CITY OF CEDARBURG
PLAN COMMISSION
November 6, 2023

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 7:00 p.m. on Monday, November 6, 2023. Attendees have the option of joining the meeting in person at City Hall, W63N645 Washington Avenue, upper level, Council Chambers, or online via the following Zoom link: https://us02web.zoom.us/j/82754633027

AGENDA

1. CALL TO ORDER - Mayor Mike O'Keefe

2. ROLL CALL: Present - Mayor Mike O'Keefe, Council Member Patricia Thome, Vice Chairman Kip Kinzel, Jack Arnett, Adam Voltz, Sig Strautmanis, Tom Wiza

   Also Present - Jon Censky, City Planner

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES – October 2, 2023

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

REGULAR BUSINESS; AND ACTION THEREON

* A. Petitioner: **Craig Caliendo- Stonelake Condominium**
Request: **Development Agreement and Condominium Plat/Documents approval.**
Briefing: The applicant is seeking development agreement and condominium approval for the Stonelake two-family project located at 6660 Susan Lane

Tax Key No.: 03-022-14-006.00
Current Zoning: Rd-1/PUD
Aldermanic District: 1
Previous Discussion Dates:

* B. Petitioner: **Briohn Construction Inc.**
Request: **Business Site and Operational Plan Approval**
Briefing: Petitioner is requesting approval of the site, landscape, exterior lighting, and architectural plan approval for a 155,000 square foot distribution and warehouse building to be located on lot #4 of the Business Park

Tax Key No.: 13-022-
Current Zoning: M-3 Business Park
Aldermanic District: 7
Previous Discussion Dates:

7. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

**8. MAYOR'S ANNOUNCEMENTS

9. ADJOURNMENT

* *Information attached for Commission Members; available through City Clerk's office.*

** *This topic is to be limited to such items as establishing the next meeting date, items for the next agenda, reminders of scheduled community events, etc.*

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information. City of Cedarburg is committed to providing access, equal opportunity, and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact the Clerk's Office at (262) 375-7606 or email: cityhall@ci.cedarburg.wi.us.

MEMBERS – PLEASE NOTIFY CITY CLERK'S
OFFICE IF UNABLE TO ATTEND MEETING

It is possible that a quorum of members of the Common Council may attend Plan Commission meetings held the first Monday of each month at 7:00 p.m. No business will be conducted by the Common Council and no action will be taken. Attendance is for the purpose of information gathering and exchange.

10/31/2023

CITY OF CEDARBURG
PLAN COMMISSION
OCTOBER 2, 2023

PC20231002-1
UNAPPROVED

A regular meeting of the Plan Commission of the City of Cedarburg, Wisconsin, was held on Monday, October 2, 2023, at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers, and online utilizing the Zoom app.

Mayor Michael O'Keefe called the meeting to order at 7:00 p.m.

Roll Call: Present - Mayor Michael O'Keefe, Council Member Patricia Thome, Adam Voltz, Jack Arnett, Kip Kinzel, Tom Wiza, Sig Strautmanis

Also Present - City Administrator Mikko Hilvo (Zoom), City Planner Jon Censky, City Clerk Tracie Sette, interested citizens and news media.

STATEMENT OF PUBLIC NOTICE

At Mayor O'Keefe's request, City Clerk Sette verified that notice of this meeting was provided to the public by forwarding the agenda to the City's official newspaper, the *News Graphic,* to all news media and citizens who requested copies, and by posting in accordance with the Wisconsin Open Meetings Law. Citizens present were welcomed and encouraged to provide their input during the citizen comment portion of the meeting.

APPROVAL OF MINUTES

A motion was made by Commissioner Thome, seconded by Commissioner Kinzel, to approve the Plan Commission minutes from September 6, 2023. Motion carried without a negative vote with Commissioner Strautmanis abstaining as he was absent from the September 6 meeting.

COMMENTS AND SUGGESTIONS FROM CITIZENS - None

PUBLIC HEARING

C.WIESLER'S PETITION FOR CONDITIONAL USE APPROVAL TO OPERATE AN AIRBNB IN THE UPPER LEVEL UNITS OF THE COMMERCIAL BUILDING LOCATED AT W61N493 WASHINGTON AVENUE

Mayor O'Keefe opened the Public Hearing at 7:02 p.m. regarding the application for a Conditional Use permit to convert the second-floor office space located at W61N491 Washington Avenue (Wiesler's) into a tourist rooming facility (i.e., Airbnb). Planner Censky explained the tourist rooming use will occupy the entire second floor. Upon completion of a renovation, it will include two units that will each have two bedrooms, a living room, kitchen, and a full bathroom. Final plans have yet to be approved.

Tourist Rooming Homes are listed as permitted by Conditional Use in the B-3 District and consequently,

short-term rentals of this type are prohibited in all other Districts in the City. Tourist Rooming Houses are defined as: All lodging places and tourist cabins and cottages, other than hotels and motels, in which sleeping accommodations are offered for pay to tourists or transients as regulated under Wisconsin Chapter DHS 195.

Staff review indicates that this site has sufficient parking at the rear of the building to support this use. Staff believes that this use is appropriate in the downtown area and consistent with other Airbnb's previously approved in this area. Accordingly, staff has no objection subject to the following:

1. Any substantiated problems with this use shall be corrected by the owner immediately upon notification and if left uncorrected, may result in the revocation of the Conditional Use Permit.
2. Cedarburg Fire Department will follow the State Licensing Bureau for Rooming Houses, NFPA 1 Section 20.10 and NFPA 101 Life Safety Code.
3. Smoke detectors and CO detectors are to be installed and properly maintained.
4. The operation shall follow the conditions contained in the Conditional Use Permit

Planner Censky explained Wisconsin State law allows anyone, anywhere, to rent their room (as an Airbnb) for at least seven (7) consecutive days or longer. The City's ordinance limits Airbnb's to the B-3 District only. The Plan Commission is currently working to revise this ordinance.

A motion was made by Commissioner Kinzel, seconded by Commissioner Thome, to close the Public Hearing at 7:09 p.m. Motion carried without a negative vote.

A motion was made by Commissioner Thome, seconded by Commissioner Voltz, to approve the Conditional Use Permit subject to staff comments and subject to the applicant submitting a detailed floor plan for staff review. Motion carried without a negative vote.

REGULAR BUSINESS

KURT PETRIE, NEWMARK PETITIONED FOR A CONCEPT REVIEW FOR AN INDOOR/OUTDOOR SIMULATED GOLF ACTIVITY CENTER

The applicant is seeking consultation regarding a proposal to develop a unique indoor and outdoor golf range on the vacant property located on the north side of Highway 60, near the entrance drive to the City's business park. The original proposal was located in the Town of Cedarburg and required an annexation. The current proposal is for the parcel of land currently located within the City limits. The City Engineers feel this site works best for impending utilities. Plan Commission feedback on this proposal is necessary to help the applicants decide whether to pursue land acquisition, rezoning/Land Use Plan amendment, and site plan approval process.

This project will be patterned after and will be an expansion of the applicant's existing simulated golf facility located in the Village of Germantown. While their existing facility is completely indoors and offers eight full swing stations, where teams play against each other while

enjoying food and drink, this proposal will include a similar indoor venue but also an outdoor driving range.

Upon completing the rezoning and Land Use Plan amendment process, the applicant will submit his detailed site and architectural plans for review and approval.

Council Member Bitter was in attendance and expressed her full support of this project.

Commissioners Voltz and Strautmanis expressed interest in seeing the proposed site plans flipped to better consume the corner of the property. They feel it makes a bigger presence. They also suggested the driveway should be located off Hwy I.

CITY OF CEDARBURG REQUESTING APPROVAL OF A CERTIFIED SURVEY MAP (CSM) TO DIVIDE THE EXISTING 26.3-ACRE BUSINESS PARK SITE INTO TWO (2) LOTS AND TWO (2) OUT LOTS OF THE FOLLOWING SIZES: 10.6-ACRES, 7.52-ACRES, 5.28-ACRES, AND 2.9-ACRES

A Certified Survey Map (CSM) will serve to divide the existing 26.3-acre business park parcel into two lots and two out lots of the following sizes respectively: 10.6-acres, 7.52-acres, 5.28-acres, and 2.9-acres. The original 26.3-acre parcel was created in 2020 in support of the Wilo project. The current CSM containing the divisions is required for the second project under consideration in the business park. Plans for that project will be submitted for Plan Commission review and approval at the next Plan Commission meeting. The two out lots within this CSM are needed for drainage and stormwater management and control. Since there will be no right-of-way dedication as part of this CSM, Common Council approval is not necessary.

Staff review indicates full compliance with the dimensional requirements of the M-3 Business Park District and therefore approval is recommended subject to the temporary turnaround easement located at the west end of Lot 2 be removed from the face of the CSM.

A motion was made by Commissioner Wiza, seconded by Commissioner Thome, to approve the Certified Survey Map, dividing the existing 26.3 acres in the Business Park site into two lots and two out lots of the following sizes: 10.6-acres, 7.52-acres, 5.28-acres, and 2.9-acres. Motion carried without a negative vote.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS - None

MAYOR'S ANNOUNCEMENTS - None

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Commissioner Thome, to adjourn the meeting at 7:36 p.m. Motion carried without a negative vote.

Tracie Sette
City Clerk

STONELAKE DEVELOPMENT AGREEMENT

To: City of Cedarburg Plan Commission	**Prepared by: Jonathan P. Censky, City Planner**
Agenda Item: 6.A.	**Date: November 6, 2023**
General Information	
Applicant:	Craig Caliendo, Stonelake Condominium, PUD Extension
Status of Applicant:	Owner/Developer
Location:	6660 Susan Lane
Requested Action:	Development Agreement Recommendation and Condominium Documents approval.
Existing Zoning:	Rd-1 PUD
Surrounding Zoning:	M-3, Rs-4, & Rs-5
Lot Size:	40 acres
Existing Land Use:	Quarry/vacant

Report:

At the March 6, 2023, meeting, this Commission reviewed and approved the detailed architectural plans for the Stone Lake Development. Since that meeting, City Engineer Mike Wieser has been working with the developer's engineer on the follow up engineering plans for this project. With that plan review nearly complete, Mr. Caliendo is now prepared to seek approval of the development agreement and the condominium documents for the first phase public portion of this project. You will recall that the public portion consists of the extension of the public utilities (i.e. sewer and water facilities) and the public road extending from the entrance off Susan Land to a point where it loops around the south end of the quarry and then north along the east property line to the point where the road intersects the future extension to Sheboygan Road.

Attached hereto is the drafted development agreement that Attorney Herbrand and Engineer Wieser have drafted. The development agreement is the contract between the City and the Developer that establishes responsibilities regarding the provisions of public and private facilities, improvements, and any other agreed-upon terms.

As noted, Mr. Caliendo is also here requesting approval of the Condominium documents for the first phase of this project. These documents were drafted in accordance with Wis. Stat. Ch. 703, *Condominiums*, and serve as the master deed or bylaws that affect and define the rights and obligations of co-owners of these condominium townhomes. Upon its approval and execution, this document will be recorded in the Ozaukee County Register of Deeds Office. *Land Division, Subdivision and Condominium Regulations found in* Sec. 14, Code of Ordinances, City of Cedarburg, requires Plan Commission review and recommendation, and Common Council approval of these documents.

STONELAKE DEVELOPMENT AGREEMENT

Staff Comments:
City Staff review indicates that the documents are compliant with State Statutes and since the development agreement was drafted by City Attorney Mike Herbrand and City Engineer Mike Wieser staff recommends approval subject to City Engineering Department review and approval of the grading, drainage, storm water management and erosion control plans.

DEVELOPMENT AGREEMENT
Stone Lake Condominiums
Cedarburg, Wisconsin

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made as of the ___ day of March 2023, by and between the CITY OF CEDARBURG, a Wisconsin municipal corporation (the "City") and Stone Lake Development, Inc. (the "Developer").

RECITATIONS

0.1 The Developer owns the Property (as hereinafter defined). The tax key number of the Property is provided in **Exhibit A**;

0.2 The Developer desires to develop 35 side-by-side duplex condominium buildings with a total of 70 units on the Property and record a Declaration of Condominium and related instruments (as further described herein) with accompanying Condominium Plat Condominium Plat as provided in **Exhibit B** to create easements for public right-of-way and utilities.

0.3 The Property is conditionally zoned as a Planned Unit Development Overlay District ("PUD") and City Ordinance § 13-1-69(n)(2) requires that the Plan Commission recommend, and the City Council approve a Development Agreement which shall include, without limitation:

(a) Timetables for performance/completion of the Improvements (as hereinafter defined).

(b) Performance requirements and standards and assurances for all Improvements and/or modifications pertaining to the PUD;

(c) Inspection requirements;

(d) Prohibition on any division/combination of real estate lots included within the PUD District except as otherwise provided;

(e) Provisions for lapsing of specific plan approval and automatic reversion of the zoning status of the Property to non-PUD District status upon specific changes of circumstances or failure of the Development (as hereinafter defined) to materialize as agreed to in the Development Agreement;

(f) Agreements, provisions and/or covenants or additional deed restrictions to be recorded against the lot(s) within the PUD District that will perpetually govern the use, maintenance and continued preservation and protection of the Development and any of its common services, common open areas and/or other facilities;

(g) Exhibits, drawings or other attachments that depict Improvements, including but not limited to structures, fixtures and landscaping and their relative locations in the Development area as well as design and engineering details as necessary to document to a reasonable degree of specificity the type, character, and nature of Improvements to be made within the Development area.

0.4 The Developer has caused engineering, planning and design services to be performed in preparation for construction of certain Improvements for the Development and will cause additional such services to be performed as the site is developed; and

0.5 The Developer intends to contract for installation of certain other site Improvements; and

0.6 The City shall cause inspections and approvals of the Improvements being dedicated to the City during installation by Developer based on the City approved civil engineering plans.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitations, which are acknowledged to be true and correct, the mutual covenants, representations and warranties set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Article 1

Definitions

The following terms, whenever used in this Agreement, shall have the following meanings:

1.01 "Contract Documents" means all documents now or hereafter evidencing contracts with the Developer or its contractors, sub-contractors or affiliates for construction and installment of the required Improvements set forth in the Improvement Plans and all addenda and amendments thereto.

1.02 "Improvements" means the improvements as described in § 4.02 below, to be installed for the benefit of the Development by the Developer (or by contract with the Developer, whether under the Contract Documents as described in § 1.01, or otherwise).

1.03 "Declaration of Condominium" means the instrument by which the Property becomes subject to Chapter 703 of the Wisconsin Statutes. Said Declaration of Condominium shall comply with Chapter 703, include all requirements of Section 703.09, Wis. Stats., and include a condominium plat of the Development for the Property ("Condominium Plat"). For purposes of this Agreement, the Declaration of Condominium includes the Development site, certain public utility easements to be dedicated to the City and those public road right-of-way areas adjacent to and within the Development. A true and complete copy of the Condominium Plat is attached hereto as **Exhibit B** and is incorporated herein by reference.

1.04 "Improvement Plans" means the improvement, grading and landscape plans prepared by M Squared Engineering LLC, with last revision dated _____, _____ submitted by the Developer as approved by the City, along with any approved amendments or supplements. A true and complete copy of the Improvement Plans is attached hereto as **Exhibit C** and is incorporated herein by reference.

1.05 "Financial Guarantee" means one or more letters of credit or development bonds issued in conformity with the terms and conditions of this Agreement in the amount determined by the "Schedule of Values for Financial Guarantees" with respect to the Property.

1.06 "Property" means all the real property as described on **Exhibit A**.

1.07 "Development" means the 35 side-by-side condominium buildings with a total of 70 units to be constructed on the Property.

1.08 "Condominium Owner's Association" shall mean the condominium owner's association created by and under the Declaration of Condominium for the Property.

Article 2

Term

The term of this Agreement shall commence upon due execution hereof by or on behalf of all parties.

Article 3

Developer's Representations and Warranties

The Developer represents and warrants that:

3.01 Good Title. The Developer owns all the Property free and clear of all liens and encumbrances other than encumbrances shown on the title policy for the Property and mortgages for the purpose of developing the Property, and that it has retained sufficient rights in and to the balance of the Property so as to make all provisions of this Agreement valid and enforceable against the Developer and all successors in interest.

3.02 Contract Documents. The Developer has examined the Contract Documents, is familiar with the specifications set forth therein, and has determined that they are adequate and sufficient for the Developer's purposes.

3.04 Authority. The Developer has received all required approvals to enter into this Agreement and the signatures below shall bind the Developer.

Article 4

Duties of the Developer

4.01 Storm Water Pond Maintenance. This development will utilize the quarry pond to store site storm water runoff. The quarry pond shall be considered "private" and shall be

maintained by the Developer and subsequently the Condominium Owners Association at its expense. Simultaneously, with the execution of this Agreement, Developer and City shall enter into a separate written Storm Water Management and System Maintenance Agreement, in a form substantially similar to **Exhibit D**, attached hereto and incorporated herein by reference. The purpose of the Storm Water Management and System Maintenance Agreement is to grant the City, its employees, agents, contractors, successors, and assigns, access to and from all storm water facilities for purposes of access, inspection, and maintenance if necessary.

4.02 Construction Duties of the Developer. The Developer shall construct and install the Improvements in a single phase and pay all costs therefor, pursuant to the applicable Contract Documents and Improvement Plans, as follows:

(a) Site Grading. Grade the site pursuant to the Improvement Plans and § 14-1-73(c) of the City of Cedarburg Zoning Code approved by the City Engineer. The City acknowledges that a portion of the site (up to 1 acre in size) may be used for storing topsoil and/or fill during construction and may remain ungraded until completion of construction of all of the units in the Development. Prior to the installation of all underground utilities, Developer shall certify to the City that the grading has been completed in compliance with the aforementioned Improvement Plans. In the event that the actual grade is not in compliance, Developer shall pay all costs associated making the grade compliant and relaying the underground electrical services.

(b) Sanitary Sewerage Systems. Developer agrees to pay for and install all onsite sanitary sewerage facilities including all sewer mains and service laterals necessary to serve the Development as depicted in the Improvement Plans. All sanitary sewer mains shall be dedicated to the City. The Developer also agrees to reimburse the City $29,864 for costs incurred by the City to extend the sanitary sewer main out of Forward Way. This change is due in full upon issuance of the first building permit.

(c) Water Supply Facilities. Developer agrees to pay for and install all onsite water supply facilities including all water mains, service laterals and appurtenances necessary to serve the Development as depicted in the Improvement Plans as approved by the City. All water mains shall be dedicated to the City. The Developer also agrees to reimburse the City $19,533 for costs incurred by the City to extend the water main out of Forward Way. This change is due in full upon issuance of the first building permit.

(d) Storm Water Drainage Facilities. Developer agrees to pay for and install all onsite storm water drainage facilities pursuant to § 14-2 necessary to serve the Development as depicted in the Improvement Plans as approved by the City. All on-site storm sewer, bio-filters, and grass swales within the private roadway portion of the Development shall be private and shall be maintained by the Developer and subsequent property owners in perpetuity. All onsite storm sewers within the public roadway portion of the Development shall be dedicated to the City.

(e) Private Utilities. Developer shall file preliminary plans and Developer agrees to pay for and install private underground gas mains, electric distribution lines, cable television and telephone cables, pursuant to § 14-1-59.

(f) Record Drawings. Prepare record drawings for those portions of the above work that are being dedicated to the City, pursuant to § 14-1-52(e). Developer shall prepare such drawings for work completed during each phase of the Development. Provide full sized prints on 4 mil mylar as well as an electronic version in Auto Cad.

(g) Curb and Gutter. Developer agrees to pay for and install concrete curb and gutter along the public road as shown on the Improvement Plans and pursuant to § 14-1-54.

(h) Sidewalks and Walking Paths. Developer agrees to pay for and install a 5-foot-wide concrete sidewalk on the east side of the north-south entrance roadway off of Susan Lane and 5-foot-wide concrete sidewalk on both sides of the east- west public roadway, and as shown on the Improvement Plans and as approved by the City Engineer, pursuant to § 14-1-67. All sidewalks installed for public use shall be located in the public road right-of-way and be dedicated to the City. The Developer and subsequent Condominium Owners Association shall be responsible for the clearing of snow, ice or other materials that might limit the public use of the sidewalks. The recorded Condominium Declaration documents or deed restrictions shall require that the sidewalks and walking paths be repaired, maintained, and replaced by the Condominium Owner's Association.

(i) Intersection Improvements. Developer agrees to pay for and install a fully improved intersection with Susan Lane to include concrete curb and gutter and sidewalk as required by the City. Such improvements shall be dedicated to the City.

(j) Street Improvements. Developer agrees to pay for and install street improvements, pursuant to § 14-1-53 and Development construction plans. The Developer shall also stub the public roadway to the east property line for a future roadway connection. All streets with urban cross-sections shall be public. All streets with rural cross- sections shall be private. The recorded Condominium Declaration documents or deed restrictions shall require that the private streets shall be privately owned, repaired, maintained, and replaced, by the Condominium Association.

(k) Street Lighting. Street lighting on the private roadway portions of the site shall be private lighting maintained by the Developer and subsequent Condominium Owner's Association as approved by the Plan Commission. On the public roadway portion of the sit, the Developer shall contract with Cedarburg Light & Water to arrange for the installation of standard coach light streetlamps on a spacing approved by the City pursuant to § 14-1-60.

(l) Street Signs. The Developer agrees to pay for, and the City agrees to install street identification signs for the public roadway portion of the Development pursuant to § 14-1-61 and any traffic control signage as required by the City Engineer. Any Street identification or traffic control signage on the private roadway portion of the Development shall be provided and installed by the Developer and maintained in perpetuity by the Condominium Owner's Association.

(m) Landscaping Other Than Street Trees. Developer shall pay for and install topsoil and establish lawn turf in all parkways and provide landscaping features as shown in the Improvement Plans.

(n) Street Trees. Developer shall pay for street trees along the public roadway frontage on both sides of the road, as shown on the Improvements Plans and pursuant to § 14-1-62. The City Forester will select the tree species and contract out the tree planting as part of the annual street tree program. The City Forester will plant the trees after the sidewalk and curb and gutter are installed, and the parkway turf is established. All such trees shall be dedicated to the City.

(o) Erosion Control. Developer shall pay for, install, and maintain erosion control using best management practices and pursuant to § 14-1-63, Chapter 14-2, and Chapter 15-2. Developer must comply with all applicable DNR permits, the City's Erosion Control Permit, and the Storm Water Management Permit and any associated fees.

(p) Impact on Woods Located at the Southwest Corner. The woods located at the southwest corner of the property are known as the Cedarburg Woods- West site in the Southeastern Wisconsin Regional Plan Commission (SEWRPC) Report No.42. These woods shall be preserved to the amount practicable with the impact on the woods be kept to the absolute minimum. Any cutting of woods shall be done outside of the approved improvement plan and must be approved in advance and in writing by the City Forester and at the expense of the Condominium Owner's Association. Such restriction shall be shown on the condominium Plat.

(q) Public Sidewalk Dedication. Developer hereby grants and dedicates to the public, all sidewalks adjacent to public roadways, to be used and accessed by the public for all uses allowed by applicable law, standard, or regulation. Such grant shall be expressly stated on the Condominium Plat for the Development.

(r) Roadway Use and Access Easement Grant. Developer hereby grants to the public, and to the City, its employees, agents, contractors, successors and assigns, pedestrian and motor vehicle use and access to and from the Development within the public road dedication outlot set forth on the Condominium Plat.

(s) Emergency Services and Utility Access Easement Grant. Developer herby grants to the City, its employees, agents, contractors, successors, and assigns, pedestrian, and motor vehicle access over, across, through and under all private roads and outlots, within the Development for purposes of pedestrian and vehicular access to maintain and repair all public utilities within the Development and for pedestrian and vehicular access for all governmental emergency services, including but not limited to, police, fire, ambulance and emergency government. Such Easement grant shall be expressly stated on the Final Condominium Plat for the Development.

4.03 Time for Completion. Each of the items in § 4.02 above shall be completed on the dates specified in this Agreement. Pursuant to § 13-1-69(o)(2)(4), if a building permit is not issued for the first condominium unit in the Development within one (1) year of receiving the PUD zoning, the PUD district zoning for the Property shall be automatically discontinued and replaced with the zoning designation that existed prior to the PUD rezoning.

4.04 Impact and Connection Fees. Subject to the provisions of any State of Wisconsin law, prior to issuance of any building permit for a condominium building and payable at the time of building permit application, the following impact and connection fees will be due for each condominium unit:

Library Building Fee	$ 1,546.36 per unit
Police Station Fee	$ 1,501.49 per unit
Park Facilities Fee	$ 1,438.58 per unit
Water Supply Facilities Fee	$ 2,053.92 per unit
Sanitary Sewer Connection Fee	$ 2,710.75 per unit
Fee in Lieu of Parkland Dedication Fee	$ 847.26 per unit

The fees set forth above are based on the City's rates for 2023.

All the above impact and connection fees are subject to an annual adjustment pursuant to § 3-6-9 of the Code of Ordinances.

4.05 Developer Payments.

(a) Parkland Dedication and Fee in Lieu of Parkland Dedication. Developer shall pay a fee-in-lieu of Parkland Dedication for the Development in the amount of $847.26 per condominium unit. The fee for each unit is due at the time of Building permit issuance for such unit.

(b) City Street Trees. The Developer shall pay the City of Cedarburg for furnishing and planting 46 street in the initial phase of the development trees at $400.00 each for a total of $18,400.00. The City Forestry Department will hold these funds in a segregated street tree account and will purchase and plant street trees when the roadway improvements are completed. This charge is due in full upon issuance of the first Building permit.

(c) Other Improvement Costs. Developer is responsible to pay for all reasonable engineering, administrative and legal fees associated with the Development, during the installation of public utilities, including the cost of construction inspection, materials testing, preparation of as-built drawings, stormwater review, and other fees associated therewith.

(d) Account Statements. Developer shall review and approve all engineering, inspection, and attorney draw requests received by the City and pertaining to the Improvements. The City shall provide copies of each such request with supporting documentation to the Developer.(e) Recording Fees. Developer shall pay to the Register of Deeds for Ozaukee County all recording fees due for the recording of this Agreement, the Declaration of Condominium, Condominium Plat, Storm Water Management, and System Maintenance Agreement and any separate

dedication instruments and grants of easements as are directly attributable to the Development.

