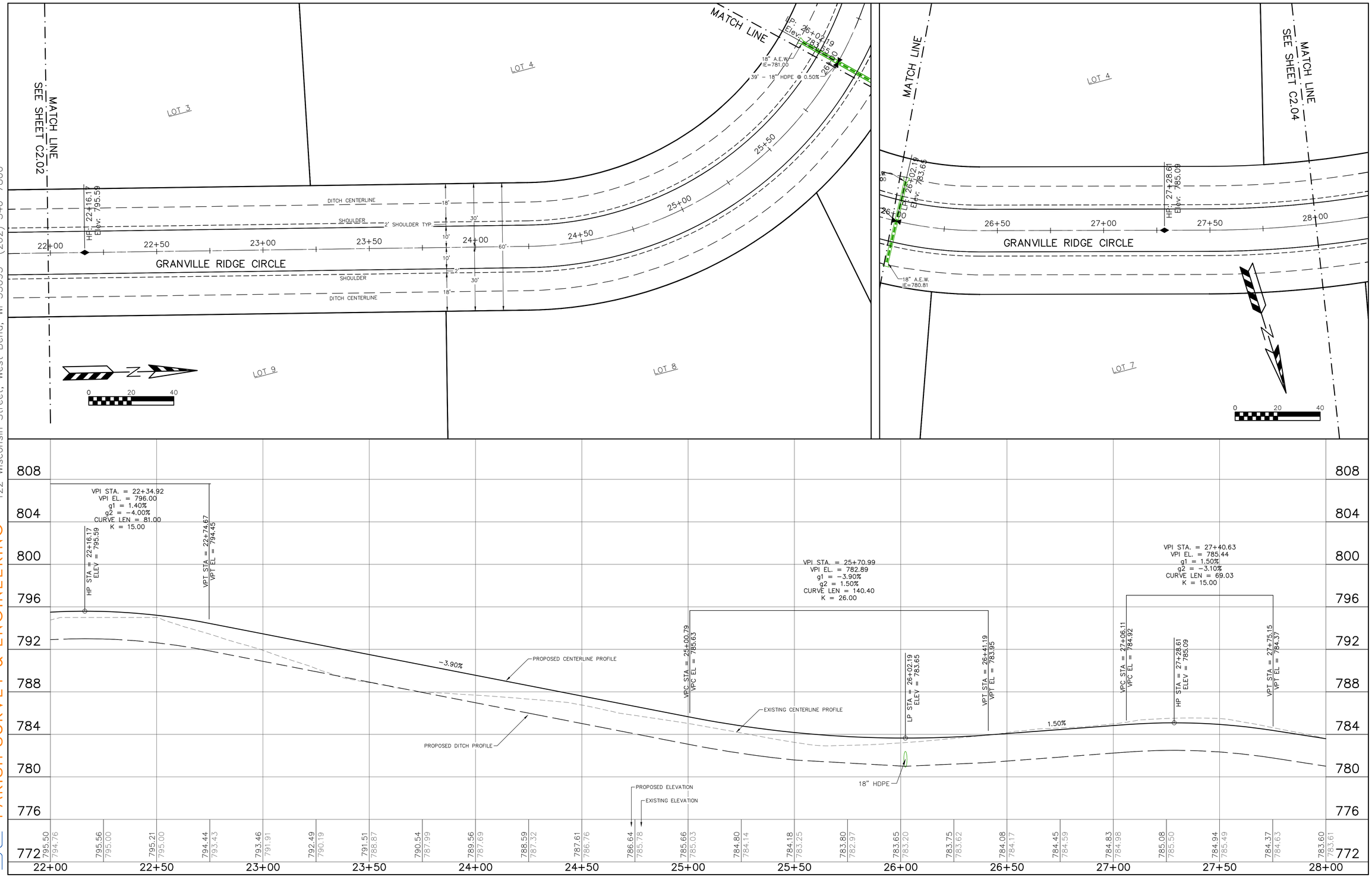

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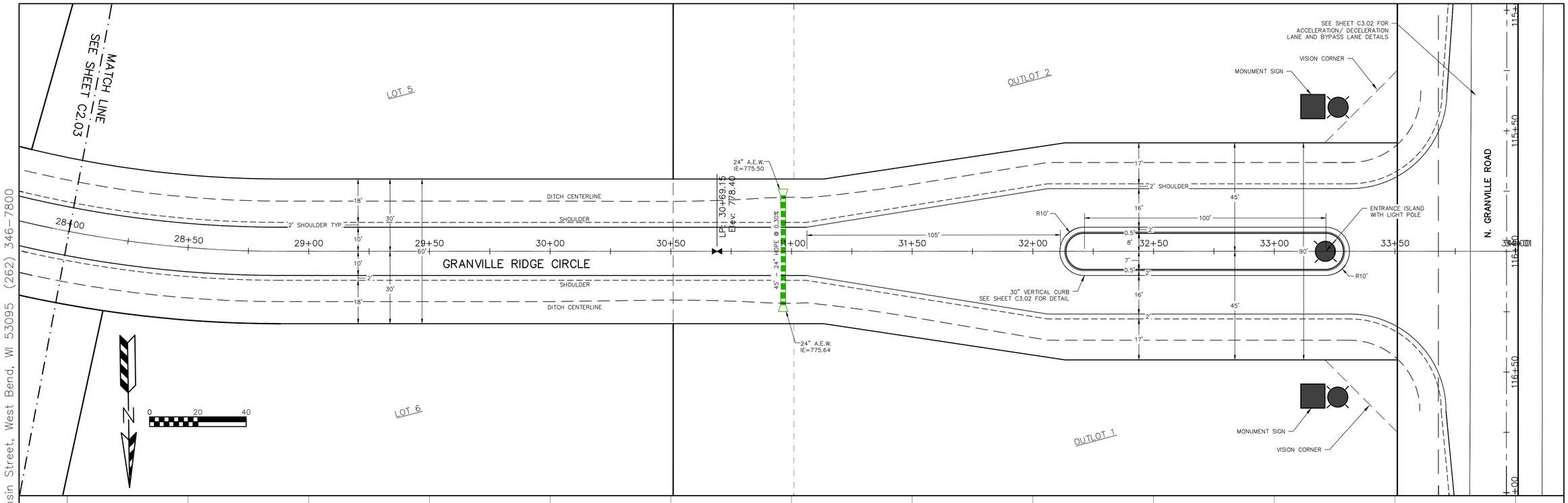
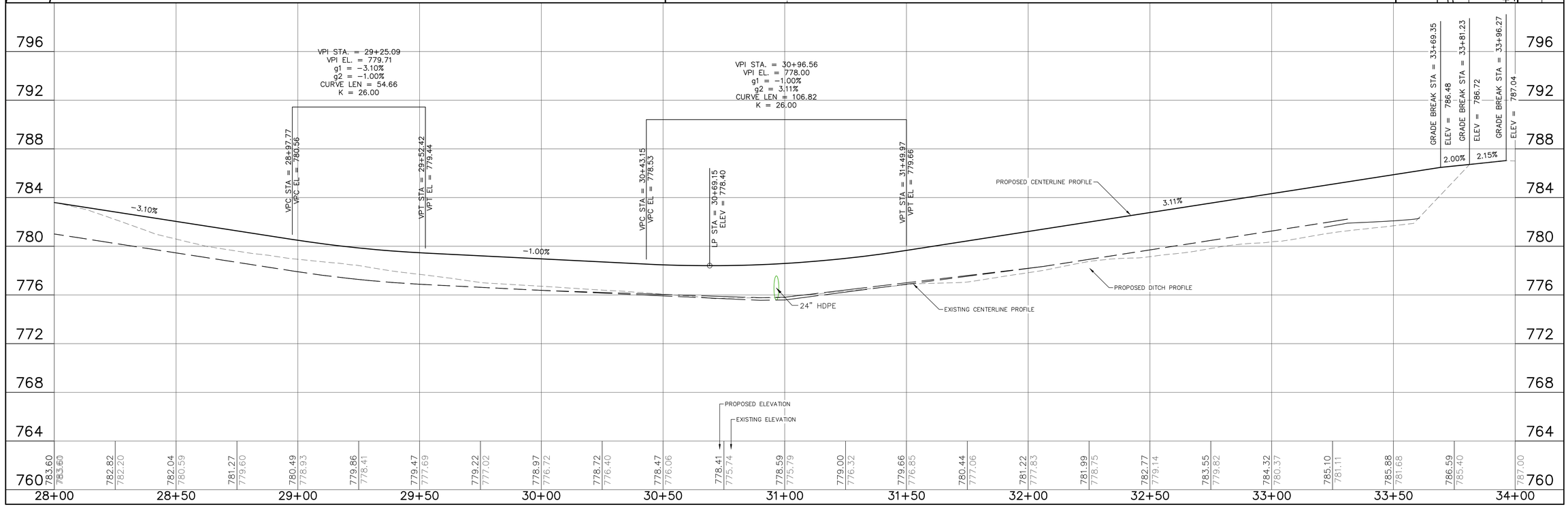



\Projects\BO-14-25\PROPOSED STREET PLAN & PROFILE.DWG

GRANVILLE RIDGE CIRCLE PLAN & PROFILE (STA 28+00-34+00) \BO-14-25\ 2/16/2026 C2.04

## GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

## SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

## SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
3. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N–12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D–3034, SDR–26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C–76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C–478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M–294, TYPE S.
4. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
5. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
6. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WSCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
7. ALL STORM SEWER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MEQUON AND WISCONSIN DSPS STANDARDS.
8. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
9. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL CONTACT THE CITY OF MEQUON PRIOR TO CONNECTING TO THE WATER MAIN.
11. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
12. ALL WORK WITHIN THE CITY RIGHT–OF–WAY REQUIRES A PERMIT FROM THE CITY OF MEQUON PUBLIC WORKS DEPARTMENT.

## SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON–FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10". EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: WHITE
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS; WHITE

## RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:

| NO. | DATE | DESCRIPTION |
|---|---|---|

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**GRANVILLE RIDGE**
**11449N FARMDALE ROAD**
**MEQUON, WI 53097**

PLAN TITLE:
**CONSTRUCTION NOTES**

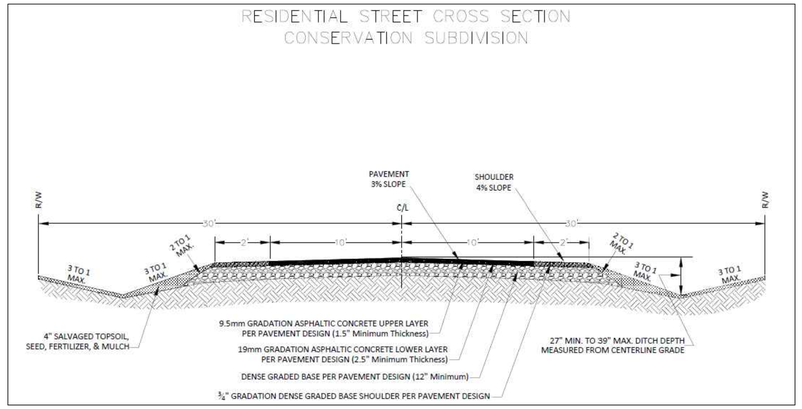
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

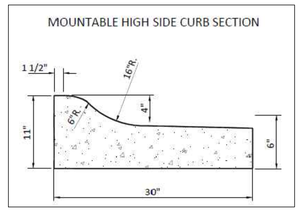
PLAN DATE: **2/13/2026**

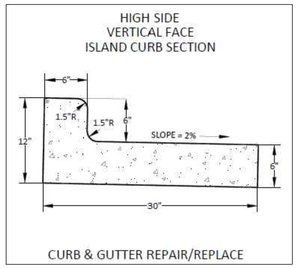
PROJECT NO: **\BO-14-25**

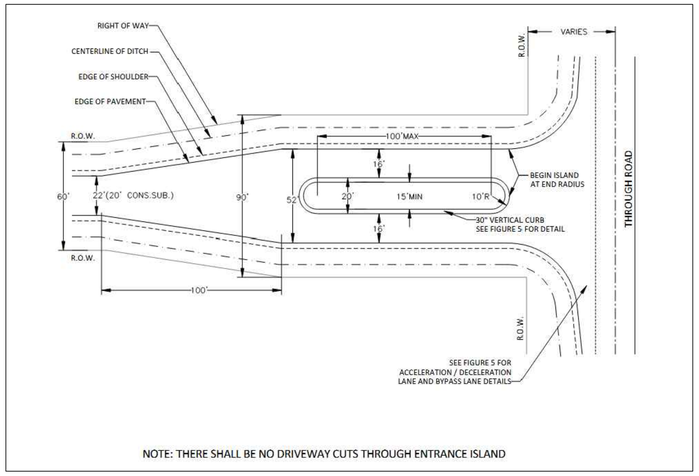
**SUBMITTAL**

SHEET NO:
**C3.01**

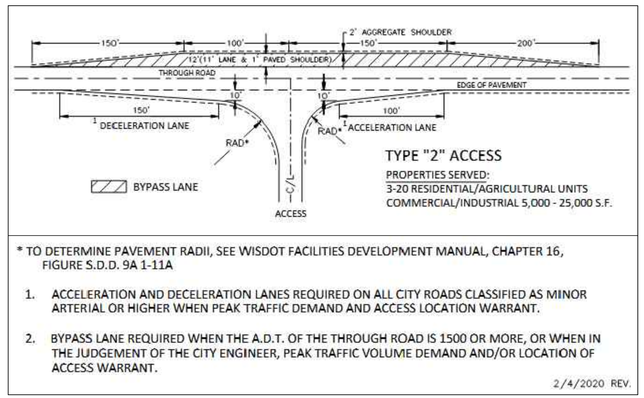



ENTRANCE ISLAND DETAIL




TYPE 2 ACCESS DETAIL

REVISIONS:

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

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PROJECT TITLE:
**GRANVILLE RIDGE**
**11449N FARMDALE ROAD**
**MEQUON, WI 53097**

PLAN TITLE:
**STREET DETAILS**

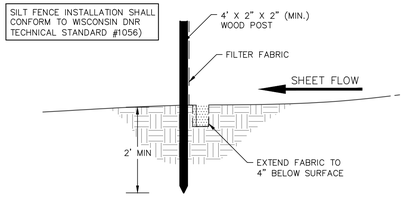
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **2/13/2026**

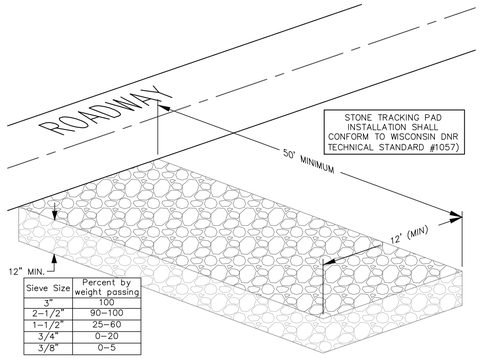
PROJECT NO: **\BO-14-25**

**SUBMITTAL**

SHEET NO:
**C3.02**

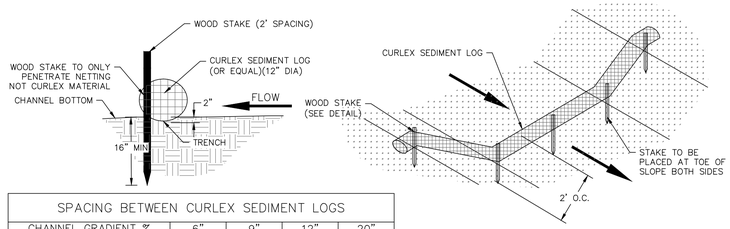



SILT FENCE CONSTRUCTION (SHEET FLOW)



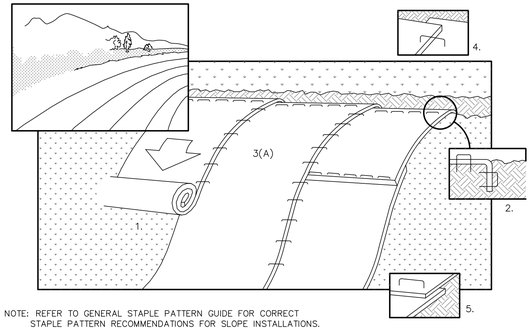

| Sieve Size | Percent by weight passing |
|---|---|
| 3" | 100 |
| 2-1/2" | 90-100 |
| 1-1/2" | 25-60 |
| 3/4" | 0-20 |
| 3/8" | 0-5 |

STONE TRACKING PAD DETAIL




| SPACING BETWEEN CURLEX SEDIMENT LOGS | | | | |
|---|---|---|---|---|
| CHANNEL GRADIENT % | 6" | 9" | 12" | 20" |
| 0.5 | 91.7 | 136.7 | 183.3 | 250.0 |
| 1.0 | 45.8 | 68.3 | 91.7 | 125.0 |
| 1.5 | 30.6 | 45.6 | 61.1 | 83.3 |
| 2 | 22.9 | 34.2 | 45.8 | 62.5 |

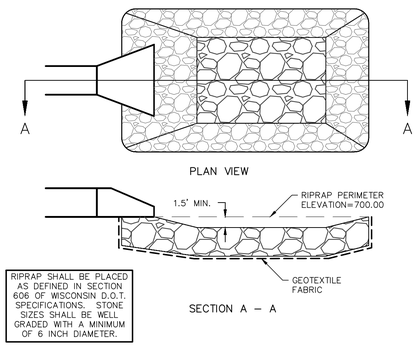
DITCH CHECK DETAIL




NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

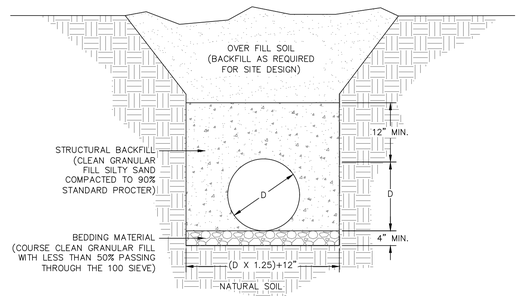
EROSION CONTROL MAT – SLOPE INSTALLATION




RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE SIZES SHALL BE WELL GRADED WITH A MINIMUM OF 6 INCH DIAMETER.

RIPRAP/STILLING BASIN DETAIL

| MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20% | | |
|---|---|---|
| SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP? | MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS) | |
| | LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST | LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH |
| YES | 90 | 90 |
| NO | 60 | 30 |




HDPE PIPE BEDDING DETAIL

REVISIONS:

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

PSE
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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**GRANVILLE RIDGE**
**11449N FARMDALE ROAD**
**MEQUON, WI 53097**

PLAN TITLE:
**EROSION CONTROL & UTILITY DETAILS**

DRAWN BY: **KJP**

DESIGNED BY: **KJP**

CHECKED BY: **KJP**

PLAN DATE: **2/13/2026**

PROJECT NO: **\BO-14-25**

**SUBMITTAL**

SHEET NO:
**C3.03**

| Document Number | **DEVELOPMENT AGREEMENT**<br>Document Name | |
|---|---|---|

THIS DEVELOPMENT AGREEMENT ("Agreement") is made as of _____, 20__, by _____Granville Ridge, LLC (the "Developer") and the City of Mequon, a municipal corporation (the "City").

| Recording Data |
|---|
| Name and Return Address<br><br>City Engineer<br>11333 N Cedarburg Road<br>Mequon, WI 53092 |
| Parcel Identification Number |

## RECITALS

A. The Developer desires to improve and develop the property described on the attached Exhibit A (the "Property").

B. Wisconsin Statutes Section 236.13(2) and Sections 58-634(c) and 58-637 of the Mequon Code of Ordinances (the "Code") provide that, as a condition of approval, the City shall require that the Developer make and install or have made and installed any reasonably necessary improvements.

C. This Agreement describes the Public Improvements, as defined below, that are necessary to complete the Developer's proposed development on the Property (the "Development"), the Private Improvements, as defined below, and other terms and conditions of the Development.

D. The schedule for the City's Public Works Department, and the City's budget, do not provide for installation of the Public Improvements, and absent this Agreement, there would be a considerable delay in the installation of the Public Improvements.

E. The orderly, planned development of the Development will best promote the health, safety and general welfare of the community.

## AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing recitals and the following agreements, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree:

1. Improvements. As defined in this Agreement, the following terms and phrases have the following meanings:

"Improvements" means the Private Improvements and the Public Improvements.

"Private Improvements" means all improvements in the Development required by this Agreement other than the Public Improvements.

"Public Improvements" means all public streets, sidewalks, paths and required appurtenances to the foregoing, including without limitation street name signs, regulatory/public safety signs (speed limit signs, stop signs and so forth) and bollards; sanitary sewer facilities and water supply facilities that connect to the public sewer or public water systems, but in each instance only those portions up to and including stubs of laterals; street trees and any required landscaping in rights of way; street trees and other landscaping in easement areas dedicated to the City for that purpose, but only to the extent specified in such easements; items specified in the Plans, as defined below and approved by the City, as Public Improvements; and items specified in the Code or state statues as Public Improvements.

2. Proposed Development Plan. The Development as proposed is depicted on the Developer's proposed development plan.

~~[USE THE FOLLOWING PROVISIONS FOR SUBDIVISON PLATS]~~

The proposed development plan was granted Preliminary Plat approval by the Planning Commission on _____. The Preliminary Plat is an expression of approval or conditional approval of the layout submitted and is a guide to the preparation of the Final Plat which will be subject to further consideration by the Planning Commission at the time of its submission.

~~[USE THE FOLLOWING PROVISIONS FOR ALL OTHER APPROVALS]~~

~~The proposed development plan was granted approval or conditional approval by the Planning Commission on _____.~~

## PLANS AND SPECIFICATIONS

3. Plans and Specifications. The Developer shall, at its expense, have plans and specifications (collectively, the "Plans") prepared for the Improvements. The Plans shall include those plans that are customary in the industry for similar developments, including a site plan, grading, drainage and erosion control plans, stormwater drainage plans, landscaping and open space plans, street plans, utility plans and construction details, including those construction details described in this Agreement. The Plans shall be subject to review and approval of the City Engineer and any regulatory body or other staff person specified below. The Developer shall not commence the Improvements until the Plans are reviewed and approved.

4. Corrections to Plans. The City Engineer may, at any time prior to Final Plat approval, require changes to approved Plans for any of the Improvements to the extent such changes are necessary to correct oversights, omissions or errors, to compensate for changing site conditions or to complete fully the work in accordance with sound engineering practice. The Developer shall perform the work necessitated by any such change entirely at its expense without any claim for reimbursement.

5. Standards. The Plans and design of the Improvements shall comply with the requirements of the current edition of the City's Standard Specifications for Land Development and all applicable provisions of the Code and state and federal laws (each a "Regulation") in place at the time of preliminary approval of the Plans and design. Additionally, the Plans shall satisfy the requirements set forth below. In the event of a conflict between the Standard Specifications and this Agreement, the terms of this Agreement shall control. In the event of a conflict between any Regulations, the more stringent requirement shall apply unless otherwise addressed within the Regulation.

6. Changes in Regulations. Should any Regulation change within two years of the preliminary approval, the Developer may choose which version of the Regulation to follow if material work on the applicable

Improvement has commenced. Where work on an Improvement affected by the changed Regulation has not commenced, the Developer shall comply with the revised Regulation.

7. Grading, Drainage and Erosion Control Plans. The Developer shall submit grading, drainage and erosion control plans that:

(a) Indicate which lots are designed for full exposure and partial exposure and the lots that are limited to front load entry garage only.

(b) Show 2' contours for both existing and proposed grades for building pads and any culverts and storm sewers.

(c) Indicate and detail the cross-section and profiles of all drainage ways and erosion protection.

(d) Show minimum setback and offset dimensions and building grades approved by the City.

(e) For all land disturbing activities, show existing contours at least 200' into adjacent parcels.

(f) Show the location and dimension of all construction site management measures to control erosion and sedimentation.

(g) Include minimum elevations for the proposed top of principal building foundation walls based on proposed building envelopes shown on the approved specimen tree plan and approved finished yard grades.

8. Stormwater Drainage Plans. The Developer shall submit stormwater drainage plans that:

(a) Provide for a complete storm drainage system, including one or more detention basins and retention ponds, culverts, storm sewer and open ditches that are adequate to accommodate expected surface water flow within and through the Development and drain the surface water from and through the Development in accordance with the Code, Chapter 13 of the Milwaukee Metropolitan Sewerage District ("MMSD") rules, and the regulations of the Wisconsin Department of Natural Resources (the "DNR"), as may be applicable.

(b) Show all tributary areas to the proposed drainage system and downstream analysis, including all proposed and existing drainage structures in the drainage system area.

(c) Show drainage easements by dimension and detailed cross-section.

(d) Provide for erosion protection and minimum velocity design and restoration of all areas adjacent to existing and proposed roadways to conform to the approved roadway cross-section.

(e) Address all ditch slopes exceeding five percent (5%). Any such slope that is greater than 5 percent (5%) may only be approved after review and acceptance by the City Engineer. To the extent any such slope shall be greater than five percent (5%), additional analysis of the velocity of the flow and slope protection shall be provided, and such slope might not be approved.

(f) Show all roadside ditches and drainage easements with a minimum one percent (1%) slope. Any such slope that is less than one percent (1%) may only be approved after review and acceptance by the City Engineer. To the extent any such slope shall be less than one percent (1%), additional analysis of the velocity shall be provided, and such slope might not be approved.

(g) Provide on-site stormwater detention that complies, to the satisfaction of the City Engineer, with the City's stormwater ordinances and MMSD Chapter 13 rules and regulations.

(h) Provide hydrologic calculations for the 2-, 10- and 100-year development conditions.

(i) Provide hydraulic calculations showing pond discharge rates under proposed conditions. Under proposed conditions, a retention pond must demonstrate that the 2-, 10- and 100-year discharge rate will be less than pre-settlement conditions.

(j) Show all sump pump discharge pipes discharging to a roadside ditch, storm sewer or other location approved by the City. For roadways with an urban section, a sump pump collection system shall be required.

(k) Include, if the storm sewer design includes underground piping, a set of utility plans showing all plan and profile views of sanitary water and storm sewer. Such plan shall be used and kept current during all phases of construction.

9. Landscaping, Open Space and Signage Plans**.**

(a) The Developer shall submit a street tree plan which shall conform to the City's street tree ordinance. The street tree plan shall be subject to review and approval of the Tree Board and Planning Commission.

(b) The Developer shall submit landscape plans for all entryways, open spaces, public street cul-de-sacs and detention basin and retention pond buffers. Such plans shall be designed by a licensed landscape architect and shall be subject to review and approval of the Planning Commission. The City may have a licensed landscape architect review the submitted landscaping and open space plans.

(c) Pedestrian and bike paths may be required by the City. If so, pedestrian and bike path plans shall address the public use of the paths and maintenance. Details of such paths shall be subject to review and approval of the City Engineer. The location and use of such paths shall be subject to review and approval of the Planning Commission. Any public access path shall be subject to a ten foot (10') wide pedestrian and bike path easement. An eight-foot (8') wide path shall be designed and constructed in accordance with the Department of Transportation (DOT) Bike Path Facilities Handbook.

(d) The Developer shall submit signage and entryway plans to the City. Such plans shall be subject to review and approval by the Planning Commission.

10. Street Plans.

(a) The Developer shall submit plans for all public and private roads, driveways and roadside sidewalks (if any). Such plans shall be subject to review and approval by the City Engineer and Fire Chief.

(b) Unless otherwise approved by the City, all public and private streets shall satisfy the following requirements:

(i) All new streets shall be constructed with a twelve-inch (12") road base consisting of twelve inches (12") of one and one-quarter inch (1¼") crushed stone base course. The initial surface shall consist of two and one-half inches (2½") of bituminous binder course. Streets and driveways shall be constructed

to the City's typical cross-section. The final one and one-half inch (1½") asphalt surface course shall be applied following the construction of the binder course.

(ii) To the extent the Development will be constructed in phases, the plans shall show all cross connections being constructed in each phase. A temporary turnaround shall be shown on the plans for any street connecting into a future phase and for any street leading to any adjoining property.

(c) The plans shall show street name signs and regulatory/public safety signs (speed limit signs, stop signs and so forth) as required by the City Engineer. Street names shall be approved by the Planning Commission.

11. Sanitary Sewer System Plans.

~~**[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PUBLIC]**~~

~~The Development will have a public sanitary sewer system. The plans for the system shall:~~

~~(a) In addition to the City's Standard Specifications for Land Development, conform to the Standard Specifications for Sewer and Water Construction in Wisconsin and additional requirements of MMSD.~~

~~(b) Be designed to meet the ultimate needs of the Development in accordance with the City's sanitary sewer system plan.~~

~~(c) Show the installation of one sewer lateral from the sanitary sewer main to the limits of the sanitary sewer utility easement or road right-of-way for each property abutting the sanitary sewer main.~~

~~(d) Show all sanitary sewer lateral locations.~~

~~(e) Be designed so the public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.~~

~~**[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PRIVATE]**~~

The Development will require a Private On-Site Waste Treatment System ("POWTS"). Plans shall include the location of soil borings and designated areas for the POWTS.

12. Water System Plans.

~~**[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PUBLIC]**~~

~~(a) Supply System. The plans shall satisfy the following requirements:~~

~~(i) The plans shall show a water supply and distribution system for the Development with mains, hydrants, valves and laterals for each lot.~~

~~(ii) All water mains to be installed in a City road right-of-way or easement shall be subject to review and approval of the City Engineer.~~

~~(iii) The City will determine the lateral locations to avoid removal of any specimen trees. The City shall approve all lateral locations.~~

~~(iv) The public mainline shall meet the City's master plan for the area, in terms of depth and size, and be extended to the adjacent properties.~~

~~(v) Easements shall be provided to adjacent residentially zoned properties for access for potential future connection.~~

~~(vi) The mainline water main shall meet Water Utility standards for ISO recommended fire flows of 2500 gpm, which may require twelve-inch (12") pipe for the dead end main.~~

~~(vii) Dead end mains must be terminated with a public hydrant and phasing plans.~~

~~(b) Fire Protection.~~

~~(i) Water for fire protection will be supplied to the Development water system through the City of Mequon Water System.~~

~~(ii) All fire hydrant locations shall be subject to review and approval of the Fire Chief.~~

~~**[USE THE FOLLOWING PROVISIONS IF THE SYSTEM WILL BE PRIVATE]**~~

The Development will not be served by public water; instead, private wells will be installed. The type of and plans for a fire protection system shall be subject to review and approval of the Fire Chief.

13. Culverts Plan. The Developer shall submit a proposed driveway culvert size plan. Such plan may be included in one of the other plans.

**CONSTRUCTION REQUIREMENTS**

14. Construction of Improvements. The Developer shall construct or have constructed, at its expense, all of the Improvements.

15. General Standards; Strict Compliance with Plans. All construction shall conform to the City's Standard Specifications for Land Development, latest edition. Construction will strictly conform to the Plans. The City may require the Developer to replace all the Improvements that deviate from the Plans unless the Developer seeks and obtains prior written approval from the City for such deviations.

16. Direction by City Engineer. The Improvements shall be constructed in strict accordance with the requirements and direction of the City and the City Engineer or the City Engineer's authorized representative and shall be under and subject to constant inspection by the City Engineer or the City Engineer's representative.

17. Responsibility for the Improvements. The Developer shall be fully responsible for the Improvements, all appurtenances to the Improvements and the acts and omissions of its contractors, subcontractors, material suppliers, delivery services and agents. The Developer shall repair or replace, at the Developer's cost, any damage that occurs to the Improvements and appurtenances to the Improvements during the period of the construction of the Improvements and until certification by the City Engineer, approval of the Improvements, acceptance of dedication by the City and Final Plat approval.

18. Lien Waivers. As a condition of final certification by the City Engineer, and approval, acceptance and dedication of the Improvements by the City, the Developer shall provide to the City paid receipts and lien waivers from all contractors and material suppliers performing work or supplying materials for the installation of the Improvements.

19. No Lot Assessments for Improvements. The costs and value of the Improvements will become an integral value of the abutting property; therefore, the Developer shall not make any future lot assessment for the Improvements.

20. Additional Grading and Drainage Requirements. The Developer shall:

A. (a) rough grade as necessary to establish lot grades in accordance with future building grades, top-soiling, seeding and mulching as required, to all exposed ground surfaces to prevent erosion; (b) keep grading and filling to a minimum, including in individual building envelopes; and (c) spread and maintain topsoil, seed and mulch over all exposed ground surfaces to prevent erosion, including surfaces disturbed by utility contractors.

~~20.~~B. Maintain conveyance continuity ~~-~~of any storm conveyance system or drain tile encountered during construction.

21. Wetlands. Wetland boundaries shall be identified and marked in the field and verified by the DNR. The wetlands and setbacks shall be identified on the plat. Wetland boundary markers shall be maintained, and setbacks observed, during all phases of land disturbance and construction. No wetland shall be filled without prior approval of the DNR.

22. Additional Erosion and Runoff Control Requirements**.**

(a) With respect to erosion and sedimentation control, the Developer shall install and construct the Improvements in compliance with the requirements of the Ozaukee County Land Conservation Guidelines (SCS) and the DNR's "Wisconsin Construction Site Best Management Practice Handbook," latest edition, requirements. Temporary stormwater quality measures during construction activities shall include, at a minimum, the installation of silt fence and temporary sediment basins.

(b) The Developer shall install the drainage system, including roads (unpaved, but with gravel surface), first. The swale and ditches shall be sodded or planted with fast growing grasses immediately after grade certification by the City or its designated agent. The City may request temporary mulching if ground is exposed for more than seven days. Straw, hay bales, check dams or silt fences shall be placed in the drainage system as sediment traps in accordance with established best management practices. The City will decide whether sod is appropriate and whether the sediment trap method is to be used.

(c) The Developer may not commence land disturbing activities until all erosion control measures are installed and approved by the City. An erosion control permit must be approved which requires the Developer to construct in conformance with the City's erosion control ordinance.

(d) The Developer shall protect all exposed soils with mulches, temporary annual grasses or erosion matting.

(e) The Developer shall not pile or permit excavated soil to be piled near the drainage system. A topsoil stockpile area shall be identified and used, complete with appropriate erosion control measures.

(f) The Developer will periodically inspect the above-described systems and control measures, including after each rain event, and shall promptly maintain, repair and replace them to their originally approved condition.

23. Topsoil. Excess topsoil shall only be removed from the Development by means of end-loading (no screening allowed on site) and trucking from the site. The Developer shall not disrupt topsoil where it is unnecessary, and the final arbiter of necessity shall be the City.

24. Additional Stormwater Drainage Requirements. Stormwater facilities shall be installed before impervious surfaces.

25. Additional Street and Street Signage Requirements.

(a) Prior to the commencement of any construction activity, the Developer shall meet with City Engineering and Public Works staff to identify and agree to a specific "haul" route for all construction equipment and material supplies associated with the Development. The Developer shall agree to confine the movement of its construction equipment to the approved route unless approved otherwise by the City Engineer. The Developer shall provide the Street Wear Financial Guarantee, as defined below. The City shall videotape and perform a road evaluation of the agreed to haul route. This evaluation, known as a service condition rating or "SCR", shall be used as the base line for establishing the level of damage that occurs as a result of the Development. At the conclusion of the construction activity and prior to the recording of the Final Plat, the City will again videotape and perform a post development SCR of the Developer's "haul" route. The road evaluation is only applicable to that portion of the approved haul route that lies within the corporate limits of the City. Prior to the City acceptance of the Public Improvements, the Developer will repair the road or pay to the City the cost, as determined by the City, for the estimated repairs, including without limitation labor, material and costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments.

(b) If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide the Surface Completion Letter of Credit, as defined below.

(c) At the time of any extension of any street in the Development for which a temporary turnaround was constructed, the Developer shall remove the temporary turnaround and restore the area.

(d) The roadside sidewalk shall be installed at the time of street construction. Until Final Plat approval, the Developer shall maintain (including snow and ice removal) such roadside sidewalks and repair and replace them as necessary.

(e) The Developer shall provide and install street name signs and regulatory/public safety signs required by the Plans in the form required by the City.

26. Additional Utility Requirements.

(a) The Final Plat shall include easements for sanitary, drainage, gas, electric, sewer, water, phone, cable television, internet and other utilities for provision of services to and from the Development.

(b) All sanitary, water and drainage easements must be prepared separately for each lot or parcel and recorded at the Developer's expense. These documents shall be subject to review and approval of the City and shall be required at the time of Final Plat approval.

(c) The Developer shall provide proof of payment in full for installation of all required utilities prior to Final Plat approval.

(d) Underground utility installations shall be subject to review and approval by the City Engineer and shall made without any street pavement removal, unless otherwise specifically approved by the City Engineer.

~~(e) [USE THIS PROVISION IF THE WATER SYSTEM WILL BE PUBLIC] The Developer and the City shall enter into a Water Services Agreement in form and content customarily required by the City prior to connection to the City's water system.~~

(e) ~~[USE THIS PROVISION IF THE WATER SYSTEM WILL BE PRIVATE]~~ If the Fire Chief has required a cistern for fire protection, the Developer shall install the cistern pursuant to the requirements of the Fire Chief. If the Fire Chief has allowed deferral of installation, the Developer and the City shall establish the Fire Protection Escrow as described below.

27. Lot Pipe Certification. The Developer shall, prior to Final Plat approval, provide to the City a lot pipe certification stamped and signed by a professional land surveyor, registered in the State of Wisconsin. The form and content of the lot pipe certification shall be acceptable to the City Engineer.

## MODEL HOMES

28. Model Homes.

(a) Subject to satisfaction of all other requirements for a building permit, the City will issue a building permit for ~~_____~~2 principal structures to be used as sales models prior to approval and recording of the Final Plat.

~~[INSTRUCTION FOR COMPLETING THE NUMBER OF STRUCTURES: The number of principal structures (models) allowed shall be determined pursuant to the following table:~~

| ~~Land Division~~ | ~~Model Homes~~ | | ~~Land Division~~ | ~~Model Homes~~ |
|---|---|---|---|---|
| ~~1-10 lots~~ | ~~1~~ | | ~~51-60 lots~~ | ~~6~~ |
| ~~11-20 lots~~ | ~~2~~ | | ~~61-70 lots~~ | ~~7~~ |
| ~~21-30 lots~~ | ~~3~~ | | ~~71-80 lots~~ | ~~8~~ |
| ~~31-40 lots~~ | ~~4~~ | | ~~81-90 lots~~ | ~~9~~ |
| ~~41-50 lots~~ | ~~5~~ | | ~~91 or more lots~~ | ~~10~~ |

~~*The City may consider a deviation in the number of model homes, up to 10% of the number of lots included in the land division (rounded to the nearest whole number), for special circumstances. Special circumstances must be presented and justified by the Developer at the time of application.~~

~~** If the development will be constructed in phases, with a separate development agreement for each phase, the total number of model homes pursuant to this Agreement shall be limited to the number of lots in the phase addressed by this Agreement.]~~

(b) If the Developer is unable, despite reasonable efforts, as determined by the City in its sole discretion, to satisfy the paving requirements of Section 3.6 of the Standard Specifications for Land Development, the City will, upon application of the Developer and satisfaction of all other requirements for a building permit, issue a building permit for one model home prior to the installation of the binder course of asphalt in the adjacent dedicated public road or private access easement. The City shall not issue the building permit for such model home until stone base is installed and such stone base has successfully passed a proof roll. The stone base shall

allow, as determined by the City in its sole discretion, access for inspections and emergency personnel. The City may cancel inspections if adequate access is not provided to inspections staff.

(c) The Developer shall not transfer title to any lot containing a model home until the Final Plat is approved and recorded as described below.

**ASSOCIATION; COVENANTS, CONDITIONS AND RESTRICTIONS; ONGOING AGREEMENTS**

29. The Association. The Developer shall, prior to the sale of any property within the Development, create or cause to be created an entity (the "Association") with a perpetual existence under the laws of the State of Wisconsin to control and maintain the common areas and facilities of the Development and to assume the obligations of the Association set forth in this Agreement. The Developer shall provide the City a description of the organization of the proposed Association, together with copies of its governing documents, including all documents governing ownership, maintenance and use restrictions for common facilities or common elements, including commonly owned outlots. Such documents shall be subject to review and approval of the City for consistency with the requirements of this Agreement. The Association shall be operating (with financial subsidization by the Developer, if necessary) before the sale of any part of the Development. All owners of any property in the Development, including the Developer, shall be members of the Association solely by virtue of such ownership and shall be jointly responsible for its obligations, which obligations shall be assessable as against such members. The Association shall have the power and authority to assess property owners for their proportionate share of costs associated with the responsibilities of the Association set forth in this Agreement. The governing documents for the Association shall confer legal authority on the Association to place a lien on the property of any member who falls delinquent in dues or assessments. Such dues and assessments shall be paid with accrued interest before the lien may be lifted. If at any time the Association does not exist or fails to satisfy its obligations, the owners of the Property shall be jointly and severally liable, with rights of contribution, for the Association's responsibilities under this Agreement and all agreements that run with the land that impose responsibilities on the Association.

30. Obligations of the Association. The Association shall be obligated to maintain in good condition and repair, and replace as necessary, all of the following, if any, that are required and approved as part of the Development: (a) roadside sidewalks (including snow and ice removal); (b) pedestrian and bike paths and appurtenances to such paths, including without limitation any signage and bollards; (c) monument and entrance signs; (d) roadside bollards; and (e) all landscaping and related elements (except those on private lots), including street trees, open areas and stormwater facilities. Such obligations shall be memorialized in one or more documents that shall be recorded against the Property, The documents memorializing such obligations shall specify that, if at any time the Association does not exist or fails to satisfy its obligations, all owners of the Property shall be jointly and severally liable, with rights of contribution, for such responsibilities. The documents memorializing such obligations shall be subject to review and approval of the City, and the provisions requiring the foregoing may not be amended without the prior written approval of the City.

31. Temporary Turnarounds. If any street constructed as part of the Development has a temporary turnaround for any future extension of the street beyond the Development, the Association shall remove such turnaround and restore the area in a manner acceptable to the City at the time the street is extended beyond the Development.

32. Stormwater Best Management Practices Maintenance Agreement. The Developer and the City shall enter into an agreement as described below to ensure that the Development's stormwater facilities are maintained to meet or exceed the standards to which they were constructed so that, in the future, the stormwater facilities continue to accommodate the appropriate volume and manage flow through and within the Development

and meet applicable performance standards for storage and release. Accordingly, the following requirements are applicable to the Development:

(a) All stormwater drainage and storage facilities, including detention basins and ponds (whether one or more), shall be maintained and cared for by the Developer until such time as the Developer passes control of the stormwater elements of the Development and responsibility for maintenance of such stormwater elements to the Association, at which time such responsibility shall pass to the Association. In the event that the Developer transfers any portion of the Development prior to the construction, installation and approval of any required stormwater facilities, the Developer shall be released from responsibility for the installation and maintenance of the stormwater facilities only upon the City's approval, in its sole discretion, of the form of the successor in interest's assumption of the Developer's responsibilities under this Agreement; however, the transferee shall be jointly and severally responsible with the Developer until the completion of the construction, installation and approval of such facilities.

(b) The following minimum standards for future care and maintenance of the stormwater drainage and storage facilities, including detention basins and ponds (whether one or more), shall be adhered to by Developer and Developer's assigns and successors in interest:

(i) Provide normal and customary cleaning and maintenance to the detention basins and ponds (whether one or more) located in the Development including, but not be limited to, weed and algae control, dam stabilization, emergency overflow, outlet structure (including trash rack), dredging and biological control.

(ii) Dredging of the storm water facilities shall require permits and approvals under Wisconsin Statutes Section 30.20 to remove materials from the bed of a pond ultimately connected to Lake Michigan from the DNR.

(iii) All weed, algae and other biological control utilizing chemical treatments shall be made consistent with the regulatory requirements that apply to the use of EPA/State Registered Chemicals in detention basins and ponds or lakes and regulations of the DNR. With few exceptions, a permit must be filed with, and approved by, the DNR prior to chemical treatment. In certain circumstances, a representative of the DNR will monitor or supervise the chemical treatment. Developer should contact the DNR for additional information.

(iv) All detention basins and ponds shall be certified by a licensed professional engineer or land surveyor as a condition of Final Plat approval. To assure compliance with the approved plans, the Developer shall recertify the detention basins and ponds (whether one or more) as a condition of transferring ownership to the Association, but in no event shall such recertification occur later than five years after the approval of the Final Plat.

(v) Initial certification of the detention basins and pond (whether one or more) shall be submitted with an as-built record drawing.

(vi) All detention basins and ponds shall be inspected in compliance with the inspection report form supplied by the City. Any deficiencies shall be corrected immediately. A copy of the report form, including but not limited to photographs or diagrams of the deficiency and corrections with the certification shall be provided to the Association, and any other assigns and successors in interest of the Developer, and shall be promptly submitted to the City Engineer for review and approval. Specific areas shall include, but not be limited to:

- Bio-retention facility

- Pond containment berms are stable and free of animal burrowing
- Detention storage volume
- Erosion
- Vegetative cover
- Sediment accumulation
- Trash rack/culvert functions
- Outlet flow
- High water level
- Water surface elevation at time of survey
- Normal pond water level
- Emergency overflow

(vii) To guarantee performance of all of the foregoing obligations concerning the private stormwater drainage and storage facilities, including detention basins and ponds, the Developer shall, in accordance with Section 58-677(b) of the Code, deposit a performance bond, letter of credit or cash deposit (the "Stormwater Guarantee") to guarantee the good faith execution of the approved control plan and any permit conditions. The Stormwater Guarantee shall be in an amount equal to 125% of the estimated cost of construction and maintenance of the storm water management practices. The City will release the portion of the Stormwater Guarantee less any costs incurred by the City to complete installation of the facilities upon submission of a certification in accordance with Section 58-678(h) of the Code.

(viii) Not less than 90 days prior to the final expiration of the Developer's Stormwater Guarantee obligations, or at such time as the Developer shall convey the outlots or common areas in or on which are located the stormwater drainage and storage facilities, including detention basins and ponds, to the Association or other assigns or successors in interest, whichever is later, the Developer shall have the detention basins and ponds recertified as described above.

(ix) At any time in the future, if, in the opinion of the City, either the Developer (in keeping with the limitations upon its responsibility as expressed in this Section), the Association or any other assigns or successors in interest, shall fail to install or maintain the stormwater drainage and storage facilities, including detention basins and ponds, the City, at its option, may give the Developer, the Association or other assigns or successors in interest, as may be interested, written notice requiring any or all of them within 30 days of the date of notice, to cure the failure and to maintain and to provide the required care. If the notified party fails to comply with the demands of the notice, the City shall have the right, but not the obligation, to perform the work necessary to correct the deficiency, and to charge the cost of such work, including administrative charges, to the Developer, the Association or other assigns and successors in interest, or any combination of them, by drawing upon the Stormwater Guarantee and/or by imposing such charge as a special charge for services pursuant to Wisconsin Statutes Section 66.0627. If such charge is not promptly paid by the party to whom the charges were invoiced, the charges shall constitute a lien and special charge on the applicable property (whether one or more). The City may also draw on the Stormwater Guarantee upon the occurrence of an Event of Default, as defined below.

(x) The City Engineer has the authority to stop work, amend or alter remediation measures to the detention basins and ponds. Failure to comply will result in the issuance of a municipal citation with a forfeiture as prescribed by law, an action for injunction or mandatory injunction, or any combination of remedies. Each day a violation exists shall constitute a separate offense.

(xi) The Association shall be responsible for recertifying the detention basins and ponds as and when required under the Code, to correct all deficiencies in such facilities and to comply with all other provisions of the Code related to such facilities.

(xii) The agreement and all of its covenants are and shall be covenants running with the land, and shall encumber the Development, and shall bind the Developer and its heirs, personal representatives, successors and assigns, including without limitation the Association. The agreement shall specifically include this language and shall not be incorporated by reference. The agreement shall be recorded with the Ozaukee County Register of Deeds.

33. Additional Covenants, Conditions and Restrictions. Prior to Final Plat approval, the Developer shall record the following additional covenants, conditions and restrictions against the Property (the "Covenants"). The Covenants shall be subject to review and approval by the City. The Covenants shall:

(a) Prohibit, without the express written consent from the City Engineer and approval by the Planning Commission, future property owners from (a) removing any berms, landscaping or amenities installed on the Development as a condition of landscaping, open space, grading or drainage plans, and (b) placing landscape features, berms or plantings which disrupt flow of run-off in drainage ways or courses approved as a condition of the grading and drainage plans.

(b) Notify future lot owners of the obligations set forth below.

**OBLIGATIONS OF BUILDER/LOT OWNER**

34. Compliance with Grading Plan. Any person who constructs a building in the Development shall be responsible for siting the principal building and rough and fine grading the building pad to comply with the master grading plan.

35. Sump Pump Discharge and Roof Drainage Plan. Any person who constructs a building in the Development shall submit, at the time of architectural review and approval, a sump pump discharge and roof drainage plan in accordance with Storm Water Management Plan approved by the City Engineer.

36. Impact Fees. The City will assess impact fees pursuant to Sections 58-138 et seq. of the Code. Such impact fees shall be paid by the Developer or the purchaser of the lot prior to obtaining a building permit. The City retains the right to amend and modify its impact fee ordinance, the methodology by which impact fees are calculated or the numerical component values of the impact fee calculation in the future. The impact fees payable shall be based upon the impact fee calculation in effect at the time of the issuance of any building permit.