4.06 Condominium Owner's Association. The Developer agrees that there will be an incorporated Condominium Owners Association that will be responsible for the of the private streets, storm sewer, storm water ponds, quarry, bio-filters, landscaping, maintenance (including snow removal) of all private and public sidewalks and terrace area along the public portion of roadway and Stone Lake Circle, and maintenance of all Common Areas within the Development. The Condominium Owners Association shall acknowledge the private road, the inherent danger due to the depth of the quarry, prohibit recreational use of the quarry, and indemnify the City of any responsibility due to the quarry. The responsibilities of the Association, including but not limited to those set forth in this section, will be set forth in recorded Declaration. This Agreement and the Condominium Plat shall be disclosed in the Declaration. Developer agrees that a capital replacement reserve fund for the repair and replacement of the private roads within the Subdivision, shall be included within any due's requirement for Unit owners within the Subdivision, and disclosed within the Declaration.

4.07 Financial Guarantee. Developer shall provide an irrevocable letter of credit or an approved development bond to the City, which shall not expire prior to fourteen (14) months following the completion of all Improvements being dedicated to the City shown on the Improvement Plans, for the estimated costs of the installation of all such Improvements including: erosion control, public roadway, public utilities, sidewalks, inspection, and engineering fees. The Developer may apply for a reduction of the Financial Guarantee pursuant to § 14-1-51 of the Cedarburg Zoning Code Regulations. The City shall be authorized from time to time to draw against the Financial Guarantee for costs incurred and due the City pursuant to this Agreement if the Developer has not made payments or not completed required work in a timely manner as determined by the City Engineer.

The amount of the Financial Guarantee shall be based on the Bids/Estimates for the Improvements as set forth in the Schedule of Values in § 4.08 of this Agreement.

4.08 Schedule of Values for Financial Guarantee. Developer shall provide the Financial Guarantee for the Phase 1 improvements which shall be dated no later than seven (7) days prior to the commencement of construction of the Improvements, in the amounts set for in § 4.06 and the Schedule of Values attached hereto. The Financial Guarantee shall be sufficient to cover the estimated costs to complete the Phase 1 Improvements for the Development that are being dedicated to the City based on § 4.02 and the Schedule of Values for the Development which include, but are not limited to, the required sewer and water main extensions and street signs. Prior to the commencement of construction of any improvements in Phase 2 of the Development, Developer shall provide an irrevocable letter of credit or an approved development bond to the City, which shall not expire prior to fourteen (14) month following the completion of the improvements, in the amounts set forth in a Phase 1 or Phase 2 schedule of values to be approved by the City Engineer and attached to this Agreement as an Addendum. Each Phase of the Development shall be defined as follows:

(a) Phase 1 shall consist of Condominium Units 1 through 32

(b) Phase 2 shall consist of Condominium Units 33 through 70

[SCHEDULE OF VALUES FOR FINANCIAL GUARANTEE ON NEXT PAGE]

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SCHEDULE OF VALUES FOR FINANCIAL GUARANTEE

Item

	ESTIMATED COST
Drainage Swales, ditch preparation and construction of storm bio swales	$
Erosion control including Silt fence, tracking pad, hay bale ditch checks, temporary sediment traps, outlet pipe, and rip-rap.	$
Sanitary Sewer and Laterals	$
Water Main and Laterals	$
Storm Sewer and Laterals	$
Fine Grading of Street	$
Concrete Curb and Gutter	$
Road Base	$
Asphalt Pavement binder course	$
Concrete Sidewalk	$
Seeding and Mulching	$
Asphalt Pavement surface layer	$
Street Lighting	$
Street Signs	$
Legal Fees (City)	$
Inspection Fees (including but not limited to City Administration fees)	$
Sub Total of Construction and Related Costs (Rounded)	$
Add 20% additional Contingency	$
THE SCHEDULE OF VALUES FOR EACH LINE ITEM IS BASED ON ESTIMATES. ACTUAL LINE-ITEM COSTS MAY VARY. THE TOTAL FINANCIAL GUARANTEE IS AVAILABLE TO THE CITY FOR COMPLETION OF EACH LINE ITEM. THE CITY IS NOT ACTING IN A FIDUCIARY CAPACITY AS TO THE FINANCIAL GUARANTEE.	

TOTAL OF FINANCIAL GUARANTEE: **$_____**

4.09 Completion Schedule. Developer shall complete the Improvements for the Development listed below as follows:

(a) Phase 1 underground utilities including watermains, sanitary sewer, storm sewer, and appurtenances completed on or before May 31, 2024.

(b) Phase 1 roadway base, concrete curb and gutter, and binder asphalt completed on or before May 31, 2024.

(c) Phase 1 natural gas, electric, telephone, sidewalks, and cable televisions shall be completely installed prior to the earlier of the request for an initial (first) occupancy permit for homes or the installation of final course of asphalt.

(d) Phase 1 roadway final course of asphalt to be installed within fourteen (14) months of the installation of the binder asphalt course and within the financial guarantee period

4.10 Quality of Work.

(a) All work performed under the provisions of this Agreement shall be done in a workmanlike manner in accordance with prevailing standards in the construction industry and all Improvements being dedicated to the City shall be done in accordance with established standards and specifications of the City as directed by the City Engineer.

(b) The City shall have the right during the course of construction of Improvements being dedicated to the City under this Agreement to direct the Developer to issue contract change orders to be paid by Developer, and to amend the plans and specifications, but only to the extent required to assure that construction will conform to City standards and specifications. All contract change orders proposed by Developer involving public rights of way or easements shall be approved by the City.

Article 5

Indemnification

5.01 Indemnification Agreement.

(a) In addition to, and not to the exclusion or prejudice of, any other provision of this Agreement, the Developer shall indemnify and hold harmless the City, its officers, agents and employees, and shall defend the same, from and against any and all liability, claims, loss, damages, interest, action, suits, judgments, costs, expenses, reasonable attorney's fees and the like, to whomsoever owed and by whomsoever and whenever brought or obtained, which may in any manner result from the work performed or the responsibilities of the Developer under this Agreement, expressly including, though not limited to, negligence and the breach of any duty whether imposed by statutes, ordinances, regulations, order, decree or law of any other sort

or by contract, on the part of the Developer or its officers, employees, agents or independent contractors, in carrying out the work and in supervising and safeguarding the same in any respect whatever, and including claims arising under any federal, state or local law, including Worker's Compensation laws and including negligence and the breach of any duty whether imposed by statutes, ordinances, regulations, order, decree or law of any other sort or by contract, on the part of the Developer or its officers, employees, agents or independent contractors, in carrying out the work and in supervising and safeguarding the same in any respect.

(b) If a claim is made against the City related to work performed by the Developer or the responsibilities of the Developer under this Agreement, the City agrees that it shall, within ten (10) days of its notice thereof, notify the Developer and any liability insurance carrier, which has been designated by the Developer. The Developer shall thereafter provide full cooperation in defense of the claim. The Developer shall, at the option of the City, defend any claim on behalf of the City in which case the Developer or its insurer is authorized to act on behalf of the City in responding to any claim to the extent of this indemnity. Such authorization includes the right to investigate, negotiate, settle, and litigate any such claim and control of the defense thereof subject to the approval of the City.

5.02 Extent of Damages. In every case, but not as a limitation on the liability of the Developer to the City, where judgment is recovered against the City on any such claim as provided in this Article 5, if notice has been given to Developer under § 5.01 above, any judgment thereon shall be conclusive upon the Developer as to the amount of damages and as to its liability therein; provided, however, notwithstanding anything to the contrary contained herein, the City shall reserve and maintain all of its rights and remedies to pursue recovery of all legal and equitable remedies.

5.03 Limitations as to Financial Guarantee. It is expressly understood and agreed by the City, unless specifically directed and authorized by the Developer, that the Financial Guarantee as required of the Developer pursuant to § 4.07 above, is not subject to any draw by the City, or any other party or person, to pay for any, or all, claims for personal injury and property damage arising from the construction or installation of such Improvements, but that the Financial Guarantee is exclusively limited to the payment for the Improvements not provided for by the Developer pursuant to the terms hereof, and for no other purposes.

Article 6

Compliance

6.01 Compliance With Law and Regulations. The Developer shall, in the performance of this Agreement, comply with, and give all stipulations and representations required by all applicable federal, state, and local laws, ordinances and regulations. The Developer shall also require such compliance, stipulations, and representations with respect to any contract entered into by Developer with others pertaining to the work covered by this Agreement.

6.02 Public Records Law. The Developer understands that the City is bound by the Wisconsin Public Records Law, Wis. Stat. Sec.19.21, *et. Seq.,* Pursuant to Wis. Stat. Sec. 19.36(3), City may be obligated to produce, to a third party, the records of Developer that are "produced or

collected" by Developer under this Agreement ("Records"). Developer is further directed to Wis. Stat. Sec. 19.21, *et. Seq.,* for the statutory definition of Records subject to disclosure under this paragraph, and Developer acknowledges that it has read and understands that definition. Irrespective of any other term of this Agreement, Developer is (1) obligated to retain Records for seven years from the date of the Record's creation, and (2) produce such Records to City if, in City's determination, City is required to produce the Records to a third party in response to a public records request. Developer's failure to retain and produce Records as required by this paragraph shall constitute a material breach of this Agreement, and Developer must defend and hold the City harmless from liability due to such breach.

Article 7

Conditions and Waivers

Except as otherwise provided in this Agreement, the City shall have no duty to issue building permits for construction of buildings within any phase unless and until all the following have occurred:

7.01 Improvements. Construction of the Improvements for the Development, other than the final course of asphalt paving of streets and the City's planting of street trees, for each applicable phase are completed pursuant to § 4.02, and the Improvements are dedicated and accepted by the City, in accordance with the schedule specified in Section 4.09.

(a) The binder course of bituminous paving of streets, completion of which shall be a condition to issuance of building permits for units subsequent there to;

(b) Installation of street identification signs and parkway seeding, and;

(c) No building permit shall be issued prior to providing the City with adequate proof of contract and payment for installation of natural gas, electric, telephone, and cable television.

(d) Notwithstanding the foregoing Developer may obtain an early start permit for up to 3 buildings (6 condominium units) in the Development as long as an accessible gravel base road has been installed that gives proper access, as reasonably determined by the City, to governmental emergency services, including, but not limited to, police, fire, ambulance, and emergency government. It shall be the Developers responsibility to maintain the gravel road and clear snow to assure access to the early start buildings 24 hours per day and 7 days a week.

7.02 Impact Fees. The Developer has paid the fees referenced in 4.05 (a) and (b) for the condominium units for which the building permit is requested and all impact and connection fees for the issuance of a building permit for such condominium unit.

7.03 Grading Complete. The Developer has completed the work required on the Improvement Plans to rough grade, which shall accommodate proper and positive surface water drainage substantially in accordance with the Improvement Plans.

Article 8

Additional Terms

8.01 ___. Developer and City agree that if there is a failure to substantially complete any of the improvements prior to 2027, there shall be a reversion of those portion(s) of the property where the improvements have not been completed to non-PUD District status pursuant to § 13-1-69 (n)(2) of the City Code.

8.02 Time is of Essence. The times of performance of the terms and requirements of this Agreement and of the satisfaction and waiver of the conditions hereof are essential to the whole of this Agreement.

8.03 Dedication. Subject to the applicable provisions of the City Ordinances, as amended, upon the final approvals of the Common Council and recording of the Condominium Plat, the public utility easements dedicated therein by the Developer may be accepted by the City. Additionally, the Developer shall, without charge to the City, upon completion of all of the Improvements being dedicated to the City pursuant to § 4.02, unconditionally give, grant, convey, and fully dedicate the same to the City, and its successors and assigns forever, free and clear of all encumbrances whatsoever, including, without limitation, any and all structures, mains, conduits, pipes, lines, equipment, and appurtenances pertaining to such Improvements. After such Dedication, the City shall be solely responsible for the maintenance, repair and replacement of such Improvements and have the right to connect or integrate other Improvements or public facilities to the Improvements hereunder as the City decides, without payment or award to, or consent required of, the Developer.

8.04 No Waiver: Remedies. The failure of any party to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other party imposed, shall not constitute, or be construed as a waiver or relinquishment of any parties' rights thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect. In no event shall any terms or conditions of this Agreement be deemed or interpreted as a waiver by the City or its insurer of any Statutory immunities, defenses, or other rights provided by law, including, but not limited to, notice rights under Chapter 893, Wis. Stats., damage limitations and statutory immunities or any kind. To the extent that indemnification is available and enforceable, neither the City nor its insurer shall be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.

8.05 Notices. All notices and other communications provided for under this Agreement shall be in writing (including telefax communications) and mailed (certified), sent by facsimile, or personally delivered:

If to the City, as follows:

Mike Wieser
Director of Engineering and Development
Cedarburg City Hall
W63 N645 Washington Avenue
Cedarburg, WI 53012
Fax: (262) 387-2051

With a copy to:

Attorney Michael Herbrand
Houseman and Feind, LLP
Attorneys at Law
1650 9th Avenue
Grafton, WI 53024
Fax: (262) 377-6080

If to Developer, as follows: With a copy to:

Craig Caliendo, CEO
Stone Lake Development, Inc.
700 Pilgrim Parkway #100
Elm Grove, WI 53122

or, as to each party, at such other address as shall be designated by such party in a written notice to the other party in accordance herewith. Delivery of all such notices and communications shall be deemed complete, (a) if mailed, when deposited in the mail for certified mail, return receipt requested, postage prepaid, or (b) if sent by facsimile, when confirmed as being received by the party to whom faxed or delivered, or (c) when personally delivered.

8.06 Force Majeure. The obligations of either of the parties hereunder shall be suspended to the extent that it is hindered or prevented from complying therewith because of labor disturbances, including strikes and lockouts, acts of God, fires, storms, accidents, or any cause whatsoever beyond the control of the parties.

8.07 Amendments. No amendment, modification, termination, or waiver of any provision of this Agreement, nor consent to any departure from this Agreement shall in any event be effective unless the same shall be in writing and signed by both parties, and it shall be effective only in the specific instance and for the specific purpose for which given.

8.08 Assignment. This Agreement, and the interests hereunder, shall not be assigned except with the prior, written consent of the City.

8.09 Survival. All of the terms, conditions, and provisions of this Agreement, including but not limited to, all indemnification provisions, shall survive the completion of this Agreement.

8.10 Severability of Provisions. Any provision of this Agreement which is prohibited or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of this Agreement.

8.11 Headings. Article and Section headings in this Agreement are included for convenience of reference only and shall not constitute a part of this Agreement for any other purpose.

8.12 Integration of Terms. This Agreement represents the entire agreement of the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective authorized officers or agents as of the date first above written.

CITY OF CEDARBURG

by:_____
Michael O'Keefe, Mayor

Countersigned:

_____
Tracie Sette, City Clerk

STATE OF WISCONSIN)
) ss
COUNTY OF OZAUKEE)

Personally, came before me this ____ day of March ____, 2023, the above-named Michael O'Keefe, Mayor, and Tracie Sette, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin
My Commission: _____

STONE LAKE DEVELOPMENT, INC.

by:_____
Craig Caliendo, CEO

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Personally, came before me this ____ day of March 2023, the above-named Gregory James, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of Condo Development, Inc. by its authority.

_____
Notary Public, State of Wisconsin
My commission: _____

Drafted by:
City of Cedarburg

After recording, please return to:
Tracie Sette, City Clerk
City of Cedarburg
P.O. Box 49
Cedarburg, WI 53012-0049

EXHIBIT A

Legal Description of Property

[To be inserted]

The Tax Key Number for the Property is

EXHIBIT B

Condominium Plat
[To be inserted]

EXHIBIT C

Improvements Plans, including Landscape Plans, Completed by

[To be inserted]

EXHIBIT D

Storm Water Management and System Maintenance Agreement

[To be inserted]

DECLARATION OF CONDOMINIUM
FOR STONE LAKE CONDOMINIUM

Return to:
Stone Lake Development, Inc.
700 Pilgrim Parkway, Suite 100
Elm Grove, WI 53122

Parcel Number

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DECLARATION OF CONDOMINIUM
FOR STONE LAKE CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM FOR STONE LAKE CONDOMINIUM (this "Declaration"), is made this ____ day of _____ 2023, by Stone Lake Development, Inc., a Wisconsin corporation (the "Declarant").

ARTICLE I

DECLARATION

Declarant hereby declares that it is the sole owner of the Land (as defined in Section 2.02), together with all easements, rights and appurtenances pertaining thereto (the "Property"), and further declares that the Property is hereby submitted to the condominium form of ownership as provided in Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act").

ARTICLE II

NAME; DESCRIPTION OF PROPERTY

2.01 Name. The name of the condominium created by this Declaration (the "Condominium") is "STONE LAKE CONDOMINIUM."

2.02 Legal Description. The land comprising the Property (the "Land") is located in the City of Cedarburg, County of Waukesha, State of Wisconsin, and is legally described on Exhibit A attached hereto and made a part hereof.

2.03 Address. The address of the Condominium is:700 Pilgrim Parkway, Suite 100, Elm Grove, WI 53122.

ARTICLE III

DESCRIPTION OF UNITS

3.01 Identification of Units. The Condominium shall initially consist of Thirty-Two (32) units (individually a "Unit" and collectively the "Units") located in the Sixteen (16) buildings (individually, a "Building" and collectively, the "Buildings") identified on the condominium plat attached hereto as Exhibit B and made a part hereof (the "Condominium Plat"), together with the Common Elements as described in Article IV. The Condominium Plat shows floor plans for each Unit showing the layout, boundaries and dimensions of each Unit. The Units shall be

identified as Units 1 through 32, inclusive. inclusive, as numbered on the Condominium Plat. The Condominium shall be subject to expansion as described in Article VI. Each owner of a Unit is referred to as a "Unit Owner." Where a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

3.02 Boundaries of Units. The boundaries of each Unit shall be as follows:

(a) Upper Boundary. The upper boundary of the Unit shall be the interior lower surface of the supporting members of the roof above the highest level of the living area, extended to an intersection with the perimetrical boundaries.

(b) Lower Boundary. The lower boundary of the Unit shall be the upper surface of the unfinished floor of the lowest level of the Unit including the garage and basement, extended to an intersection with the perimetrical boundaries.

(c) Perimetrical Boundary. The perimetrical boundaries of the Unit shall be vertical planes of the inside surface of the studs supporting the interior walls, in either case extending to intersections with each other and with the upper and lower boundaries.

3.03 Description of Units. It is intended that the surface of each plane described above (be it drywall, tiles, paneling, and carpeting) is included as part of each defined Unit. The Unit shall include, without limitation, all improvements now of hereafter located within such boundaries, including:

(a) Windows, doors and garage doors (with all opening, closing and locking mechanisms and all hardware) which provide direct access to or within the Unit.

(b) Interior lights and light fixtures.

(c) Cabinets.

(d) Floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving them.

(e) Telephone, telefax, cable television, computer, internet, stereo or other sound systems, if any, including outlets, switches, hardware and other appurtenances serving them.

(f) Plumbing fixtures, sump pumps, ejector pumps, hot water heaters, fire sprinklers, if any, water softeners, if any, and the piping, valves, and other connecting and controlling mechanisms and devices lying between the fixture and water or sewage lines serving each Unit.

(g) The heating, ventilating and air conditioning system, including the furnaces, air conditioning equipment, the control mechanisms, all vents from the Unit to the exterior of the Condominium, including vents for furnaces, clothes dryer, range hood, all other exhaust fans, and such other vents appurtenant to each Unit, condensers and all connections thereto serving each Unit.

Specifically not included as part of a Unit are those structural components of each Building and any portion of the plumbing, electrical or mechanical systems of the Building serving more than one (1) Unit, even if located within the Unit. Any structural components, plumbing, electrical, mechanical and public or private utility lines running through a Unit that serve more than one Unit are Common Elements.

3.04 Declarant's Right to Modify Units. Until construction of a Unit by Declarant is completed, Declarant shall have the right, without requiring the consent (written or otherwise) of any third-party Unit Owner, to modify the perimetrical boundaries of any Unit and to record an addendum to the Plat so indicating such modification. Such modification may include, but is not limited to, changing the size, shape, angle, location of any Unit and/or adding a sunroom to a Unit. No such modification(s) shall be deemed to change the percent or value of any Unit Owner's interest in the Common Elements; and acceptance of a deed to a Unit shall be deemed waiver of any right to compensation therefore.

ARTICLE IV

COMMON ELEMENTS; LIMITED COMMON ELEMENTS

4.01 Common Elements. The common elements (the "Common Elements") are all of the Condominium except for the Units. The Common Elements include, without limitation, the following:

(a) The Land;

(b) The paved driveway, private streets, lighting features, pedestrian walkways, if any, and bicycle pathways, if any, situated on the Land;

(c) The foundations, columns, pilasters, girders, beams, supports, main walls (which shall be defined as exterior walls and surfaces, structural walls, roof trusses and roofs);

(d) Any other portion of the improvements to the Land including landscaping and lighting which is not included within the boundary of a Unit as described above; and

(e) Recreational amenities, if any.

4.02 Limited Common Elements. Certain Common Elements as described in this Section shall be reserved for the exclusive use of the Unit Owners of one or more but less than all of the Units. Such Common Elements shall be referred to collectively as "Limited Common Elements." The following Common Elements shall be reserved for the exclusive use of one or more Unit Owners as described herein:

(a) All sidewalks, access ways, steps, stoops, balconies, decks and patios (whether or not shown on the Condominium Plat) attached to, leading directly to or from, or adjacent to each Unit;

(b) The parking spaces identified on the Condominium Plat as designated and reserved for any Unit, if any, and including any driveway leading to the garage portion of any Unit, provided, however, any vehicles parked on any driveway shall be limited to no more than one (1) vehicle and only for a period of up to three (3) weeks with longer terms requiring a written permit from the Association, the issuance of which shall be subject to the Association's sole discretion; and

(c) The mailboxes located in any mailbox islands identified on the Condominium Plat or as may exist from time to time as designated and reserved for any Unit.

4.03 Conflict Between Unit Boundaries; Common Element Boundaries.

(a) If any portion of the Common Elements shall encroach upon any Unit, or if any Unit shall encroach upon any other Unit or upon any portion of the Common Elements as a result of the duly-authorized construction, reconstruction or repair of a Building, or as a result of settling or shifting of a Building, such that all of the actual as-built boundaries of any such Units and Common Elements are located within six (6) inches of the locations of the corresponding boundaries of such Units and Common Elements as described in Section 3.02 or elsewhere in this Declaration or as

shown on the Condominium Plat, then the existing physical boundaries of such Units or Common Elements shall be conclusively presumed to be the boundaries of such Units or Common Elements, regardless of the variations between the physical boundaries described in Sections 3.02 and 3.03 or elsewhere in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Units or Common Elements.

(b) If any portion of the Common Elements shall encroach upon any Unit, or if any Unit shall encroach upon any other Unit or upon any portion of the Common Elements as a result of the duly-authorized construction, reconstruction or repair of a Building, or as a result of settling or shifting of a Building, then a valid easement for the encroachment and for its maintenance shall exist so long as such Building stands; provided, however, that if any such encroachment or easement materially impairs any Unit Owner's enjoyment of the Unit owned by such Unit Owner or of the Common Elements in the judgment of the board of directors of the Association (as defined below), such encroachment shall be removed or just compensation shall be provided to each injured Unit Owner within ninety (90) days of the discovery of the encroachment.

(c) Following any change in the location of the boundaries of the Units under this Section 4.03, the square footages of all affected Units or Common Elements shall continue to be determined by the square footages, if any, shown on the Condominium Plat for all purposes under this Declaration.

ARTICLE V

PERCENTAGE INTERESTS; VOTING

5.01 Percentage Interests. The undivided percentage interest in the Common Elements (the "Percentage Interest") appurtenant to each Unit shall be a percentage equal to one divided by the total number of Units. If the number of Units changes due to expansion of the Condominium under Article VI, the Percentage Interest shall be recalculated.

5.02 Conveyance, Lease or Encumbrance of Percentage Interest. Any deed, mortgage, lease or other instrument purporting to convey, encumber or lease any Unit shall be deemed to include the Unit Owner's Percentage Interest and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein.

5.03 Voting. Each Unit shall have one (1) vote appurtenant to such Unit at meetings of the Association (as defined in Article VII).

5.04 Multiple Owners. If there are multiple owners of any Unit, their votes shall be counted in the manner provided in the Bylaws.

5.05 Limitations on Voting Rights. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the Unit Owners until the Unit Owner's name and current mailing address, and the name and address of the Mortgagee of the Unit, if any, has been furnished to the secretary of the Association. The bylaws of the Association may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit and the amount necessary to release the lien has not been paid at the time of the voting.

ARTICLE VI

RIGHT TO EXPAND

6.01 Reservation of Right. Declarant hereby reserves the right to expand the Condominium by adding all or a portion of the property described on Exhibit C attached hereto and made a part hereof. Such right to expand may be exercised from time to time within ten (10) years from the date of recording of this Declaration within the Office of the Waukesha County Register of Deeds, or such longer period as may be permitted by the Condominium Ownership Act. Any such expansion shall be in the sole discretion of Declarant, and no Unit Owner or other person shall have the right to require the same. Each Owner, by accepting a deed to a Unit, acknowledges that the expansion area or parts thereof may be developed for uses other than as part of the Condominium.

6.02 Number, Location and Style of Units. The maximum number of Units in the Condominium as expanded shall be 110, subject to further separation under Section 8.03. Declarant currently anticipates that the Units shall be positioned as shown on the Condominium Plat, but Declarant reserves the right to change the location if required to achieve the best development in the opinion of Declarant. The Units shall consist of Units of the general size as shown on the Condominium Plat, but Declarant reserves the right to change the size of the Units in order to meet market requirements. All Units constructed within the expansion area shall be for residential use.

6.03 Effect on Percentage Interest in Common Elements. Upon any expansion as described in this Article VI, the Percentage Interest appurtenant to each

Unit and calculated under Section 5.01 shall change to be a percentage equal to one divided by the total number of Units within the Condominium as so expanded.

6.04 Effective Date of Expansion. The Condominium shall be deemed expanded when an amendment to this Declaration, executed by Declarant, is recorded in the Office of the Waukesha County Register of Deeds, which amendment shows the new Percentage Interests of the Unit Owners and the votes which each Unit Owner may cast in the Condominium as expanded, and when an amendment to the Condominium Plat is recorded as required in Section 703.26, Wisconsin Statutes. Declarant reserves the right to amend this Declaration, its Exhibits and the Condominium Plat, without any other consent or approval, for the purpose of effecting an expansion of the Condominium.

6.05 Effect of Expansion. Upon the recording of an amendment to the Declaration and Condominium Plat, each Unit Owner, by operation of law, shall have the Percentage Interests, liabilities in the Common Expenses, rights to Common Surpluses (as defined below), and shall have the number of votes set forth in the Declaration amendment. Following any such expansion, the interest of any Mortgagee shall attach, by operation of law, to the new Percentage Interests appurtenant to the Unit on which it has a lien. Declarant shall have an easement over, through and under the existing Common Elements to facilitate the expansion; provided, however, any damage to the Common Elements because of Declarant's use of the easement shall be Declarant's responsibility.

ARTICLE VII

CONDOMINIUM ASSOCIATION

7.01 General. Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "Stone Lake Condominium Owners Association Inc., a Wisconsin corporation" (the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a non-profit corporation under the laws of the State of Wisconsin. The powers and duties of the Association shall include those set forth in the Association's articles of incorporation (the "Articles") and bylaws (the "Bylaws"), the Condominium Ownership Act, this Declaration and Chapter 181, Wisconsin Statutes (the "Wisconsin Nonstock Corporation Law"). All Unit Owners, tenants of Units and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be

subject to all of the provisions of all rules and regulations of the Association (collectively, the "Rules and Regulations"), this Declaration, the Articles and Bylaws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner, the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the Unit Owners unless a different date is specified in such rule or regulation.

7.02 Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed upon, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarant, except as provided in Section 7.03, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all of the powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act, this Declaration and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a) ten (10) years from such date, unless the statute governing expansion of condominiums is amended to permit a longer period, in which event, such longer period shall apply; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Common Element interest to purchasers allowed under Article VI; or (c) thirty (30) days after the Declarant's election to waive its right of control.

7.03 Board of Directors. The affairs of the Association shall be governed by a board of directors. Within thirty (30) days after the conveyance of twenty-five percent (25%) of the Percentage Interest to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the board of directors. Within thirty (30) days after the conveyance of fifty percent (50%) of the Percentage Interests to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the board of directors.

7.04 Maintenance and Repairs.

(a) Common Elements. The Association shall be responsible for the management and control of the Common Elements and Limited Common

Elements (except routine maintenance of decks, patios and balconies which shall be the Unit Owner's responsibility) and shall maintain the same in good, clean and attractive order and repair. In addition, the Association shall be responsible for maintaining all Limited Common Elements (except routine maintenance of decks, patios and balconies which shall be the Unit Owner's responsibility), for snow plowing all sidewalks, driveways, private street, parking areas, the maintenance, repair and replacement of all outdoor amenities, including lawns, landscaping, sidewalks, bicycle paths, driveways and parking areas. All repairs and replacements of decks, patios and balconies shall be the responsibility of the Association. The Association shall be responsible for replacing when necessary any Common Elements and Limited Common Elements.

(b) Units. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of all other improvements constructed within the Unit (including the electrical, heating and air conditioning systems serving such Unit, and including any ducts, vents, wires, cables or conduits designed or used in connection with such electrical, heating or air conditioning systems), and for the routine maintenance (but not the repair or replacement of) exterior decks, patios or balconies appurtenant to the Unit, except to the extent any repair cost for any of the foregoing is paid by the Association's insurance policy described in Section 9.01. Each Unit (including routine maintenance of exterior decks, patios and balconies) shall at all times be kept in good condition and repair. If any Unit or portion of a Unit for which a Unit Owner is responsible falls into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition, or a condition that results in damage to the Common Elements, including the Limited Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owners of such Unit, shall have the right to correct such condition or to restore the Unit to its condition existing prior to the disrepair, or the damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under Section 7.07.

(c) Damage Caused by Unit Owners. To the extent (i) any cleaning, maintenance, repair or replacement of all or any part of any Common Elements or the Unit is required as a result of the negligent, reckless or intentional act or omission of any Unit Owner, tenant or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement or

restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof) or (iii) the Association is required to restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owners of the Unit occupied by such tenant or occupant or responsible for such guest, contractor, agent or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement and restoration.

7.05 Common Expenses. Any and all expenses incurred by the Association in connection with the management of the condominium, maintenance of the Common Elements and other areas described in Section 7.04 and administration of the Association shall be deemed to be common expenses (the "Common Expenses"), including, without limitation and to the extent applicable, expenses incurred for: repair and maintenance any amenities; landscaping and lawn care (including irrigation); snow shoveling and plowing; improvements to the Common Elements; common grounds lighting; municipal utility services provided to the Common Elements; trash collection; and maintenance and management salaries and wages.

7.06 General Assessments. The Association shall levy monthly general assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their Percentage Interests, except that until occupancy permits have been issued for all Units, the General Assessments for insurance premiums shall be levied evenly against all Units for which occupancy permits have been issued. General Assessments shall be due in advance on the first day of each month, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorneys' fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act. Notwithstanding the foregoing, Units owned by Declarant, or any party succeeding to the interest of the Declarant by assignment, sale or foreclosure, shall not be subject to General Assessments. If, however, during the period of Declarant control the General Assessments against any Unit not owned by Declarant would exceed the amount set forth in the budget per Unit (excluding any portion of General Assessments to fund reserves), Declarant shall either:
(a) record a document to cause its Units to be subject to General Assessments; or

(b) pay to the Association the amount necessary to cause the General Assessments against the Unit not owned by Declarant to be reduced to the amount set forth in the budget per Unit (excluding any portion of General Assessments used to fund reserves).

7.07 Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the "Special Assessments") against the Unit Owners, or any of them, for deficiencies in the case of destruction or condemnation as set forth in Section 10.05 and Section 11.05; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, including, without limitation, Section 7.04 and Article XIV, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs and reasonable attorneys' fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act.

7.08 Common Surpluses. In the event that the surpluses of the Association (the "Common Surpluses") should be accumulated, other than surpluses in any construction fund as described in Section 10.06 and Section 11.06, such Common Surpluses may be credited against the Unit Owners' General Assessments in proportion to their respective Percentage Interests or may be used for any other purpose as the Association may determine.

7.09 Certificate of Status. The Association shall, upon the written request of an owner, purchaser or Mortgagee of a Unit, issue a certificate of status of lien. Any such party may conclusively rely on the information set forth in such certificate.

7.10 Management Services. The Association shall have the right to enter into a management contract with a manager selected by the Association (the "Manager") under which services may be provided to the Unit Owners. The management contract shall be subject to termination by the Association under Section 703.35 of the Wisconsin Statutes. The Manager under the management contract may, at its option, promulgate reasonable rules and regulations in addition to the Rules and Regulations which shall be enforced by the Association in accordance with enforcement of the Rules and Regulations.

ARTICLE VIII

ALTERATIONS AND USE RESTRICTIONS

8.01 Unit Alterations.

(a) A Unit Owner may make improvements and alterations within its Unit; provided, however, that such improvements or alterations shall not impair the structural soundness or integrity or lessen the structural support of any portion of the Condominium and does not impair any easement. A Unit Owner may not change the dimensions of or the exterior appearance of a Unit or any portion of the Common Elements without obtaining the prior written permission of the Association, which permission may be denied in the sole discretion of the Association and, if the Declarant owns any Unit in the Condominium, the prior written permission of the Declarant, which permission may also be denied in the sole discretion of the Declarant. Any approved improvement or alteration which changes the exterior dimensions of a Unit must be evidenced by recording a modification to this Declaration and the Condominium Plat before it shall be effective and must comply with the then applicable legal requirements for such amendment or addendum. Furthermore, any approved improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the use and enjoyment of the other Units and the Common Elements, and must not be in violation of any underlying mortgage, land contract or similar security interest.

(b) A Unit Owner acquiring an adjoining Unit or part of another Unit may remove all or any part of the intervening partition wall or create doorways or other apertures therein. This may be done even if the partition wall may, in whole or in part, be a Common Element, provided that those acts do not impair the structural integrity or lessen the support of any portion of the Condominium, do not reduce the value of the Condominium, and do not impair any easement. The creation of doorways or other apertures is not deemed an alteration of boundaries.

(c) If a Unit Owner acquires all of one or more adjoining Units, the Unit Owner's Percentage Interest shall be equal to the total of the affected Percentage Interests of the Units so combined.

8.02 Relocation of Boundaries.

(a) If the Unit Owners of adjoining Units desire to relocate their mutual boundary, the affected Unit Owners shall prepare and execute appropriate instruments.

(b) An amendment to the Declaration and an addendum to the Condominium Plat shall identify the Units and shall state that the boundaries between those Units are being relocated by agreement of the Unit Owners thereof. The amendment shall contain words of conveyance between those Unit Owners, and when recorded shall also be indexed in the name of the grantor and grantee, if applicable. If not stated, the prior allocation shall govern, until such time as the Unit Owners shall record an amendment to that effect with the Waukesha County Register of Deeds.

(c) Plats and plans showing the altered boundaries and the dimensions thereof between adjoining Units, and their identifying numbers or letters, shall be prepared. The plats and plans shall be certified as to their accuracy in compliance with Subsection 703.13(6) of the Wisconsin Statutes, by civil engineer, architect, or licensed land surveyor authorized to practice his or her profession in the State of Wisconsin.

(d) No boundaries of any Units may be relocated without the written consent of the Mortgagees of the Units affected.

(e) After appropriate instruments have been prepared and executed, those instruments shall become effective when the adjoining Unit Owners and the Association have executed them and they have been recorded with the Waukesha County Register of Deeds. If the Declarant still owns a Unit within the Condominium, the Declarant's written approval shall be required for the effectiveness of such boundary relocation, which approval may be denied in the Declarant's sole discretion. The recording thereof shall be conclusive evidence that the relocation of boundaries did not violate the Condominium documents.

8.03 Separation of Units.

(a) No Unit may be separated into two (2) or more Units.

8.04 Expenses. All expenses involved in any improvements, alterations boundary changes or Unit separations approved by the Association or permitted under this Article, whether or not completed, including all expenses to the Association, shall be borne by the Unit Owner or Unit Owners involved and may

be charged as a special assessment to the affected Units in accordance with Section 7.07.

8.05 Use and Restrictions on Use of Unit. Each Unit shall be used for single-family residential purposes and for no other purpose unless otherwise authorized by the Association prior to the commencement of such use. A Unit shall be deemed to be used for "single-family residential purposes" if it is occupied by no more than one family (defined to include persons related by birth, marriage or legal adoption) plus no more than two unrelated persons. No business, whether or not for profit, including, without limitation, any day care center, animal boarding business, products distributorship, manufacturing facility, sales office or professional practice, may be conducted from any Unit. The foregoing restrictions as to residence and use shall not, however, be construed in such a manner as to prohibit a Unit Owner from:

(a) maintaining his or her personal professional library in his or her Unit;

(b) keeping his or her personal business or professional records or accounts in his or her Unit;

(c) handling his or her personal or business records or accounts in his or her Unit; or

(d) handling his or her personal business or professional telephone calls or correspondence from his or her Unit.

Nothing in this Section 8.05 shall authorize the maintaining of an office at which customers or clients customarily visit and the same is prohibited. Notwithstanding anything contained herein to the contrary, Developer and/or Developer's agent, shall have the right to utilize any Unit or Units as a "model" open to the public for viewing.

8.06 Nuisances. No nuisances shall be allowed upon the Property, nor any use or practice that is unlawful or interferes with the peaceful possession and proper use of the Condominium by the Unit Owners or that would cause an increase in the premiums for insurance required to be maintained by the Association under Section 9.01. All parts of the Condominium shall be kept in a clean and sanitary condition, and no fire or other hazard shall be allowed to exist. No Unit Owner shall permit any use of its Unit or of the Common Elements that increases the cost of insuring the Condominium.

8.07 Lease of Units. Each Unit or any part thereof may be rented by written lease, provided that:

(a) the term of any such lease shall not be less than one (1) year;

(b) the Unit Owners have obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed lease;

(c) the lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws and the Rules and Regulations, providing that the lease is subject and subordinate to the same; and

(d) the lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation.

The Association may withhold approval upon any reasonable basis, including, but not limited to: the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws and the Rules and Regulations; the past failure of the tenant or its guests to abide by all provisions of this Declaration, the Articles, the Bylaws and the Rules and Regulations; and the past use by the tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

During the term of any lease of all or any part of a Unit, each Unit Owner of such Unit shall remain liable for the compliance of the Unit, such Unit Owner and all tenants of the Unit with all provisions of this Declaration, the Bylaws and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit. A copy of each lease of all or any part of a Unit shall be filed with the Association within five (5) business days of such lease's effectiveness. The restrictions against leasing contained in this Section 8.07 shall not apply to leases of the Units by the Declarant or leases of the Units to the Association.

8.08 Signs. No sign of any kind shall be displayed to the public view on any Unit or within the Common Elements without the written consent of the

Association and, if Declarant owns at least one Unit, the Declarant. The Declarant reserves the right to erect signs, gates or other entryway features surrounded with landscaping at the entrances to the Condominium and to erect appropriate signage for the sales of Units. This provision shall be enforced by the Association to the extent permitted by law.

8.09 Garbage and Refuse Disposal. No Unit shall be used or maintained as a dumping ground for rubbish, trash, garbage or waste. All clippings, rocks or earth must be in containers or otherwise in appropriate disposal.

8.10 Storage. Outdoor storage of disabled vehicles or personal property shall not be permitted. No firewood or wood pile shall be kept outside a structure unless it is neatly stacked and screened from street view. No vehicles shall be parked on any portion of the grass or lawn at any time.

8.11 Animals. Unit Owners shall be allowed to keep up to two (2) cats or dogs per Unit or any combination of cats and dogs and further subject to applicable local ordinances. No Rottweilers or Pit Bulls or other potentially vicious breeds of dog which would impair the Association's ability to obtain an HO-6 policy or its equivalent or will increase the cost of such insurance shall be allowed anywhere within the Condominium. Animals shall be carried or kept on a leash at all times when not in the Units. In addition to cats and dogs, small animals that are kept in a cage or tank may also be permitted with Association approval. No animal shall unreasonably disturb any Condominium resident; and no animal shall be left unattended in any portion of the Common Elements. All animals must be registered with the Association; and owners of animals shall be pecuniarily liable for damage caused by their animals. Kennels shall be kept inside their respective owner's Unit. Unit Owners are responsible for the immediate clean-up after their animals regardless of the circumstances.

8.12 Landscaping; Use of Common Elements. Unit Owners may not plant any decorative plants, vegetables and shrubbery outside of their Unit without the prior written consent of the Association. No Unit Owner may use any portion of the Common Elements (other than Limited Common Elements appurtenant to such Unit Owner's Unit) for its exclusive use and control. No Unit Owner may construct or install upon the Common Elements any shed, gazebo, lawn ornament or any other object or improvement.

ARTICLE IX

INSURANCE

9.01 Fire and Extended Loss Insurance. The board of directors of the Association shall, obtain and maintain fire, casualty, and special form insurance coverage for the Units, the Common Elements and for the Association's service equipment, supplies and personal property. Insurance coverage for the Units and Common Elements shall be reviewed and adjusted by the Association from time to time to ensure that the required coverage is at all times provided. The insurance, if any, maintained by the Association shall be written on the Condominium's Units and Common Elements in the name of the Association as insurance trustee for the individual Unit Owners in their respective Percentage Interests, and may list each Unit Owner as an additional insured with respect to its Unit. The policy shall contain the standard mortgagee clause, which shall be endorsed to provide that any proceeds shall be paid to the Association, as insurance trustee, for the use and benefit of any Mortgagee as its interest may appear. All premiums for such insurance shall be Common Expenses. In the event of damage to or destruction of all or part of the Condominium insured hereunder, the proceeds of the insurance shall be paid to the Association, as insurance trustee, for the Unit Owners and the Mortgagees and distributed as provided in Article X.

9.02 Public Liability Insurance. The board of directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements. Liability coverage shall be for at least $1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective Percentage Interests. Such insurance policy shall contain a "severability of interest" or cross-liability endorsement which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall have the right to insure its own Unit for personal benefit.

9.03 Fidelity Insurance; Directors' and Officers' Insurance. Subsequent to the sale by Declarant of the first Unit, the Association shall require or maintain fidelity coverage against dishonest acts by any person responsible for handling the funds belonging to or administered by the Association. The Association shall be named insured and the insurance shall be in an amount of not less than fifty percent (50%) of the Association's annual operating expenses and reserves. All premiums

for such insurance shall be Common Expenses. Subsequent to the conveyance of title by Declarant to the first Unit, the Association shall require or maintain insurance on behalf of any person who is or was a director or officer of the Association against liability asserted against or incurred by him or her in any such capacity or arising out of his or her status as such. Such coverage shall be in the minimum amount of at least $1,000,000, or such higher minimum amounts as are needed in the discretion of the Association to comport with the prevailing commercial practice. All premiums for such insurance shall be Common Expenses.

9.04 Unit Owners' Insurance. Each Unit Owner shall insure all of its own personal property (whether or not such personal property is stored within the Unit owned by such Unit Owner or any Common Element or Limited Common Element) and any insurable portion of the Unit not covered by the Association's insurance as specified herein, and shall also maintain in effect at all times a comprehensive homeowner's liability policy. Each such policy shall name the Association as an additional insured. The homeowner's liability policy shall provide for coverage in the minimum amount of at least $500,000 per occurrence for personal injury and/or property damage or such higher minimum as is needed in the discretion of the Association to comport with the prevailing commercial practice; and such amount may be accomplished using an umbrella coverage policy. Nothing shall prohibit Unit Owners from maintaining insurance with limits in excess of those maintained by the Association or with additional insured risks; provided, however, that each Unit Owner's own property insurance coverage shall be excess coverage only and the insurance obtained by the Association, as required under Section 9.01, shall at all times be primary coverage. *Unit Owners are encouraged to submit copies of the Condominium Declaration for the Condominium to their insurance carriers in order to ensure adequate property and liability coverages.*

9.05 Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty, even if such incidents shall be brought about by the fault or negligence of either party for whose acts, omissions or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

9.06 Standards for All Insurance Policies. All insurance policies provided under this Article IX shall be written by companies duly qualified to do business in the State of Wisconsin, with a general policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the board of directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

ARTICLE X

RECONSTRUCTION, REPAIR OR SALE IN THE EVENT OF DAMAGE OR DESTRUCTION

10.01 Determination to Reconstruct or Repair. If all or any part of the Condominium becomes damaged or are destroyed by any cause, the damaged portion shall be repaired or reconstructed except as provided otherwise in this Section 10.01.

(a) Damage Less Than Five Percent of Replacement Cost. If the cost to repair or reconstruct the damaged portion of the Condominium is less than five percent (5%) of the replacement cost of all improvements constituting the Condominium, the damaged portion of the Condominium shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization to the Association to repair or reconstruct, as may in the future be needed from time to time, up to such stated amount. If such authorization is challenged, whether through action taken at a meeting of the Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all of the Unit Owners entitled to vote, and such repair or reconstruction shall be deemed approved if all votes appurtenant to any one (1) Unit are cast in favor of such repair or reconstruction.

(b) Damage Equal To or Greater Than Five Percent of Replacement Cost; Insurance Available. If the cost to repair or reconstruct the damaged portion of the Condominium is equal to or greater than five percent (5%) of the replacement cost of all improvements constituting the Condominium, and the insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium are sufficient to complete such repair or reconstruction, the damaged portion of the Condominium shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds.

Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization of the Association to repair or reconstruct, as may in the future be needed from time to time, up to the amount of the available insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium. If such authorization is challenged, whether through action taken at a meeting of the Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all of the Unit Owners entitled to vote, and such repair or reconstruction shall be deemed approved if all votes appurtenant to any one (1) Unit are cast in favor of such repair or reconstruction.

(c) Damage Equal to or Greater Than Five Percent of Replacement Cost; Insurance Not Available. If the cost to repair or reconstruct the damaged portion of the Condominium is equal to or greater than five percent (5%) of the replacement cost of all improvements constituting the Condominium and insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium are insufficient to complete such repair or reconstruction, the damaged Condominium shall be repaired or reconstructed unless within thirty (30) days of the date the Association receives repair or reconstruction estimates, the Unit Owners having seventy-five percent (75%) or more of the votes consent in writing to not repair or reconstruct the damaged portion of the Condominium. Delivery of such written consent under the circumstances described in this Section 10.01(c) shall be deemed to be consent to subject the Condominium to an action for partition.

10.02 Plans and Specifications. Any reconstruction or repair shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Condominium, unless (1) a majority of the first Mortgagees (one vote per mortgaged Unit) approve of the variance from such plans and specifications; (2) the board of directors of the Association authorizes the variance in the case of reconstruction of or repair to Condominium; and (3) so long as the Declarant still owns a Unit within the Condominium, the Declarant approves in writing the variance, which approval may be denied in the Declarant's sole discretion. In the event that a variance is authorized from the maps, plans, and specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variance.

10.03 Responsibility for Repair. Except as otherwise provided in Section 10.01, in all cases after a casualty has occurred to the Condominium (except as otherwise provided in Section 9.01), the Association has the responsibility of reconstruction and repair, and immediately shall obtain reliable and detailed estimates of the cost to rebuild or repair.

10.04 Insurance Proceeds and Construction Fund. Insurance proceeds held by the Association as trustee pursuant to Section 9.01 shall be disbursed by the Association for the repair or reconstruction of the damaged portion of the Condominium. Unit Owners and Mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless there is a surplus of insurance proceeds after the damaged portion of the Condominium has been completely restored or repaired as set forth in Section 10.06.

10.05 Assessments For Deficiencies. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair by the Association, a Special Assessment shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to the Condominium shall be in proportion to each Unit Owner's Percentage Interest. All assessed funds shall be held and disbursed by the Association as trustee for the Unit Owners and Mortgagees involved.

10.06 Surplus in Construction Funds. All insurance proceeds, condemnation awards and Special Assessments held by the Association as trustee for the purpose of rebuilding or reconstructing any damage to the Condominium are referred to herein as "Construction Funds." It shall be presumed that the first monies disbursed in payment of costs of reconstruction or repair are insurance proceeds. If there is a balance in the Construction Funds after payment of all costs of reconstruction or repair, such balance shall be divided among the Unit Owners according to their respective Percentage Interests.

10.07 Partition and Sale upon Consent. If (a) following damage or destruction described in Section 10.01(c), the Unit Owners having Seventy-Five Percent (75%) or more of the votes consent to subject the Condominium to an action for partition, and (b) the Mortgagees of at least Fifty-one Percent (51%) of the mortgaged Units agree to an action for partition, the Association shall record with the office of the Register of Deeds for Waukesha County, Wisconsin, a notice setting forth such facts, and upon the recording of such notice, the Condominium shall be subject to an action for partition, in which event the net proceeds of sale together with any amounts held by the Association as Construction Funds shall be considered as one (1) fund and shall be divided among the Unit Owners according to the Percentage Interest that is appurtenant to each Unit.

10.08 Mortgagees' Consent Required. No approval, consent or authorization given by any Unit Owner under this Article shall be effective unless it is consented to by the Mortgagee (if any) holding the first lien against the Unit.

ARTICLE XI

CONDEMNATION

11.01 Allocation of Award. Any damages for a taking of all or part of the Condominium shall be awarded as follows:

(a) Every Unit Owner shall be allocated the entire award for the taking of all or part of the respective Unit or any equipment, fixtures or improvements located therein and for consequential damages to the Unit or improvements located therein.

(b) In the event no reconstruction is undertaken, any award for the taking of Common Elements shall be allocated to all Unit Owners in proportion to their respective Percentage Interests.

11.02 Determination to Reconstruct Condominium. Following the taking of any part of the Condominium, then, if the Association determines that the Condominium can be restored to a useable whole, the Condominium shall be restored or reconstructed.

11.03 Plans and Specifications for Condominium. Any reconstruction shall, as far as is practicable, be made in accordance with the maps, plans and specifications used in the original construction of the portion unless seventy-five percent (75%) of the Unit Owners and a majority of the first Mortgagees (one vote per mortgaged Unit) shall authorize a variance from such plans and specifications. Further, so long as Declarant still owns a Unit within the Condominium, Declarant's approval of such variance shall also be required, which approval may be denied in Declarant's sole discretion. In the event that a variance is authorized from the maps, plans or specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variances.

11.04 Responsibility for Reconstruction. In all cases after a taking of all or part of the Condominium, the responsibility for restoration and reconstruction shall be that of the Association and it shall immediately obtain reliable and detailed estimates of the cost to rebuild.

11.05 Assessments for Deficiencies. If the condemnation award for the taking of the Common Elements is not sufficient to defray the costs of reconstruction by the Association, Special Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Special

Assessments shall be in proportion to each Unit Owner's respective Percentage Interest and shall constitute a Common Expense.

11.06 Surplus in Construction Fund. It shall be presumed that the first monies disbursed in payment of costs of reconstruction or restoration shall be from the award for taking. If there is a surplus of Construction Funds after payment of all costs of construction, such balance shall be divided among all Unit Owners in proportion to their respective Percentage Interests.

11.07 Percentage Interests Following Taking. Following the taking of all or any part of any Unit, the Percentage Interests appurtenant to any Unit shall be calculated by dividing one (1) by the number of Units which exist after the taking. The Association shall promptly prepare and record an amendment to the Declaration reflecting the new Percentage Interests appurtenant to the Units.

11.08 Partition and Sale Upon Consent. If, (a) pursuant to Section 11.02, the Association determines that, following a taking of all or part of the Common Elements, the Condominium cannot be restored to a usable whole, then, if the Unit Owners having Seventy-Five Percent (75%) or more of the votes consent to subject the Condominium to an action for partition, and (b) the Mortgagees of at least Fifty-One Percent (51%) of the mortgaged Units agree to an action for partition, the Association shall record with the office of the Register of Deeds for Waukesha County, Wisconsin, a notice setting forth such facts, and upon the recording of such notice, the Condominium shall be subject to an action for partition, in which event the net proceeds of sale together with any amounts held by the Association as Construction Funds shall be considered as one (1) fund and shall be divided among the Unit Owners according to their respective Percentage Interests.

ARTICLE XII

MORTGAGEES

12.01 Notice. Any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Unit (the "Mortgagee") or any guarantor of a recorded mortgage or land contract encumbering a Unit that has so requested of the Association in a writing received by the Association's agent for service of process shall be entitled to receive timely written notice of the following matters:

(a) The call of any meeting of the membership or the board of directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles or the Bylaws.

(b) Any default under, any failure to comply with, or any violation of, any of the provisions of this Declaration, the Articles or Bylaws or the Rules and Regulations by the Unit Owner whose Unit is subject to the mortgage or land contract.

(c) Any physical damage to the Condominium in an amount exceeding five percent (5%) of its replacement value.

(d) Any condemnation or casualty loss that affects either a material portion of the Condominium or the Unit securing the mortgage or land contract.

(e) Any sixty (60)-day delinquency in the payment of any charges and assessments owed under Article VII above by the owner of any Unit securing the mortgage or land contract.

(f) A lapse, cancellation, or material modification of any insurance policy maintained by the Association or land contract.

(g) Any proposed action that requires the consent of a specified percentage of Mortgagees.