~~**[USE THE FOLLOWING PROVISION ONLY IF THERE WILL BE PUBLIC SEWER]**~~

~~37. Sanitary Sewer Laterals. If the Development is served by public sewer, lateral locations shall not deviate from the approved plan unless first approved by the City.~~

~~**[USE THE FOLLOWING PROVISION ONLY IF THE WATER SYSTEM WILL BE PRIVATE; DELETE (b) IF THE DEVELOPER WILL BE INSTALLING A CISTERN]**~~

~~38.~~37. Private Water.

(a) The Development will be developed with private wells in accordance with NR812 and permitted through the DNR. The private wells shall be installed and maintained by the respective property owner. Through the permitting process, the well digger must follow proper procedures with respect to the draw down effect on adjacent wells.

(b) The Developer and City shall establish an escrow fund which shall be in the total amount of $50,000 when fully funded (the "Fire Protection Escrow"). The Fire Protection Escrow shall be used for the installation of a fire cistern at the Development or as the City may otherwise decide to use the Escrow for fire protection purposes for the Development. At such time the owner of a lot in the Development applies for a building permit, in addition to all other fees and costs that are due, the owner shall pay $($50,000/XX lots) to the City (the "Fire Protection Fee"). The Fire Protection Fee shall be deposited into the Fire Protection Escrow. The City may withdraw the funds from the Fire Protection Escrow and use the funds either, as determined by the City in its sole discretion, for a cistern or for other fire protection for the Development.

## WARRANTIES AND INDEMNIFICATIONS

~~39.~~38. Warranty of the Public Improvements. All of the Public Improvements shall be warranted against defects due to faulty materials or workmanship which appear within one year from the date of the City's acceptance of the dedication, and Developer shall assign to the City applicable contractor warranties for the Public Improvements. If any defect should appear during the warranty period, the City shall first seek to enforce any applicable contractor warranty; however, the Developer guarantees the Public Improvements and shall indemnify the City to the extent of any default or failure of any contractor to honor the warranty. The Developer guaranties each repair or replacement performed pursuant to this paragraph for one year from completion. This warranty survives any provision of this Agreement that purports to discharge or release the Developer.

~~40.~~39. Environmental Indemnification. The Developer shall indemnify, defend and hold the City and its officers harmless from any and all claims, demands, causes of action, losses, damages, and liabilities asserted against the City or its officers, together with related costs and expenses (including reasonable attorneys', consultants' and experts' fees, costs and expenses) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Final Plat or this Agreement including, but not limited to street rights of way, of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of dedication of the Public Improvements. Without limiting the generality of the foregoing, the indemnification by Developer shall include costs incurred in connection with any site investigation or any remedial, removal or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances in, on or under the real property, whether in the soil, groundwater, air or any other receptor. The City will notify the Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in, on or under the real property. Following notification to Developer that contamination may exist, the City shall make reasonable accommodations to allow the Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state or federal agencies to comply with applicable laws. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

~~41.~~40. Claims by Third Parties. The Developer shall indemnify, defend and hold the City and its officers harmless from any and all claims, demands, causes of action, losses, damages, and liabilities asserted against the City or its officers, together with related costs and expenses (including reasonable attorneys', consultants' and experts' fees, costs and expenses) brought in connection with any damage suffered by third parties, including personal injury or property loss, resulting from construction of the Improvements or development of the Development regardless of any asserted negligence of the City asserted in connection with inspection of work performed or materials supplied by or on behalf of the Developer or its contractors, subcontractors or agents. This indemnification survives any provision of this Agreement that purports to discharge or release the Developer.

~~42.~~41. Street Damage. The Developer shall be responsible for all damage done to streets within the City, street landscaping, street trees, curbs, utilities, light poles and other property of the City as a result of construction activities associated with the Development, including without limitation street damage as a result of excessive

hauling operations or installation of the Improvements. This covenant survives any provision of this Agreement that purports to discharge or release the Developer.

## FINANCIAL OBLIGATIONS

~~43.~~42. Costs Incurred by the City. The Developer will pay all reasonable costs incurred by the City in connection with the Development, including without limitation costs of attorneys, landscape architects, outside engineers and other consultants and costs regularly charged by the City for its staff's time and materials used in (a) reviewing and approving the Plans (including without limitation engineering and landscaping plans), (b) inspecting the construction and/or installation of the Improvements, (c) installing street signs, and (d) reviewing and approving record drawings for City files. The Developer will also pay any other costs that may be incurred by the City in connection with the installation of the Improvements. Costs will include the costs of labor, equipment, materials, engineering, inspection and overhead costs incidental to the Improvements. The City will send invoices for the costs to the Developer periodically, as costs are incurred or as the Improvements are completed. The Developer will pay the City's invoices within 30 days after the date sent by the City. The City may, in its discretion, add a late payment charge of 1.5% per month, computed from the date of the original invoice until paid, for any amount not paid when due.

~~44.~~43. Special Assessments. No special assessments are contemplated in connection with the Development.

~~45.~~44. Streetlights. The Developer shall be responsible for the cost of installation of a WE-Energies LED standard streetlight mounted on a wooden pole or may provide an upgraded bronze FG Smooth pole and rectangular low fixture, as shall be approved by the City, at each main entrance to the Development. The City's Public Works Department shall arrange for the installation permit and coordinate the installation. The Developer shall pay for labor and materials within 30 days after being invoiced. After acceptance of dedication of the Public Improvements by the City, the City shall assume responsibility for the monthly energy costs and future maintenance for the streetlight(s).

~~46.~~45. Landscaping Completion Letter of Credit. If the City agrees to Final Plat approval despite landscaping and/or hardscape amenities, including the installation of required street trees, not being completed (the City shall not be obligated to grant Final Plat approval under such circumstances), the Developer shall provide to the City bids, contracts or other evidence sufficient, in the sole opinion of the City, to demonstrate the cost of completing such work, including the costs of labor and materials. The evidence of cost shall be subject to review and approval by the City. The Developer shall, prior to Final Plat approval, provide to the City a letter of credit in an amount equal to 125% of such costs. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer shall pay all costs of completing the work, including with limitation labor, material and costs regularly charged by the City for its staff's time. If the work is not completed to the satisfaction of the City on or before June 30 of the year following Final Plat approval, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the letter of credit to defray the costs of finishing the work. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

~~47.~~46. Landscaping Survival Letter of Credit. The Developer shall, prior to Final Plat approval, provide to the City a letter of credit in an amount equal to 25% of the costs of labor and materials in installing landscaping and hardscape amenities (excluding street trees and any other landscaping that is a Public Improvement). Such costs shall be determined by the City based on its review of the Developer's contracts and paid receipts. The letter of credit shall insure the cost of labor and materials to replace landscaping that dies within three years of installation. The letter of credit shall be issued by a local financial institution on the International Chamber of

Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer or its assign shall pay all costs of replacing any dead or dying landscaping. If the responsible person fails to replace such landscaping within 30 days of demand, or upon the occurrence of an Event of Default, as defined below, the City may replace the landscaping and draw on the letter of credit on demand for the cost of the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. If the letter of credit is inadequate to defray the costs, the Developer shall owe the balance to the City.

~~48.~~47. Street Tree Survival Guarantee. The Developer shall, prior to Final Plat approval, provide to the City a performance bond, letter of credit or cash deposit in an amount equal to 25% of the costs of labor and materials in installing street trees and any other landscaping that is a Public Improvement. Such costs shall be determined by the City based on its review of the Developer's contracts and paid receipts or as otherwise required by Wisconsin Statutes Section 236.13. The letter of credit shall insure the cost of labor and materials to replace such landscaping that dies within 14 months of installation. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer or its assign shall pay all costs of replacing any dead or dying landscaping. If the responsible person fails to replace such landscaping within 30 days of demand, or upon the occurrence of an Event of Default, as defined below, the City may replace the landscaping and draw on the letter of credit on demand for the cost of the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. If the letter of credit is inadequate to defray the costs, the Developer shall owe the balance to the City.

~~49.~~48. Surface Completion Letter of Credit. If the surface course of a street cannot be constructed prior to October 15, the Developer shall provide to the City an estimate of the final surface cost, including the costs of inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments. The estimate shall be subject to review and approval by the City Engineer. The Developer shall, prior to October 15, provide to the City a letter of credit in the amount of the approved estimate. The letter of credit shall be issued by a local financial institution on the International Chamber of Commerce form or its equivalent. The form and content shall be acceptable to the City Attorney. The Developer shall pay all costs of completing the work. If the work is not completed to the satisfaction of the City on or before June 30 of the immediately following year, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the Surface Completion Letter of Credit to defray the costs of finishing the work, including without limitation labor, material and costs regularly charged by the City for its staff's time. The City shall hold such funds and apply them as costs are incurred. The City shall refund the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

~~50.~~49. Street Wear Financial Guarantee. Prior to commencement of any construction activity, the Developer shall provide to the City a performance bond, letter of credit or cash deposit in an amount equal to $1,000 per lot or unit in the Development (the "Street Wear Financial Guarantee"). The Street Wear Financial Guarantee is to provide security for compensation to the City for wear and tear and accelerated deterioration of the City's streets as a result of infrastructure improvement associated with the hauling of stone and asphalt attributable to the Development. Wear and tear shall be determined as described above. The form and content of the Street Wear Financial Guarantee shall be acceptable to the City Attorney. If the Street Wear Financial Guarantee is in the form of a letter of credit, the requirements shall be substantially similar to the requirements of other letters of credit provided in this Agreement. If the Developer does not make the repairs as and when required, but in any event on or before the 60th day after written demand from the City, or upon the occurrence of an Event of Default, as defined below, the City may draw on demand the full amount of the Street Wear Financial Guarantee to defray the costs of the street repairs, including without limitation labor, material and costs regularly charged by the City for its staff's time for inspections, shouldering, streets, curbs, gutters, failures, base repairs, defects and utility adjustments. The City shall hold such funds and apply them as costs are incurred. The City shall refund

the balance, if any, after the work is completed. If the funds are inadequate to defray the costs, the Developer shall owe the balance to the City.

~~51.~~50. Stormwater Guarantee. The Developer shall provide the Stormwater Guarantee, as defined above, prior to the commencement of any construction activities. The form and content of the Stormwater Guarantee shall be acceptable to the City Attorney. If the Stormwater Guarantee is in the form of a letter of credit, the requirements shall be substantially similar to the requirements of other letters of credit provided in this Agreement.

~~52.~~51. Public Sanitary Sewer System Connection Charge. If the Developer is required to connect the Development to the public sanitary sewer system, the Developer shall pay to the City, in accordance with the requirements of Section 58-640 of the Code, a sewer connection charge of $_____ ~~(XX~~ 2,600 (13 lots or units @ $200 per lot or unit) prior to Final Plat approval.

~~53.~~52. Developer's Election. To the extent that any letter of credit required by this Agreement shall be determined to be for a public improvement, as that term is used in Wisconsin Statutes Section 236.13(2)(am), this Agreement constitutes the Developer's election to use a letter of credit under Wisconsin Statutes Section 236.13(2)(am)1m.a.

~~54.~~53. Maintenance of Guarantees. Unless otherwise specified in this Agreement or state statutes, letters of credit and other financial guarantees shall be maintained for the periods required by the Code. The Developer shall provide any renewal of any letter of credit to the City prior to its expiration. Failure to do so shall be an Event of Default without notice.

## FINAL PLAT APPROVAL; DEDICATION; RELEASE

~~55.~~54. Final Plat Approval

(a) The Common Council shall grant Final Plat approval upon certification by the City Engineer that (i) all of the Improvements have been satisfactorily inspected by the City Engineer and the Department of Community Development which have found that the Improvements have been satisfactorily constructed, installed and completed in accordance with this Agreement; (ii) the Developer has satisfied its financial obligations, including providing required letters of credit and other guarantees; and (iii) the Developer has satisfied all other requirements of this Agreement and the Development and Final Plat meet the requirements of this Agreement, the Code and applicable state laws.

(b) The Common Council may, but shall not be required to, grant Final Plat approval despite certain of the Improvements not being completed provided escrows have been established or guarantees provided that are adequate, as determined by the Common Council in its discretion, to ensure completion.

~~56.~~55. Dedication. Title to the Public Improvements, together with the land on which they are located, unless located within a dedicated easement, shall be dedicated and given in fee simple by the Developer to the City upon recording the Final Plat, as provided by Wisconsin law, and without recourse, and free and clear of all liens, claims and encumbrances. The lien waivers required above shall be a condition precedent of recording of the Final Plat. The Public Improvements shall have access from a dedicated street, where necessary.

~~57.~~56. Continuing Obligations through Dedication. The Developer shall not be released or discharged from its obligations under this Agreement until final inspection and certification of all the Improvements has been

made by the City Engineer in writing, and the Improvements have been approved and their dedication accepted by the City.

## DEFAULTS

~~58.~~57. Events of Default**.** The occurrence of any of the following shall constitute an "Event of Default":

(a) Payments. The Developer fails to pay any amounts payable under this Agreement to the City when due.

(b) Non-Monetary. The Developer fails to observe or perform as and when required or breaches any of the covenants or agreements contained in this Agreement and, except as described below, such failure continues for 15 days after notice from the City of the failure (except as described for letters of credit). The City shall not be required to provide notice, or may shorten or eliminate the 15-day cure period, if the City determines in its discretion that the failure constitutes an imminent danger to health or safety or would constitute such an imminent danger in less than 15 days. The City may, in its sole discretion, provide in the notice for a cure period of longer than 15 days if the City determines that such longer cure period is warranted.

(c) Bankruptcy and Similar Actions. The Developer (i) is liquidated or ceases to exist; (ii) makes a general assignment for the benefit of creditors; (iii) admits in writing its, his or her inability to pay debts as they become due; (iv) files a petition by which it, he or she becomes the subject of bankruptcy or insolvency proceedings; (v) is adjudicated bankrupt or insolvent; (vi) files a petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future statute, law or regulation; (vii) files an answer admitting or fails to contest the material allegations of a petition against it, him or her in any such proceeding; or (viii) seeks, consents to or acquiesces in the appointment of any trustee, receiver or liquidator for the Developer or the Development.

(d) Creditors' Actions. Any involuntary proceeding is filed against the Developer that seeks any reorganization, bankruptcy, arrangement, composition, readjustments, liquidation, dissolution, receivership or similar relief under any present or future statute, law or regulation that is not dismissed within 30 days of the date filed.

~~59.~~58. Remedies. Upon the occurrence of an Event of Default, without notice other than that required above, the City may exercise any one or more of the following remedies without waiving any rights or remedies available to it:

(a) Immediately suspend performance under this Agreement.

(b) Issue a stop work order.

(c) Issue citations to the extent the Event of Default constitutes a violation under any provision of the Code for which citations may be issued.

(d) Withdraw or withhold occupancy permits for any structures in the Development.

(e) Commence any legal or administrative action, in law or in equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement or covenant of the Developer under this Agreement.

(f) Perform or have performed any work, and have supplied any necessary equipment, goods, materials and services, to complete all or any part of the Developer's work, all at the Developer's cost.

(g) Draw any letter of creditor and exercise the City's remedies under any other financial guarantee.

(h) Exercise all other rights and remedies available to it at law or in equity,

~~60.~~59. Remedies Cumulative. The rights and remedies granted to the City under this Agreement are in addition to and cumulative of any other rights or remedies the City may have under the Code or state law. A delay or failure by the City in exercising any right or remedy shall not operate as a waiver of any such right or remedy or as an acquiescence of any default. No single or partial exercise of any right or remedy shall preclude any other or further exercise of a right or remedy or the exercise of any other right or remedy.

~~61.~~60. Attorneys' Fees. The Developer shall pay the City's costs of enforcement of this Agreement, including reasonable attorneys' fees and costs.

**GENERAL PROVISIONS**

~~62.~~61. Adequate Provision. Execution of this Agreement shall be accepted by the City as adequate provision for improvements within the meaning of Wisconsin Statutes Sections 236.01 236.13 and 236.45(1).

~~63.~~62. Assignment. No assignment of this Agreement by the Developer shall be effective without the prior written consent of the City, and no assignment without such consent shall relieve the Developer of its obligations under this Agreement.

~~64.~~63. Effect of Acceptance. This Agreement binds and inures to the benefit of the Developer and the City and their respective heirs, legal representatives, successors and assigns. Regardless of who prepared the original draft of this Agreement, both parties have had significant input into its terms and content and, accordingly, no presumption shall be made against the drafter.

~~65.~~64. Modifications. Neither this Agreement nor any provision of this Agreement may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. No waiver by either party of any failure or refusal to comply with its obligations shall be deemed a waiver of any other or subsequent failure or refusal to so comply.

~~66.~~65. Partial Invalidity. If any term or provision of this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

~~67.~~66. Headings. The headings in this Agreement are for convenience only and do not limit or expand the terms and conditions of this Agreement.

~~68.~~67. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of Wisconsin.

~~69.~~68. Requirement to Commence Construction. In accordance with Section 58-635(3)(e) of the Code, if the Developer fails to commence construction within two years of approval of this Agreement, this Agreement shall be null and void.

[SIGNATURE PAGES TO FOLLOW]

[CITY SIGNATURE PAGE TO DEVELOPMENT AGREEMENT]

CITY OF MEQUON

By: _____
Andrew Nerbun
Mayor

By: _____
Caroline Fochs
Clerk

STATE OF WISCONSIN )
) SS
OZAUKEE COUNTY )

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Andrew Nerbun, Mayor of the City of Mequon.

_____
Name: _____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

STATE OF WISCONSIN )
) SS
OZAUKEE COUNTY )

The foregoing instrument was acknowledged before me on _____ _____, 20___, by Caroline Fochs, Clerk of the City of Mequon.

_____
Name: _____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

Approved by: _____
Brian C. Sajdak, City Attorney

_____

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN )
) SS
COUNTY )

The foregoing instrument was acknowledged before me on _____ _____, 20___, by _____, as _____ of _____.

_____
Name: _____
Notary Public, Ozaukee County, Wisconsin
My Commission (expires) (is) _____

Drafted by: City of Mequon

**EXHIBIT A**

to the
**DEVELOPMENT AGREEMENT**
**BETWEEN THE CITY OF MEQUON AND**
**~~_____~~Granville Ridge, LLC**

~~**Development Name**~~Granville Ridge Subdivision

Legal Description

Heartland
ECOLOGICAL GROUP INC
506 Springdale Street, Mount Horeb, WI 53572

January 21, 2026

Mr. Phil Morgan
The Victory Companies
N118 W18531 Bunsen Drive
Germantown, WI 53022

**RE: Stewardship Plan – Granville Ridge, City of Mequon, Ozaukee County, Wisconsin. Heartland Project #: 20251626**

Heartland Ecological Group, Inc. ("Heartland") has prepared the *Granville Ridge Stewardship Plan* ("Plan") on behalf of The Victory Companies (the "Developer") in support of final development approvals for the Granville Ridge Conservation Subdivision located in the City of Mequon, Ozaukee County, Wisconsin. The Plan fulfills the stewardship and long-term management requirements established under the City of Mequon Zoning Ordinance, Chapter 58, and the associated Developer Agreement for conservation subdivisions within the R-1 (Conservation) District.

The purpose of this Plan is to guide the establishment, restoration, and ongoing management of the designated Conservation Outlots, which comprise approximately 28.35 acres of protected open space within the Granville Ridge subdivision. In accordance with Ordinance 2021-1591 and Section 58-249 of the City's Zoning Code, conservation subdivisions in the R-1 District are required to preserve at least 60 percent of the total development area as protected conservancy land and to implement a corresponding stewardship plan that ensures the long-term ecological function and visual character of these areas.

The Plan provides a framework for achieving the City's open-space objectives through detailed restoration prescriptions, management practices, and monitoring protocols consistent with current ecological best practices. It also establishes the baseline conditions, desired restoration outcomes, and maintenance responsibilities necessary to ensure that the conserved areas continue to meet the intent of the City's conservation subdivision standards.

Specifically, this Plan:

- Documents baseline site conditions, including vegetation communities, hydrology, and existing land uses within the conservation outlots.
- Identifies restoration goals and target community types based on site characteristics and hydrologic regimes.
- Recommends site preparation, native seed mixes, and installation methods for prairie and wetland restoration.
- Defines short- and long-term management strategies to control invasive species, promote native establishment, and maintain ecological resilience.
- Outlines monitoring procedures and reporting requirements for compliance with the Developer Agreement and City review expectations.

- Provides estimated implementation scheduling to assist in planning for long-term maintenance.

The Plan has been developed in accordance with the City of Mequon's R-1 Conservation Subdivision standards, Wisconsin Department of Natural Resources (WDNR) wetland and buffer guidance, and Heartland's professional experience in ecological restoration and land management throughout southeastern Wisconsin.

The conservation area currently consists of active row crop fields, a ruderal hardwood swamp, scrub-shrub, and wet meadow wetland complex, a farmed wetland depression, and a residential/shop area with multiple buildings and landscaped vegetation. Small areas of vacant land on the property, including mowed access roads, road right-of-ways, and unfarmed shrubby or wooded areas, have likely filled in with common weedy upland species. This Plan will guide the transition of these areas toward a self-sustaining mosaic of native prairie and wetland communities designed to enhance biodiversity, improve hydrologic function, and maintain the long-term ecological value of the Granville Ridge development.

## 1. Plan Purpose and Objectives

The purpose of this Plan is to provide a comprehensive, science-based strategy for restoring, enhancing, and managing the conservation lands within the Granville Ridge subdivision. The Plan outlines methods to re-establish self-sustaining native plant communities that reflect the ecological character of southeastern Wisconsin and to ensure that these areas continue to function as valuable open-space resources for stormwater management, habitat connectivity, and community aesthetics.

The Plan is guided by the following objectives:

1. **Compliance and Preservation:**
   Ensure compliance with Chapter 58 of the City of Mequon Zoning Ordinance and the Developer Agreement by preserving and maintaining the required minimum of 60% open space in perpetuity.

2. **Ecological Restoration:**
   Establish high-quality native prairie and wetland vegetation representative of southern Wisconsin natural communities, enhancing biodiversity and supporting pollinators, birds, and other wildlife.

3. **Hydrologic Stability and Soil Health:**
   Improve infiltration, reduce erosion, and enhance soil health through the establishment of deep-rooted native species that promote long-term ecological resilience.

4. **Invasive Species Management:**
   Identify, control, and prevent the spread of invasive and non-native species through targeted management techniques that balance effectiveness with ecological sensitivity.

5. **Community Integration and Aesthetics:**
   Provide visually appealing open spaces that complement the subdivision's natural landscape character while promoting environmental awareness among residents.

6. **Long-Term Stewardship:**
   Establish clear maintenance and monitoring protocols, including defined responsibilities for the Granville Ridge Homeowners Association (the "HOA") or other designated management entity, ensuring continuity of ecological management over time.

### 1.1 Implementation Framework

Implementation of this Plan will occur in coordination with subdivision construction and subsequent HOA establishment. The Developer will be responsible for initial restoration activities, including site preparation, seeding, and early-phase management. Following establishment, the HOA (or other designated land management entity) will assume long-term maintenance responsibilities as outlined in Section 5 of this Plan.

All restoration and management activities shall be completed in accordance with this Stewardship Plan and subject to City review and approval. Annual reports documenting site conditions, management actions, and progress toward restoration goals will be submitted to the City as part of ongoing compliance monitoring.

## 2. Existing Conditions and Site Overview

### 2.1 Site Location and Setting

The *Granville Ridge* subdivision encompasses approximately 60 acres within the City of Mequon, Ozaukee County, Wisconsin. The property is located northeast of the intersection of State Trunk Highway (STH) 167 and North Granville Road, in the southwest ¼ of Section 20, Township 9 North, Range 21 East. The development lies within the R-1 Conservation District and has been designed as a Conservation Subdivision under Chapter 58 of the City of Mequon Zoning Ordinance.

The site features a rolling glacial landscape with both steep and shallow slopes, with a hilltop approximately 801 feet above mean sea level in the south-central area ultimately sloping down to 766 feet within the wetland on the east side. The development layout consolidates residential lots on higher upland terrain while reserving lower-lying areas, existing wetlands, and transitional slopes as Conservation Outlots, totaling roughly 28 acres of protected open space to be managed under this Stewardship Plan.

### 2.2 Land Use and Existing Cover Types

The property is primarily agricultural in current land use and also features existing wetlands, a residential area, access roads, and other unfarmed, weedy upland areas like agricultural field edges. According to the 2025 wetland delineation completed by Heartland, the site includes two (2) wetlands which total approximately 3.65 acres and consist of ruderal hardwood swamp, shrub carr, ruderal wet meadow, and farmed wet meadow communities.

Surrounding land uses include agricultural and rural residential parcels, with intermittent wooded areas and drainageways providing opportunities for hydrologic connectivity and habitat expansion through restoration. Little Menomonee Creek is located just off-site to the west. The conservation lands within Granville Ridge provide an open-space corridor linking these ecological features while maintaining the subdivision's rural aesthetic.