12.02 Amendment of Provisions Affecting Mortgagees. Notwithstanding the provisions of Article XIII of this Declaration, neither Section 12.01 nor any Section of this Declaration requiring the approval of any Mortgagee to any action shall be amended unless all Mortgagees have given their prior written approval. The Mortgagees of at least Fifty-One Percent (51%) of the mortgaged Units must consent to an amendment that is materially adverse to the Mortgagees' interests. If a Mortgagee does not respond within sixty (60) days after receipt of proper notice of any written proposal to amend this Declaration, such amendment shall be deemed approved by that Mortgagee, provided such notice was delivered to the Mortgagee by certified or registered mail with a "return receipt" requested.

12.03 Owners of Unmortgaged Units. Except as otherwise set forth in Section 12.02 above, whenever any provision contained in this Declaration requires the consent or approval (whether by vote or in writing) of a stated number or percentage of Mortgagees to any decision, each Unit Owner of any unmortgaged Unit shall be considered a "Mortgagee" as well as a "Unit Owner" for purposes of such provision.

12.04 Condominium Liens. Any Mortgagee who obtains title to a Unit under the remedies provided in the mortgage or land contract against the Unit or through foreclosure shall not be liable for more than six (6) months of the Unit's

unpaid dues and assessments accrued before the date on which the holder acquired title.

ARTICLE XIII

AMENDMENT

Except as otherwise provided by the Condominium Ownership Act, or as otherwise provided in this Declaration, this Declaration may be amended with the written consent of not less than the number of Unit Owners who together hold at least two-thirds (2/3) of the total voting interests held by all Unit Owners. No Unit Owner's consent shall be effective without the consent of the first mortgagee of such Unit. So long as the Declarant owns any Unit, and so long as the condominium is subject to expansion under Article VI, the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Declarant shall have the right to make amendments to this Declaration as expressly provided in this Declaration and to clarify ambiguities and correct errors without the written consent of the any of the Unit Owners. Copies of amendments shall be certified by the president and secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Waukesha County, and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at its address on file with the Association. Until the initial conveyance of all Units, this Declaration may be amended by the Declarant alone for purposes of clarification and correction of errors and omissions and for expansion of the Condominium as provided in Article VI.

ARTICLE XIV

REMEDIES

The Association shall have the sole right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of the Declaration, either to restrain or cure the violation or to recover damages, or both, for a period which shall include thirty (30) days from the date of the filing with the Association of a petition by any person who shall be a Unit Owner subject to this Declaration on the date of the filing, petitioning the Association to redress the violation or attempted violation of any of the provisions of this Declaration by any other persons. Liability among multiple owners of a Unit shall be joint and several. (Nothing herein shall be deemed to limit the rights of the City of Cedarburg or the County of Waukesha to enforce any zoning codes, ordinances, regulations or other requirements which may be identical or similar to the requirements of this Declaration.) Such period of

thirty (30) days shall be considered to be a period for the consideration of the petition by the Association and in the event the Association denies or fails to act upon the petition to the satisfaction of the petitioner within the thirty (30) day period, thereafter petitioner shall have the right to enforce the provisions hereof (except for the collection of charges and assessments under Article VII), to the extent that he or she shall so have petitioned, by proceedings at law or in equity against any person or persons violating or attempting to violate the provisions of this Declaration, either to restrain the violation or to recover damages, or both, provided, however, that any such person shall be a Unit Owner and commence such proceedings against such other person or persons within a period of sixty (60) days from (i) the date of the Association's denial of such petition, or (ii) the passage of the aforementioned thirty (30) day period for consideration of the petition by the Association. The Association or the petitioning Unit Owner(s), as the case may be, shall have the right to recover court costs and reasonable attorneys' fees in any successful action brought against another Unit Owner to enforce, or recover damages for a violation of, this Declaration. Any damages collected by the Association shall be distributed, first, to pay for all costs of enforcement, and secondly to the owners of the Units damaged by the violation pro rata. Notwithstanding the foregoing, if any Unit Owner fails to comply with the terms and conditions of this Declaration, and such failure continues beyond any applicable cure period, the Association shall have the right to cure on behalf of the Unit Owner and such Unit Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. Alternatively, the Association may, at the option of the Association, levy such amounts against the Unit as a Special Assessment under Article VII.

ARTICLE XV

GENERAL

15.01 Utility Easements. The Declarant hereby reserves for the Association acting by and in the discretion of its board of directors, the rights to grant to the City of Cedarburg and County of Waukesha or public or semi-public utility companies, easements and rights-of-way for the erection, construction and maintenance of all poles, wires, pipes and conduits for the transmission of electricity, gas, water, telephone and for other purposes, for sewers, stormwater drains, gas mains, water pipes and mains, and similar services and for performing any public or quasi-public utility function that the board of directors may deem fit and proper for the improvement and benefit of the Condominium. Such easements and rights-of-way shall be confined, so far as possible in underground pipes or other conduits, with the necessary rights of ingress and egress and with the rights to do whatever may be necessary to carry out the purposes for which the easement is created.

15.02 Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to its Unit to the Association to correct any condition originating in its Unit and threatening another Unit or the Common Elements, to install, alter or repair mechanical or electrical services or other Common Elements in its Unit or elsewhere in the Condominium, and to maintain and repair Common Elements and other areas as described in Section 7.04. Such entry shall be made with prior notice to the Unit Owners, and shall be scheduled for a time reasonably convenient to the Unit Owners, except in the case of an emergency when injury or property damage will result in delayed entry. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the board of directors.

15.03 Notices. All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served upon Declarant shall be given to the agent for service of process specified in Section 15.06. All owners shall provide the secretary of the Association with an address for the mailing or service of any notice or other documents and the secretary shall be deemed to have discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her.

15.04 Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or unenforceability of the remaining portion of said provision or of any other provision hereof.

15.05 Declarant Access During Construction of Improvements. During any period of construction of Buildings and other improvements on the Property by the Declarant, the Declarant and its contractors, and subcontractors, and their respective agents and employees, shall have access to all Common Elements as may be required in connection with said construction and shall have easements for the installation and construction of Buildings, improvements, utilities, driveways, parking areas, landscaping and other repairing or servicing of all or any part of the Condominium or the expanded Condominium. In addition to the rights regarding easements for utilities described in Section 15.01 above, Declarant shall have the authority during any period in which Declarant maintains control of the Association to grant any easements as may be required in connection with the development of the Condominium.

15.06 Agent for Service of Process. The Declarant shall be the agent for service of process in any action against the Association or brought under the Condominium Ownership Act. Service may be made upon the Declarant by serving Stone Lake Development, Inc. at 700 Pilgrim Parkway, Suite 100, Elm Grove, WI 53122; provided, however, that the board of directors of the Association may at any time by duly-adopted resolution designate a successor resident agent for service of process. The designation of such person as agent shall become effective upon the execution and filing of a statement of change of registered agent with the Department of Financial Institutions as provided in the Condominium Ownership Act and the Wisconsin Nonstock Corporation Law.

15.07 Assignment of Declarant's Rights. The rights granted to the party named as "Declarant" in this Declaration may be assigned by a written, recorded instrument to any other party who assumes such rights, and, upon the recording of any such instrument, such assignee shall become, and succeed to all rights and powers granted to, "Declarant" under this Declaration.

15.08 Conflicts. In the event a conflict exists among any provisions of this Declaration, the Articles, the Bylaws and the Rules and Regulations, the Declaration shall prevail over the Articles, Bylaws and Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.

15.09 Disclosure Regarding Warranties. The Declarant shall assign to the Association upon substantial completion of each phase of construction all warranties held by the Declarant and covering any construction of the Common Elements. No warranties or representations, express or implied, including, but not limited to, the implied warranty of fitness for a particular purpose and merchantability, are made by the Declarant to any Unit Owner or other person or entity regarding the past or future performance or quality of the Common Elements, including the Limited Common Elements. Any implied warranty of workmanlike performance and that the Building or other Common Elements, including the Limited Common Elements, are or will be reasonably adequate for use and occupancy, created by Section 706.10(7), Wisconsin Statutes, which statutory section creates the above-stated implied warranties, for the conveyance of a newly constructed home or condominium, is hereby expressly disclaimed and excluded. Any other implied warranties created by common law, including, without limitation, the Declarant's duty to perform all work in a good and sufficient workmanlike manner, are also disclaimed and excluded. Any claims by the Association against a contractor to recover damages resulting from construction defects in any of the Common Elements or Limited Common Elements shall be subject to the provisions of Section 895.07(8), Wis. Stats.

IN WITNESS WHEREOF, Declarant has caused this instrument to be signed this day _____ of _____, 2023.

STONE LAKE DEVELOPMENT, INC., a Wisconsin corporation

By:_____
Craig Caliendo, President

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____ 2023, Craig Caliendo, as President of Stone Lake Development, Inc, a Wisconsin corporation, who executed the foregoing instrument and acknowledged the same.

_____
Name:_____
Notary Public, State of Wisconsin
My Commission:_____

This document drafted by
and should be returned to:

Craig A. Caliendo, Esq.
700 Pilgrim Parkway, Suite 100
Elm Grove, WI 53122

EXHIBIT A - CONDOMINIUM LAND LEGAL DESCRIPTION

EXHIBIT B

CONDOMINIUM PLAT

PRELIMINARY

STONE LAKE CONDOMINIUM

CITY OF CEDARBURG AND TOWN OF CEDARBURG
OZAUKEE COUNTY, WISCONSIN

DECLARANT: STONE LAKE DEVELOPMENT, INC.

NOTES:

1. COMMON ELEMENTS ARE ALL AREAS WITHIN THE CONDOMINIUM AND OUTSIDE OF THE UNITS.
2. REFER TO SECTION X OF THE DECLARATION OF CONDOMINIUM FOR DESCRIPTIONS OF THE LIMITED COMMON ELEMENTS.
3. THE EXACT LOCATION AND POSITION OF BUILDINGS AS SHOWN ON THIS PLAT ARE SUBJECT TO RELOCATION AND REPOSITIONING WITHIN THE BUILDING ENVELOPES BY THE DECLARANT, AT THE DECLARANT'S SOLE DISCRETION, IN ACCORDANCE WITH THE DECLARATION.
4. THE DECLARANT HAS THE SOLE RIGHT TO DETERMINE THE LOCATION, SIZE, QUALITY AND OTHER SIMILAR FEATURES OF THE EXPANSION LANDS, INCLUDING WITHOUT LIMITATION THE LIMITED COMMON ELEMENTS, GENERAL COMMON ELEMENTS, AND THE UNITS.
5. THE 60' WIDE PUBLIC ROAD RIGHT-OF-WAY OF STONE LAKE CIRCLE AND FUTURE ROADWAY STUB WAS DEDICATED BY CSM NO. XXXX, WHICH WAS RECORDED AS DOCUMENT NO. XXXXXXX. SEE SHEET 2.

CONDOMINIUM LANDS:

LOTS ONE (1), AND TWO (2) OF CERTIFIED SURVEY MAP NO. XXXX, BEING PART OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 21 EAST, IN THE TOWN OF CEDARBURG AND THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

SAID PARCELS CONTAIN 1,238,681 SQUARE FEET OR 28.4362 ACRES.

EXPANSION LANDS:

LOT THREE (3) OF CERTIFIED SURVEY MAP NO. XXXX, BEING PART OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 21 EAST, IN THE TOWN OF CEDARBURG AND THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 497,855 SQUARE FEET OR 11.4292 ACRES.

SURVEYOR'S CERTIFICATE:

I, ANTHONY J. GROMACKI, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES, PREVIOUSLY DEDICATED PUBLIC ROADS, ENCUMBERING EASEMENTS, AND THE LOCATION OF IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED UPON THE PROPERTY.

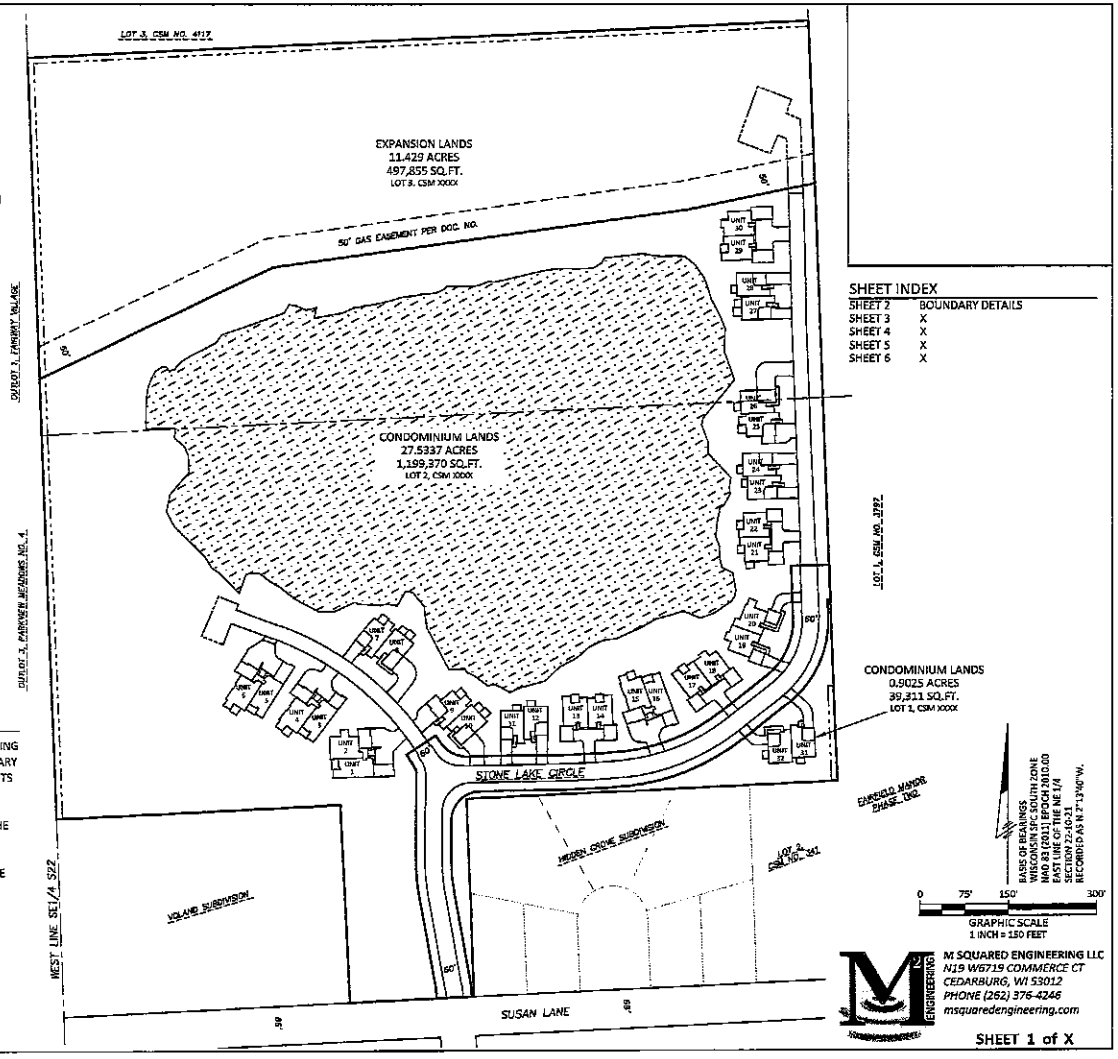
THIS CONDOMINIUM PLAT IS A CORRECT REPRESENTATION OF "STONE LAKE CONDOMINIUM" AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT, AND TO THE EXTENT FEASIBLE, THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE DIAGRAMMATIC FLOOR PLANS OF THE BUILDINGS CONTAINED IN THE UNITS OR THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

PRELIMINARY

ANTHONY J. GROMACKI, PLS-2090 DATE

WISCONSIN ANTHONY J. GROMACKI S-2090 JACKSON, WI LAND SURVEYOR

THIS INSTRUMENT DRAFTED BY ANTHONY J. GROMACKI, PLS-2090



SHEET INDEX

SHEET 2	BOUNDARY DETAILS
SHEET 3	X
SHEET 4	X
SHEET 5	X
SHEET 6	X

M SQUARED ENGINEERING LLC
N19 W6719 COMMERCE CT
CEDARBURG, WI 53012
PHONE (262) 376-4246
msquaredengineering.com

PRELIMINARY

STONE LAKE CONDOMINIUM

CITY OF CEDARBURG AND TOWN OF CEDARBURG
OZAUKEE COUNTY, WISCONSIN

CURVE TABLE

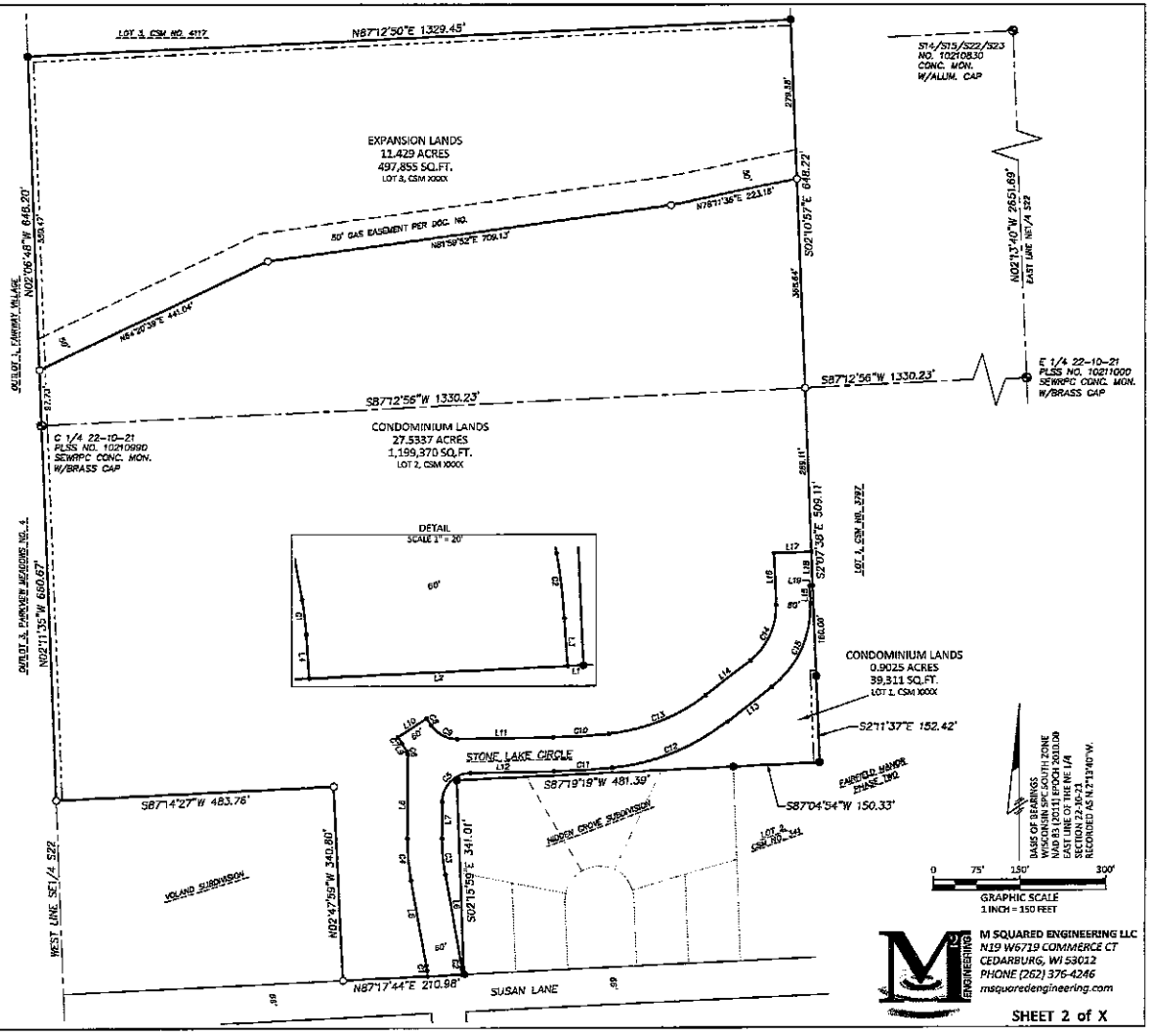
NO.	ARC	RADIUS	DELTA	CHORD	DIST.	TANGENT	TANGENT
C1	8.26	70.00	6°45'31"	N06°54'34"W	8.25	N03°31'48"W	N10°17'19"W
C2	15.33	130.00	6°45'31"	N06°54'34"W	15.33	N03°31'48"W	N10°17'19"W
C3	64.46	358.37	10°27'04"	N05°03'47"W	64.37	N00°09'45"E	N10°17'19"W
C4	75.40	413.37	10°27'04"	N05°03'47"W	75.30	N00°09'45"E	N10°17'19"W
C5	77.53	50.00	88°50'52"	N44°35'11"E	70.00	N89°00'37"E	N00°09'45"E
C6	5.15	9.21	32°00'45"	N15°50'38"W	5.08	N00°09'45"E	N31°51'00"W
C7	12.90	470.00	1°34'23"	N32°38'12"W	12.90	N31°51'00"W	N33°25'24"W
C8	14.55	530.00	1°34'23"	S32°38'12"E	14.55	S31°51'00"E	S33°25'24"E
C9	53.14	51.49	59°08'23"	S61°25'11"E	50.82	S31°51'00"E	N89°00'37"E
C10	96.42	1205.82	4°34'53"	N86°43'11"E	96.39	N89°00'37"E	N84°25'44"E
C11	101.22	1265.82	4°34'53"	N86°43'11"E	101.19	N89°00'37"E	N84°25'44"E
C12	219.12	381.61	32°53'56"	N67°58'46"E	216.12	N84°25'44"E	N51°31'48"E
C13	184.66	321.61	32°53'56"	N67°58'46"E	182.14	N84°25'44"E	N51°31'48"E
C14	112.40	120.00	53°40'07"	N24°41'45"E	108.34	N51°31'48"E	N02°08'19"W
C15	168.60	180.00	53°40'07"	N24°41'45"E	162.51	N51°31'48"E	N02°08'19"W

LINE TABLE

NO.	BEARING	DIST.
L1	S87°17'44"W	3.69
L2	S87°17'44"W	60.01
L3	N03°31'48"W	11.27
L4	N03°31'48"W	10.40
L5	N10°17'19"W	151.91
L6	N10°17'19"W	151.91
L7	N00°09'45"E	63.69
L8	N00°09'45"E	146.40
L9	N31°51'00"W	16.87
L10	N56°34'36"E	60.00

LINE TABLE

NO.	BEARING	DIST.
L11	N89°00'37"E	168.00
L12	N89°00'37"E	145.43
L13	N51°31'48"E	98.54
L14	N51°31'48"E	98.54
L15	N02°08'19"W	31.24
L16	N02°08'19"W	91.24
L17	N87°51'41"E	64.82
L18	S02°07'38"E	60.00
L19	N87°51'41"E	4.81



LEGEND

- = FOUND PLSS MONUMENT PER SEWRPC DOSSIER
- = FOUND 1.5" O.D. (1" I.D.) IRON PIPE
- = FOUND 3/4" x 18" REBAR - PER CSM XXXX
- = EXTERIOR BOUNDARY LINE
- = CITY-TOWN MUNICIPAL BOUNDARY LINE
- = EASEMENT LINE
- = PLSS LINE

M SQUARED ENGINEERING LLC
N19 W6719 COMMERCE CT
CEDARBURG, WI 53012
PHONE (262) 376-4246
msquaredengineering.com

THIS INSTRUMENT DRAFTED BY ANTHONY J. GROMACKI, PLS-2090

EXHIBIT C - CONDOMINIUM EXPANSION LANDS

PRELIMINARY

STONE LAKE CONDOMINIUM

CITY OF CEDARBURG AND TOWN OF CEDARBURG
OZAUKEE COUNTY, WISCONSIN

DECLARANT: STONE LAKE DEVELOPMENT, INC.

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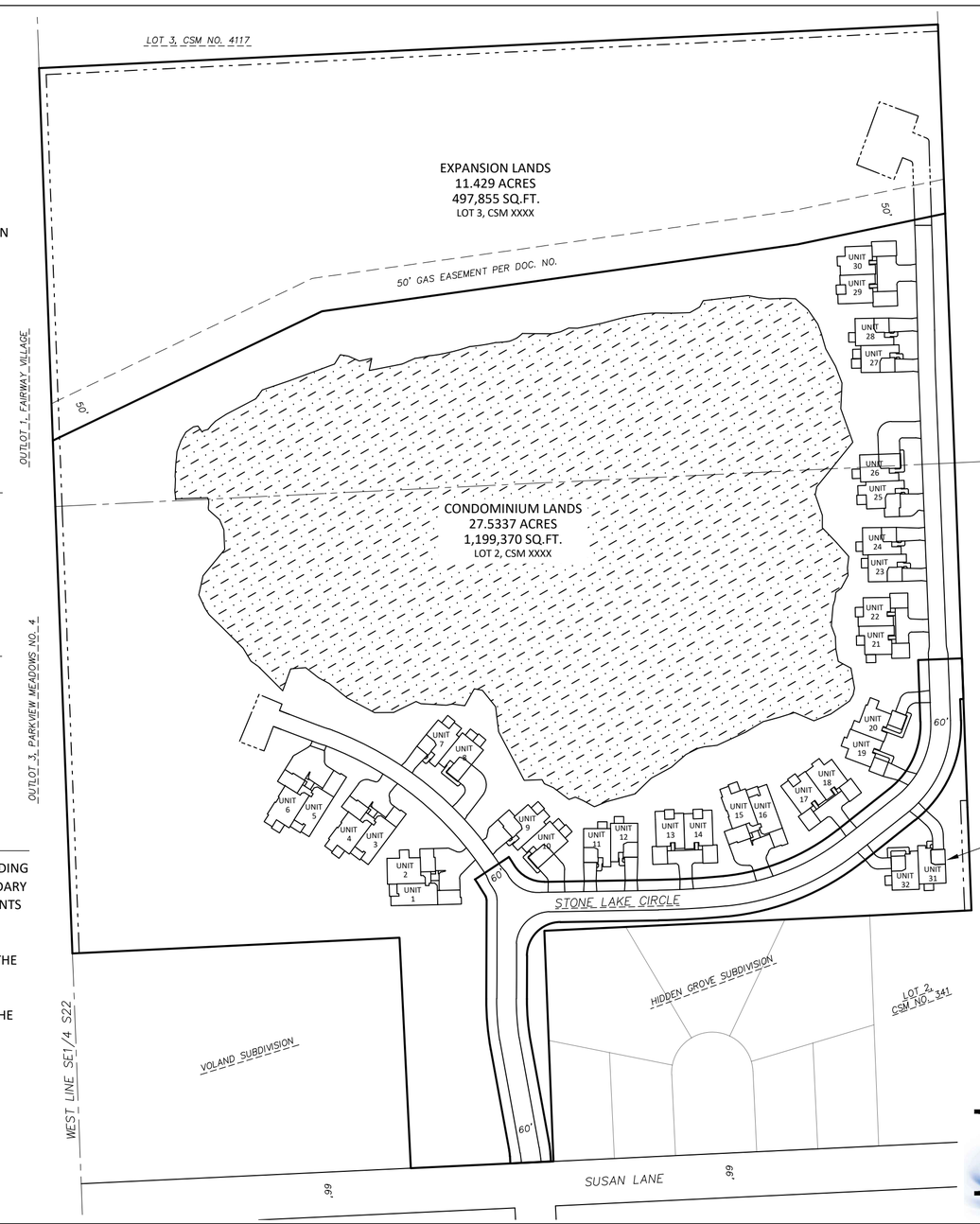
PRELIMINARY

ANTHONY J. GROMACKI, PLS-2090 DATE

WISCONSIN
ANTHONY J. GROMACKI
S-2090
JACKSON, WI
LAND SURVEYOR

THIS INSTRUMENT DRAFTED BY ANTHONY J. GROMACKI, PLS-2090



SHEET INDEX

SHEET 2	BOUNDARY DETAILS
SHEET 3	X
SHEET 4	X
SHEET 5	X
SHEET 6	X

BASIS OF BEARINGS
WISCONSIN SPC SOUTH ZONE
NAD 83 (2011) EPOCH 2010.00
EAST LINE OF THE NE 1/4
SECTION 22-10-21
RECORDED AS N.2°13'40"W.