### 2.3 Soils and Hydrology

Soils within the site are primarily Ozaukee silt loam, with inclusions of Brookston silt loam and Sebewa silt loam in depressional areas. Hydric or partially hydric soil components occur within mapped wetlands and low-lying drainageways

Hydrology is characterized by shallow infiltration-driven drainage, with limited surface flow connectivity. The delineation found no navigable waterways or open waterbodies within or adjacent to the study area. Several depressional basins exhibit seasonal saturation, particularly within farmed wet meadow zones.

### 2.4 Wetlands within the Conservation Area

The delineation identified two wetlands (W-1 and W-2), which occur within the conservation outlots. Their characteristics are summarized below:

| Wetland ID | Type / Description | Dominant Vegetation | Approx. Size (ac.) |
|---|---|---|---|
| **W-1** | Farmed Wet Meadow | Common amaranth, field nut sedge | 1.40 |
| **W-2** | Ruderal Hardwood Swamp / Shrub Carr / Ruderal Wet Meadow | White willow, sandbar willow, reed canary grass, orange jewelweed, invasive common reed | 2.25 |

*Source: Heartland Ecological Group, 2025 Delineation Report*

These wetlands are primarily isolated or low-connectivity features that support invasive-dominated shrub carr, wet meadow, and farmed wet meadow vegetation. They meet the criteria for "less susceptible wetlands" under NR 151, warranting 10–30-foot protective buffers.

### 2.5 Upland Baseline Conditions

Upland portions of the conservation outlots primarily consist of actively farmed cropland and areas of early successional shrub-scrub vegetation and common weedy upland species, including common amaranth, common lamb's-quarters, foxtails, and common dandelion. The agricultural fields have been maintained in annual crop rotations and show limited remnant native vegetation.

Two small, isolated woodlots / shrub-scrub areas were noted: one in the north-central portion and one in the southwest corner of the project area. These woodlots / shrub-scrub areas consist of few mature trees and primarily dominated by dense cover of invasive shrubs such as common buckthorn (*Rhamnus cathartica*) and bush honeysuckle (*Lonicera x bella*).

### 2.6 Ecological Restoration Context

The existing mosaic of row-cropped uplands, isolated wooded / shrub-scrub thickets, wetlands, and weedy uplands provides a strong foundation for ecological restoration within the conservation outlots. The undulating topography, presence of depressional areas, and proximity to mapped wetlands and Little Menomonee Creek supports the establishment of a diverse gradient of prairie and wetland communities ranging from mesic prairie and wet prairie in upland and transition zones to sedge meadow and shallow marsh in low-lying areas.

The restoration will emphasize establishing self-sustaining native plant communities representative of southeastern Wisconsin's historical prairie–wetland continuum, consistent with the Southern Lake Michigan Coastal Ecological Landscape. This restoration will improve habitat diversity, enhance hydrologic function, stabilize soils, and support the long-term ecological goals of the City of Mequon's R-1 Conservation Subdivision standards.

## 3. Restoration Design and Target Communities

### 3.1 Overview

The restoration design for the Granville Ridge conservation outlots focuses on establishing a cohesive, visually attractive, and ecologically functional mosaic of native prairie and wetland communities. The Plan is designed to complement site grading and landscape features while supporting the long-term ecological goals of the City of Mequon R-1 Conservation Subdivision standards.

The restoration will:

- Convert current agricultural areas to self-sustaining native prairie and wetland vegetation.
- Buffer and enhance delineated wetlands (W-1 and W-2).
- Establish visually appealing shortgrass prairie communities that maintain open views and seasonal color.
- Reinforce ecological connectivity, stormwater function, and the rural character of the subdivision.

### 3.2 Restoration Zone Framework

The restoration design is organized into four functional zones based on elevation, hydrology, and planned landscape features, as shown on Figure 2: Proposed Restoration Zones and Target Communities.

| Zone | Location / Description | Target Community Type | Representative Native Vegetation | Seed Mix Reference |
|---|---|---|---|---|
| **Zone 1 – Shortgrass / Showy Prairie** | Upland conservation areas and open upland fields | Shortgrass Prairie (Southern Dry-Mesic to Mesic Prairie) | Little bluestem, Black-Eyes Susan, Wild Bergamot, Early Sunflower, Pale Purple Coneflower, Asters, Milkweeds | SGP-1 |
| **Zone 2 – Wetland Enhancement (W-1, W-2)** | Within delineated wetlands | Wet Meadow / Shallow Marsh / Shrub-carr Enhancement | Sedges, Golden Alexanders, Goldenrods, Yellow Coneflower, Asters, Marsh Milkweed, Willows and Dogwoods. | WM-1 |

| | | | | |
|---|---|---|---|---|
| **Zone 3 – Isolated Woodlots / Shrub-scrub** | North-central and southwest corner | Shortgrass prairie / open woodland | Little bluestem, Black-Eyes Susan, Wild Bergamot, Early Sunflower, Pale Purple Coneflower, Asters, Milkweeds | SGP-1 |

### 3.3 Site Preparation

Site preparation procedures remain consistent across all restoration zones:

- **Existing Vegetation Removal:** Targeted herbicide application and mechanical clearing to eliminate the agricultural field vegetation and invasives prior to grading or seeding in both upland and wetland areas.

### 3.4 Seeding and Planting

Seeding and planting will follow best management practices for native vegetation establishment:

- **Seed Application:**
    - Upland areas and berms – drill-seed or broadcast with SGP-1 shortgrass prairie mix.
    - Wetlands– broadcast with WM-1 seed mix
- **Planting Enhancements:**
    - Native plugs may be installed in wetland areas to reinforce structure and seasonal diversity.
- **Seeding Windows:** Late fall (dormant seeding) through early spring, depending on site readiness.

### 3.5 Invasive Species Control

Pre- and post-installation invasive control will emphasize species such as but not limited to reed canary grass, cattail, Canada thistle, Phragmites, buckthorn, and honeysuckle. Other, less dominant invasives will be controlled as needed. Control methods will include targeted herbicide application, selective mowing, and mechanical removal. The northern and eastern boundaries of the site will likely experience increased invasive infestation from neighboring properties, and these areas with be emphasized for monitoring and control.

### 3.6 Soil Stabilization and Erosion Control

All disturbed soils, including graded areas, will be stabilized immediately following seeding:

- Install silt fence or straw wattles as needed during establishment.
- Use temporary cover crops for rapid soil stabilization prior to permanent seeding if required.

### 3.7 Success Criteria

Restoration success will be evaluated qualitatively during the establishment period based on:

- Development of stable vegetative cover (≥ 80% overall).
- Emergence of representative native species appropriate to the target community.
- Invasive species presence not exceeding 15% relative cover.
- Slopes free of erosion or sediment deposition.

Formal long-term monitoring and adaptive management procedures will be described in Section 5.

## 4. Restoration Implementation Schedule and Phasing

### 4.1 Overview

Restoration implementation for the Granville Ridge conservation outlots will be completed in coordination with the overall subdivision development schedule. The following phasing approach ensures that restoration activities are sequenced appropriately with grading, infrastructure installation, and long-term management transitions.

All work shall be performed by qualified restoration contractors approved by the City of Mequon. Implementation sequencing and timing may be adjusted in response to field conditions, weather, or construction progress, provided the ecological intent of this Plan is maintained.

### 4.2 Implementation Phases

#### Phase 1 – Site Preparation and Invasive Species Control

Timing: Winter through early summer prior to seeding
Responsible Party: Developer / Ecological Contractor

- Mechanically remove invasive shrubs and trees such as common buckthorn, honeysuckle, and black locust.
- Apply herbicide treatments (e.g., glyphosate-based formulations) to remove all existing vegetation in agricultural areas and weedy uplands. In W-2, specific invasive targets to remove include reed canary grass, Canada thistle, and Phragmites. Three separate applications throughout the growing season for both wetlands and uplands are recommended. Seed with cover crop (e.g., oats) after initial herbicide treatment if warranted for erosion control.
- Establish temporary erosion control (straw wattles, silt fence, etc.) where needed.
- Where grading is required, schedule grading activities prior to any final native seed installation.

#### Phase 2 – Prairie and Wetland Restoration

Timing: Late fall (November–March, dormant seeding) or early spring (April–May)
Responsible Party: Developer / Ecological Contractor

- Seed all upland areas with the shortgrass/showy prairie mix (SGP-1).

- Within delineated wetlands (W-1 and W-2), implement enhancement seeding with the Wetland Enhancement mix (WM-1) and supplemental plugs as necessary (e.g. areas too wet to seed).
- Apply seed using no-till drill or broadcast methods.
- Apply light rolling or cultipacking to ensure good seed-to-soil contact.
- Install erosion-control blanket or matting as required in the erosion control plan.

**Phase 3 – Establishment and Early Maintenance (Years 1–3)**

Timing: Growing seasons immediately following installation
Responsible Party: HOA or Developer (until handoff) / Ecological Contractor

- Conduct four to five maintenance visits per growing season, including:
    - Selective mowing to a height of 7–12 inches two to three times during the first two years to suppress annual weeds.
    - Spot herbicide or mechanical control of invasive species.
    - Overseeding of any areas with poor germination or bare soil.
- Avoid soil disturbance, vehicle traffic, or storage within restoration zones.
- Inspect erosion-control measures and repair as necessary.

**Phase 4 – Transition to Long-Term Stewardship**

Timing: Following successful establishment (Year 4 or as approved by City)
Responsible Party: Homeowners Association (HOA) or designated management entity

- Upon City acceptance of initial restoration and establishment, the HOA will assume maintenance responsibilities per the Developer Agreement.
- Long-term stewardship activities will include mowing or prescribed burning (as appropriate) ongoing invasive species management, and native vegetation monitoring.
- Heartland or another qualified ecological consultant will prepare a Stewardship Summary Report at the conclusion of the establishment period to document restoration outcomes and recommend future management priorities.

### 4.3 Recommended Timeline Summary

| Phase | Activity | Approximate Timing |
|---|---|---|
| Phase 1 | Vegetation removal, herbicide treatments, invasive shrub clearing | Winter -Spring–Summer (Year 1) |
| Phase 2 | Prairie and wetland seeding / planting | Late Fall / Winter (Year 1) or Early Spring (Year 2) |
| Phase 3 | Establishment and early maintenance | Years 1–3 post-installation |

| | | |
|---|---|---|
| Phase 4 | HOA stewardship handoff and long-term management | Year 4+ |

## 5. Long-Term Management and Maintenance Recommendations

### 5.1 Overview

Following completion of the initial three-year establishment period, the Granville Ridge conservation outlots will transition into the long-term stewardship phase. During this period, the HOA or another designated management entity will assume full responsibility for maintaining the conservation lands in accordance with this Stewardship Plan and the City of Mequon Developer Agreement.

The primary goals of long-term management are to:

- Maintain stable, self-sustaining native prairie and wetland vegetation.
- Prevent re-establishment of invasive or woody species.
- Preserve the aesthetic and ecological functions of the conservation outlots.
- Ensure compliance with City ordinances and conservation subdivision requirements.

All activities should be guided by annual site inspections and qualitative evaluations conducted by Heartland Ecological Group, Inc. or another qualified ecological consultant.

### 5.2 Routine Management Activities

**A. Prescribed Mowing or Burning to Prairie Areas & Wetland Area:**

- Once vegetation is well established (Year 4+), transition to a prescribed burn rotation every 3–5 years, weather and permitting conditions allowing.
- If burning is not feasible due to site constraints, periodic dormant season mowing may continue as an alternative maintenance tool.

**B. Invasive Species Control**

- Conduct at least two seasonal invasive control visits per year, targeting species such as but not limited to reed canary grass, cattail, Canada thistle, Phragmites, buckthorn and honeysuckle seedlings, and other invasive species.
- Use selective herbicide spot-treatments (e.g., glyphosate or triclopyr formulations) or mechanical removal depending on infestation type and location.

**C. Woody Vegetation Management**

- Inspect annually for volunteer trees or shrubs (box elder, cottonwood, willow, buckthorn, honeysuckle).
- Cut and stump-treat or foliar-treat as needed to prevent canopy closure over prairie vegetation or encroachment into wetland buffers.

### 5.3 Adaptive Management

Adaptive management should be implemented to respond to natural variability, establishment outcomes, and observed trends in species composition.
Key steps include:

1. **Annual Site Walk-Through:** Conducted each spring by the HOA or ecological consultant to evaluate vegetation health, invasive pressures, and erosion conditions.
2. **Qualitative Documentation:** Record dominant species observed, extent of invasive patches, general site conditions, and maintenance actions completed.
3. **Management Adjustments:** Based on observations, modify mowing or burning frequency, expand invasive species control, or introduce supplemental overseeding if gaps persist.
4. **Reporting:** Prepare a brief annual Stewardship Summary documenting maintenance actions, conditions, and recommendations for the next year. These summaries should be retained by the HOA and provided to the City of Mequon upon request.

### 5.4 Access and Restrictions

The conservation outlots are to remain in an undisturbed condition apart from maintenance and approved recreational access (e.g., walking paths, mowed observation areas). The following activities are prohibited within conservation lands:

- Mowing or clearing beyond defined paths or maintenance zones.
- Dumping of yard waste, debris, or fill material.
- Off-road vehicle or ATV use.
- Fertilizer or pesticide applications.
- Construction or grading without City approval.

Signage identifying "Conservation Area – Protected Open Space" is recommended at key access points to reinforce restrictions and public awareness.

### 5.5 Long-Term Stewardship Goals

Long-term success of the Granville Ridge conservation areas will be measured by:

- Maintenance of ≥ 80% vegetative cover by native species representative of the target prairie or wetland community.
- Continued suppression of invasive and woody species to below 15% relative cover.
- Stable soils with no evidence of erosion or sediment export.
- Compliance with the intent and conditions of the City of Mequon R-1 Conservation District standards.

## 6. Monitoring and Reporting Requirements

### 6.1 Overview

Monitoring of the Granville Ridge conservation outlots is essential to ensure that the restoration and long-term stewardship objectives described in this Plan are achieved. Monitoring will document site progress, identify emerging management needs, and

demonstrate compliance with the City of Mequon's R-1 Conservation Subdivision requirements and the Developer Agreement.

All monitoring activities will be conducted by a qualified ecological consultant approved by the City. Documentation from these efforts will provide a consistent qualitative record of conditions, corrective actions, and maintenance activities over time.

### 6.2 Monitoring Schedule

Monitoring will occur through two distinct phases:

| Phase | Duration | Purpose | Frequency |
|---|---|---|---|
| **Establishment Phase** | Years 1–3 following initial seeding | Evaluate early vegetation establishment, invasive control effectiveness, and site stabilization | Twice annually (spring and late summer) |
| **Long-Term Stewardship Phase** | Year 4 and beyond | Assess vegetation stability, invasive trends, and overall site performance | Every 2 years assuming site is developing appropriately (late summer or early fall) |

The HOA or management entity shall retain all monitoring reports permanently as part of the subdivision's stewardship record.

### 6.3 Monitoring Methods

Monitoring will consist of qualitative field assessments and photo documentation rather than quantitative sampling. Evaluations will describe vegetation communities, dominant species, invasive pressures, and general site conditions. The following methods will be applied:

1. **Field Walk-Throughs:**
    - Conducted by the ecological consultant during each monitoring period.
    - Includes visual inspection of each restoration zone (Shortgrass/Showy Prairie, Wet-Mesic/Wet Prairie, and Wetland Enhancement).
2. **Photo Documentation:**
    - Photographs will be taken during each monitoring event under similar seasonal and lighting conditions.
3. **Condition Descriptions:**
    - Observations will note dominant native species, relative cover of invasives, presence of erosion, hydrologic changes.
    - Observations will be compared to prior years to assess progress and inform adaptive management.
4. **Restoration Zone Ratings:**
    - Each restoration zone will be qualitatively rated as one of the following:
        - **Establishing** – Early successional or incomplete vegetation cover; requires continued management.

- **Developing** – Stable vegetation with partial native dominance; invasive species still present but controlled.
- **Stable** – Fully established native community consistent with restoration objectives.

### 6.4 Monitoring Reports

Following each monitoring event, the ecological consultant will prepare a Monitoring Summary Report that includes:

- **Project Identification:** Site name, date, monitoring phase, weather conditions, and personnel.
- **Narrative Summary:** Description of overall site condition, management activities completed, and restoration progress.
- **Restoration Zone Notes:** Observations for each zone, including dominant vegetation, invasive species, erosion, and hydrology status.
- **Photographic Record:** Representative images from permanent photo points.
- **Maintenance Recommendations:** Specific actions for the upcoming year (e.g., invasive control, overseeding, mowing, or burning).
- **Compliance Statement:** Confirmation that activities are consistent with the City's R-1 Conservation District and Developer Agreement requirements.

A copy of each report shall be provided to:

1. The Developer (during the establishment phase).
2. The HOA (upon handoff and during long-term management).
3. The City of Mequon Department of Community Development, upon request or at key milestones (e.g., end of establishment period).

### 6.5 Performance Benchmarks

The following qualitative benchmarks will guide evaluation of restoration progress and long-term success:

| Performance Category | Benchmark / Indicator |
|---|---|
| **Vegetative Cover** | ≥ 80% total cover by desirable native species; limited bare soil or erosion. |
| **Invasive Species** | < 15% relative cover of invasive or non-native species. |
| **Soil Stability** | No evidence of significant erosion, sedimentation, or channeling. |
| **Aesthetic and Ecological Function** | Site exhibits cohesive native vegetation, visual appeal, and functional stormwater filtration. |

Sites meeting these criteria for at least two consecutive years shall be considered to have achieved "functional restoration stability."

### 6.6 Adaptive Response and Reporting Continuity

If monitoring identifies any deficiencies in vegetation establishment, invasive control, or erosion, corrective measures shall be implemented within the next growing season. Actions may include overseeding, expanded invasive control, and/or re-grading.

All corrective measures and their outcomes shall be summarized in subsequent monitoring reports to maintain a continuous record of adaptive management actions.

### 6.7 Plan Review and Updates

This Stewardship Plan may be reviewed and updated as necessary to reflect changing site conditions, management needs, or regulatory requirements. Any substantial modifications (e.g., re-grading, additional plantings, or change in management entity) shall be submitted to the City of Mequon for review and approval prior to implementation.

### 6.8 Funding and Stewardship Obligations

1. The Granville Ridge HOA shall maintain a dedicated line item in its annual operating budget for stewardship responsibilities associated with the conservation outlots. This budget allocation will ensure ongoing funding for required activities such as mowing, invasive species management, monitoring, and reporting in accordance with this Stewardship Plan and the City of Mequon Developer Agreement.

2. This Plan shall become an attachment to the HOA disclosure materials and the HOA Rules and Regulations, and shall be recorded against each lot within the subdivision to ensure permanent notice of the associated stewardship obligations.

3. Following completion of the initial establishment period and the first year of long-term stewardship monitoring (through Year 4), the HOA may transition to a biennial inspection schedule, provided that annual invasive species control activities continue without interruption and performance standards remain in compliance with Section 6.5 of this Plan.

Please contact me if you have any questions regarding this professional stewardship plan.

Regards,

Soleil Bieniek, Environmental Technician
Heartland Ecological Group, Inc.
soleil@heartlandecological.com
608-490-2450

Attachment 1:

Figure 1: Baseline Conditions

Figure 2: Proposed Restoration Zones and Target Communities

Attachment 2: Seed Mixes

Attachment 3: Photo Log

## Attachment 1 | Figure 1: Baseline Conditions

## Figure 2: Proposed Restoration Zones & Target Communities

Conservation Subdivision Area (60.38 ac)

Wetland Delineation Area (75.97 ac)

Field Delineated Wetlands (3.65 ac)

Culvert

## Sample Points

Upland

Wetland

## 2025 Approx. Land Uses

Agricultural Row Cropping

Residential Area

Isolated Woodland/Shrub Scrub

0 100 200 Ft

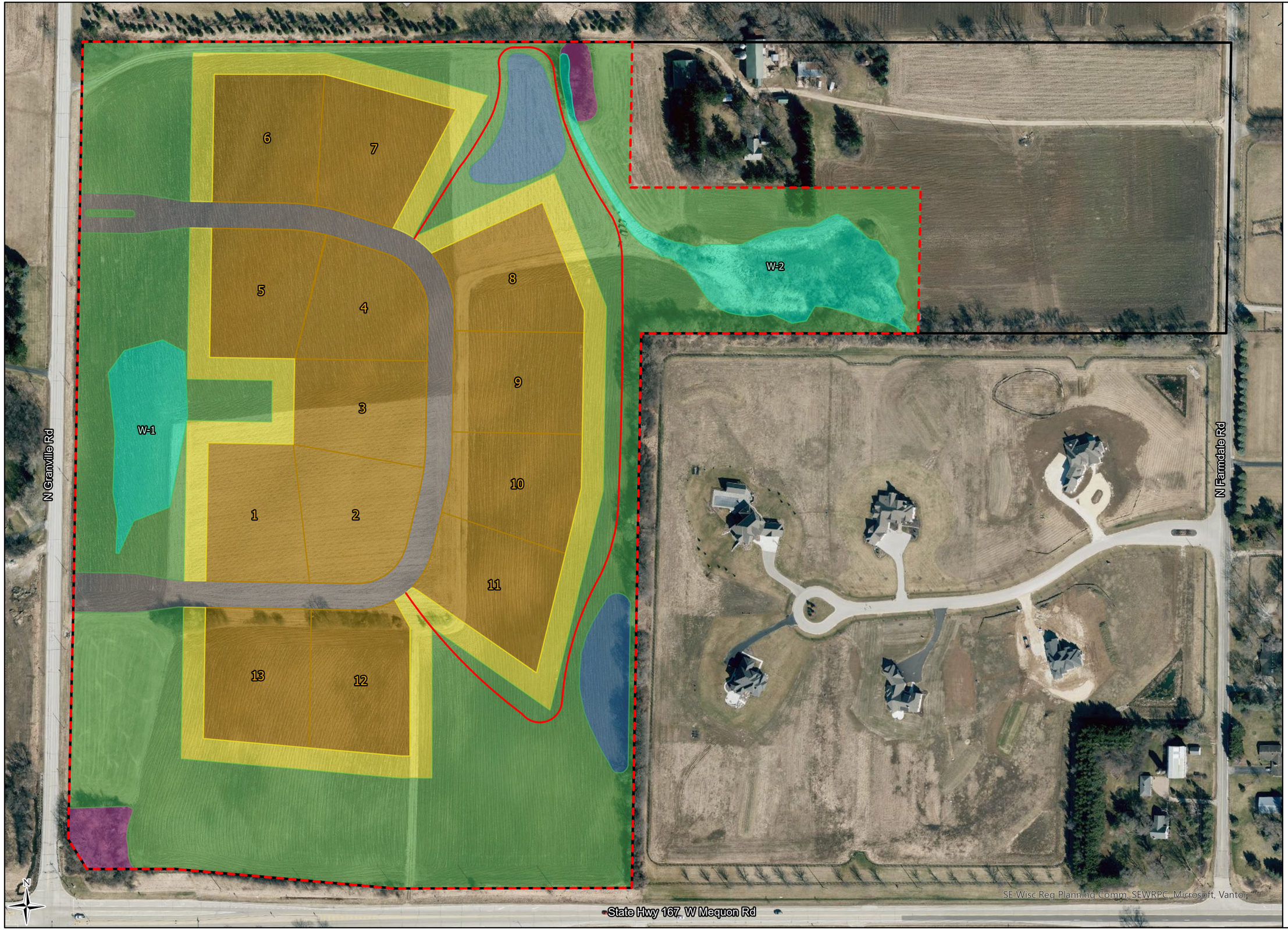
**Heartland ECOLOGICAL GROUP INC**

Figure 1. Baseline Conditions

Granville Ridge
Project # 20251626
T9N, R21E, S20
C Mequon, Ozaukee Co

2024 Orthophoto
Ozaukee Co, HEG

Figure Created: 1/7/2026



- Conservation Subdivision Area (60.38 ac)
- Wetland Delineation Area (75.97 ac)
- Zone 1: Shortgrass/Showy Prairie (24.07 ac)
- Zone 2: Wetland Enhancement (3.65 ac)
- Zone 3: Isolated Woodland/ Scrub-Shrub Enhancement (0.63 ac)
- Maintain as Turf (6.34 ac)
- Proposed Road and ROW
- Proposed Lots
- Proposed Stormwater Pond
- Proposed Grass Walking Path

0 100 200 Ft

Heartland ECOLOGICAL GROUP INC

Figure 2. Proposed Restoration Zones and Target Communities

Granville Ridge
Project # 20251626
T9N, R21E, S20
C Mequon, Ozaukee Co

2024 Orthophoto
Ozaukee Co, HEG

Figure Created: 1/21/2026

# Attachment 2 | Seed Mixes

## Shortgrass Prairie for Dry Soils

Butterfly Weed, Rough Blazing Star, and Wild Lupine are butterfly favorites! This mix thrives in full sun areas containing rocky or sandy, well-drained soils.

| #SPD | Dry Mesic to Dry | Full Sun | 10.50 PLS LBS/Acre | 76.00 Seeds/ Sq. Ft |
|---|---|---|---|---|

| Wildflowers | | Oz/Ac |
|---|---|---|
| Agastache foeniculum | Lavender Hyssop | 1.00 |
| Allium cernuum | Nodding Onion | 4.00 |
| Amorpha canescens | Leadplant | 2.00 |
| Asclepias tuberosa | Butterfly Weed | 2.00 |
| Aster azureus | Sky Blue Aster | 1.25 |
| Aster ericoides | Heath Aster | 0.10 |
| Aster laevis | Smooth Blue Aster | 1.25 |
| Chamaecrista fasciculata | Partridge Pea | 8.00 |
| Coreopsis lanceolata | Lance-Leaf (Sand) Coreopsis | 2.50 |
| Coreopsis palmata | Prairie Coreopsis | 2.00 |
| Dalea candida | White Prairie Clover | 3.00 |
| Dalea purpurea | Purple Prairie Clover | 2.50 |
| Echinacea pallida | Pale Purple Coneflower | 8.00 |
| Eryngium yuccifolium | Rattlesnake Master | 3.00 |
| Heliopsis helianthoides | Early Sunflower | 6.00 |
| Liatris aspera | Rough Blazing Star | 1.00 |
| Liatris cylindracea | Dwarf Blazing Star | 1.00 |
| Lupinus perennis | Wild Lupine | 6.00 |
| Monarda fistulosa | Wild Bergamot | 2.00 |
| Monarda punctata | Dotted Mint | 0.25 |
| Potentilla arguta | Prairie Cinquefoil | 0.50 |
| Ratibida pinnata | Yellow Coneflower | 3.00 |
| Rudbeckia hirta | Black-Eyed Susan | 4.00 |
| Solidago rigida | Stiff Goldenrod | 0.70 |
| Solidago speciosa | Showy Goldenrod | 0.70 |
| Tradescantia ohiensis | Ohio Spiderwort | 0.75 |
| Verbena stricta | Hoary Vervain | 2.00 |
| **Grasses, Sedges, & Rushes** | | **Oz/Ac** |
| Bouteloua curtipendula | Side Oats Grama | 16.00 |
| Bromus kalmii | Prairie Brome | 8.00 |
| Carex bicknellii | Copper-Shouldered Oval Sedge | 1.50 |
| Elymus canadensis | Canada Wild Rye | 48.00 |
| Koeleria cristata (macrantha) | June Grass | 2.00 |
| Schizachyrium scoparium | Little Bluestem | 20.00 |
| Sporobolus heterolepis | Prairie Dropseed | 4.00 |



*Note: Seed mix compositions are subject to change depending on seasonal availability.