0 75' 150' 300'
GRAPHIC SCALE
1 INCH = 150 FEET

M SQUARED ENGINEERING LLC
N19 W6719 COMMERCE CT
CEDARBURG, WI 53012
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msquaredengineering.com

PRELIMINARY

STONE LAKE CONDOMINIUM

CITY OF CEDARBURG AND TOWN OF CEDARBURG
OZAUKEE COUNTY, WISCONSIN

CURVE TABLE

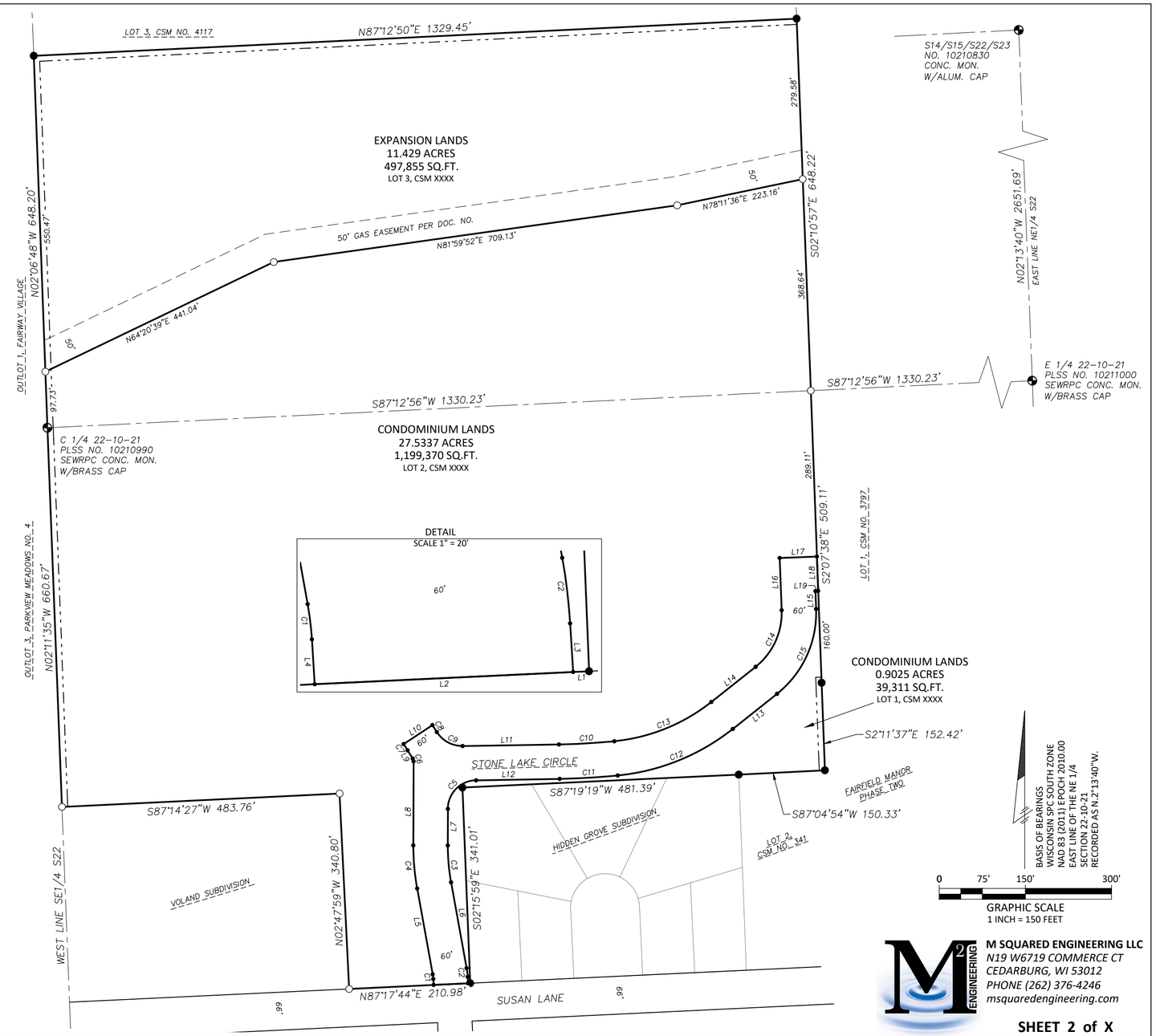
NO.	ARC	RADIUS	DELTA	CHORD	DIST.	TANGENT	TANGENT
C1	8.26	70.00	6°45'31"	N06°54'34"W	8.25	N03°31'48"W	N10°17'19"W
C2	15.33	130.00	6°45'31"	N06°54'34"W	15.33	N03°31'48"W	N10°17'19"W
C3	64.46	353.37	10°27'04"	N05°03'47"W	64.37	N00°09'45"E	N10°17'19"W
C4	75.40	413.37	10°27'04"	N05°03'47"W	75.30	N00°09'45"E	N10°17'19"W
C5	77.53	50.00	88°50'52"	N44°35'11"E	70.00	N89°00'37"E	N00°09'45"E
C6	5.15	9.21	32°00'45"	N15°50'38"W	5.08	N00°09'45"E	N31°51'00"W
C7	12.90	470.00	1°34'23"	N32°38'12"W	12.90	N31°51'00"W	N33°25'24"W
C8	14.55	530.00	1°34'23"	S32°38'12"E	14.55	S31°51'00"E	S33°25'24"E
C9	53.14	51.49	59°08'23"	S61°25'11"E	50.82	S31°51'00"E	N89°00'37"E
C10	96.42	1205.82	4°34'53"	N86°43'11"E	96.39	N89°00'37"E	N84°25'44"E
C11	101.22	1265.82	4°34'53"	N86°43'11"E	101.19	N89°00'37"E	N84°25'44"E
C12	219.12	381.61	32°53'56"	N67°58'46"E	216.12	N84°25'44"E	N51°31'48"E
C13	184.66	321.61	32°53'56"	N67°58'46"E	182.14	N84°25'44"E	N51°31'48"E
C14	112.40	120.00	53°40'07"	N24°41'45"E	108.34	N51°31'48"E	N02°08'19"W
C15	168.60	180.00	53°40'07"	N24°41'45"E	162.51	N51°31'48"E	N02°08'19"W

LINE TABLE

NO.	BEARING	DIST.
L1	S87°17'44"W	3.69
L2	S87°17'44"W	60.01
L3	N03°31'48"W	11.27
L4	N03°31'48"W	10.40
L5	N10°17'19"W	151.91
L6	N10°17'19"W	151.91
L7	N00°09'45"E	63.69
L8	N00°09'45"E	146.40
L9	N31°51'00"W	16.87
L10	N56°34'36"E	60.00

LINE TABLE

NO.	BEARING	DIST.
L11	N89°00'37"E	168.00
L12	N89°00'37"E	145.43
L13	N51°31'48"E	98.54
L14	N51°31'48"E	98.54
L15	N02°08'19"W	31.24
L16	N02°08'19"W	91.24
L17	N87°51'41"E	64.82
L18	S02°07'38"E	60.00
L19	N87°51'41"E	4.81



LEGEND

- = FOUND PLSS MONUMENT PER SEWRPC DOSSIER
- = FOUND 1.3" O.D. (1" I.D.) IRON PIPE
- = FOUND 3/4" x 18" REBAR - PER CSM XXXX
- = EXTERIOR BOUNDARY LINE
- = CITY-TOWN MUNICIPAL BOUNDARY LINE
- = EASEMENT LINE
- = PLSS LINE

THIS INSTRUMENT DRAFTED BY ANTHONY J. GROMACKI, PLS-2090

M SQUARED ENGINEERING LLC
N19 W6719 COMMERCE CT
CEDARBURG, WI 53012
PHONE (262) 376-4246
msquaredengineering.com

JACKSON DISTRIBUTION & WAREHOUSE

To: City of Cedarburg Plan Commission

Prepared by: Jonathan P Censky, City Planner

Agenda Item: 6.B.

Meeting Date: November 6, 2023

General Information

Applicant:	Jackson Distribution and Warehouse, LLC
Status of Applicant:	Future Owner
Location:	Lot #2, Business Park
Requested Action:	Site, Architectural, Landscaping Plan Approval
Existing Zoning:	M-3 Business Park
Lot Size:	10.6-acres
Existing Land Use:	Vacant

Report:
The applicant is proposing a multi-tenant distribution and warehouse building within the City's Business Park on lot #2 of the certified survey map that you approved last month. This building is proposed at 154,923 square feet in size and 39' in height. Section 13-1-61(b)(2), of the zoning code lists, among others, permitted uses in the M-3 District as follows: *buildings for the storage of goods and materials, where such goods and materials are stored inside the building, provided such building is not a mini warehouse building subdivided into more than three (3) multiple warehouse and storage facilities containing less than one thousand five hundred (1,500) square feet each and available for lease.*

This building is proposed for the back lot in the park that is on the curve in Forward Way and backs up to the pending Stonelake Development to the south and to the west is the Fairway Village subdivision. This building will be divided into separate leasable units of around 15,000 square feet in size with the main façade fronting Forword Way, the secondary facade fronts to the south. All loading docks will be on at the west or the east end of the building.

Site Plan
While my review indicates that the plans are compliant with the M-3 district regulations, the plans propose the lot coverage right at the maximum limit allowed by the code. Section 13-1-61 (h) states that the lot coverage by buildings, accessory structures and surface parking and driveways shall occupy a maximum of 70% of the lot. Our calculation indicates that the proposed lot coverage is 69.8%. Accordingly, the applicant is aware that there is no room for future building expansion or for additional parking if the need arises. The plan proposes 104 parking stalls situated along the front and back sides of the building with loading docks at the far ends of the building.

Architectural
This single-story building is located along the curve in Forward Way with one section facing to the north and the other section facing northwest. The building will be constructed of pre-cast insulated concrete panels on all four elevations. To provide interest, the building will be painted using five separate colors of a repeating white, grey, and brown scheme with a decorative brown course that extends around the entire building at the height of the top of the blue windows. For each tenant space, the plan shows an aluminum store front entryway system.

Exterior lighting
According to their plan, the exterior lighting plan consists of a combination of down-lit pole mounted fixtures, wall mounted and canopy fixtures. The down-lit wall fixtures will be mounted at a height of 17' and generally spaced equally around the entire building. At the northeast and west side of the site the plan shows 5 pole fixtures at a height of 17' mounted on a 2' pedestal. The canopy lighting fixtures are down lit under the entryway canopies. Staff reviewed indicates that the lighting plan proposes no point source lighting and that it is compliant with city requirements.

Landscaping
The landscaping plan proposes to enhance the look of the building with planting of Swamp White Oak, Burr Oak, and Red Oak trees along the front and rear façade and that planting scheme will be further enhance by low growth foundational plantings deciduous and evergreen shrubs and perennials and decorative grasses. In the open space directly in front of the building and along the westerly drive, they propose a planting mix of White Spruce, Black Hills Spruce, White Pine, and Douglas Fir Trees.

Staff Comments:
As noted, the plans are code compliant, but they are at the maximum limit as regards the lot coverage. Accordingly, the applicant will need to monitor their mix of uses to ensure that their parking is adequate going forward as there is no room to add parking in the future under current code requirements. Staff would also note that directly west of the loading docks on the west side of the building is the Fairway Village subdivision. To address potential future problems with noise and lighting, staff recommends that the developer create a substantial landscaped berm along the south drive, in line with the loading docks. In addition, your approval should be subject to the following:

- Fire Department recommends connecting water mains to create a looped system (confirm with Cedarburg Light & Water).
- Fire protection feature locations such as FDC, fire alarm panels, knox boxes, etc, to be determined as the project progresses. Parking shall be prohibited in front of FDC.
- The elevator should be large enough to fit EMS equipment.
- Onsite traffic circulation should be designed to ensure adequate turning radius for Fire Department apparatus.
- Radio coverage booster system and/or testing may be needed.
- Ensure the overhang is tall enough to fit fire/EMS equipment.
- Future storage uses may require additional fire protection features.

BRIOHN BUILDING CORPORATION

DESIGN / BUILD CONSTRUCTION

ARCHITECTURAL DESIGN

DEVELOPMENT

PROPERTY MANAGEMENT

Caitlin LaJoie
Briohn Building Corporation
3885 N Brookfield Rd, Suite 200
Brookfield, WI 53045

October 9, 2023

City of Cedarburg
W63N645 Washington Avenue PO Box 49
Cedarburg, WI 53012

Dear Staff and Commissioners,

Briohn Building Corporation is pleased to present the following project summary on behalf of Jackson Distribution and Warehouse LLC ("Owner") to the City of Cedarburg ("City") for Site Plan and Architectural Plan Approvals of the proposed development ("Development").

Subject Site

The subject site ("Site") is in the southeast quadrant of State Road 60 and Forward Way on future Lot 2, consisting of 10.57 acres. The Development meets all M-3 Standards and covenants defined in Highway 60 Business Park Declaration of Restrictions and Covenants.

	M-3 Standards	Development
Street Yard Setback	40'	86.2'
Interior Yard Setback	25'	16.5'
Rear Yard Setback	25'	74'
Maximum Building Height	45'	37.5'
Minimum Open Space	30%	30.2%
Maximum Lot Coverage	70%	69.8%

Operational Information

There are two prospective tenants to occupy this Development. Expected operations for each tenant will not negatively impact the surroundings uses. Each tenant is allowed within M-3 either as a permitted use or conditional use. Should Tenant 2 execute the lease, the Owner will seek a conditional use permit for approval of an adult day program facility.

	Tenant 1	Tenant 2
Lease Terms	10 – 20 years	10 – 20 years
Days Operational	Monday – Sunday	Monday – Sunday
Hours Operational	24 hours	5:00am – 10:00pm
Number of Full-time Employees	6 – 8	16
Number of Part-time Employees	10 – 12	8 – 10

Building Schedule
Below is an overview of the anticipated entitlement and building schedule.

Task	Date
Plan Commission Submittal	10/09/23
Plan Commission Public Hearing	11/06/23
Early Start Permit	10/26/23
DSPS Approval	12/11/23
Building Permit Issued	01/02/24
Project Completion	06/24/24

Project Value
The total project value is expected to be approximately thirteen million eight hundred thousand dollars ($13.8MM), including all site improvements.

Impact on Utilities
Overall, this multitenant building will not demand a high amount of utility usage. The Development is designed to accommodate prospective uses such as a warehouse, office space, and a community-based adult day program organization.

Traffic Flow Considerations
The proposed plan reflects two ingress and egress locations on Forward Way. Both drives will accommodate passenger and truck traffic with appropriate signage directing vehicles accordingly. There is ample parking and a sufficient number of truck docks for the proposed use.

Vision of Development
The Site is zoned M-3 within the Highway 60 Business Park. To entitle this Development, the Owner anticipates obtaining Site and Architectural plan approvals from Plan Commission, with potential for a Conditional Use Permit should Tenant 2 execute a lease. Additionally, the City is pursuing a new Certified Survey Map to create Lot 2. The Development meets or exceeds all M-3 bulk zoning requirements. All local and state approvals will be obtained for construction and occupancy.

The Development is approximately 155,000 square feet, designed to potentially accommodate multiple tenants, and will be complementary to the surrounding uses. A professional landscape architect prepared the proposed landscape plan according to the City ordinance, providing ample green space and plantings. A stormwater analysis was completed to confirm capacity and treatment.

Materials and Image
The Developer has reviewed and understands the architectural design elements required by the City. The proposed design meets or exceeds the code while being aesthetically pleasing using precast insulated concrete panels, ample glazing, and steel canopies over entrance points to create architectural interest at a human scale. Please reference Exhibit C attached hereto for proposed renderings and elevations.

Development Benefits to the City and Surrounding Community

The Development will provide an attractive building for reputable businesses within Cedarburg. It will be constructed using high-quality materials to raise the quality and appearance of industrial developments in the area.

Conclusion

Thank you for reviewing the proposed Development with our design team. We look forward to continuing the approval process with the City. Should you have any further questions, please do not hesitate to contact me.

Sincerely,

Caitlin LaJoie, Director of Land Development
Briohn Building Corporation
clajoie@briohn.com
262-790-0500

EXHIBIT A

SITE LOCATION & AERIALS

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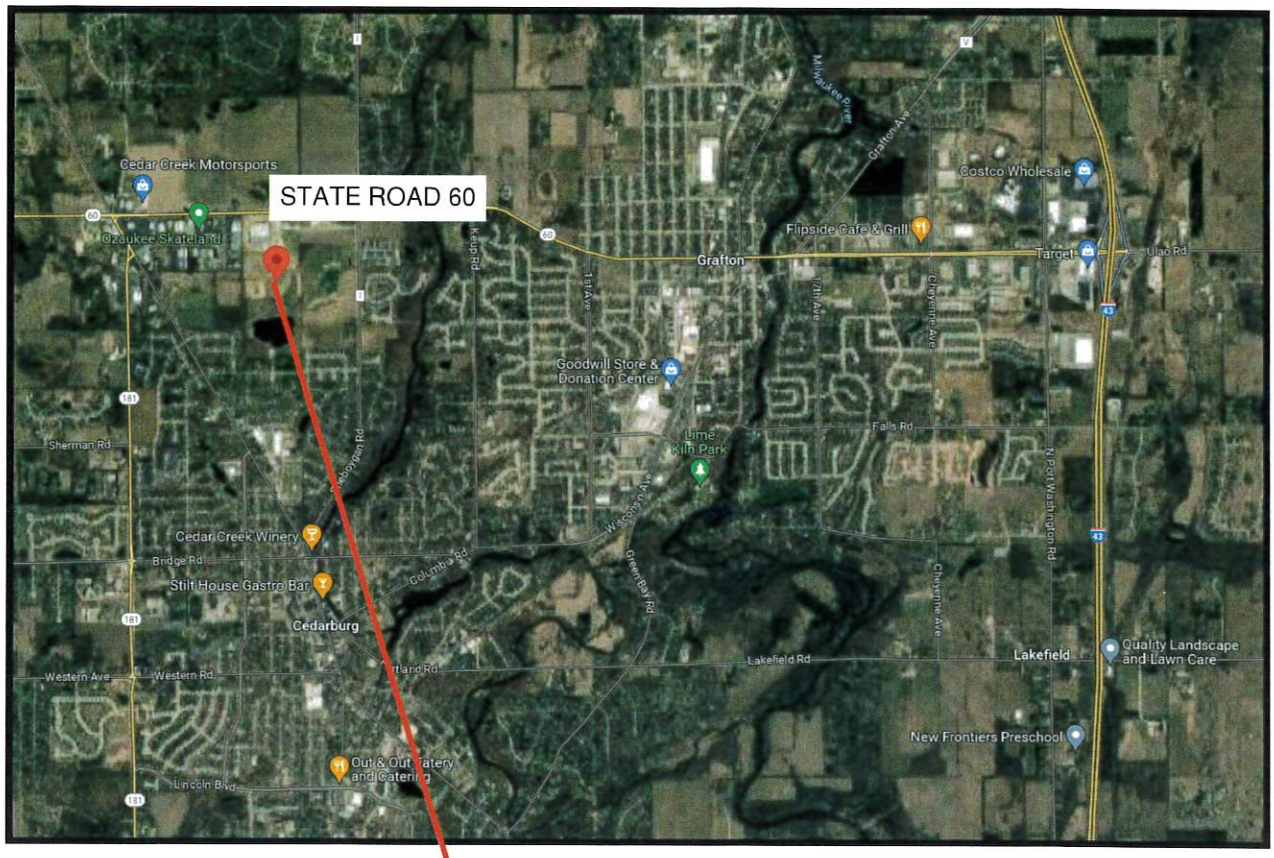
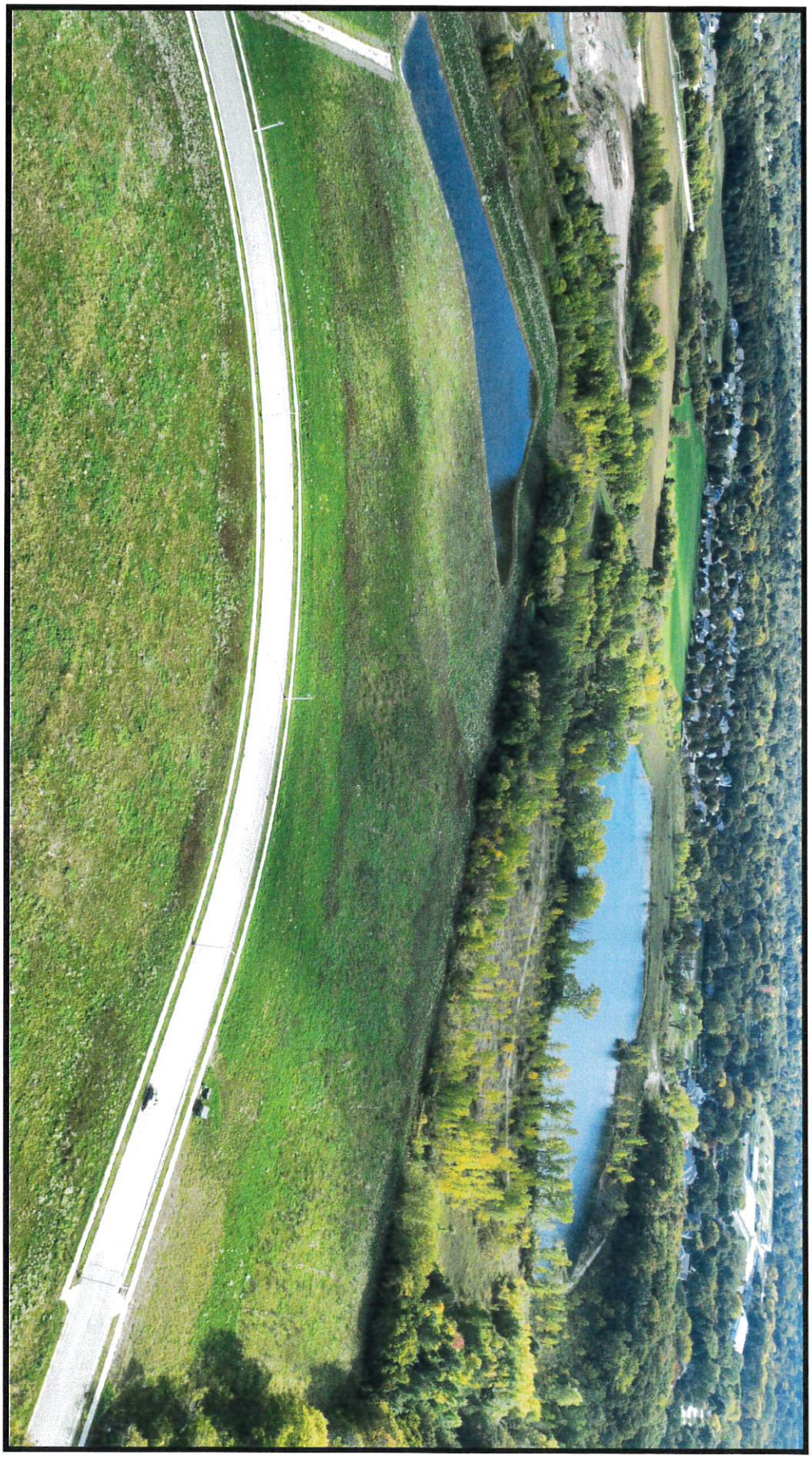

STATE ROAD 60
Cedar Creek Motorsports
Ozaukee Skateland
Costco Wholesale
Flipside Cafe & Grill
Target
Grafton
Goodwill Store & Donation Center
Lime Kiln Park
Cedar Creek Winery
Stilt House Gastro Bar
Cedarburg
Lakefield
Quality Landscape and Lawn Care
New Frontiers Preschool
Sherman Rd
Bridge Rd
Western Ave
Western Rd
Lincoln Blvd
Falls Rd
Lakefield Rd
Milwaukee River
Grafton Ave
Keup Rd
1st Ave
7th Ave
Cheyenne Ave
N Port Washington Rd
Wisconsin Ave
Green Bay Rd
Columbia Rd

Auto Safety Center Cedarburg
Mander Collision & Glass
Ataco Steel Products Corporation
Circle B Recreation
State Rd 60
Bigler Sports
5Corners Storage
Hilltop Dr
Forward Way
Cedar Place Apartments
Baehmann Park
The Glen at Cedar Creek
Cabot Ct
Pinehurst Rd
Augusta Ln
Berkshire Ave
Creative Custom Products
Dayton St
Washington
Brenton Ln



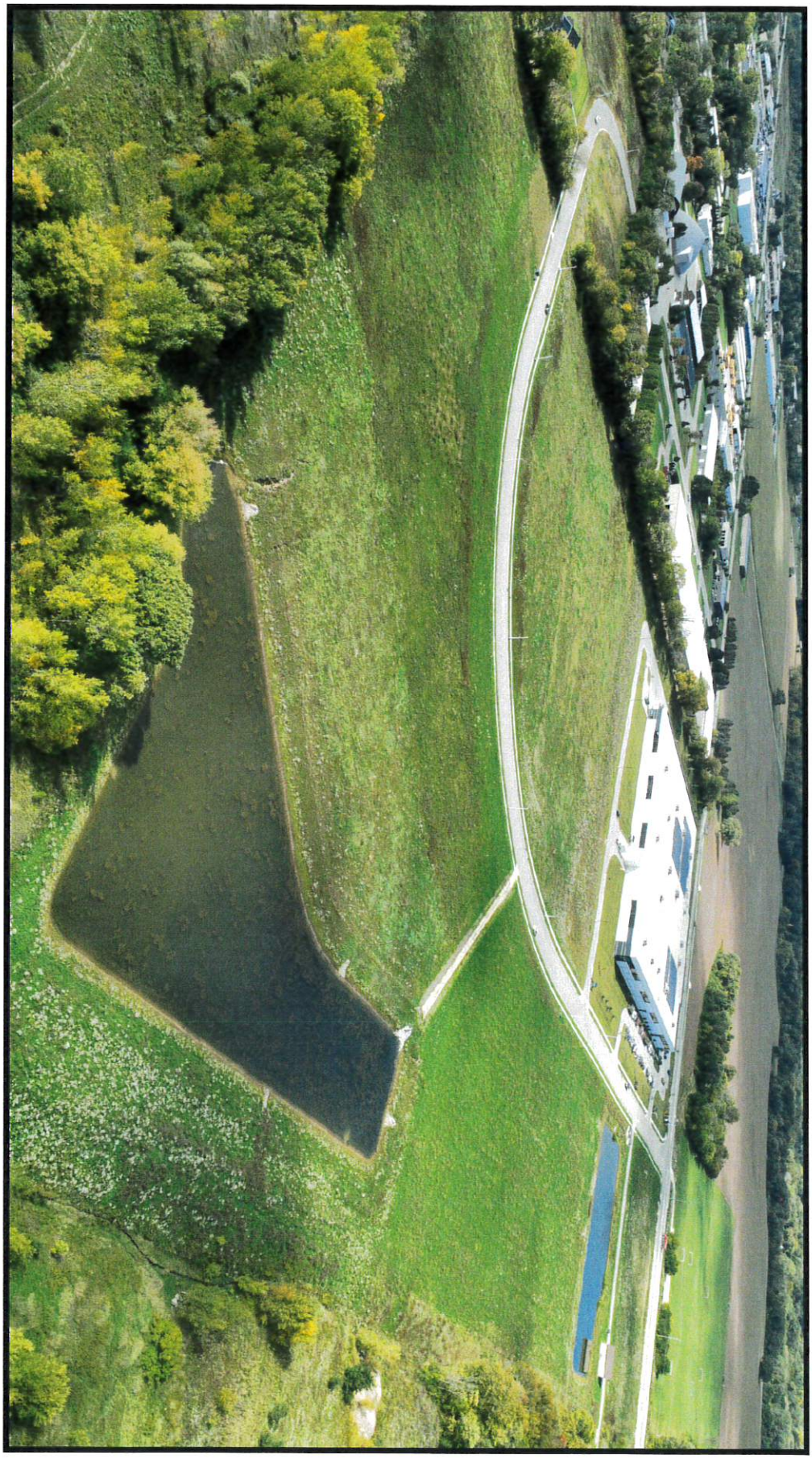


EXHIBIT B

PROPOSED SITE PLAN

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PAVING NOTES

1. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF CEDARBURG ORDINANCES.
2. CONCRETE PAVING SPECIFICATIONS -

   CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HENCEFORTH, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   REINFORCEMENT - CONCRETE PAVEMENT SHALL BE REINFORCED WITH WOVENWIRE MESH (OR EQUAL) FREE REINFORCEMENT AT A RATE OF 5 LBS/SQUARE YARD.