## Wet Prairie

Wet prairies typically grow in deep rich soils that are high in organic matter. They also occur in areas where the drainage is poor or in spots that collect water from the surrounding landscape. Wet prairies can survive saturated soil conditions or ponded water for short periods of time, especially after the plants are established. Our Wet Prairie mix promotes species diversity to recreate the appearance of naturally occurring wet prairies. This mix will grow best in full sun.

| #WPM | Wet to Wet Mesic | Full Sun to Part Sun | 8.00 PLS LBS/Acre | 85.00 Seeds/ Sq. Ft |
|---|---|---|---|---|

| Wildflowers | | Oz/Acre |
|---|---|---|
| Anemone canadensis | Meadow Anemone | 0.50 |
| Asclepias incarnata | Marsh (Red) Milkweed | 4.00 |
| Aster novae-angliae | New England Aster | 1.00 |
| Aster puniceus | Swamp Aster | 1.00 |
| Baptisia leucantha (alba) | White Wild Indigo | 2.00 |
| Cassia hebecarpa | Wild Senna | 6.00 |
| Eupatorium maculatum | Spotted Joe Pye Weed | 0.40 |
| Eupatorium perfoliatum | Boneset | 0.50 |
| Gentiana andrewsii | Bottle Gentian | 0.10 |
| Helenium autumnale | Sneezeweed | 0.25 |
| Heliopsis helianthoides | Early Sunflower | 1.50 |
| Liatris spicata | Marsh Blazing Star | 1.00 |
| Lobelia siphilitica | Great Blue Lobelia | 0.50 |
| Mimulus ringens | Monkey Flower | 0.25 |
| Monarda fistulosa | Wild Bergamot | 2.00 |
| Parthenium integrifolium | Wild Quinine | 1.00 |
| Pycnanthemum virginianum | Mountain Mint | 0.25 |
| Ratibida pinnata | Yellow Coneflower | 3.00 |
| Silphium terebinthinaceum | Prairie Dock | 1.00 |
| Solidago graminifolia | Grass-Leaved Goldenrod | 0.10 |
| Solidago ohioensis | Ohio Goldenrod | 1.00 |
| Solidago riddellii | Riddell's Goldenrod | 1.50 |
| Verbena hastata | Blue Vervain | 1.50 |
| Veronicastrum virginicum | Culver's Root | 0.25 |
| Zizia aurea | Golden Alexanders | 4.00 |
| Grasses, Sedges, & Rushes | | Oz/Acre |
| Bromus ciliatus | Fringed Brome | 32.00 |
| Carex bebbii | Bebb's Oval Sedge | 1.00 |
| Carex crawfordii | Crawford's Sedge | 0.40 |
| Carex crinita | Fringed Sedge | 1.00 |
| Carex scoparia | Lance-Fruited Oval Sedge | 0.50 |
| Carex stipata | Common Fox Sedge | 3.00 |
| Carex vulpinoidea | Brown Fox Sedge | 1.50 |

| | | |
|---|---|---|
| Elymus virginicus | Virginia Wild Rye | 48.00 |
| Glyceria canadensis | Rattlesnake Grass | 3.00 |
| Glyceria grandis | Reed Manna Grass | 2.50 |
| Scirpus pendulus | Red Bulrush | 0.50 |

*Note: Seed mix compositions are subject to change depending on seasonal availability.

# Attachment 3 | Site Photographs

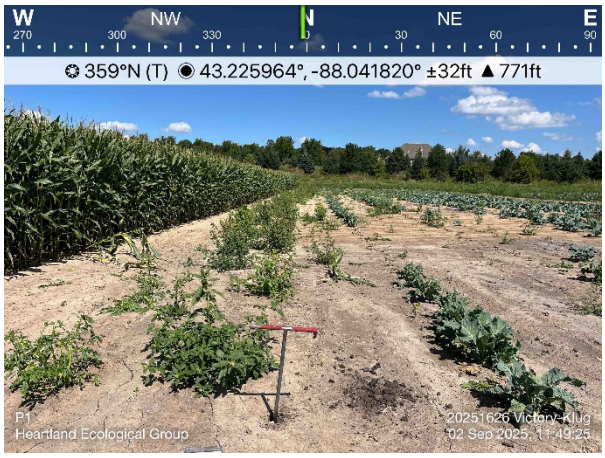



**Photo #1** Sample point P1

**Photo #2** Sample point P1

**Photo #3** Sample point P1

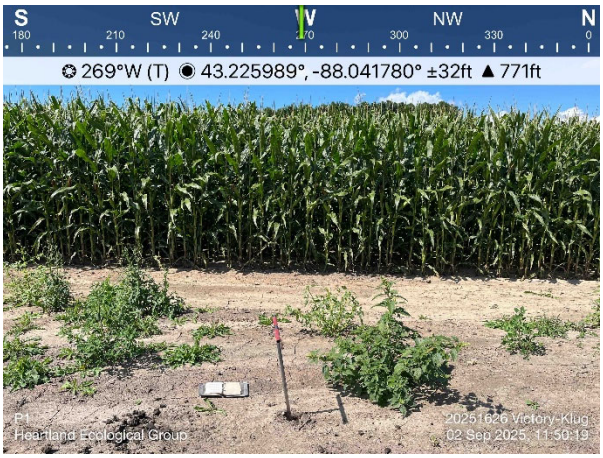



**Photo #4** Sample point P1

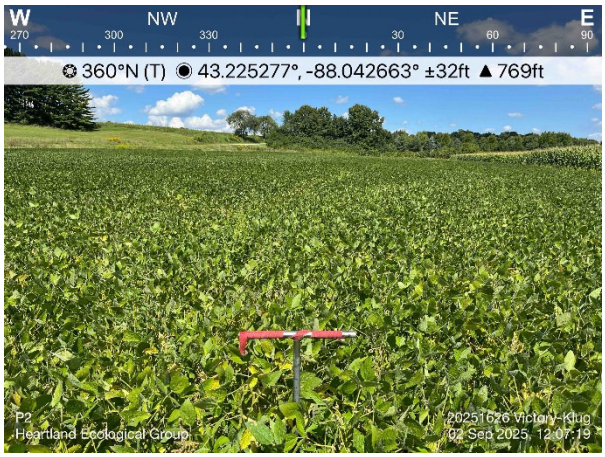
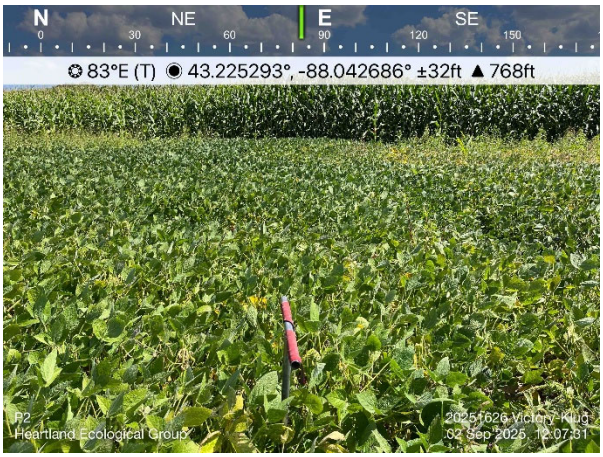



**Photo #5** Sample point P2

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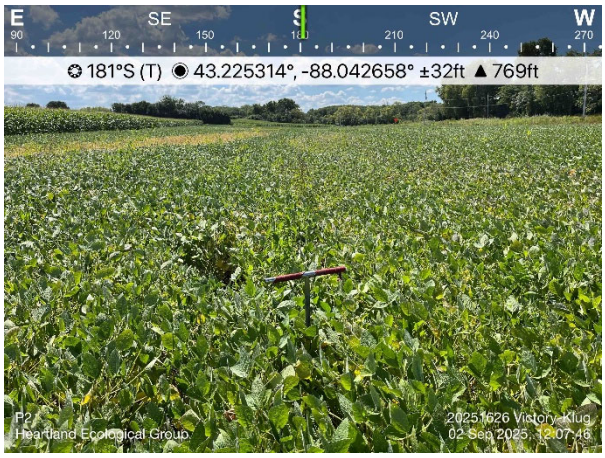



**Photo #7** Sample point P2

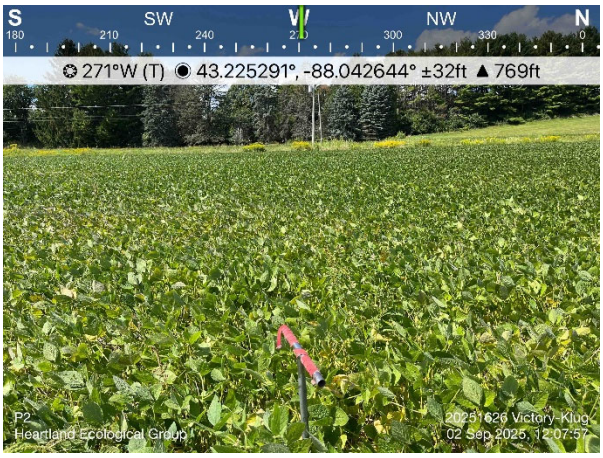



**Photo #8** Sample point P2

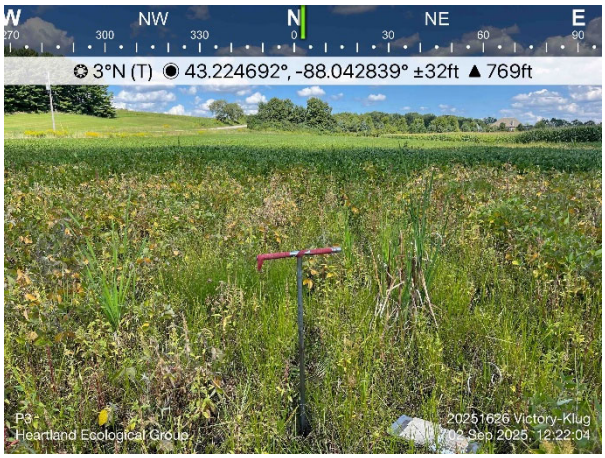



**Photo #9** Sample point P3

**Photo #10** Sample point P3

**Photo #11** Sample point P3

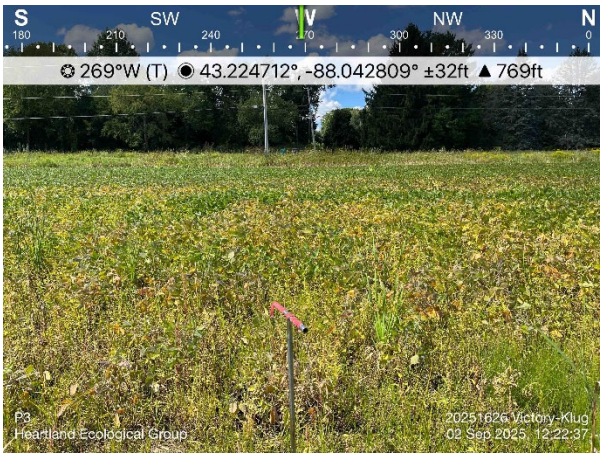
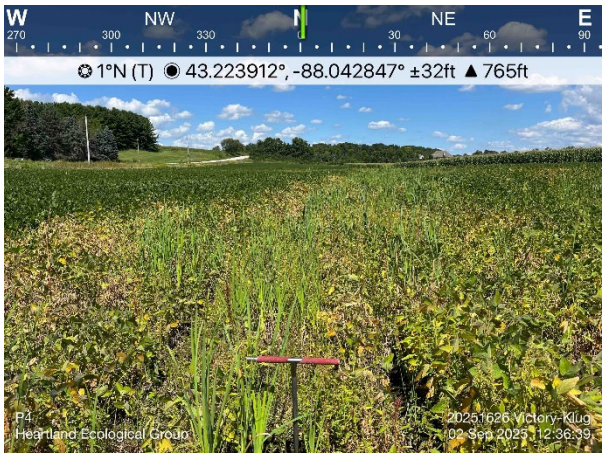



**Photo #12** Sample point P3

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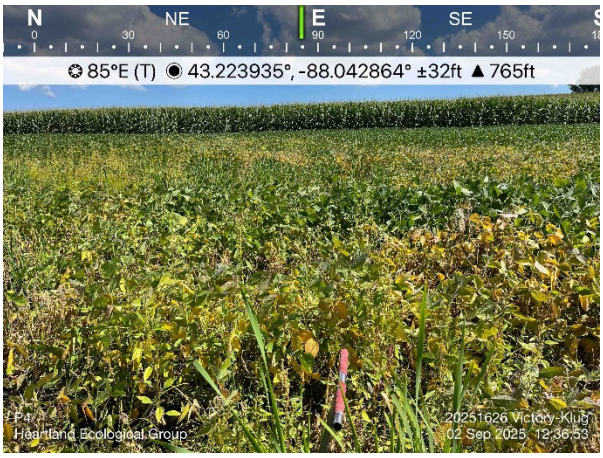


**Photo #14** Sample point P4

**Photo #15** Sample point P4

**Photo #16** Sample point P4

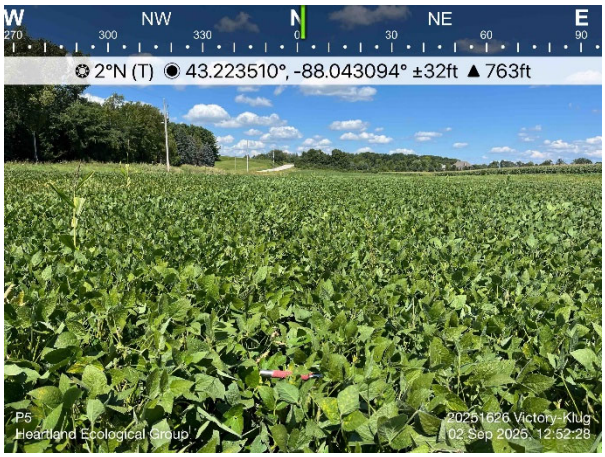


**Photo #17** Sample point P5

**Photo #18** Sample point P5

**Photo #19** Sample point P5

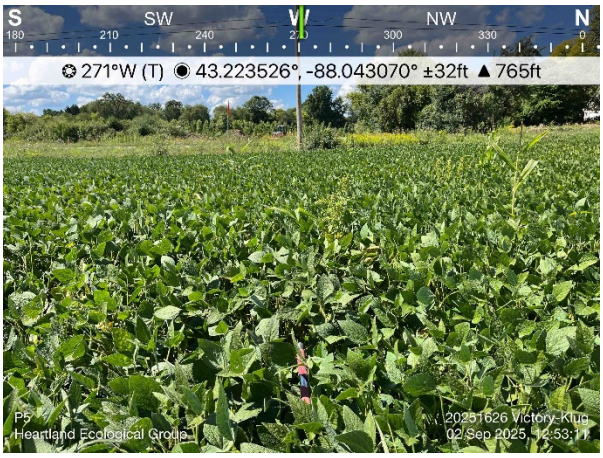


**Photo #20** Sample point P5

**Photo #21** Sample point P6

**Photo #22** Sample point P6

**Photo #23** Sample point P6

**Photo #24** Sample point P6

**Photo #25** Sample point P7

**Photo #26** Sample point P7

**Photo #27** Sample point P7

**Photo #28** Sample point P7

**Photo #29** Sample point P8

**Photo #30** Sample point P8

**Photo #31** Sample point P8

**Photo #32** Sample point P8

**Photo #33** Sample point P9

**Photo #34** Sample point P9

**Photo #35** Sample point P9

**Photo #36** Sample point P9

**Photo #37** Sample point P10

**Photo #38** Sample point P10

**Photo #39** Sample point P10

**Photo #40** Sample point P10

**Photo #41** 12 inch tile outlet

**Photo #42** Recent utility work by Granville

**Photo #43** Tile outlet by Granville culvert

City of Mequon-GIS
11449N FARMDALE ROAD
Show search results for 11449...
Basemap Gallery
1941 Aerial
1950 Aerial
1963 Aerial
1970 Aerial
1980 Aerial
1990 Aerial
1995 Aerial
2000 Aerial
2007 Aerial
2010 Aerial
2015 Aerial
2020 Aerial
2022 Aerial
2024 Aerial
Specimen Trees
Specimen Trees
Specimen Trees
14-020-09-003.00
14-020-11-002.00
14-019-16-002.00
GRANVILLE ROAD
Farmdale Road
MEQUON ROAD
MEQUON ROAD
-88.038 43.225 Degrees
8:07 AM
1/30/2026

d) Granville Ridge LLC for Elroy Klug. The applicant is seeking concept plan approval to allow for a 13-lot conservation subdivision on 60 acres for the properties located at the northeast corner of Granville and Mequon Roads and west portion of 11449 N. Farmdale Road.

Commissioner Stoker recused himself from this item.

**Public Comment**
John Donofrio - 11154 Sutton Ridge Drive - he asked about whether there will be sidewalks outside the subdivision as he feels there should be, as Mequon Road is a very busy state highway.

Asst. Dir. Zader showed the map of the two parcels involved. The applicant is keeping the parcel with the house on it, approximately 15 acres, and the rest will be sold for the proposed subdivision which will occur off Granville Road. It is proposed to be a 13-lot subdivision on 60 acres, which will include all the requirements of a conservation subdivision including:

- Required to have a 300-foot open space buffer off each road.
- Allowed to have the septic systems located in the easements.
- Wetlands are present on the site in the front and the back.
- They are allowed a bonus lot because the development is more than 25 acres.

He stated that the average lot size will be 1.5 -1.65 acres which is typical for a conservation subdivision design. The code requires two access points and staff do not want an access point off Mequon Road due to safety issues, so a circle road is proposed with both entrance points on Granville Road. Staff support the concept plan as proposed.

| | |
|---|---|
| **MOTION:** | Motion to Approve |
| **MOVER:** | Alderman Robert Strzelczyk |
| **SECONDER:** | Architect Martin Choren |
| **AYES:** | Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Architect Martin Choren, Commissioner Stephanie Hawley, Commissioner Rebecca (Becky) Schaefer, Commissioner Oliver Ellsworth |
| **RECUSED:** | John Stoker |
| **RESULT:** | Passed |

e) Riverland Meadows. The applicant is seeking development agreement, preliminary plat and stewardship plan approval to allow for a 12-lot conservation subdivision for the property located at 4001 W. Pioneer Road.

**Public Comment**

11333 N. Cedarburg Road
Mequon, WI 53092-1930
Phone: 262/236-2914
Fax: 262/242-9655

**www.cityofmequonwi.gov** **Community Development**

**TO:** **Planning Commission**
**FROM:** **Jac Zader, Assistant Director Community Development**
**DATE:** **February 23, 2026**
**SUBJECT:** **Brian Randall for 5401 W. Donges Bay Road Owner LP. The applicant is seeking minor request for determination of use, building and site plan amendment and master sign plan approval for the property located at 5401 W. Donges Bay Road.**

**Background:** The applicant requests a determination of use, site plan amendment and master sign plan approval for the property located at 5401 W Donges Bay Road. The multi-tenant building currently contains three tenants: Almo Distribution, DHI (Design House Corp.) and Wachtel Tree Service. The parcel is zoned B-5 (Industrial) and surrounded by Neighborhood Commercial (NC) and R-4 (Single-Family) zoning.

**Current Enforcement Actions:**
While Almo has been in existence since 2012, nuisance related operations have occurred on the property since February of 2024 and have resulted in city enforcement action. A trial date was scheduled for November 11, 2025, but postponed in effort for collaborative work towards resolving issues. The postponed trail date was contingent upon the applicants' submission of a complete Planning Commission application by December 15, 2025, for the January 26, 2026, meeting. The applicants failed to submit complete applications and were required to submit revisions and documentation by January 26, 2026, for the February 23, 2026, meeting. Two of the three applications are still deemed incomplete. Staff is advancing the project to make progress and substantiate the city's expectations for compliance, both procedurally and by zoning, by both the property owner and business owner. Should the applicants continue to fail to comply with even just the procedural requirements, it will serve as additional substantiated evidence in the trial.

**Public Input:** The City has received over 100 complaints regarding the operational issues at the site dating back to late 2023. There have been fourteen (14) complaints received from November 2025 through January 8, 2026. The nature of these recent complaints are the same as the historic complaints and are the operations in which the applicant states, according to application, are expressly prohibited. Please see attached Complaint and Enforcement History exhibit for timeline and action steps.

**Determination of Use:** Section 58-172 of Chapter 58, Zoning Code states the following:

*"In case of questions as to the classification of use, the question shall be submitted to the planning commission or city attorney for determination."*

The issue regarding the classification of use was initiated due to complaints from neighboring properties related to the idling and long-term parking of semi-trucks and associated impacts such as noise and odor.

Almo Distribution was issued an after-the-fact Business Occupancy Permit on May 22, 2024, based on the description provided on the permit application as wholesale distributor. Wholesale and Distribution are permitted uses in the B-5. After discussions with the applicant, reviewing the complaint information and conducting site visits, staff believed that the description of the use provided by the application was not accurate or that the use operations had expanded. The operations including long-term parking and idling continued to occur which prompted the City to require a new business operation narrative and consideration of new classification of use as either warehouse as a principal use or a transportation terminal. Both are conditional uses in the B-5 zoning district. The applicant's narrative(s) do not acknowledge these on-going operations, yet they continue to exist on-site (see google reviews related to overnight parking in attached exhibit). The applicant states these operations will not occur and are not seeking approval for such operations. In the applicant's opinion, the appropriate use classification is distribution.

Staff requested an opinion from the City Attorney in accordance with Section 58-172. The City Attorney memo describes the uses identified in the zoning code, its construction and opines that the use fits into the category of a warehouse as principal use (see attached memo dated February 18, 2026). A determination of warehouse as a principal use requires the applicant to return to the Planning Commission with a request for Conditional Use Grant approval.

**Site Plan**:
The application materials include a narrative about adding a gate to an existing fence which already exists. The only other change to the site plan is to request after-the-fact approval for a 5,000 square foot parking lot extension, storm sewer main extension and a violation of expansion into a mapped wetland at the rear of the site. The expansion of infrastructure appears to be constructed within an existing wetland (see engineering report). Staff cannot evaluate the site conditions because the applicant failed to submit the required to-scale site plan or details associated with the wetland including a delineation and DNR concurrence. Further, operations will impact necessary site plan changes, therefore staff recommends addressing improvements after the determination of use has been made by the Planning Commission. Staff recommends tabling the site plan amendment and recommends the application comply with the procedural and application submittal requirements.

For the applicant to submit a complete Building and Site Plan application, additional plans and materials shall be provided to allow further review by staff and approval by the Planning Commission including but not limited to:

- Submittal of a wetland delineation report with concurrence from the WDNR. If wetlands were disturbed or filled by this activity, provide fill permitting documentation from the

WDNR.

- Determination of waterway navigability near the parking lot expansion area from the WDNR. Provide any necessary permitting from the WDNR relating to the waterway.
- Approval of a water quality plan to address both the impervious surface within the wetland or protection area and direct discharge stormwater to the wetland, pending WDNR review.
- After-the-fact permits through the Engineering Division and Inspections Division, including applicable fees. Engineering Division permits are conditioned on WDNR permit issuance.
- To-scale site plan and survey
- Landscaping plan, lighting plan and details on site accessory structures

**Engineering Report:**
The parking lot expansion area likely requires permitting from the WDNR. The applicant was notified of such in November of 2025. The area south of the parking lot and within the expansion area is indicated as mapped wetlands according to the WDNR Surface Water Data Viewer. Additionally, the area near the expansion may be considered a waterway under WDNR jurisdiction. The applicant shall submit a wetland delineation report with concurrence by the WDNR. The applicant shall obtain proper permitting from the WDNR for the completed work and provide evidence of WDNR compliance to the City. This includes both wetland and waterway permitting if WDNR deems both were impacted by the unauthorized infrastructure work. The applicant's parking lot expansion included less than 5,000 square feet of added impervious surface; therefore, the improvements may not require further stormwater management or a green infrastructure plan but does require an after-the-fact Planning Commission approval and may be subject to conditions. The parking lot expansion does appear to be located within either the wetland protective area, or the wetland itself. City ordinances prohibit impervious surface within wetland protective areas. Therefore, when a complete application is provided, and Planning Commission considers the information, there will be several options for formal action including, but not limited to, the following:

- No mow buffer as a transition to the wetland, however there may not be sufficient space for such a transition to the wetland, so other water quality measures could be necessary as well as wetland compensation, pending WDNR review.
- Removal of improvements and restoration of unauthorized disturbance.

The improvements would have also required a city filling, excavation, and berms permit as well as an erosion control permit. Storm pipe placement would have required a plumbing permit with the city. After-the-fact permits will be required.

**Master Sign Plan:**
The applicant did not submit a complete master sign plan application. The submittal includes pictures of six existing signs installed without city permits. No dimension of the signs have been submitted along with other details related to existing signage on site. A master sign plan must address all signs on the property with intent of a comprehensive and cohesive design for the site. Staff cannot comment or assess the master sign plan request until a complete sign package is submitted and the determination of use has been made by the Planning Commission. Staff

recommends tabling the master sign plan.

**Staff Recommendations:**
Planning staff recommends the minor request determination of use as a warehouse as a principal use and requires the applicant to file a conditional use grant application no later than February 27, 2026.

Planning staff recommends **tabling** the building and site plan amendment and requires the following:

1. Planning Commission action on determination of use.
2. Submittal of a wetland delineation report with concurrence from the WDNR. If wetlands were disturbed or filled by this activity, provide fill permitting documentation from the WDNR.
3. Determination of waterway navigability near the parking lot expansion area from the WDNR. Provide any necessary permitting from the WDNR relating to the waterway.
4. Approval of a water quality plan to address both the impervious surface within the wetland or protection area and direct discharge stormwater to the wetland, pending WDNR review.
5. After-the-fact permits through the Engineering Division and Inspections Division, including applicable fees. Engineering Division permits are conditioned on WDNR permit issuance.
6. A complete Planning Commission application as determined by staff no later than February 26, 2026.

Planning staff recommends **tabling** the master sign plan and requires the following:
1. Site Plan with sign locations and quantities.
2. Dimensioned sign details as well as color, material and design of all existing and proposed signs.

A complete Planning Commission application as determined by staff no later than February 26, 2026.

Attachments:
Packet Docs_Almo

Private Office:
Stafford Rosenbaum LLP
1200 N. Mayfair Road, Suite 430
Milwaukee, WI 53226
(414) 982-2850

www.cityofmequonwi.gov Office of the City Attorney

**TO:** **Planning Commission**
**FROM:** **Brian C. Sajdak, City Attorney**
**DATE:** **February 17, 2026**
**SUBJECT:** **Almo Corporation Determination of Use – 5401 W. Donges Bay Road**

## Background

I have been asked to provide guidance with respect to the application of Almo for a use determination relative to their activities at 5401 W. Donges Bay Road. The issue centers around the use a various terms within the Code. Here, the property is within the B-5 light industrial zoning district. Within that district, "distribution" and "wholesaling" are permitted uses. Municipal Code § 58-298(c)(4). Conditional uses within the district include "transportation terminals" and "warehousing as principal use." Municipal Code §§ 58-298(e)(11) and (12). The Code provides a definition for "warehouse," which is defined to mean "a building used primarily for the storage of business generated goods and materials and/or as a distribution center." Municipal Code § 58-8. "Wholesaling" is not directly defined, but "wholesale trade" is defined as "Wholesale trade means establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies." *Id.*

Based on this, guidance is appropriate. However, please note that it is not my determination that matters based upon the application to the Commission. I can provide insight and a framework for a decision, but ultimately the use determination is made by the Commission.

## Discussion

When interpreting an ordinance, the rules of construction are the same as the rules of construction for statutes. *See Tesker v. Town of Saukville*, 208 Wis. 2d 600, 605, 561 N.W.2d 338 (Ct. App. 1997). When determining the meaning of a word, "[i]n the absence of a statutory definition, the common and generally understood meaning of a word should be applied in the construction of a statute." *State v. Childs*, 146 Wis. 2d 116, 120, 430 N.W.2d 353 (Ct. App. 1988) (citation omitted). "The ordinary and common meaning of a word may be established by the definition in a recognized dictionary." *Id.* Further, "[i]f possible, every word and every provision is to be given effect (*verba cum effectu sunt accipienda*). None should be ignored. None should needlessly be given an interpretation that causes it to duplicate another provision or to have no consequence." Scalia & Garner, *supra* ¶23, at 174; *see also Donaldson v. State*, 93 Wis. 2d 306, 315, 286 N.W.2d 817 (1980) ("A statute should be construed so that no word or clause shall be rendered surplusage and every word if possible should be given effect.")." *Enbridge Energy Co. v. Dane Cty.*, 2019 WI 78, ¶28, 387 Wis. 2d 687, 929 N.W.2d 572. Finally, "Zoning ordinances are in derogation of the common law and, hence, are to be construed in favor

of the free use of private property. Rathkopf, 1 *The Law of Zoning and Planning* (4th ed.), ch. 9, p. 9.1." *Cohen v. Dane Cty. Bd. of Adjustment*, 74 Wis. 2d 87, 91, 246 N.W.2d 112, 114 (1976).

Under this backdrop, there are a couple of points which become clear:

- Without the definition of warehouse within the Code, distribution and warehousing should be different uses given the rule of construction that each word must be given meaning. If they were the same use, there would be no need to use both terms.

- The definition of warehouse controls over dictionary definitions.

- This definition creates some ambiguity because the previously distinct distribution and warehousing terms and blurred with the use of "distribution center."

- Ambiguity alone would suggest an interpretation that is consistent with the free use of property. However, there may be other parts of the code which help remove the ambiguity.

- Again, based upon the need to give meaning to every word within the Code and to avoid contradiction, "distribution" and "distribution center" would seem to be different things.

- The "as principal use" language for warehousing in the list of conditional uses must be given effect. As such, this language creates a possibility that the permitted "distribution" use is only allowed where it is ancillary to another principal use other than warehousing.

In this case, Almo attempts to focus solely on the "distribution" and "wholesaling" portion of its business. However, in doing so, they only look to the definition of "light industrial" which is not specifically a use within the B-5 district, but instead is just the title of the district. The specifically listed uses control. Further, in their submittals they lean into the wholesale portion of their business over any warehousing component. However, their web site tells a different story, describing themselves as "one of the largest distributors in the United States . . ." with "9 strategically located distribution facilities and more than 2.5 million square feet of warehousing." Additionally, wholesaling suggests that the business itself is the one selling the merchandise. Once again, their web site includes a prominent "resellers" component. Based on this, it is clear that the principal use is for warehousing as a distribution center.

There is also the question of whether it is a transportation terminal. Once again, the term is undefined. However, based upon the numerous "reviews" of the facility on Google Maps in which truck drivers mention being told that they can use the parking lots for overnight sleeping, there is at least an argument that the use is something more than purely a distribution center or warehouse. Almo submittal suggests that they have trained employees to not allow overnight parking. These reviews suggest that either they do not train their employees, or their employees have ignored their training.

# ABOUT ALMO

**Powering distribution. Empowering people.**

For more than 80 years, Almo has helped businesses grow by making distribution smarter, more reliable, and more human.

Almo is one of the largest distributors in the United States of professional audio-visual technology, consumer electronics, and appliances serving thousands of partners nationwide. Our strength lies not only in scale, but in the way our national reach, deep expertise, and a people-first culture are combined to support long-term partner success.

# WHAT ALMO DOES

We support retailers, integrators, and online partners through three specialized business divisions:

- **Professional Audio-Visual (Almo Pro AV)**

  Operates as a leading specialist distributor providing professional AV technology, services, and expertise to integrators, consultants, and dealers across North America.

- **Consumer (Almo Consumer)**

  Runs a state-of-the-art Consumer operation serving some of the largest and specialist retailers in the country.

- **Major and Premium Appliances (Almo Appliances)**

  Works with more than 2,000 independent dealers across the United States, distributing trusted household and luxury appliance brands. Partners support a wide range of categories, including major home appliances, such as, high-end kitchen and refrigeration, as well as outdoor living products such as grills and patio furnishings.

These divisions are supported by **9 strategically located distribution facilities and more than 2.5 million square feet of warehousing**, enabling speed, reliability, and national scale.

# WHY ALMO EXISTS

We believe that effective distribution and market enablement does more than move products. It helps our partners compete, creates demand, strengthens businesses, and supports families and communities.

# HOW ALMO DELIVERS VALUE

We bring together three core strengths:

- **Scale with precision**

  National infrastructure paired with local execution.

- **Technology with service**

  Advanced IT, logistics, and fulfilment capabilities supported by experienced teams.

- **Expertise with partnership**

  Deep category knowledge delivered through long-term, trusted relationships.

# PEOPLE & CULTURE

Founded in 1946, Almo remains a leading distribution business with approximately **800 employees** across the United States. Our culture is guided by shared FIIT values: **Family, Integrity, Innovation, and Teamwork**. These values influence how people work together, how partners are supported, and how our business contributes to the communities we serve. As former Chairman Gene Chaiken often said, *"People are what make companies great."* That belief continues to shape us today.

# COMMUNITY & SUSTAINABILITY

Almo is committed to responsible business practices and community involvement.

In 2021, we marked our 75th anniversary by supporting **75 local and national charitable organizations**. Environmentally, more than **940,000 square feet of Almo's warehousing operates on solar energy**, with continued efforts underway to reduce our overall carbon footprint. Click here to learn more.

# A BRIEF HISTORY

Founded in Philadelphia in 1946, Almo has grown from a regional electronics distributor into a national leader across the **professional audio-visual technology, consumer, and appliances** divisions. Over eight decades, we have evolved through strategic growth and investment while maintaining our family-driven values.

# ALMO & NEXORA

In 2021, Almo became part of **Nexora** (formerly DCC Technology), a global group of specialist technology businesses operating across North America and Europe.

Being part of Nexora provides access to broader expertise, increased investment, and global scale, while allowing us to retain our leadership, culture, and long-standing commitment to our partners.

# ALMO TODAY

Now celebrating **80 years of excellence**, we continue to grow and evolve as part of Nexora's North American platform alongside JAM Industries. Under the leadership of **Troy Draper**, and with experienced leaders across its **professional audio-visual technology, consumer, and appliances divisions**, we remain focused on delivering value through partnership, expertise, and service.

Together with Nexora, Almo is building the next chapter of its story, combining global capability with local insight to move technology, businesses, and people forward.

## IN THE NEWS

Visit the Almo Blog

## CAREERS

As one of the largest privately held distributors in the United States, Almo Corporation understands that our employees are the backbone of the company. That's why we focus on ensuring everyone who works for us has what they need to succeed, from an upbeat working environment, to skills training, to approachable higher management. With more than 600 employees working in 4 sales divisions and 9 distribution centers around the country, Almo takes pride in offering a 401K program and comprehensive benefits package designed to meet the changing and various needs of our employees.

Almo Career Search

## SOCIAL RESPONSIBILITY

Almo's priority is and always has been caring for employees, their families, and their communities...

Learn More

## ABOUT ALMO

Almo Corporation is the largest independent distributor of appliances, consumer electronics, professional A/V equipment, drones, furniture and housewares in the United States. Serving the needs of retailers across the country, Almo operates 9 regional distribution facilities with over 2.5 million square feet of warehousing.

Learn More

## SUSTAINABILITY

Learn about our renewable energy initiatives and more...

Learn More

## CONTACT INFO


ADDRESS: 2709 Commerce Way, Philadelphia, PA

PHONE: 800-345-2566

Contact us





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# CONSUMER ELECTRONICS

*Providing Products for Today's Digital Lifestyle*

Learn More

## ABOUT ALMO

Almo Corporation is the largest independent distributor of appliances, consumer electronics, professional A/V equipment, furniture and...

Learn More

## SOCIAL RESPONSIBILITY

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Learn More

## RESELLERS

Are you looking to work with a partner that cares about your business? We serve our retail and reseller partners in a variety of market segments to help...

Learn More

## SUSTAINABILITY

Almo is committed to responsible environmental stewardship and sustainable business practices...

Learn More

## VENDORS

We market and deliver products to an expansive network of retailers. Our reseller relationships, logistics capabilities, and technology infrastructure...

Learn More

# RESELLERS

# WE MAKE DOING BUSINESS EASY FOR OUR RETAIL PARTNERS

Looking to work with a partner that actually cares about your business? We help retailers and resellers thrive by delivering brands and innovative business services that help drive revenue and increase profits.

Contact a business specialist today

Dealer Application

# VENDORS

## SUPPLY CHAIN AND MARKETING SERVICES FOR MANUFACTURERS

We market and deliver products to an expansive network of retailers across the country. With state-of-the art logistics capabilities, strong reseller relationships and a powerful technology infrastructure, Almo delivers an unparalleled buyer experience that drives sales and simplifies doing business.

Contact us for more information

## IN THE NEWS

Visit the Almo Blog

## CAREERS

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Learn More

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Learn about our renewable energy initiatives and more...

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PHONE: 800-345-2566

Contact us





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**Complaint and Enforcement History**:

- Almo has occupied the site since 2012 based on the description provided on the business occupation application as wholesale distributor. Wholesale and Distribution are permitted uses in the B-5.
- Due to neighborhood complaints related to lighting truck idling and overnight parking which started in February 2024, city staff discovered that Almo Distribution never secured the required business occupancy permit. The city required a complete occupancy application for review. The after-the-fact Business Occupancy Permit was granted by the city on May 22, 2024, for wholesale distribution.
- Staff continued to receive complaints from neighbors through July of 2024. The complaints were due to semi-trucks idling at the back of the site during all hours of the day and night and the production of noise and fumes associated with the idling.
- A citation was issued by Code Enforcement Officer, Scott Pinzer on August 12, 2024, for loud noise.
- Because the complaints continued and the issues remained unresolved, staff determined that the description of the use provided by the applicant as part of the Business Occupancy Permit was inaccurate, or the use operations had expanded over time, it was determined that the use was either a warehouse as a principal use or a transportation terminal. Both of which are conditional uses in the B-5 zoning district.
- The unresolved issues resulted in further coordinated initiatives by the City Attorney, City Prosecuting Attorney, Code Enforcement and the Mequon Police Department.
- The Mequon Police Department reported seventeen (17) complaints were received from February through July 2024 in addition to the complaints received by the Planning Department. Based on the additional investigation and documentation of the activities, the Code Enforcement Officer issued a letter on January 15, 2025, stating that a Conditional Use Permit was required for their operations.
- The owners failed to comply with this order which resulted in a Municipal Court Complaint filed March 3, 2025, with a court date of April 2, 2025. The compliant filed by the city stated "…each day that a violation exists shall constitute a separate offense…".
- Representatives for the owner and Almo Corporation pled not guilty
- City staff met with representatives of the property and business in March and requested a revised business occupancy permit in order to appropriately document the operations. A revised operation plan was not received until June of 2025.
- City staff requested the Mequon Police Department conduct further analysis during the summer of 2025 which found several incidents of semi-trucks idling or parked while not actively loading or unloading at different times and dates (see attached activity log).

- On July 10, 2025, the city's Prosecuting Attorney notified the applicants that there were at least ten (10) instances of idling or parked trucks for lengthy periods of time in the month of June 2025 alone and indicated his request for the matter to be set for trial.
- Trial date is set for November 11, 2025.
- City review of the site conditions also identified an unauthorized expansion of parking lot, storm main and new fencing without a BSP and unauthorized expansion in a mapped wetland.
- City staff held a meeting with the applicants on November 6, 2026 to provide guidance on the necessary applications to submit for city review and actions. Multiple actions and deadlines were set and agreed to, including a complete Planning Commission application(s) no later December 15, 2025.
- November trial date was postponed allowing for compliance with the December 15th Planning Commission deadline date.
- Portions of the application were submitted on December 15, 2025, and ultimately deemed incomplete on January 8, 2025, due to missing information.
- Revised application submitted on January 26, 2025, in which two of three applications were deemed incomplete on February 2, 2025.
- Staff requested an opinion from the City Attorney (see attached) who determined that the use fits into the category of a warehouse as principal use. Since the applicant does not agree with the determination of the City Attorney, it is in front of the Planning Commission for review.
- February 23,2026 Planning Commission action pending related to the determination of use.

14-050-10-17-003
Wetland Fill
14-050-10-16-000
14-050-10-15-000
14-050-10-14-000
14-050-10-13-000
14-050-10-12-000
5328W
5322W
5258W
5244W

## Google review summary

5
4
3
2
1

3.7

58 reviews

## Reviews

All | parking 8 | door 4 | clean 2 | sleep 2

Sort by

Most relevant | Newest | Highest | Lowest

**Cesar Gutierrez**
Local Guide · 141 reviews · 273 photos

★★★★☆ 7 months ago

Trucker you can ask for overnight **parking** but no idle the truck, easy docking and backing up.

♥ 2

**Brahim Ait Ahmed**
Local Guide · 67 reviews · 10 photos

★★★★★ 10 months ago

Easy in n out !!
Plenty of room for overnight **parking**!!
Friendly staff and a clean bathroom!!
Quick unloading!

♥ 1

**Hussein H**
Local Guide · 36 reviews

★★★★★ 7 years ago

Lots of space, unloads early, Clean restrooms and vending machines. Large lot for over night **parking** if needed. 30 min unload. Workers pretty cool but I've only been there 3rd shift soooooooo.

❤️🙏 2

---

**Davor Kalicanin**
Local Guide · 31 reviews · 1 photo

★★★★★ 7 years ago

I had 3 am app,arrived midnight , got door 12 10 empty in 1h 30 min perfect. Overnight **parking** allowed

🙏 4

---

**Christopher Reyes**
Local Guide · 101 reviews · 39 photos

★★★★★ 7 years ago

Arrived at 5pm on a Thursday for a 6am appointment for Friday they knocked on my door at midnight and emptied me, took maybe 30 minutes. Overnight **parking**.

❤️🙏 2

---

**Monasser Aden**
Local Guide · 121 reviews · 6 photos

★★★★★ 6 years ago

Unloading my truck fast before my appointment time.. 👍 nice people overnight p**arking** available

❤️🙏 2

---

**Amleset Fishtsion**
3 reviews

★☆☆☆☆ a year ago

Receiving people's are not respectful 😳 I hate them especially the old man
1 star for overnight p**arking**

❤️ 1

---

**Ermias Tesfom**
Local Guide · 8 reviews · 36 photos

★★★★★ 6 years ago

Quick unload and open at midnight
They have overnight **parking**

❤️🙏 2

# Activity Log – 5201 W Donges Bay Road
# (06/12/2025 – 07/07/2025)

| | Date | Day of Week | Time | CFS Number | Activity Reported |
|---|---|---|---|---|---|
| 1. | 06/12/2025 | Thursday | 9:19pm | 25-16160 | Two parked tractor-trailers (one idling). No active loading/unloading. |
| 2. | 06/12/2025 | Thursday | 10:45pm | 25-16166 | Two parked tractor-trailers (one idling, one not idling). No active loading/unloading. |
| 3. | 06/13/2025 | Friday | 9:02pm | 25-16245 | No parked semi's or delivery vehicles. No active loading/unloading. |
| 4. | 06/13/2025 | Friday | 11:59pm | 25-16252 | No parked semi's or delivery vehicles. No active loading/unloading. |
| 5. | 06/15/2025 | Sunday | 6:32pm | 25-16383 | **Complaint by [redacted]; One parked tractor-trailer (idling).** |
| 6. | 06/16/2025 | Monday | 9:24pm | 25-16476 | No parked semi's or delivery vehicles. No active loading/unloading. |
| 7. | 06/16/2025 | Monday | 11:46pm | 25-16484 | No idling semi's. Some parked personal vehicles, but no noise heard. |
| 8. | 06/17/2025 | Tuesday | 7:40pm | 25-16585 | No parked semi's or delivery vehicles. No active loading/unloading |
| 9. | 06/17/2025 | Tuesday | 10:43pm | 25-16597 | One parked tractor-trailer (idling). No active loading/unloading. |
| 10. | 06/18/2025 | Wednesday | 2:26am | 25-16610 | No parked semi's or delivery vehicles. No active loading/unloading. Several employee vehicles parked in rear lot. |
| 11. | 06/18/2025 | Wednesday | 6:16am | 25-16622 | One tractor-trailer in loading dock bay (not idling). Several employee vehicles parked in rear lot. |
| 12. | 06/18/2025 | Wednesday | 6:42pm | 25-16687 | No idling semi's. |
| 13. | 06/18/2025 | Wednesday | 9:39pm | 25-16703 | No idling semi's. |
| 14. | 06/19/2025 | Thursday | 8:44pm | 25-16809 | No parked semi's or delivery vehicles. |
| 15. | 06/20/2025 | Friday | 10:47pm | 25-16917 | No parked semi's or delivery vehicles. |
| 16. | 06/20/2025 | Friday | 11:43pm | 25-16918 | No idling semi's. |
| 17. | 06/21/2025 | Saturday | 6:42pm | 25-16995 | No parked semi's. |
| 18: | 06/21/2025 | Saturday | 9:57pm | 25-17011 | No parked semi's. |
| 19. | 06/22/2025 | Sunday | 2:19am | 25-17020 | No parked semi's. One employee vehicle parked in rear lot. No running vehicles. |
| 20. | 06/22/2025 | Sunday | 7:24am | 25-17032 | No parked semi's. One employee vehicle parked in rear lot (not running). |
| 21. | 06/22/2025 | Sunday | 1:14pm | 25-17066 | **Complaint by [redacted]; One parked tractor-trailer (idling).** |
| 22. | 06/22/2025 | Sunday | 6:20pm | 25-17077 | **Complaint by [redacted]; One parked tractor-trailer (idling).** |
| 23. | 06/22/2025 | Sunday | 10:19pm | 25-17088 | Two parked tractor-trailers (one idling). No active loading/unloading. |

## Activity Log – 5201 W Donges Bay Road
## (06/12/2025 – 07/07/2025)

| | | | | | |
|---|---|---|---|---|---|
| 24. | 06/22/2025 | Sunday | 11:07pm | 25-17092 | Two parked tractor-trailers (one idling). No active loading/unloading. |
| 25. | 06/23/2025 | Monday | 8:52pm | 25-17176 | **Complaint by [redacted]; Two tractor-trailers idling (one actively unloading in loading dock).** |
| 26. | 06/23/2025 | Monday | 11:08pm | 25-17185 | One tractor-trailer unloading. One tractor-trailer near the loading docks, about to unload. One parked tractor-trailer (idling). |
| 27. | 06/24/2025 | Tuesday | 3:16am | 25-17201 | One tractor-trailer in loading dock (not idling). Two parked tractor-trailers (one idling). |
| 28. | 06/24/2025 | Tuesday | 4:59am | 25-17207 | One parked tractor-trailer (not idling). No active loading/unloading. |
| 29. | 06/25/2025 | Wednesday | 6:04am | 25-17297 | No parked tractor-trailers. Numerous parked employee vehicles (not running). |
| 30. | 06/26/2025 | Thursday | 6:28am | 25-17387 | One tractor-trailer in loading dock (not idling). Several parked employee vehicles. |
| 31. | 06/27/2025 | Friday | 3:16am | 25-17473 | One tractor-trailer in loading dock (not idling), being loaded/unloaded. One parked tractor-trailer (not idling). |
| 32. | 06/27/2025 | Friday | 11:04pm | 25-17572 | No trucks present. |
| 33. | 06/28/2025 | Saturday | 6:43am | 25-17587 | No semi's, trucks or other vehicles present. |
| 34. | 06/28/2025 | Saturday | 9:42pm | 25-17658 | No parked semi's or delivery vehicles. No active loading/unloading. |
| 35. | 06/29/2025 | Sunday | 7:09am | 25-17693 | No semi's or employee vehicles present. |
| 36. | 06/29/2025 | Sunday | 10:45pm | 25-17768 | One parked tractor-trailer (idling). No active loading/unloading. |
| 37. | 06/30/2025 | Monday | 9:08pm | 25-17875 | **Complaint by [redacted]; One parked tractor-trailer (idling), in an area where they are allowed to idle.** |
| 38. | 07/01/2025 | Tuesday | 9:48pm | 25-17981 | No semi's, delivery trucks, or employee vehicles present. No active loading/unloading. |
| 39. | 07/04/2025 | Friday | 4:50am | 25-18216 | No semi's present. |
| 40. | 07/04/2025 | Friday | 9:05pm | 25-18293 | No semi's, delivery trucks, or employee vehicles present. No active loading/unloading. |
| 41. | 07/05/2025 | Saturday | 2:06am | 25-18306 | No semi's present. No active loading/unloading. |
| 42. | 07/05/2025 | Saturday | 9:12pm | 25-18375 | No semi's, delivery trucks, or employee vehicles present. No active loading/unloading. |
| 43. | 07/06/2025 | Sunday | 9:06pm | 25-18435 | No vehicles idling. No active loading/unloading. |

## Activity Log – 5201 W Donges Bay Road
## (06/12/2025 – 07/07/2025)

| | | | | | |
|---|---|---|---|---|---|
| 44. | 07/07/2025 | Monday | 9:29pm | 25-18517 | Two tractor-trailers in rear, neither idling. Several parked employee vehicles, but no active loading/unloading. |

City of Mequon,
Plaintiff,

vs.