   CURING COMPOUNDS - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

   FINISHING - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATE OF LENGTH TO WIDTH WHICHEVER PROVIDES WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE 1-1 CURING COMPOUND.

   DRYPACK AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED DRYPACK CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

   SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS -

   CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 455, 455, AND 460 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. HENCEFORTH, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS. PLACE ASPHALTIC CONCRETE WHEN AMBIENT TEMPERATURE IS ABOVE 35° F (2° C). EXCEPT AMOUNTS OF ASPHALT CONCRETE ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 35° F (1.7° C).

   GRADE CHANGES - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH STAGE DURING CONSTRUCTION.

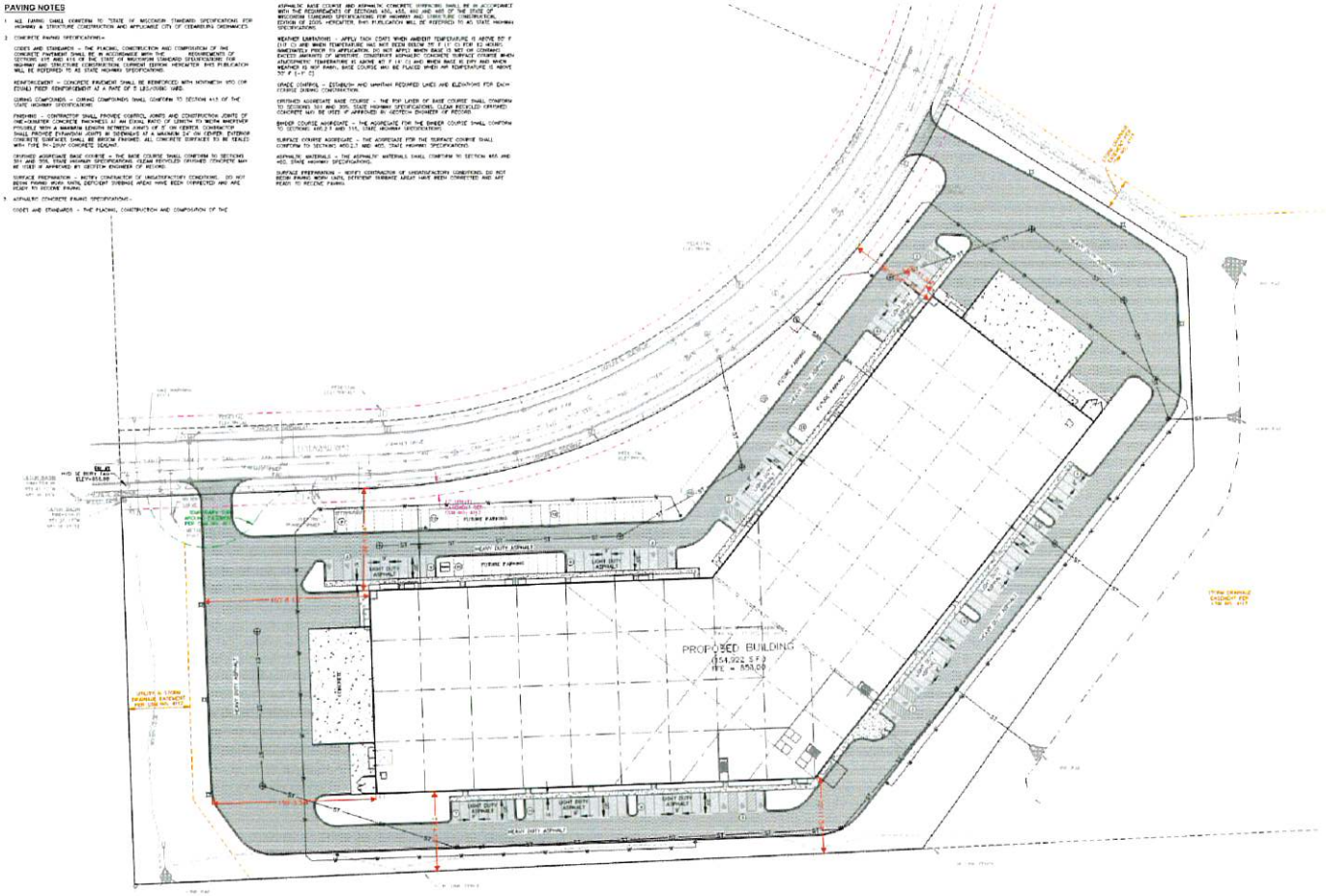
   CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

   SHOULDER COURSE AGGREGATE - THE AGGREGATE FOR THE SHOULDER COURSE SHALL CONFORM TO SECTIONS 405.2.1 AND 115, STATE HIGHWAY SPECIFICATIONS.

   SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 405.2.1 AND 405, STATE HIGHWAY SPECIFICATIONS.

   ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

   SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.



GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO GIVE FULL PERFORMANCE AND COMPLETION OF THE PROJECT. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED AND CONFORMED WITH THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND ADDITIONAL SOILS INVESTIGATIONS IF NEEDED, AS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PROJECT PRIOR TO BIDDING, INCLUDING FIELD VERIFYING SITE CONDITIONS, PRIOR TO SUBMITTING OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPLETION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE ARRIVAL OF CONTRACTOR. ENGINEER/OWNER WILL SUBMIT OPTIONAL REFERENCES AS REQUIRED. INTERPRETATIONS PRESENTED BY OPTIONAL REFERENCES SHALL BE BINDING ON ALL PARTIES ASSIGNED WITH THE CONTRACT. IN NO WAY SHALL WORK-IN-WRITTEN ORDER CONCEPTS BE OPTIONAL REFERENCE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT OF MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL NEIGHBORING ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL IMPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND VERIFIED THAT HAVE SUBMITTED BID PROPOSAL COVERING PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, OWNER/ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE UNTIL A WRITTEN STATEMENT FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS, OR PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL OBTAIN PERMITS, OR DEPOSITS IN OBTAINING PERMITS, ALL OTHER FEES REQUIRED BY THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL REPORT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED ENGINEERING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGERS HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN, INSPECTS, EMPLOYS, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL REPAIRING CONTRACTORS OVERALL UNDER GENERAL GOOD HOUSEKEEPING.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY ASSOCIATED WITH THE CONSTRUCTION, INSTALLATION, AND REPAIRS OF THE WORK ON THIS PROJECT.
15. ALL FOUNDATION TILE (ENGINEERED) DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPAIRED TO ENGINEER/OWNER. FILED DRAINAGE DURING THE PROJECT UNITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FEASIBLE METHOD FOR RE-ESTABLISHMENT OF UTILITY DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE PERFORMANCE SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.
16. SOIL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
17. ALL PAVING DIMENSIONS AND RADII ARE DIMENSIONED TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
18. ALL CONTRAMARKS AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
19. FOR LANDSCAPING SEE SEPARATE PLAN.
20. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
21. ALL CURB AND GUTTER IS MINIMUM TYPE D, 18", UNLESS NOTED OTHERWISE. USE HOLLOW SEE CURB AS NECESSARY TO DRAIN WATER PROPERLY.
22. ANY REQUIRED REPLACEMENT OF FUTURE CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
23. SURVEY BASE PROVIDED BY R.A. SMITH DATED APRIL 1, 2020.

PAVEMENT STRIPING NOTES

1. CONTRACTOR SHALL CONTACT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED SURFACES. ALL PAVEMENT STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER EXISTING PAVEMENT. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STOPPING METALLAGUM CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. EXPOSE MARKING USING GUIDE LINES, TEMPLATES AND FORMS. SCHOOLS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO MEETING STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM REFERRING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE (3) FOOT HONEYED (900-450) LINEAL FEET OF STRIP (4) INCH WIDE STRIPES (OR AS SPECIFICATION).
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRYED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER STATE ADA CODES.

PAVEMENT THICKNESS NOTES

** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAME GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

HEAVY DUTY CONCRETE PAVEMENT (TRUCK DOCK, DOLLY PAD, MOTORCYCLE PARKING APRON, DRIVE-IN ENTRANCE, TRASH PAD)
- 6" CONCRETE W/ MESH REINFORCEMENT
- 8" COMPACTED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

HEAVY DUTY ASPHALT PAVEMENT
- 4" ASPHALTIC CONCRETE (2 LAYS, 2.5" BINDER, 1.5" SURFACE)
  - LINER LAYER (2.5" BINDER, 42" 19.25 S)
  - WEAR LAYER (1.5" SURFACE, 42" 19.25 S)
- 12" COMPACTED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
  - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

CONCRETE SIDEWALK AND STOOPS
- 4" CONCRETE
- 6" COMPACTED AGGREGATE BASE COURSE
  - CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

JSD
MILWAUKEE REGIONAL OFFICE
P: 262.513.0666
Call 811 or (800) 242-8511
www.DiggersHotline.com

DRAFT - FOR REVIEW ONLY

BRIOHN DESIGN GROUP

SITE PAVEMENT ID PLAN

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

10-09-2020

C1.0

EXHIBIT C

PROPOSED RENDERINGS AND ELEVATIONS

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KEYNOTE LEGEND

03-1	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH COLOR 1 - (SEE ELEVATION PAINT COLOR KEY)
03-2	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH COLOR 2 - (SEE ELEVATION PAINT COLOR KEY)
03-3	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH COLOR 3 - (SEE ELEVATION PAINT COLOR KEY)
03-4	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH FORM LINER FINISH PAINTED - COLOR 4 - (SEE ELEVATION PAINT COLOR KEY)
03-5	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH FORM LINER FINISH PAINTED - COLOR 5 - (SEE ELEVATION PAINT COLOR KEY)
03-6	EXTERIOR UNINSULATED PRECAST WALL PANEL AT TRASH ENCLOSURE WALLS
03-7	2 X 1/2" DEEP HORIZONAL REVEAL PAINTED COLOR 3
03-10	2 X 1/2" DEEP HORIZONAL REVEAL PAINTED COLOR 4
05-8	STEEL PIPE GUARDS - SHEET METAL AND STRUCTURAL OWNER
05-16	PRE FINISHED METAL 24 GA. FASCIA ON STEEL FRAMING ENTRY CANOPY COLOR SHALL BE ANODIZED WITH PREFINISHED ALUMINUM SOFFIT PANELS AND RECESSED CAN FIXTURE OVER DOOR
07-2	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE CLEAR ANODIZED
07-8	PRE FINISHED METAL 24 GA. COPING COLOR SHALL BE CLEAR ANODIZED
08-1	ALUMINUM STOREFRONT
08-2	ALUMINUM STOREFRONT
08-4	PAINTED AND INSULATED HOLLOW METAL SERVICE DOOR AND FRAME WITH EXEMPLARY EGRESS CODE REQUIRED LIGHTING
08-5	INSULATED HOLLOW METAL DOOR AND FRAME WITH 1 HOUR FIRE RATING 8' X 10' EAGLE CONCRETE FIELD STEEL PIPE BOLLARDS PAINTED SAFETY YELLOW
08-6	INSULATED HOLLOW METAL DOOR AND FRAME WITH 1 HOUR FIRE RATING DOCK LEVELERS AND BUMPERS
08-16	PRIMED WOOD GATES (PAIR OF EQUAL PANELS OF 1X6 VERTICAL SLATS MOUNTED TO STEEL FRAME - FRAME FIXED TO 8" CONCRETE FILLED PIPE STILL WITH CONCRETE CROWNED TOP - PAINTED - HEIGHT TO MATCH DOOR HEIGHT PLUS 6"
26-1	EXTERIOR LIGHTING - SEE OFFICE WALKPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT

PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOUR AND ACCENT COLOURS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT INSTALL NOTE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND SHOULD BE SLOW TO RISE.

1 **ACRYLIC CONCRETE STAIN (BASE COLOR):**
A (2) COATS OF HALMANINDIAY RIATGRIP CREE ACRYLIC STAIN OR
B (2) COATS SHERWIN WILLIAMS DURON VERTICAL STAIN OR
C (2) COATS BENJAMIN MOORE TUFF CRETE WB CONCRETE STAIN

2 **ACCENT COLOR:**
A (2) COATS OF HALMANINDIAY RIT4 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
B (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
C (2) COATS BENJAMIN ALPA SATIN 100% ACRYLIC HOUSE PAINT

PRECASTER NOTE:

PRECASTER TO PROVIDE COVERS FOR ALL POUND PLUGGED PLUG TO ALL PROVIDE FLUSHED FILL SPRAY FOAM INSULATION WITH STEEL REINFORCED METAL COVER PLATE ON ALL SHEETS EXPANSION OF RECESSED AREA (BRAKE LINTEL JOIST GIRDER BEARING OR OTHER PROVIDED CONDITIONS ON INTERIOR SIDE OF THE PRECAST WALL PANELS

EXTERIOR BLDG SYSTEMS

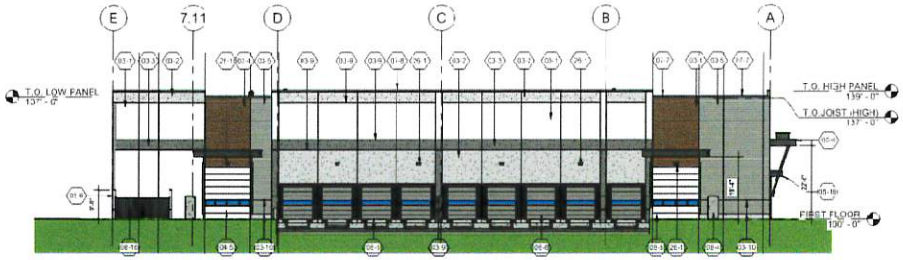
ROOF ASSEMBLY 4 (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ONLY TO DIRECT TO DECK APPROVED RPS INSULATION (R20 - TWO LAYERS STAGGERED ON MINIMUM 1/4 X 4 X 8 TAPERED SLAB DRAWINGS)

ROOF ASSEMBLY 8 (CANOPY): FULLY ADHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION - APPROXIMATELY 50 CLERESTORY AS DETAILED

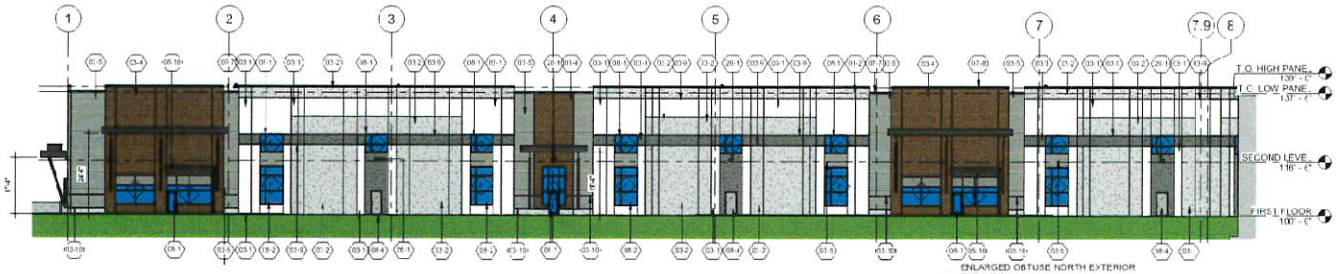
INSULATED PRECAST WALL PANEL SYSTEM - 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

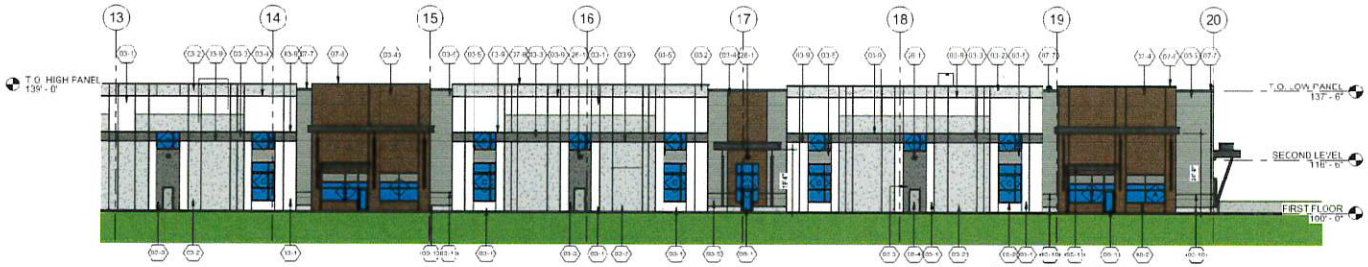
- PAINT COLOR 1 SHERWIN WILLIAMS "SN 6201 SNOW WHITE" - LIGHT ACCENT
- PAINT COLOR 2 SHERWIN WILLIAMS "SW 7017 DORIAN GRAY" - MEDIUM ACCENT
- PAINT COLOR 3 SHERWIN WILLIAMS "SW 7019 GAUNTLET GRAY" - DARK ACCENT
- PAINT COLOR 4 FORM LINER PANEL PAINTED SHERWIN WILLIAMS
- PAINT COLOR 5 FORM LINER PANEL PAINTED SHERWIN WILLIAMS



ENLARGED OBTUSE EAST EXTERIOR ELEVATION
1/16" = 1'-0"



ENLARGED OBTUSE NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



ENLARGED NORTH EXTERIOR ELEVATION
1/16" = 1'-0"

BRIOHN DESIGN GROUP

ENLARGED PARTIAL EXTERIOR ELEVATIONS

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB 22040
DRAWN CJR
CHECKED CM
DATE 2023-10-06
SHEET
A5.1

KEYNOTE LEGEND

03.1	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH COLOR 1 (SEE ELEVATION PAINT COLOR KEY)
03.2	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH COLOR 2 (SEE ELEVATION PAINT COLOR KEY)
03.3	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH COLOR 3 (SEE ELEVATION PAINT COLOR KEY)
03.4	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH PAINTED COLOR 4 (SEE ELEVATION PAINT COLOR KEY)
03.5	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH PAINTED COLOR 5 (SEE ELEVATION PAINT COLOR KEY)
03.6	EXTERIOR PRECAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH PAINTED COLOR 6 (SEE ELEVATION PAINT COLOR KEY)
03.9	2" x 12" DIE HORIZONTAL REVEAL PAINTED COLOR 1
03.10	2" x 12" DIE HORIZONTAL REVEAL PAINTED COLOR 2
03.12	CONCRETE RETAINING WALL - SEE STRUCTURAL AND CIVIL DWGS
05.2	STEEL FRIGHT - SEE SHEET A0.8 & A4.1 AND STRUCTURAL DWGS
07.1	PRE-FINISHED METAL 24 GA. CORNICE, COLOR: SMALL BE CLEAR ANODIZED
07.5	PRE-FINISHED METAL 24 GA. COPING - COLOR: SMALL BE CLEAR ANODIZED
07.15	PRE-FINISHED METAL CANOPY AND GUTTER - COLOR: TO MATCH CANOPY. METAL LOCATION SHOWN FOR REFERENCE ONLY. NOTE: DOWNSPOUT ALIGNED ALONG ARCHITECTURAL FEATURE WHICH IS NOT THE DOWNSPOUT. SEE A5.1 & A7.1 FOR DOWNSPOUT LOCATIONS
08.1	ALUMINUM STOREFRONT DOOR - SEE SPEC
08.2	ALUMINUM STOREFRONT
08.4	PAINTED ANODIZED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING
08.5	INSULATED OVERHEAD DOOR FACTORY FINISHED - 6" JAMB - 1 4 DETAIL CONCRETE FILLED STEEL PIPE BOLLARDS - PAINTED SAFETY YELLOW
08.6	INSULATED OVERHEAD DOOR FACTORY FINISHED - DOUBLE SEAL DOOR LIVE DRIVE AND BUMPER
08.16	BRACE WOOD GARDEN WALL PANEL TO TRA VERTICAL SLATS MOUNTED TO STEEL FRAME - HINGE POSTS TO BE CONCRETE FILLED SUBTRAL WITH CONCRETE CROWNED TOP (PAINTED) - HEIGHT TO MATCH DOOR HEIGHT BOLLARD
11.2	TRASH ENCLOSURE - SEE SPEC AND ALL ARCHITECTURAL DRAWINGS - MINIMUM 8'-0" - SEE FLOOR PLAN
14.1	EXTERIOR HOLLOW METAL DOOR FRAME - SEE ELEVATIONS FOR EXTERIOR TYPE AND MOUNTING HEIGHT

PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FORTE (WFS) PRIMED PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

1. ACRYLIC CONCRETE STAIN (BASE COLOR)
   A. 1 2 COATS OF HALLMAN LINDSAY W 6 7 (ARI CLEAR ALKYL SEALER OR
   B. 1 4 COAT SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
   C. 1 2 COATS BENJAMIN MOORE LIFE PROOF WB CONCRETE STAIN
2. ACCENT COLOR
   A. 1 2 COATS OF HALLMAN LINDSAY W 74 AN APPROPRIATE SATIN TINTS ACRYLIC CONCRETE PAINT OR
   B. 1 2 COATS SHERWIN WILLIAMS SUPER PAINT SATIN HORSE PAINT OR
   C. 1 2 COATS BENJAMIN MOORE LIFE PROOF ACRYLIC HOUSE PAINT

PRECASTER NOTE:

PRECASTER SHOULD PROVIDE COVERS FOR ALL POINTS WHERE WOOD WILL BE PRIMED, CLOSED, OR SPRAY FOAM INSULATION WITH ONE PRE-FINISHED METAL COVER PANEL FOR ALL OTHER AREAS. DETERMINE PRE-FINISH AREAS (BEAM, LINE, ETC) WHERE BEARING OR COMPRESSIVE COMPONENTS OF SHERWIN WILLIAMS THE PRECAST WALL PANELS.