Complaint No. 25-MQ-01 (5401)
25-MQ-02 (Almo Corp.)
25-MQ-03 (Almo Distr.)

**5401 W Donges Bay Owner LP**
700 N Pearl St Ste N1650
Dallas, TX 75201-2826

**Almo Corporation**
2709 Commerce Way
Philadelphia, PA 19154-1011

**Almo Distributing Wisconsin, Inc.**
2709 Commerce Way
Philadelphia, PA 19154-1011
Defendants.

# MUNICIPAL COURT COMPLAINT

## REQUIRED NOTICES TO DEFENDANTS

Pursuant to Wis. Stat. § 800.02(2)(ag), you are hereby notified that:

1. You shall appear before the Mid-Moraine Municipal Court, held at the Mequon City Hall, Common Council/Municipal Court Room, 11333 N. Cedarburg Rd., Mequon, WI 53092, at 1:30 p.m. on April 2, 2025 to answer this complaint.

2. You may enter a plea of not guilty, in writing, prior to the court appearance listed above. The plea may be mailed or delivered to the Mid-Moraine Municipal Court, 962 West Paradise Drive, West Bend, Wisconsin 53095. Note that this address is different from the location where court is held on April 2.

## COMPLAINT

The City, by its prosecuting attorney, upon the report of the City Code Enforcement Officer, alleges that:

**COUNT 1: VIOLATION OF ZONING CODE (AS TO DEFENDANT 5401 W DONGES BAY OWNER LP)**
Defendant 5401 W Donges Bay Owner LP, on February 18, 2025 and each day since, at 5401 West Donges Bay Road, in the City of Mequon, Ozaukee County, Wisconsin, as the legal owner of said property, did fail to use the land at that location without full compliance with Chapter 58 of the Mequon Municipal Code, contrary to Mequon Municipal Code § 58-9(f), specifically, by allowing use of the property contrary to the use regulations applicable to the B-5 Light Industrial District set forth in Mequon Municipal Code § 58-298.

Pursuant to Mequon Municipal Code § 1-7(b), upon conviction, each defendant shall be sentenced to a forfeiture of not less than $5.00 nor more than $2,000.00 for the first offense, and not less than $10.00 nor more than $5,000.00 for the second and all subsequent offenses, plus all applicable statutory costs and surcharges. Pursuant to Mequon Municipal Code §§ 58-39(a), 1-7(c), each day that a violation exists shall constitute a separate offense.

**COUNT 2: VIOLATION OF ZONING CODE (AS TO DEFENDANTS ALMO CORPORATION AND ALMO DISTRIBUTING WISCONSIN, INC.)**
Defendants Almo Corporation and Almo Distributing Wisconsin, Inc., on February 18, 2025 and each day since, at 5401 West Donges Bay Road, in the City of Mequon, Ozaukee County, Wisconsin, as the tenant or occupant of said property, did fail to use the land at that location without full compliance with Chapter 58 of the Mequon Municipal Code, contrary to Mequon Municipal Code § 58-9(f), specifically, by allowing use of the property

contrary to the use regulations applicable to the B-5 Light Industrial District set forth in Mequon Municipal Code § 58-298.

Pursuant to Mequon Municipal Code § 1-7(b), upon conviction, each defendant shall be sentenced to a forfeiture of not less than $5.00 nor more than $2,000.00 for the first offense, and not less than $10.00 nor more than $5,000.00 for the second and all subsequent offenses, plus all applicable statutory costs and surcharges. Pursuant to Mequon Municipal Code §§ 58-39(a), 1-7(c), each day that a violation exists shall constitute a separate offense.

Dated March 3, 2025.

_____

Johnathan G. Woodward
City of Mequon Prosecuting Attorney
State Bar No. 1056307
Telephone (262) 618-3086

11333 N. Cedarburg Road
Mequon, Wisconsin 53092
Fax: (262) 242-9819

www.ci.mequon.wi.us

INSPECTION DIVISION

# Notice of Citation

08/12/2024

5401 W DONGES BAY OWNER L P
700 N PEARL STREET SUITE N1650
DALLAS, TX 75201

Subject Property: 5201 W Donges Bay Road, Mequon, WI 53092
Property ID Number: 140501017003

5401 W DONGES BAY OWNER L P,

Enclosed please fine municipal citation 3S80ZT1TKJ in the amount of $250.00 for LOUD NOISE PROHIBITED.

If you have any questions please contact me at (262) 236-2943.

Sincerely,

Scott Pinzer
Code Enforcement Officer
(262) 236-2943

## You are Notified to Pay or Appear

Appearance Required: NO

Date: OCT-02-2024

Time: 01:30 PM

MID MORAINE MUNICIPAL COURT MEQUON
11333 N CEDARBURG RD
MEQUON, WI 53092
(262) 334-5700 WWW.MMMCOURT.COM

Form No. and Version CT: MUNI 0405

CITATION NO.: 3S80ZT1TKJ

Juvenile | DEPOSIT: $250.00 | Cash: N | Card: N

Court Use: DA N

**Defendant** (Last Name, First, Middle), Street Address, P.O. Box, City, State, Zip

LP
700 N PEARL STREET SUITE N1650
DALLAS TX 75201

Birth Date | Sex | Race | HT | WT | Hair | Eyes

Driver License/Identification Card Number | State | Exp. Yr.

Other Identification Number | ID Type

License Plate Number | Plate Type | State | Exp. Yr.

Vehicle Identification Number | Telephone Number

Name and Address of Parent/Guardian/Legal Custodian (If minor defendant)

Telephone Number of Parent/Guardian/Legal Custodian

**Plaintiff**

CITY OF MEQUON

Violation Description

Ordinance Violated: 46-133(A)

Adopting State Statute:

Agency Space: 24-20698

Ordinance Description

LOUD NOISE PROHIBITED

Week Day | Date: THURSDAY 08/01/2024 | Time: 10:00 PM

From/AT Hwy No. and/or Street Name

5201 DONGES BAY RD

County: OZAUKEE - 45

City/Village/Town: MEQUON - 58, CITY

Officer Name: OFFICER M. BOTTONI

Officer ID: 4071

Department: MEQUON POLICE DEPARTMENT

Date Citation Served: 08/10/2024

Method: MAILED

Residence Contact Name | Age

(If left with person at defendant's address)

### INSTRUCTIONS - READ CAREFULLY

**MANDATORY APPEARANCE?** If your citation is marked as a mandatory court appearance, you MUST appear in court. The appearance not mandatory instructions do not apply to you.

**APPEARANCE NOT MANDATORY?**

**IF YOU WISH TO DISPUTE THE CITATION**, you must either appear in court or enter a not guilty plea by mail prior to your court date. You may do so even if you have already paid the deposit or posted a bond. Please include either:

- a photocopy of your citation, OR
- your correct name and mailing address, citation number, court appearance date listed on the citation, offense, and arresting police agency.

These should be mailed to the court address written under YOU ARE NOTIFIED TO APPEAR. The court will schedule another court date and/or a trial before a judge without a jury.

**IF YOU DO NOT WISH TO DISPUTE THE CITATION**, simply mail in the deposit amount on the citation by the court date, with a statement saying you do not wish to contest the citation. Please include either:

- a photocopy of your citation, OR
- your correct name and mailing address, citation number, court appearance date listed on the citation, offense, and arresting police agency.

Make check payable to the clerk of court and mail it to the court address written under YOU ARE NOTIFIED TO APPEAR. You do not need to appear. The court will either:

- accept your nonappearance as a plea of no contest, find you guilty and keep the deposit amount as payment for your citation; OR
- decline to accept the deposit and order you to appear in court by summons or warrant.

**IF YOU DO NOTHING**, the court may either:

- issue a warrant for your arrest, OR
- issue a summons for you to appear in court, OR
- find you guilty for failing to appear in court and order you to pay the forfeiture and costs imposed by the court.

# WISCONSIN NON TRAFFIC CITATION AND COMPLAINT

City of Mequon

11333 N Cedarburg Rd
Mequon, WI 53092
Phone (262) 236-2902
Fax (262) 242-9655
www.ci.mequon.wi.us

Department of Community Development

January 15, 2025

Janelle Cox
Areg-Westmont Venture LP
700 Pearl Street Suite N1650
Dallas, Texas. 75201

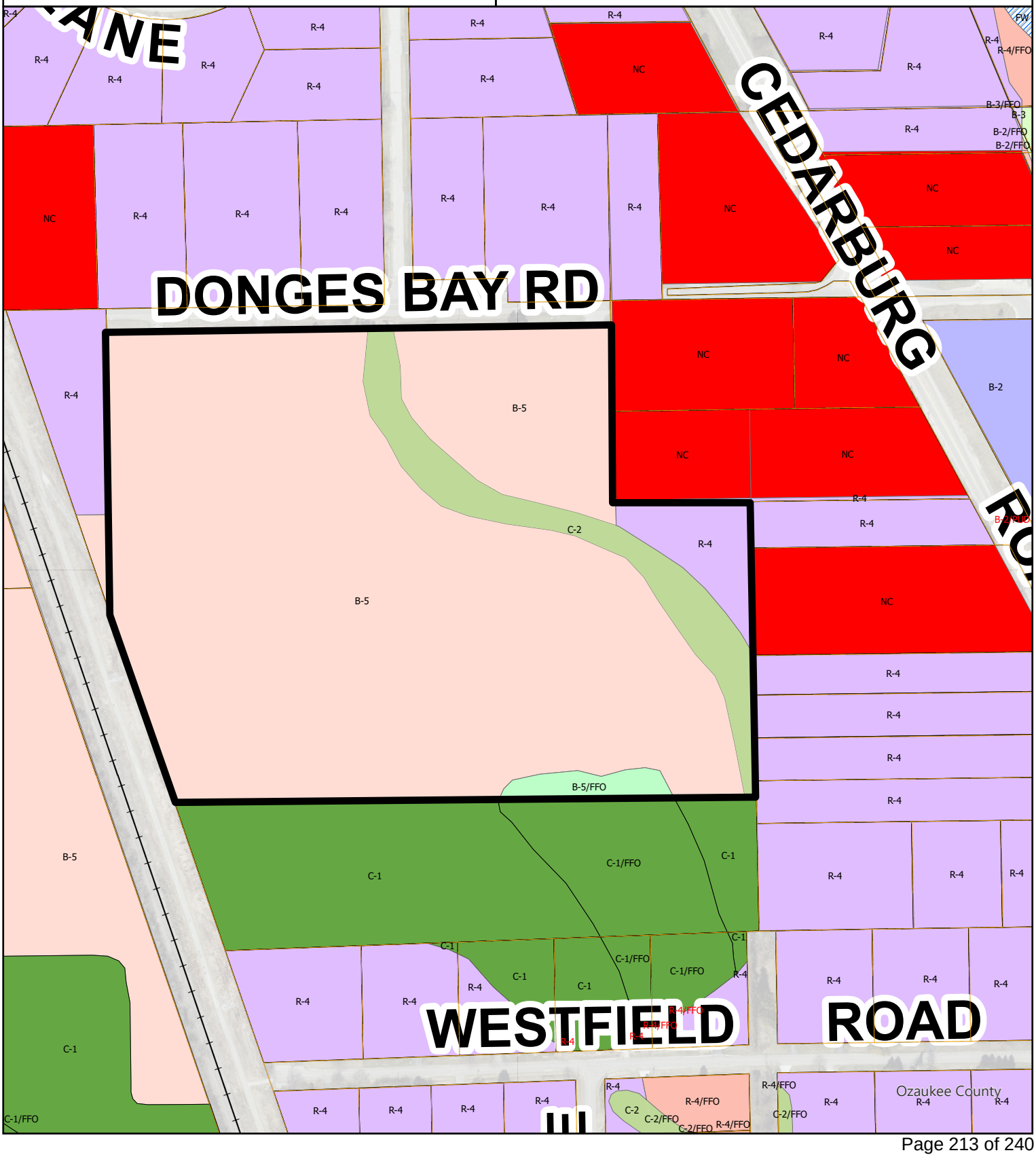
Janelle,
It has come to our attention that your business, operating at 5201-5401 W Donges Bay Road Mequon, has not received a Conditional Use Grant to operate at this location. The property is zoned B-5, 58-298 (E) (12). Please apply for a Conditional Use Grant by 2/17/25 to make the 2/24/25 Planning Commission meeting. Please let us know your plans to on how you want to proceed. If it is not completed by 2/17/25 and you continue to operate the business, you will be given an additional citation on 2/18/25. Thank You for your assistance.

Sincerely,

Scott Pinzer
Code Enforcement of the City of Mequon
Ph: 262-236-2943
Email: spinzer@ci.mequon.wi.us

ALMO

| | | | |
|---|---|---|---|
| AC | Arrival Corridor | IPS | Institutional & Public Service |
| A-1 | Agricultural Preserve | NC | Neighborhood Commercial |
| A-2 | General Agricultural | OA | Agricultural Overlay |
| B-1 | Neighborhood Business | PUD | Planned Unit Development Overlay |
| B-2 | Community Business | P-1 | Park & Recreation |
| B-3 | Office & Service Business | R-1 | Single-Family Residential (5 Ac. Min.) |
| B-4 | Business Park | R-1B | Single-Family Residential (2.5 Ac. Min.) |
| B-5 | Light Industrial | R-2 | Single-Family Residential (2 Ac. Min.) |
| B-6 | Rural Industrial | R-2B | Single-Family Residential (1.5 Ac. Min.) |
| B-7 | Rural Business | R-3 | Single-Family Residential (1 Ac. Min.) |
| C-1 | Shoreland/Wetland Conservancy | R-4 | Single-Family Residential (3/4 Ac. Min.) |
| C-2 | General Conservancy | R-5 | Single-Family Residential (1/2 Ac. Min.) |
| CGO | Central Growth Overlay | R-6 | Single-Family Residential (4 DU/Ac.) |
| FFO | Flood Fringe Overlay | RM | Multi-Family Residential |
| FW | Floodway | TC | Town Center |
| IPS | Institutional & Public Service | TDR | Transfer of Development Rights |



# Supplement in Support of Planning Commission Application for 5401 W. Donges Bay Road

## December 15, 2025

This supplement is submitted in support of the application filed November 10, 2025, for a Determination of Use ("Minor Request"), Master Sign Plan, and Building/Site Planning or Amendment for the property at 5401 W. Donges Bay Road. A multitenant building that was built in 1971 is located at the property. The property is owned by 5401 W Donges Bay Owner LP and the building currently has three tenants: Almo Corporation, Design House (DHI Corp.), and Wachtel Tree Science Inc. The building also contains approximately 67,000 square feet of vacant space.

### I. Property and Building Details

A. The property is approximately 35 acres in size and is zoned B-5 Light Industrial District. The building is approximately 434,000 square feet in size. The City assessment for the land and improvements in 2025 was $26,583,800.00.

B. The building has 41 exterior loading docks on the south side of the building used by its tenants. All loading and unloading is done inside the building via the 41 exterior docks. Trucks back up to the exterior docks to be unloaded. The trucks are shut off during unloading.

C. In 2023, one of the building tenants (Almo Corporation) installed a solar array on the building and invested approximately $350,000 in the system.

### II. Determination of Use Details (Wholesale Distribution)

A. The multitenant building currently has three tenants: Almo Corporation, Design House (DHI Corp.), and Wachtel Tree Science Inc., and it also contains approximately 67,000 square feet of vacant space.

   i. Design House's operations include offices, and warehousing and distribution for its portfolio of products involving home décor, furniture, and outdoor lawn and garden décor.

   ii. Almo's operations include offices, and warehousing and distribution of major appliances, premium appliances, consumer electronics, professional A/V equipment, furniture and housewares.

   iii. Wachtel Tree Science Inc.'s operations include offices and support for its tree trimming services business but it does not utilize any semi-trucks.

B. All current and future tenants will operate according to the B-5 Light Industrial District requirements.

i. The current tenants at the building utilize office space for headquarters operations, offices for their businesses, warehousing and distribution operations, and other associated business operations consistent with uses in the B-5 Light Industrial District.

ii. Some of the current tenants at the building warehouse various items such as home décor products, furniture, outdoor lawn and garden décor, major appliances, premium appliances, consumer electronics, professional A/V equipment, and housewares.

iii. Third-party, professional trucking companies provide distribution services to some of the current tenants. The trucking companies utilize semi-trucks and box trucks to pick up products and deliver products. Some of the tenants send and receive shipments throughout the day and night but only when employees are on site. Trucks will only be on site when they are actively delivering or receiving products. Trucks back up to one of the 41 exterior docks to be loaded and unloaded. All loading and unloading is done inside the building via the exterior docks. The trucks will be shut off during loading, unloading, and when they are on site except when maneuvering to and from the exterior docks.

iv. The property owner and the current tenants expressly prohibit prolonged truck parking (including overnight parking when no shifts are working in the building). *See also* III.B. (operations) *and* IV.C.ii., below (signage).

v. The property owner and the current tenants expressly prohibit truck engine idling at the property including when they are at the exterior docks. For example, Almo's employees are trained to inform drivers to turn off their engines upon backing into the loading dock and not to turn the engines back on until the driver is released with signed paperwork. *See also* III.B. (operations) *and* IV.C.ii., below (signage).

vi. The operations of the current tenants are in accordance with Secs. 58-298(c)(3) (Wholesaling) and 58-298(c)(4) (Distribution).

## III. Operational Details

A. The current tenants have trained employees at the building over multiple shifts.

i. The tenants' employee shifts are typically 8-hour weekday shifts.

ii. Occasionally the tenants operate on weekends. Most common are 4-5 hour shifts on Saturdays from 6:00 AM-11:00 AM.

B. The third-party, professional trucking companies that provide distribution services to some of the current tenants are only on site when the tenant(s) have employees on site.

i. Trucks will only be on site when they are actively delivering or receiving products.

ii. All loading and unloading is done inside the building via the 41 exterior docks.

iii. The trucks will be shut off during loading, unloading, and when they are on site except when maneuvering to and from the exterior docks.

## IV. Building, Site Plan, and Signage Details

A. Building Details:

i. The building was built in 1971 and is approximately 434,000 square feet in size.

ii. The multitenant building currently has three tenants: Almo Corporation, Design House (DHI Corp.), Wachtel Tree Science Inc., and it also contains approximately 67,000 square feet of vacant space

iii. The building has office space for its tenants' headquarters operations, offices for their businesses, warehousing and distribution operations, and other associated business operations. The building has 41 exterior loading docks on the south side.

B. Site Details:

i. The property is within the Donges Bay Road commercial and industrial business corridor. The Canadian National Railway Company mainline tracks run along the entire western property line.

ii. The property is approximately 35 acres in size and is zoned B-5 Light Industrial District.

iii. The property consists of the multitenant building, truck maneuvering areas to the 41 exterior loading docks on the south side of the building, vehicle parking for employees and visitors, a pond along Donges Bay Road on the northern portion of the property, landscaping including mature trees and vegetation, and dense buffer areas along the east and south property lines.

iv. No trees, vegetation, or landscaping will be removed pursuant to this application.

v. The property owner is reviewing plans for an external gate along Donges Bay Road that will prevent trucks from entering during periods of time when there are no employees on site (currently 5:00-11:00 PM). *See* **Attachment** (## 1, 6 for potential location). Such an external gate will only be installed if approved by the City.

C. Signage Details:

i. Signage at the property is minimal including a landscaped Monument Sign along Donges Bay Road, a temporary "For Lease" sign along Donges Bay Road, and various instructional and directional signs for visitors, employees, and third-party truck drivers. *See* **Attachment** (## 1-6).

ii. Regarding the prohibited prolonged truck parking and prohibited truck engine idling, the property owner and the current tenants have installed instructional signs including:

1. Five "NO IDLING" signs are located at the entrance of the corner of the building, on the entrance to the Almo gated dock area, and along the fence line. *See* **Attachment** (## 1-3).
2. Additional signs posted at the property state: NO IDLE ZONE and ALL SEMI TRUCKS MUST BE TURNED OFF. *See* **Attachment** (## 1, 4-5).
3. Two signs are located at the driveway to Donges Bay Rd. and two at the southeast portion of the property. *See* **Attachment** (## 1, 6).

## V. Conclusion

On behalf of owner 5401 W Donges Bay Owner LP and the current tenants Almo Corporation, Design House (DHI Corp.), and Wachtel Tree Science Inc., we respectfully request approval of the Minor Request (Determination of Use), Master Sign Plan, and Building/Site Planning or Amendment for the property and building at 5401 W. Donges Bay Road.