EXTERIOR BLDG SYSTEMS

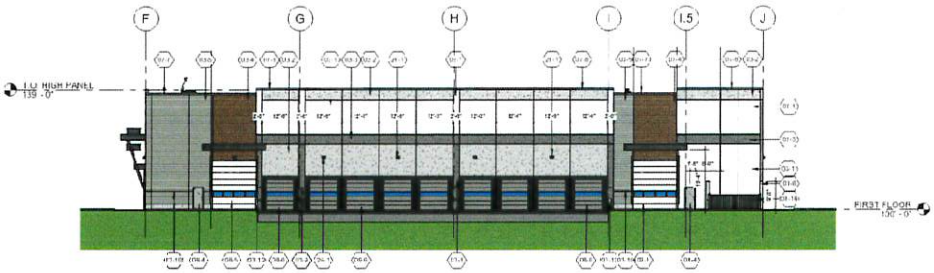
ROOF ASSEMBLY A (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE OR 3/8 DIRECT TO DECK APPROVED DEPENDENT ON ROOF - W/ TAPERED INSULATION (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY B (CANOPY): FULL ADHERED EPDM ROOF MEMBRANE W/ TAPERED INSULATION TAPERED TO GUTTER AS DETAILED

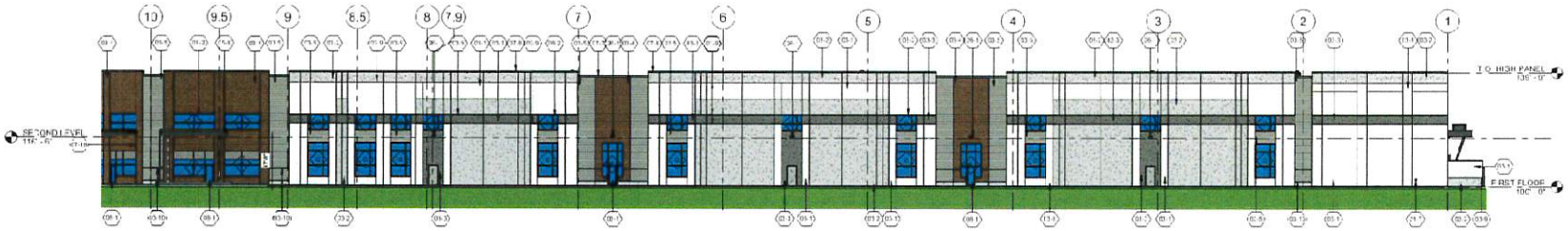
INSULATED PRECAST WALL PANEL SYSTEM: 7" THICK & 10 PRECAST CONCRETE WALL PANEL (3 14)

ELEVATION PAINT COLOR KEY:

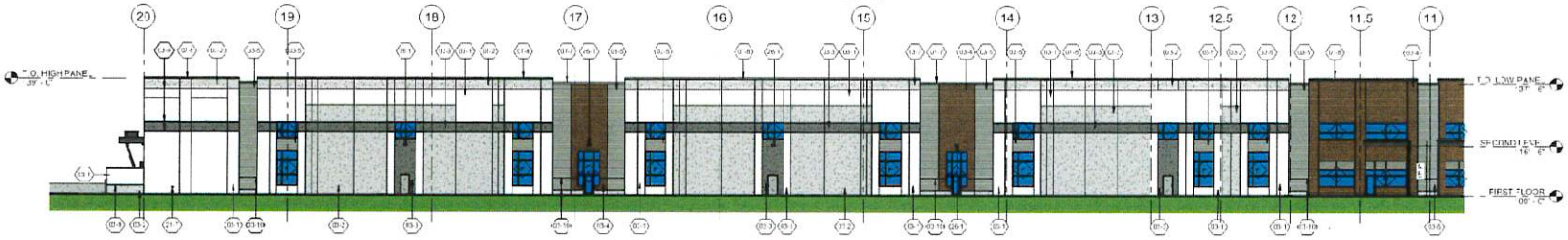
- PAINT COLOR 1: SHERWIN WILLIAMS SW 6220 SHARE WHITE - (SEMI ACCENT)
- PAINT COLOR 2: SHERWIN WILLIAMS SW 7511 STORM CLOUD - (MEDIUM ACCENT)
- PAINT COLOR 3: SHERWIN WILLIAMS SW 7069 CHARCOAL - (DARK ACCENT)
- PAINT COLOR 4: FOR ALUMINUM PANEL PAINTED SHERWIN WILLIAMS
- PAINT COLOR 5: FOR ALUMINUM PANEL PAINTED SHERWIN WILLIAMS



ENLARGED WEST EXTERIOR ELEVATION
1/16" = 1'-0"



ENLARGED CBTUSS EXTERIOR SOUTH ELEVATION
1/16" = 1'-0"



ENLARGED SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"

BRIOHN DESIGN GROUP

ENLARGED PARTIAL EXTERIOR ELEVATIONS

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET

J.O.	22347
DRAWN	CJB
CHECKED	CW
DATE	2023-10-09
SHEET	A5.2

HFR electric inc
RESIDENTIAL · COMMERCIAL · INDUSTRIAL
227 Weil Drive · Slinger, WI 53086
Phone(262)644-6940 · Fax(262)644-7647

Cedarburg Multi Tenant

Exterior Lighting Submittal 10-5-2023

A17-4T100N+A17-WM

Type: A

RAB

Color: Bronze

Weight: 11.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	1.0A
208V	0.60A
240V	0.50A
277V	0.40A
Input Watts	97.56W

LED Info

Watts	100W
Color Temp	3500k
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	13822.3
Efficacy	141.7 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLBIJH80K4UJ

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

3.67% at 120V, 10.35% at 277V

Power Factor:

99.8 % at 120V, 94 % at 277V

Surge Protection:

10kV

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Lens:

Polycarbonate lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress protection rating of IP65 for dust and water

Vibration Rating:

3G vibration rating per ANSI C136.31

EPA:

1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)

1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:

Formulated for high durability and long-lasting color

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RAB

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

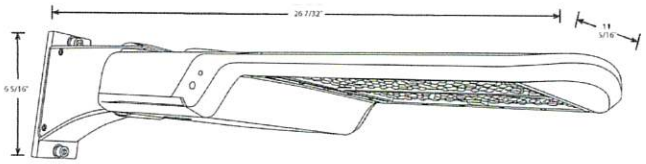
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions: A17-4T100N



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, Limited Warranty

Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	–	4T	100		N		
		3T = Type III **4T** = Type IV **5T** = Type V	**70** = 70W/10,000LM **100** = 100W/15,000LM **150** = 150W/22,500LM **200** = 200W/30,000LM **240** = 240W/36,000LM **300** = 300W/45,000LM **375** = 375W/51,800LM	**Blank** = Universal Pole Mount **SF** = Slipfitter (Factory installed SF available in 150W)	**Blank** = 5000K Cool **N** = 3500K	**Blank** = 120-277V, 0-10V Dimming **/480** = 480V, 0-10V Dimming	**Blank** = No Option **/3PRS** = 3-pin Receptacle and Shorting Cap **/7PRS** = 7-pin Receptacle and Shorting Cap **/MVS** = Microwave Motion Sensor **/LC** = Lightcloud® Controller

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A17-4T70N

TYPE: P1 17' pole on a 2' base

RAB

Color: Bronze

Weight: 10.8 lbs

Project:	Type:

Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	70.8W

LED Info

Watts	70W
Color Temp	4000K (Neutral)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	9,938 lm
Efficacy	140.3 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLPPBUH2NS6D

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
3.19% at 120V, 13.21% at 277V

Power Factor:
99.5 % at 120V, 91.7 % at 277V

Surge Protection:
10kV

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)
1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:
Formulated for high durability and long-lasting color

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Technical Specifications (continued)

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

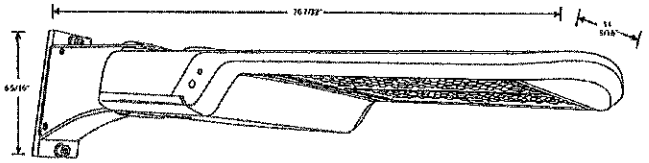
BUG Rating:
B3 U0 G3

Other

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

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A17-4T70N

RAB

Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	–	4T	70		N		
		3T = Type III **4T** = Type IV **5T** = Type V	**375** = 375W/51,800LM **70** = 70W/10,000LM **100** = 100W/15,000LM **150** = 150W/21,500LM **200** = 200W/30,000LM **240** = 240W/36,000LM **300** = 300W/45,000LM	**Blank** = Universal Pole Mount **SF** = Slipfitter (Factory installed SF available in 150W)	**Blank** = 5000K Cool **N** = 4000K Neutral	**Blank** = 120-277V, 0-10V Dimming **/480** = 480V, 0-10V Dimming [1]	**Blank** = No Option **/3PRS** = 3-pin Receptacle and Shorting Cap **/7PRS** = 7-pin Receptacle and Shorting Cap **/MVS** = Microwave Motion Sensor **/LC** = Lightcloud® Controller

[1] *480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.*

Type II distribution available as special order

Wall mount and adjustable universal pole mount available as optional field-installed accessories

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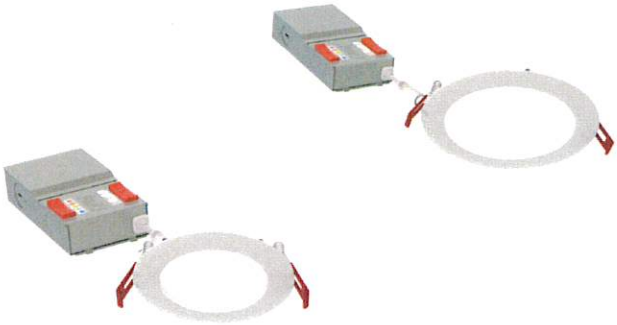
TYPE: C

Catalog Number	
Notes	
Type	

Contractor Select™

WF4 & WF6 ALO + SWW5

4" & 6" Flat LED Downlight



Featuring a smooth matte white finish, the 4" and 6" flat series of wafers offer both adjustable CCT and lumen output. This combination allows you to create the perfect look for your space with low/medium/high lumen outputs and a choice of 2700K, 3000k, 3500K, 4000K, 5000K CCT.

FEATURES:

- Low, Medium, and High lumen settings means you can mount these wafers at almost any ceiling height within a home.
- Standard wet location listing means our wafers can be mounted in bathrooms and covered outdoor spaces.
- With no can needed to install, time of installation is significantly lower than with traditional downlights
- Available matte black, satin nickel or oil rubbed bronze trim rings enable further customization to your space.

Catalog Number	UPC	Description	Replaces Up To	Lumens	Input Watts	CCT	CRI	Voltage	Finish	Dimming Protocal	Pallet qty.
WF4 ALO19 SWW5 90CRI MW M6	00197589041057	4" Smooth LED Downlight	65W Incandescent	700/900/1100	14.5W	2700K/3000K/3500K/ 4000K/5000k	90	120V	Matte White	Triac	540
WF6 ALO20 SWW5 90CRI MW M6	00197589041194	6" Smooth LED Downlight	75W Incandescent	800/1050/1300	16W	2700K/3000K/3500K/ 4000K/5000k	90	120V	Matte White	Triac	360

Accessories: *Order as separate catalog number.*

WF8643 PAN R6	Universal New Construction Pan, Retail Pack of 6
WF8643 PAN U	Universal New Construction Pan, unit pack
WF4 PAN R12	4" new construction pan, retail pack of 12
WF6 PAN R12	6" new construction pan, retail pack of 12
WF4GR MW	4" Wafer Goof Ring 4.2" ID x 6.2" OD
WF6GR MW JZ	6" Wafer Goof Ring 6" ID x 8" OD
WFJB U	Remodel Joist Bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable

Goof rings are made of 22 gauge steel and painted white.

WF8643 Universal
New Construction Pan

WF4_WF6 PAN
New Construction Pan

Remodel Joist Bar

WFEXCx
FT4 3-Pin Cable

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Specifications

HOUSING:

Die cast aluminum mounting frame provides passive thermal cooling achieving L70 at 50,000 hours • FT4 3-pin plenum rated cable connector to connect from module to remote driver box • Steel spring clip for easy installation. 4" & 6" cut out templates are provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim • Can be installed from 3/8" to 1 ½" ceiling thickness • Can be removed from below the ceiling for service or replacement.

LED LIGHT ENGINE:

LEDs are integrated to one piece high purity aluminum, thermally conductive housing to provide uninterrupted heat transfer to ensure long life of the LED Switchable white color temperature from 2700K, 3000K, 3500K, 4000K, 5000K • 90 CRI minimum • Color accuracy within 4 step McAdams Ellipse at the end CCT (2700K and 5000K), within 7 step McAdams Ellipse in the middle CCT (3000K, 3500K, and 4000K) • Dimming 100% to 10% with most standard incandescent dimmers (see list of approved dimmers).

DRIVER:

Connect directly to 120V Class-2 (CAN ICES-005 (B) / NMB-005 (B)) LED driver. 120V 60 Hz constant current driver provides noise free operation • IC rated driver with convenience of a switch to choose between three lumen output settings (Low/Medium/High) • The isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductor or (4) 12 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly • 2" plenum space required for the installation of the WF6 driver box; 3" plenum space required for the installation of the WF4 driver box • Suitable for installation in t-grid and drop ceiling applications with universal new construction pan.

OPTICAL SYSTEM:

Edge-lit LED technology uses light guided plate to distribute light • Polycarbonate lens provides even illumination throughout the space • Efficient system that can produce over 1100 lumens while using 14.5W with the WF4 and over 1300 lumens while using 16W with the WF6 • Replaces 65W incandescent (WF4) and 75W incandescent (WF6).

LIFE:

Rated for 50,000 hours at 70% lumen maintenance.

LABELS:

CSA certified to US and Canadian safety standards • ENERGY STAR® certified product • Suitable for wet location, covered ceiling • Air-Loc certified in accordance with ASTM E283-2004 • NOM Certified • Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements • U.S. Patent No. 10,681,784.

TESTING:

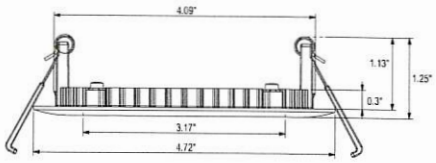
All reports are based on published industry procedures; field performance may differ from laboratory performance.

WARRANTY:

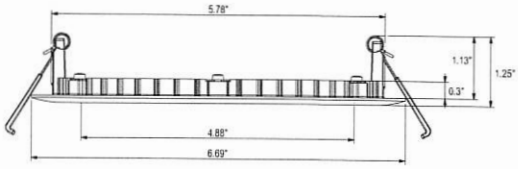
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

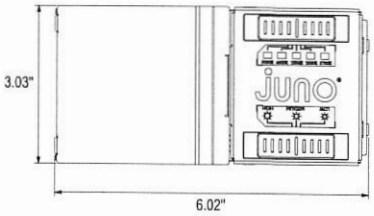
Dimensions

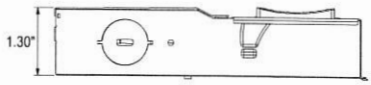


WF4



WF6





PERFORMANCE DATA

	WF4 ALO19 SWW5	WF6 ALO20 SWW5
Input Voltage	120V	120V
Input Power Typical	14.5W (+/-5%)	16W (+/-5%)
Frequency	60 Hz	60 Hz
EMI/RFI	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)
Minimum Starting Temp	-40°F (-40°C)	-40°F (-40°C)

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

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PROPOSED NEW BUILDING FOR :

CEDARBURG MULTI-TENANT

FORWARD WAY - LOT #2
CEDARBURG, WI 53012

PLAN COMMISSION SET
OCTOBER 9, 2023

OWNER :

JACKSON DISTRIBUTION & WAREHOUSE, LLC
ANDREW BERNS

N14W21177 TOWER DRIVE
JACKSON, WI 53037
(608) 217-3137 PHONE

andrew@berns@jacksonwarehouse.com

GENERAL CONTRACTOR :

BRIOHN BUILDING CORPORATION
CARY BUICKI

3885 N. BROOKFIELD RD., SUITE 203
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX
cbuicki@briohn.com

ARCHITECT :

BRIOHN DESIGN GROUP LLC
CHRISTOPHER WENZLER, AIA

3885 N. BROOKFIELD RD., SUITE 203
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX
cwenzler@briohn.com

CIVIL ENGINEER:

JSD PROFESSIONAL SERVICES, INC.
RIZAL W. ISKANDARSJACH, P.E., P.L.S.

W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
(262) 513-0666 PHONE
(414) 313-9932 CELL
rizal@jsdinc.com

LANDSCAPE DESIGNER:

JSD PROFESSIONAL SERVICES, INC.
KEVIN BYRNE, PLA & LEED AP BD+C

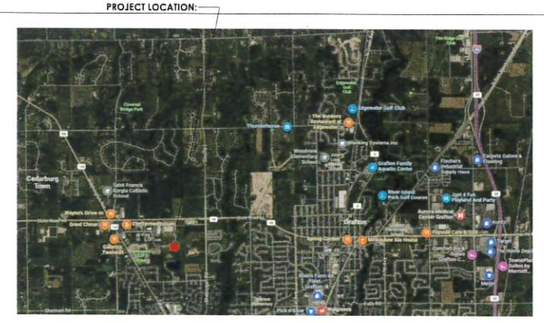
W238 N1613 BUSSE ROAD, SUITE 150
WAUKESHA, WISCONSIN 53188
(262) 513-0666 PHONE

STRUCTURAL ENGINEER:

KEVIN JANKOWSKI, PE
CHRISTOPHER CLINE, PE

3885 N. BROOKFIELD RD., SUITE 203
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX
ccline@briohn.com

PROJECT LOCATION:



PROJECT BUILDING INFORMATION:

CODE:
BUILDING CODE: 2015 IBC - INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
EXISTING BUILDING CODE: 2015 IEBC - INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366
ACCESSIBILITY CODE: 2009 ICC/ANSI A117.1 - ACCESSIBLE AND USABLE **BUILDINGS AND FACILITIES ENERGY CODE: 2015 IECC** - INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363
MECHANICAL CODE: 2015 IMC - INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364
PLUMBING CODE: 2018 WISCONSIN PLUMBING CODE SPS 381-387
ELECTRICAL CODE: 2017 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS316
FIRE CODE: SPS 314 FIRE PREVENTION

OCCUPANCY: PRIMARY S-1 (MODERATE HAZARD STORAGE); SECONDARY I-4 (ADULT DAY CARE)

CLASS OF CONSTRUCTION: TYPE 2B

SPRINKLER SYSTEM: NFPA 13 AUTOMATIC ESFR SPRINKLER SYSTEM

FLOOR LEVELS: 1

NUMBER OF STORIES 1

BUILDING FOOTPRINT: 154,923 SF

BUILDING AREA: 167,488 SF
S-2 OCCUPANCY 146,661 SF
I-4 OCCUPANCY 15,827 SF

NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

ZONING: M-3 BUSINESS PARK

SETBACKS:
40 STREET
10 SIDE
25 REAR

PARKING:
90 STANDARD STALLS
14 HC STALLS
80 FUTURE STALLS

TOTAL PARKING (TOTAL ON-SITE): 104 TOTAL PARKING STALLS (DOES NOT INCLUDE FUTURE STALLS)

APPLICABLE TO ALL PLAN VIEWS

PC SHEET INDEX

Sheet Number	Sheet Name
T1.0	TITLE SHEET
CS-1	SURVEY
C1.0	SITE PAVEMENT ID
C2.0	SITE GRADING AND EROSION CONTROL PLAN
C3.0	SITE UTILITY PLAN
C4.0	NOTES & DETAILS
C4.1	NOTES & DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NORTHEAST
L1.2	LANDSCAPE PLAN SOUTHWEST
L2.0	LANDSCAPE NOTES & DETAILS
A0.3	ARCHITECTURAL SITE PLAN
A1.0	OVERALL FIRST FLOOR PLAN
A1.1	PARTIAL ENLARGED FLOOR PLAN (WEST)
A1.2	PARTIAL ENLARGED FLOOR PLAN (EAST)
A1.3	OVERALL SECOND FLOOR/CLERESTORY PLAN
A1.4	PARTIAL ENLARGED SECOND FLOOR PLAN (WEST)
A1.5	PARTIAL ENLARGED SECOND FLOOR PLAN (EAST)
A4.0	ROOF PLAN AND DETAILS
A5.0	EXTERIOR OVERALL ELEVATIONS
A5.1	ENLARGED PARTIAL EXTERIOR ELEVATIONS
A5.2	ENLARGED PARTIAL EXTERIOR ELEVATIONS
A5.3	ENLARGED PERSPECTIVE
E1.0	PHOTOMETRIC PLAN

BRIOHN
DESIGN GROUP
3885 N. BROOKFIELD RD. SUITE 203
BROOKFIELD, WISCONSIN 53045-1463
(262) 790-0500 PHONE
(262) 790-0505 FAX

TITLE SHEET

SHEET TITLE

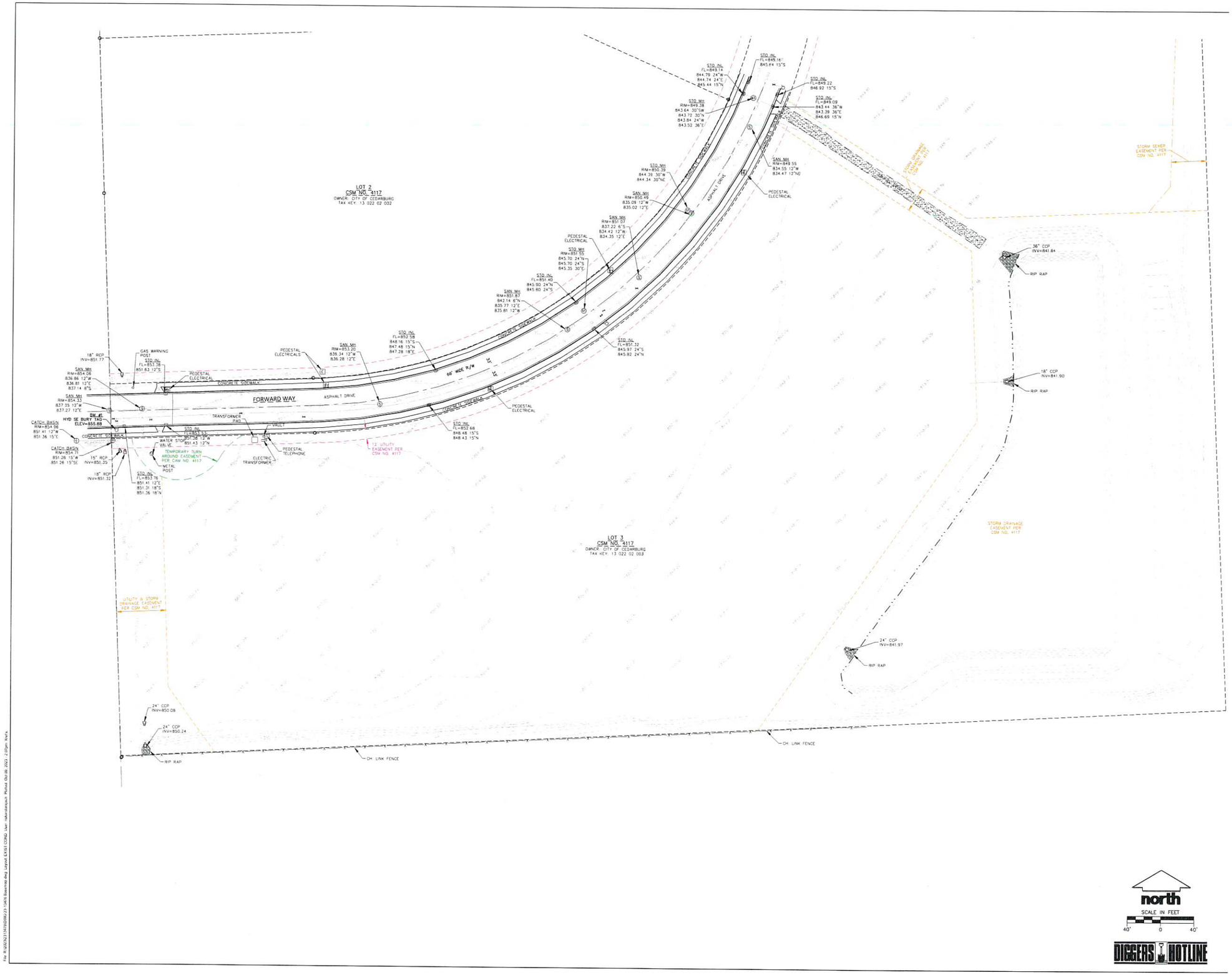
NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB: 223462
DRAWN: CJR
CHECKED: CW
DATE: 2023-10-09
SHEET:
T1.0



north

SCALE IN FEET

40' 0 40'

DIGGERS HOTLINE

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
N28 W18 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0656

CLIENT:

CLIENT ADDRESS:

PROJECT:

PROJECT LOCATION:

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: (initials)
Reviewed By: (initials)
Approved By: (initials)

SHEET TITLE:
EXISTING CONDITION SURVEY

SHEET NUMBER:
CS-1

JSD PROJECT NO:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: R:\2022\2213\7\02\096\23-13416 Reservoir.dwg Layout: EXIST COND User: nikandersson Plotted Oct 09, 2023 - 2:01pm Kirk

PAVING NOTES

1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF CEDARBURG ORDINANCES.
2. CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   REINFORCEMENT – CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.

   CURING COMPOUNDS – CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.

   FINISHING – CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

   CRUSHED AGGREGATE BASE COURSE – THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

   SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

   GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

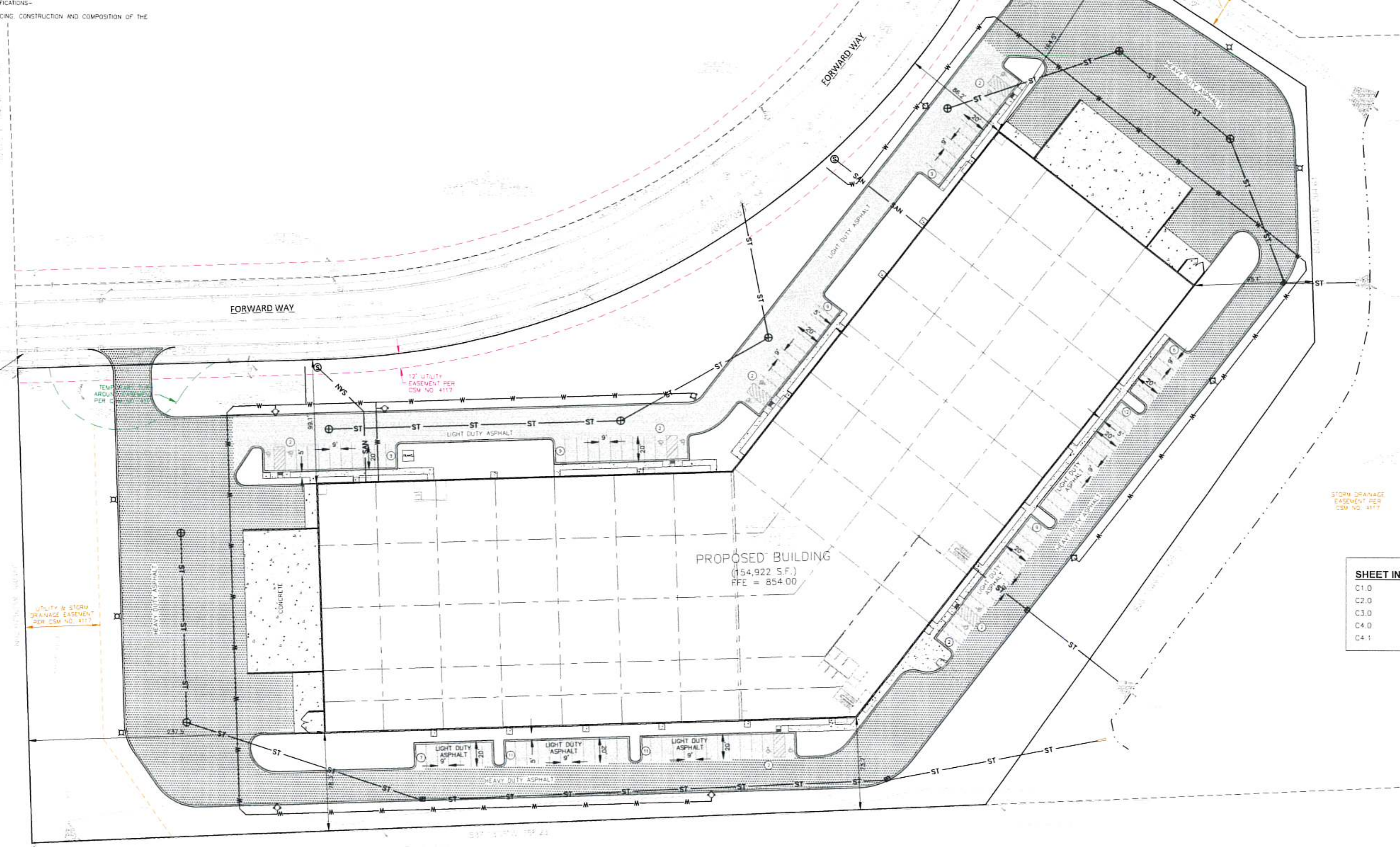
   CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

   BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

   SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

   ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

   SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.



north

SCALE IN FEET

40' 0 40'

SITE ADDRESS: FORWARD WAY, CEDARBURG, WI	
PROPERTY ACREAGE	10.57 ACRES
TOTAL BUILDING SQUARE FOOTAGE	154,922 SQ. FT.