Respectfully Submitted,

**5401 W Donges Bay Owner LP**
Quarles & Brady LLP
Eric J. Van Schyndle, Esq.

**Almo Corporation**
Dan Frank, Esq.
Vice President, General Counsel

**Almo Corporation**
Amundsen Davis LLC
Brian C. Randall, Esq.

**Design House (DHI Corp.)**

**Wachtel Tree Science Inc.**

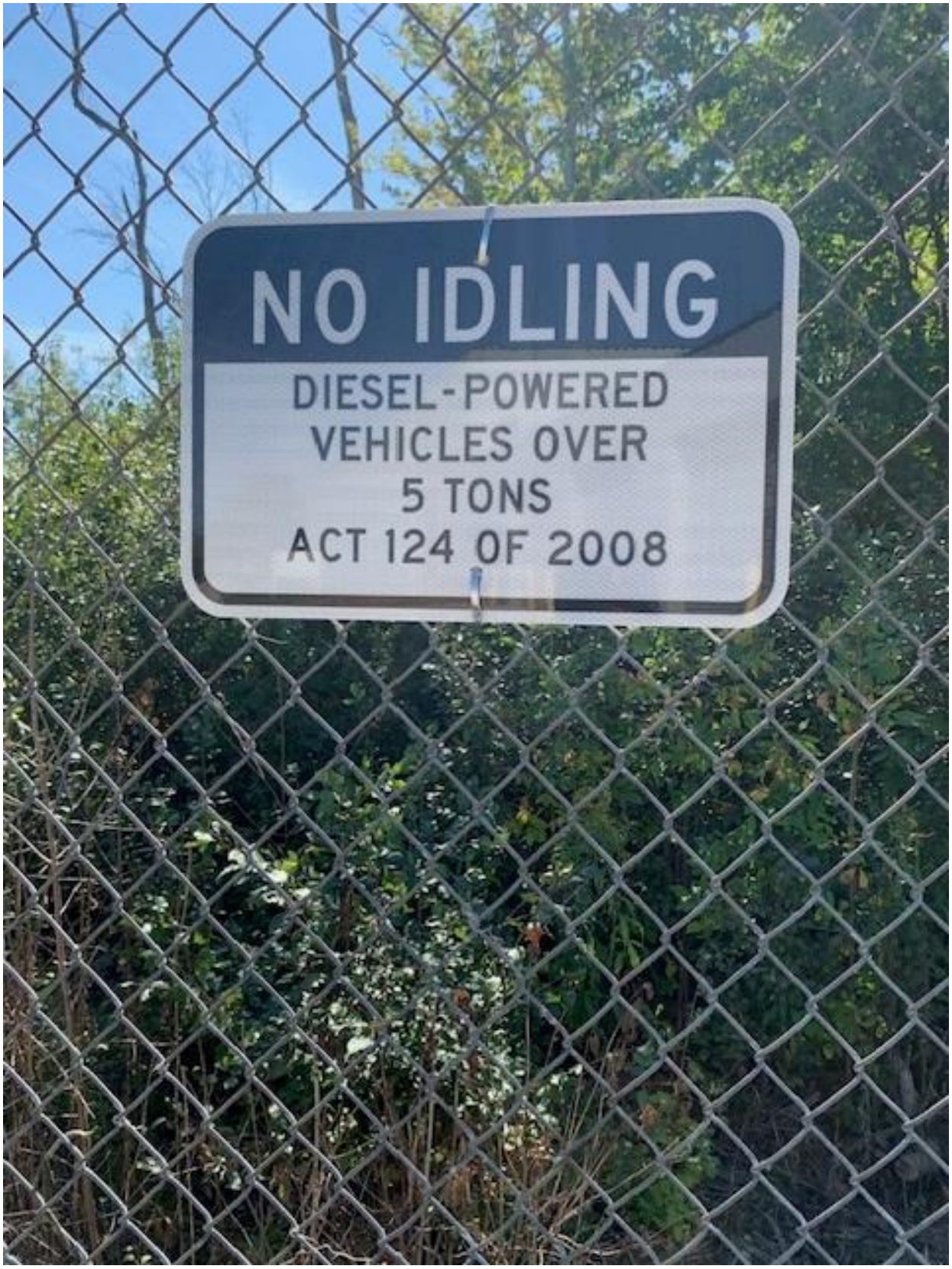
# ATTACHMENT

**Signage Plan for 5401 W. Donges Bay Road (see following pages for sign details)**

#1 Along Fence Line – Inside Gated Dock Area – South Side (1 of 3)

#2 Entrance of Gate – ALMO Dock Entrance

#3 At Back Entrance of Building East Side Corner



#4 Far East Side Open Area – Parking Lot

#5 Entrance of Fenced Area along East side – Driveway to Donges Bay Rd

#6 Entrance of Property at Donges Bay Rd – Landscaped Monument Sign, temporary “For Lease” sign, and Instructional/Directional Signs (with closeups below)

# Second Supplement in Support of Planning Commission Application for 5401 W. Donges Bay Road

## January 26, 2026

This second supplement is submitted in support of the application for a Determination of Use ("Minor Request"), Master Sign Plan (if necessary), and Building/Site Planning or Amendment for the property at 5401 W. Donges Bay Road. A multitenant building that was built in 1971 is located at the property. The property is owned by 5401 W Donges Bay Owner LP (5401 Owner) and the building currently has three tenants: Almo Corporation (Almo), Design House (DHI Corp.), and Wachtel Tree Science Inc. The building also contains approximately 67,000 square feet of vacant space.

### I. Building and Site Plan.

Although the multitenant building was built in 1971 and all plans should be on file, the City has requested a to-scale site plan, calculations of impervious surface, and certain reviews and determinations by the Wisconsin DNR. 5401 Owner submits the available survey of the approximately 35 acre site that is zoned B-5 Light Industrial District. 5401 Owner also submits the additional plans, photos, and details in Attachment 1 for the recent site work; also accompanying this second supplement as a separate attachment is the interior-site fence and gate to the east of the building.

Regarding any wetlands and navigable waterway issues subject to review and determination by the Wisconsin DNR, 5401 Owner and its representatives have conferred with the City Engineering Department and is undertaking follow up with the Wisconsin DNR with concurrent updates to be provided to the City Engineering Department.

### II. Determination of Use Details (Almo: Wholesale Distribution)

Since 2012, Almo has conducted wholesaling and distribution operations at the property without any significant changes. Almo filed an Application for Business Occupancy Permit per the City's form on file (wholesale distribution as the description of occupancy type). Per the For Staff Use Only field of the City's form, the City approved Almo's occupancy under NAIC Code Wholesaling/Distribution.

In 2025, City staff contacted 5401 Owner and Almo to determine if Almo was operating as a "transportation terminal" for which a Conditional Use Grant would be required. Following discussions with City staff during which Almo confirmed that at all times it has conducted wholesaling and distribution operations at the property, 5401 Owner and Almo filed this Determination of Use ("Minor Request") in order to confirm it as a wholesale distribution use.

**A. Almo's Business Plan:**

i. Overview. Almo operates and will continue to operate according to the B-5 Light Industrial District requirements. Almo's operations include wholesaling of major appliances, premium appliances, consumer electronics, professional A/V equipment, furniture and housewares, distribution of their inventory to its customers, an office area that facilitate and oversee wholesaling and distribution operations. A more detailed business plan is provided below.

ii. Primary Functions. Almo's primary use of the space is wholesaling and distribution operations and business offices that supports the wholesaling and distribution operations. Wholesaling, distribution, and business offices are permitted uses within B-5 Light Industrial.

1. As noted above, Almo stores and distributes its own inventory and ships directly to their customers on an almost daily basis.
2. The square footage of the wholesale and distribution portion of the premise is 279,395 square feet and 1,000 square feet supports the business offices for a total of 280,395 square footage.
3. See II.A.iv. – v., below, for number of employees and hours of operation for this use.

iii. Accessory Functions. Almo does not have accessory functions.

iv. Number of Employees. Almo has 20 employees, 14 employees are staffed during the 7:00 a.m. to 5:00 p.m. shift and six are staffed during the 11:00 p.m. to 7:30 a.m. shift.

v. Hours of Operation. Wholesaling, distribution, and office hours occur simultaneously during two eight hour shifts Monday through Friday with occasional weekend work as detailed below:

a. Daytime Shift (Monday through Friday): 7:00 a.m. to 5:00 p.m.
    i. Loading/Unloading 16-24 Truckloads/Shift.
b. Overnight Shift(Monday through Friday): 11:00 p.m. to 7:30 a.m.
    i. Loading/Unloading 16-24 Truckloads/Shift.
c. Weekend Work: typically Saturday 6:00 AM-11:00 AM
    i. Occurs between six to ten days a year.

vi. Additional Operational Details.

1. Almo's office areas serve to support its wholesaling and distribution services and operations.
2. Third-party, professional trucking companies provide distribution services to Almo. These trucking companies utilize semi-trucks

and box trucks to pick up products and deliver products. Almo receives shipments throughout the day and night but only when employees are on site.

3. Consistent with Almo's wholesaling and distribution operations (and not as a "transportation terminal"), trucks are only on site when they are actively delivering or receiving products and are instructed not to idle while onsite. Trucks back up to one of the exterior docks to be loaded and unloaded. All loading and unloading is done inside the building via the exterior docks. The trucks are shut off during loading, unloading, and when they are onsite except when maneuvering to and from the exterior docks.

4. Almo expressly prohibits prolonged truck parking (including overnight parking when no shifts are working in the building) because Almo is not a "transportation terminal."

5. Almo expressly prohibits truck engine idling at the property including when trucks are at the exterior docks. Almo's employees are trained to inform drivers to turn off their engines upon backing into the loading dock and not to turn the engines back on until the driver is released with signed paperwork. *See also* #6, below (signage).

6. 5401 Owner and Almo posted various instructional and directional signs for visitors, employees, and third-party truck drivers regarding the prohibited prolonged truck parking and prohibited truck engine idling. *See* Attachment 2 (## 1-6).

7. Almo's operations are in accordance with Secs. 58-298(c)(3) (Wholesaling) and 58-298(c)(4) (Distribution).

B. **Wholesaling, Distribution, and Business Office Use Justification**.

i. Wholesaling. Wholesaling is a permitted use in B-5 zoning and is reflected within the Code's definition of industrial, light. § 58-298(c)(4); *see* § 58-8 ("*Industrial, light* means industrial establishments such as those engaged in warehousing, **wholesaling** and distribution, assembly, fabrication, repair and maintenance services that comply with the standards listed in this chapter." (emphasis added). Almo distributes its own inventory directly to its clients from the premises. Because Almo performs distribution on the premises and distribution is a permitted use in B-5 zoning, Almo's distribution use is appropriate

ii. Distribution. Distribution is a permitted use in B-5 zoning and is reflected within the Code's definition of industrial, light. § 58-298(c)(4); *see* § 58-8 ("*Industrial, light* means industrial establishments such as those engaged in warehousing, wholesaling and **distribution**, assembly, fabrication, repair and maintenance services that comply with the standards listed in this chapter." (emphasis added). Almo distributes its own inventory directly to its clients from the premises. Because Almo performs

distribution on the premises and distribution is a permitted use in B-5 zoning, Almo's distribution use is appropriate.

iii. Business Office. The office areas are a permitted business office use in B-5 zoning. § 58-298(c)(8).

iv. Overall Basis for Request. Almo has operated its wholesaling and distribution business at the property in the City since 2012. Almo's operations promote the public interest by providing stable jobs, supporting employment of trucking professionals, and delivering goods. Almo's operations are consistent with the B-5 industrial, light zoning. Because Almo's wholesaling and distribution use benefits the public interest, we respectfully request the City approve these uses. Additionally, Almo's safety focused mindset and emphasis on safe trucking procedures demonstrates its commitment to the public health and safety of its employees, neighbors, and community at large. Finally, Almo's business operations and presence in the City of Mequon benefits the economic development of the community and the general welfare of the City.

## III. Signage Details

Signage at the property is minimal including a landscaped Monument Sign along Donges Bay Road, a temporary "For Lease" sign along Donges Bay Road, and various instructional and directional signs for visitors, employees, and third-party truck drivers. 5401 Owner and Almo initially believed that a Master Sign Plan would be necessary but in light of the minimal signage, 5401 Owner and Almo will work with City staff to confirm that the signage at the site complies with code. To the extent that any of the instructional or directional signs do not comply, 5401 Owner and/or Almo will remove them upon notice from the City until such time as a sign permit(s) or Master Sign Plan is approved.

## IV. Conclusion

On behalf of owner 5401 W Donges Bay Owner LP and Almo Corporation, we respectfully request approval of the Minor Request (Determination of Use), Master Sign Plan (if necessary), and Building/Site Planning or Amendment for the property and building at 5401 W. Donges Bay Road.

Respectfully Submitted,

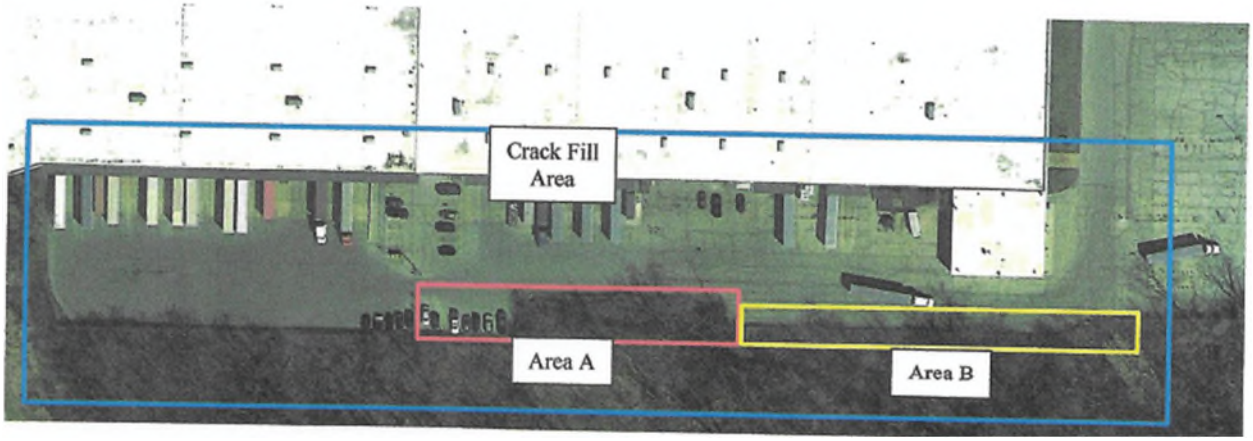
**5401 W Donges Bay Owner LP**
Quarles & Brady LLP
Eric J. Van Schyndle, Esq.

**Almo Corporation**
Dan Frank, Esq. - Vice President, General Counsel
and
Brian C. Randall, Esq. - Amundsen Davis LLC

# ATTACHMENT 1

**Plans**

The site survey is submitted herewith. Below are the drawings of the parking lot repairs including the asphalt repairs (Area A), fenceline replacement (Area B; see also damaged fenceline photos), and storm drain that was discovered when investigating water coming up through asphalt (no existing storm drain plans available). However, the extended storm drain layout is depicted below.




**Before storm drain extension – Pavement edge. Fence collapsed.**

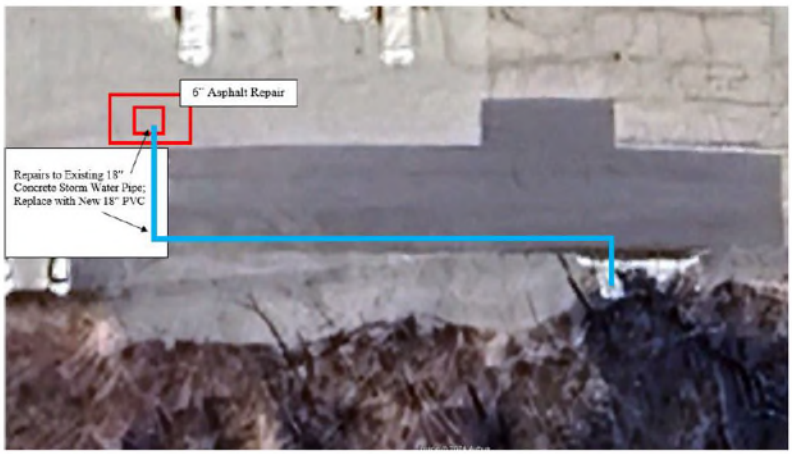
**After storm drain extension – Pavement edge**

**Facing East**

**Facing West**

**Water came up through asphalt**

**Repair to existing storm drain**



The area of the parking lot repairs totaled 4,277 square feet as shown below. Note, however, that the forest area as designated on survey was not disturbed.

# ATTACHMENT 2

**Signage Plan for 5401 W. Donges Bay Road (see following pages for sign details)**

#1 Along Fence Line – Inside Gated Dock Area – South Side (1 of 3)

#2 Entrance of Gate – ALMO Dock Entrance

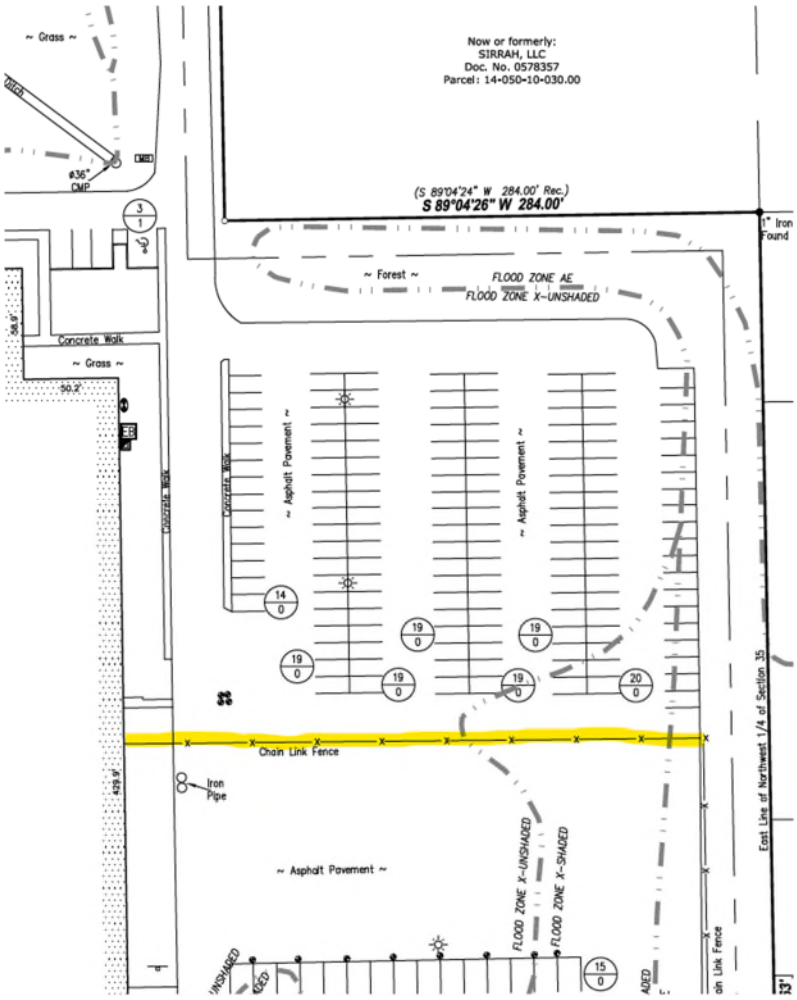
#3 At Back Entrance of Building East Side Corner

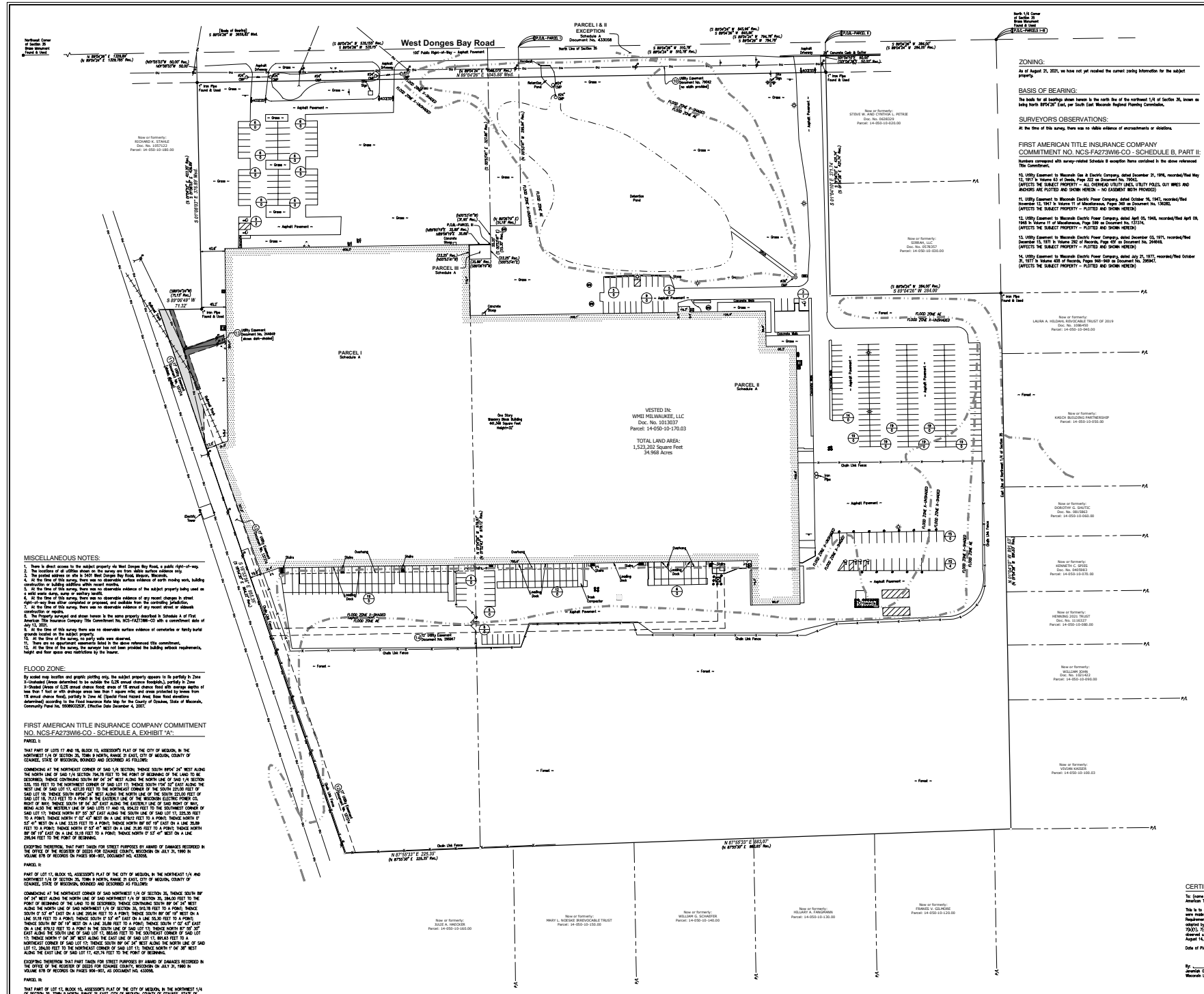
#4 Far East Side Open Area – Parking Lot

#5 Entrance of Fenced Area along East side – Driveway to Donges Bay Rd

#6 Entrance of Property at Donges Bay Rd – Instructional/Directional Signs (with closeups below)

Existing Gate: height-6’ and extends west to east across the entire lot per yellow highlighted location below, approx. 284’.




West Donges Bay Road
PARCEL I & II EXCEPTION
Schedule A
Document No. 433058
PARCEL I
Schedule A
PARCEL II
Schedule A
PARCEL III
Schedule A
VESTED IN:
WMII MILWAUKEE, LLC
Doc. No. 1013037
Parcel: 14-050-10-170.03
TOTAL LAND AREA:
1,523,202 Square Feet
34.968 Acres
One Story Masonry Block Building
69,768 Square Feet
Height=30'
Detention Pond
Retention Pond
Utility Easement
Document No. 790562
(no width provided)
Utility Easement
Document No. 344569
(shown dash-dashed)
Utility Easement
Document No. 390647
Chain Link Fence
Concrete Slab
Concrete Ramp
Loading Dock
Truck Compactor
Overhang
Stairs
Electric Tower
Iron Pipe
Found & Used
Asphalt Pavement
Asphalt Driveway
Grass
Forest
Curb
Gutter
Sign
Monument
Found & Used
Now or formerly:
RICHARD K. STAHLE
Doc. No. 1057122
Parcel: 14-050-10-180.00
Now or formerly:
STEVE M. AND CYNTHIA L. PETRIE
Doc. No. 0638329
Parcel: 14-050-10-020.00
Now or formerly:
SIRIAN, LLC
Doc. No. 0578307
Parcel: 14-050-10-030.00
Now or formerly:
LAURA A. HELDAH, REVOCABLE TRUST OF 2019
Doc. No. 1086450
Parcel: 14-050-10-040.00
Now or formerly:
KASCH BUILDING PARTNERSHIP
Parcel: 14-050-10-050.00
Now or formerly:
DOROTHY G. SHUTIC
Doc. No. 0815863
Parcel: 14-050-10-060.00
Now or formerly:
KENNETH C. SPIES
Doc. No. 0405863
Parcel: 14-050-10-070.00
Now or formerly:
HERMAN FAMILY TRUST
Doc. No. 1116327
Parcel: 14-050-10-080.00
Now or formerly:
WILLIAM JOHN
Doc. No. 1021422
Parcel: 14-050-10-090.00
Now or formerly:
VIVIAN KAISER
Parcel: 14-050-10-100.03
Now or formerly:
JULIE A. HACKBIR
Parcel: 14-050-10-160.00
Now or formerly:
MARY L. NOESKE IRREVOCABLE TRUST
Parcel: 14-050-10-150.00
Now or formerly:
WILLIAM G. SCHAEFER
Parcel: 14-050-10-140.00
Now or formerly:
HILMAR A. FANGMANN
Parcel: 14-050-10-130.00
Now or formerly:
FRANKS V. GLIMORE
Parcel: 14-050-10-120.00
FLOOD ZONE X-SHADED
FLOOD ZONE AE
FLOOD ZONE X-UNSHADED
P.O.B.-PARCEL I
P.O.C.-PARCEL I & II
P.O.B.-PARCEL II
P.O.C.-PARCEL III
North 1/4 Corner of Section 35 Brass Monument Found & Used
Northwest Corner of Section 35 Brass Monument Found & Used
East Line of Northeast 1/4 of Section 35
N 89°04'26" E 1340.66' Meas.
S 89°04'26" W 1340.66' Meas.
S 01°00'03" E 2639.89' Meas.
N 87°55'33" E 883.07' (N 87°56'39" E 883.07' Rec.)
N 87°55'33" E 225.55' (N 87°56'39" E 225.55' Rec.)
S 89°04'26" W 284.00'
S 89°04'26" W 284.00' (S 89°04'26" W 284.00' Rec.)
S 89°04'26" W 335.19' (S 89°04'26" W 335.19' Rec.)
S 89°04'26" W 310.76' (S 89°04'26" W 310.76' Rec.)
S 89°04'26" W 794.78' (S 89°04'26" W 794.78' Rec.)
S 89°04'26" W 284.00' (S 89°04'26" W 284.00