NUMBER OF PARKING STALLS	
PROPOSED STANDARD	94
PROPOSED ACCESSIBLE	12
MOTORCYCLE PARKING	0
TOTAL SITE	106

PROPOSED SITE COVERAGE	
PROPOSED IMPERVIOUS SURFACE AREA	318,906 SF (69.3%)
PROPOSED PERVIOUS SURFACE AREA	141,540 SF (30.7%)

M-3 ZONING REQUIREMENTS	REQUIRED	PROVIDED
BUILDING SETBACK (STREET)	40 FEET	86.2 FEET
BUILDING SETBACK (SIDE)	25 FEET	95.1 FEET
BUILDING SETBACK (REAR)	25 FEET	73.7 FEET
MAX BUILDING HEIGHT	45 FEET	39 FEET
MINIMUM GREEN SPACE	30%	30.2%
MAX BUILDING COVERAGE	70%	69.8%

SHEET INDEX

C1.0	SITE PAVEMENT ID
C2.0	SITE GRADING PLAN AND EROSION CONTROL PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE DETAILS AND NOTES
C4.1	SITE DETAILS AND NOTES

WISCONSIN
BRIAN R. WELLS
E-46984
SHEBOYGAN
WI
PROFESSIONAL ENGINEER
Brian R. Wells
10/25/23

GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS, ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING".
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.
16. SIGN CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
17. ALL PAVING DIMENSIONS AND RADII ARE DIMENSIONED TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
18. ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
19. FOR LANDSCAPING SEE SEPARATE PLAN.
20. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
21. ALL CURB AND GUTTER IS WISDOT TYPE D, 18", UNLESS NOTED OTHERWISE. USE HIGH SIDE CURB AS NECESSARY TO DRAIN WATER PROPERLY.
22. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
23. SURVEY BASE PROVIDED BY R.A. SMITH DATED APRIL 1, 2020.

PAVEMENT STRIPING NOTES

1. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2018 IBC 1106.6

PAVEMENT THICKNESS NOTES

**** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.**

MINIMUM PAVEMENT STRUCTURE

HEAVY DUTY CONCRETE PAVEMENT (TRUCK DOCK, DOLLY PAD, MOTORCYCLE PARKING, APRON DRIVE-IN ENTRANCE, TRASH PAD)
- 6" CONCRETE W/ MESH REINFORCEMENT
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD

HEAVY DUTY ASPHALT PAVEMENT
- 4" ASPHALTIC CONCRETE (2 LIFTS, 2.5" BINDER, 1.5" SURFACE)
  - LOWER LAYER (2.5" BINDER, 4LT 58.28 S)
  - UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
- 12" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD

CONCRETE SIDEWALK AND STOOPS
- 5" CONCRETE
- 4" CRUSHED AGGREGATE BASE COURSE CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
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SHEET TITLE

SITE PAVEMENT ID PLAN

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

JOB:	3293
DRAWN:	
CHECKED:	
DATE:	10-25-2023
SHEET:	C1.0

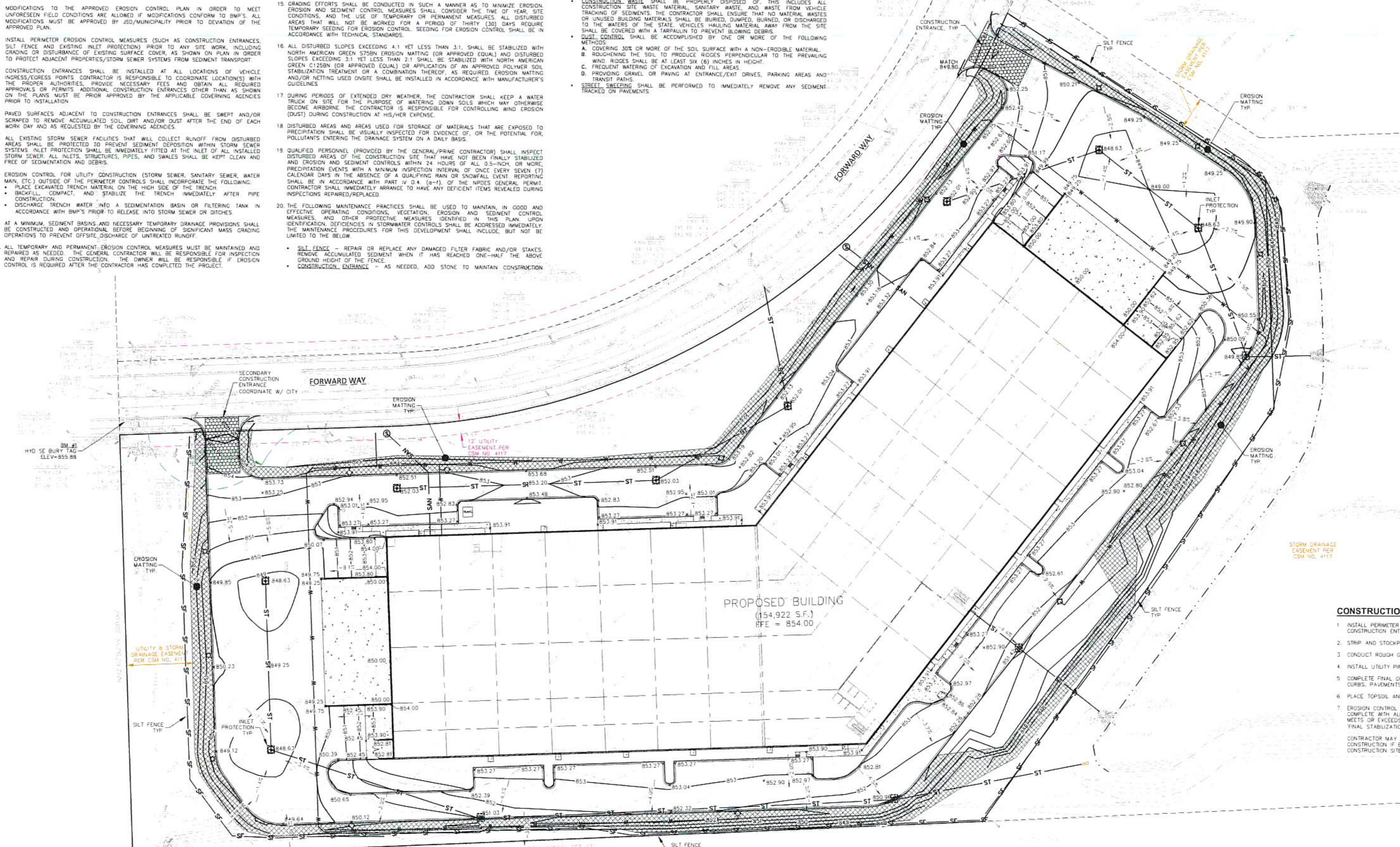
EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS AND CITY OF CEDARBURG ORDINANCES. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
   - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
11. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
12. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
13. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
14. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
15. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
16. ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
17. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
18. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
19. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a-f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
20. THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
   - SILT FENCE – REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
   - CONSTRUCTION ENTRANCE – AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
   - DITCH CHECK (STRAW BALES) – RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.
   - EROSION CONTROL MATTING – REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
   - DIVERSION BERM/SWALE – REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
   - INLET PROTECTION – CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

- CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.
- DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
  A. COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
  B. ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
  C. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
  D. PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
- STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

north
SCALE IN FEET
40' 0 40'



CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF 'FINAL STABILIZATION'.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. LOCATION AND ELEVATION OF:
      - EXISTING PIPE INVERTS
      - FLOOR ELEVATIONS
      - CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
      - HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES

   NOTIFY JSD PROFESSIONAL SERVICES, INC. (JSD) OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
2. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE JSD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST- EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
4. THE CONTRACTOR MAY SOLICIT APPROVAL FROM JSD/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. ALL UNSURFACED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
6. THIS GRADING PLAN IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY R.A. SMITH, DATED 04/01/20. PROPOSED CONTOURS ARE TYING INTO PROPOSED MASS GRADING CONTOURS (NOT SHOWN) PROVIDED BY CITY OF CEDARBURG. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH JSD PRIOR TO CONSTRUCTION OF WORK.
7. PROPERTY CORNER MARKERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS WHERE PROVIDED.
9. PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES LOCATED ALONG THE FLANGE LINE, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
10. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
11. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY, PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
12. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
13. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY JSD/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
15. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
16. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
17. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
18. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE AUTHORITY HAVING JURISDICTION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID AUTHORITY. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
19. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.
20. CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
21. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
22. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
23. CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
24. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
25. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF CEDARBURG ORDINANCE.
26. STORM SEWER SPECIFICATIONS –

   PIPE – ALL STORM SEWER USED ON THIS PROJECT SHALL BE HIGH DENSITY POLYETHYLENE UNLESS OTHERWISE NOTED.

   HIGH DENSITY POLYETHYLENE SMOOTH-WALLED INTERIOR CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL, WITH WATER TIGHT JOINTS, MANNING "N" VALUE OF 0.010 AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE S. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D3350, D2412, AND D2321 WITH ELASTOMERIC GASKETS CONFORMING TO ASTM F477.

   REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443.

   INLETS AND FRAMES

   INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.36(9)b.3

   FRAMES AND GRATES SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES / NEENAH CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS.

   MANHOLES AND FRAMES

   MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SPS 382.35(8)a,b.

   FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES/NEENAH CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE CRETEX SPECIALTY PRODUCTS, OR EQUAL.

   CLEANOUTS – CLEANOUTS SHALL BE EQUIPPED WITH FROST SLEEVES IN ACCORDANCE WITH SPS 382.35(5)(A)2. (REFER TO DETAIL)

   BACKFILL AND BEDDING – STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS"

   ROOF LEADER/STORM DRAIN LINES – ALL ROOF LEADERS/STORM DRAIN LINES WHICH ARE NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF JSD PRIOR TO ABANDONMENT, REMOVAL, OR CONNECTION TO THE PROPOSED STORM SEWER SYSTEM.

JSD
MILWAUKEE REGIONAL OFFICE
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WAUKESHA, WISCONSIN 53188
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JSD PROJ. NO.: 23-13476
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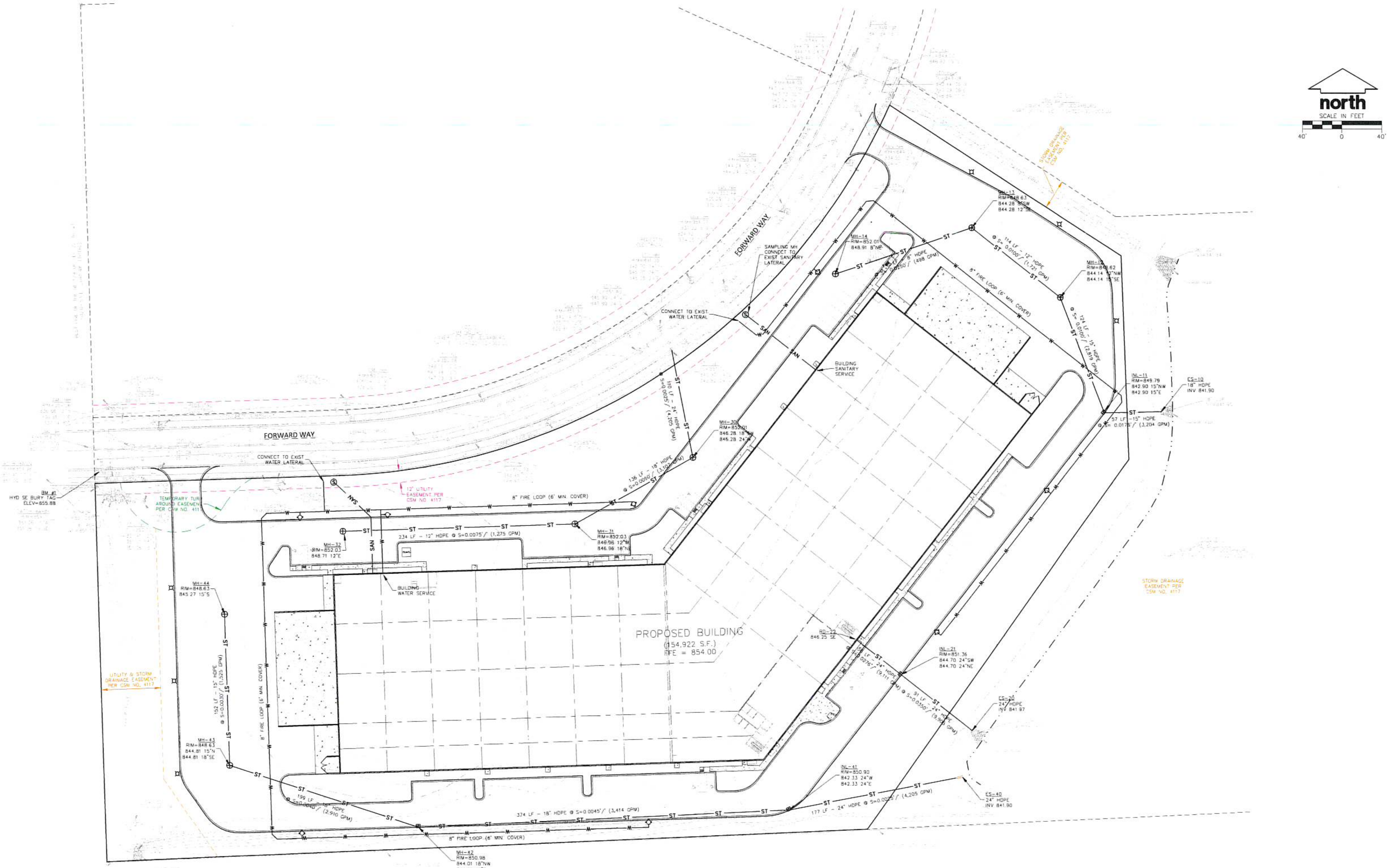
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE

SITE GRADING AND EROSION CONTROL PLAN

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

JOB:	3293
DRAWN:	
CHECKED:	
DATE:	10-25-2023
SHEET:	C2.0



UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
   - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
   - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
   - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
   - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
   - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

4. SPECIFICATIONS SHALL COMPLY WITH THE CITY OF CEDARBURG ORDINANCES AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.

5. TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF CEDARBURG REQUIREMENTS.

6. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.

7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.

8. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.

9. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

10. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.

11. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES. OR UTILITY AS-BUILT PLANS DRAWINGS PREPARED TO MUNICIPALITY STANDARDS ARE REQUIRED PRIOR TO OCCUPANCY PERMIT ISSUANCE. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND REPORTING ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS TO THE ENGINEER AS WORK PROGRESSES.

13. SEE SHEET C2.0 FOR STORM SEWER STRUCTURE INFORMATION.

14. WATER MAIN SPECIFICATIONS –

    PIPE – ALL WATERMAIN PIPE USED ON THIS PROJECT SHALL BE POLYVINYL CHLORIDE UNLESS OTHERWISE NOTED.

    POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH BLUE INSULATION TRACER WIRE AND CONFORM WITH SPS 382.30(11)(h).

    DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE "STANDARD SPECIFICATIONS".

    VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF CEDARBURG. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES (SEE DETAIL).

    THRUST BLOCKS SHOULD BE USED WHEREVER NECESSARY TO PREVENT SEPARATION OF JOINTS AND PIPE MOVEMENT. JOINT RESTRAINTS MAY ALSO BE USED AS APPLICABLE.

    10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH "WATER" ON THE COVER.

    BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

15. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATIONS" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL PROVISIONS OF THE CITY OF CEDARBURG.

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL AND CONCEALED PICKHOLE.

16. WATERMAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND INSTALLATION OF INSULATION SHALL BE CONFORMING WITH CHAPTER 4.17.0 "INSULATION" OF THE "STANDARD SPECIFICATIONS".

17. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

18. THE CONTRACTOR SHALL CONTACT CEDARBURG LIGHT AND WATER UTILITY (262-375-7650) 48-HOURS IN ADVANCE OF WATER CONNECTIONS TO THE MUNICIPALITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.

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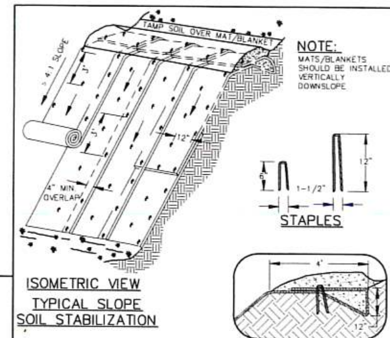
SHEET TITLE

SITE UTILITY PLAN

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

JOB:	3293
DRAWN:	
CHECKED:	
DATE:	10-25-2023
SHEET:	C3.0



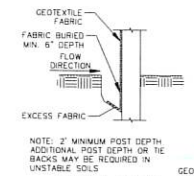
ISOMETRIC VIEW
TYPICAL SLOPE
SOIL STABILIZATION

GENERAL NOTES:

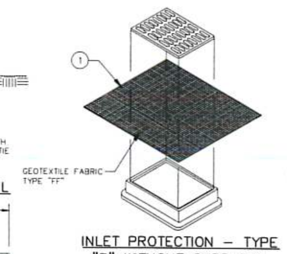
1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.

REV. 11-19-2018

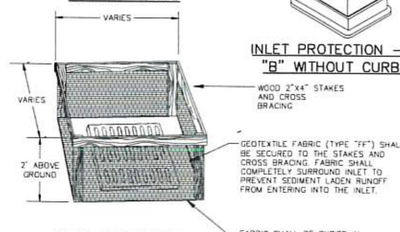
EROSION MATTING
N.T.S.



TRENCH DETAIL



INLET PROTECTION – TYPE "B" WITHOUT CURB BOX



INLET PROTECTION – TYPE "A"

REV. 11-19-2018

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4.

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

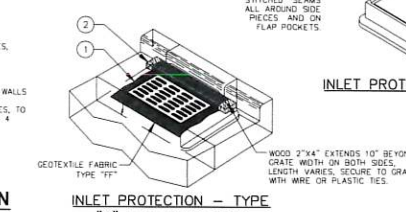
INSTALLATION NOTES:

TYPE "D"

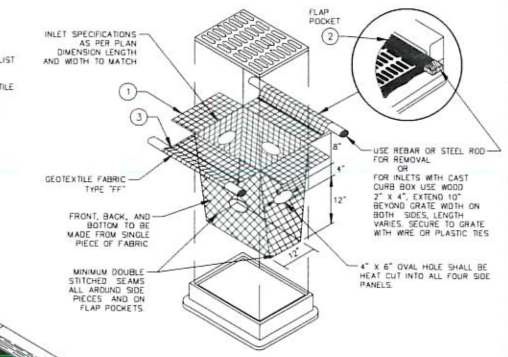
DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

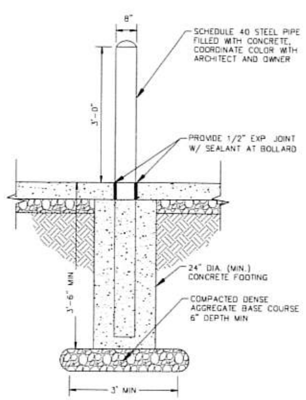


INLET PROTECTION – TYPE "C" WITH CURB BOX



INLET PROTECTION – TYPE "D"

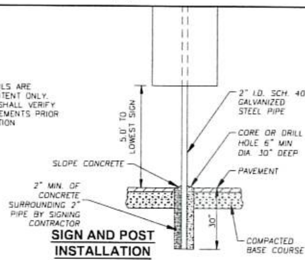
INLET PROTECTION
N.T.S.



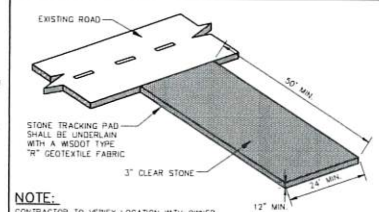
CONCRETE BOLLARD
N.T.S.

REV. 12-17-2018

NOTE:
SIGNAGE DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.



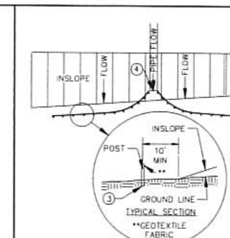
SIGN AND POST INSTALLATION
N.T.S.



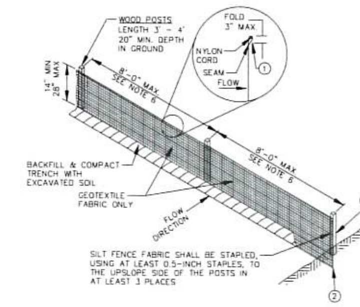
NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

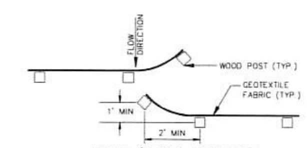
CONSTRUCTION ENTRANCE
N.T.S.

REV. 12-10-2018

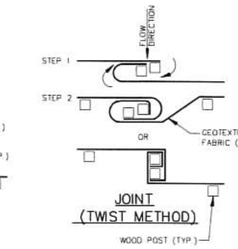


SILT FENCE ALONG SLOPES & OUTFALLS

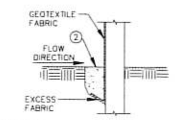




JOINT (HOOK METHOD)

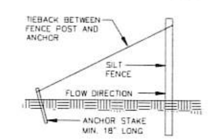


JOINT (TWIST METHOD)



NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL



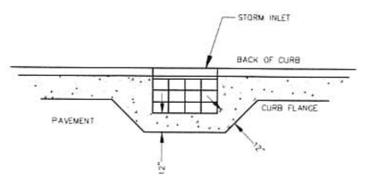
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

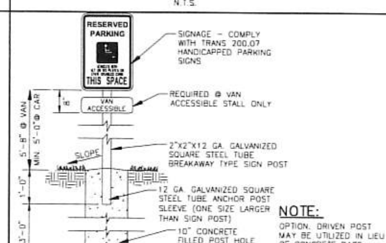
REV. 7-01-2019

SILT FENCE
N.T.S.



CONCRETE INLET COLLAR
N.T.S.

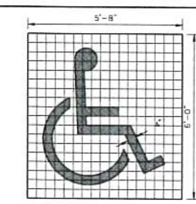
REV. 5-19-2017



NOTE:
OPTION: DRIVEN POST MAY BE UTILIZED IN LIEU OF CONCRETE BASE. PROVIDE MIN. 3'-0" LONG ANCHOR POST SLEEVE.

ADA SIGN
N.T.S.

REV. 7-01-2019

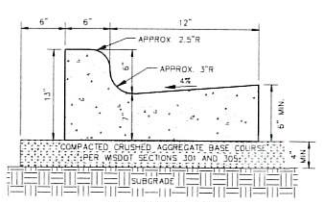


4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

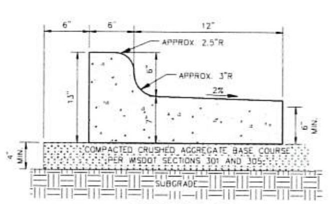
NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ADA PARKING STALL MARKING
N.T.S.

REV. 11-20-2018



STANDARD CURB



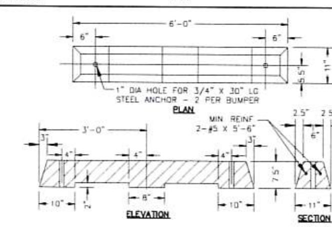
REJECT CURB

GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

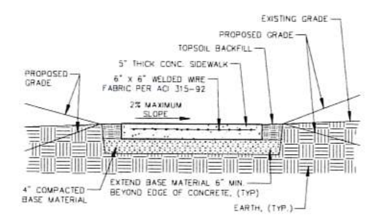
REV. 11-19-2018

18" CURB & GUTTER
N.T.S.



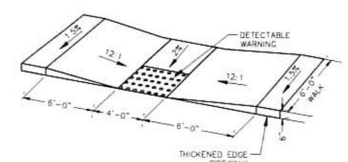
REV. 11-26-2018

N.T.S.



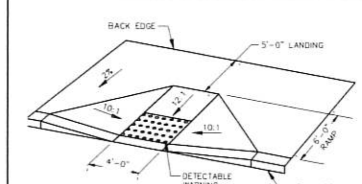
REV. 7-01-2019

CONCRETE SIDEWALK
N.T.S.



REV. 11-20-2018

ADA ACCESSIBLE RAMP
N.T.S.



REV. 11-20-2018

ADA ACCESSIBLE RAMP - FLUSH
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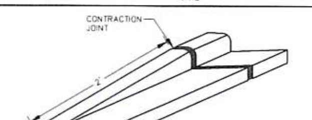
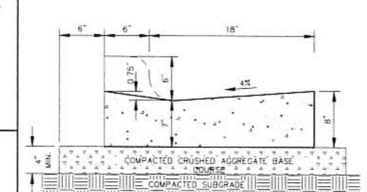


TAPER CURB HEAD



DRIVEWAY SECTION
CONCRETE CURB & GUTTER

GENERAL NOTES:

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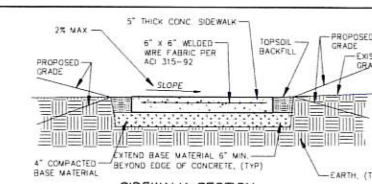
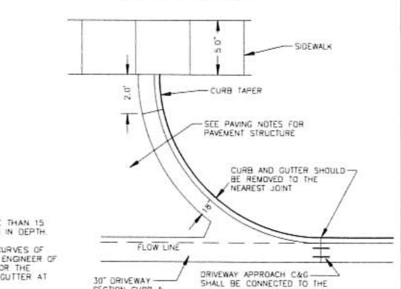


SIDEWALK SECTION



PLAN VIEW

REV. 5-19-2017

CURBED DRIVEWAY ENTRANCE
N.T.S.

BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1951
(262) 790-0500 PHONE
(262) 790-0505 FAX

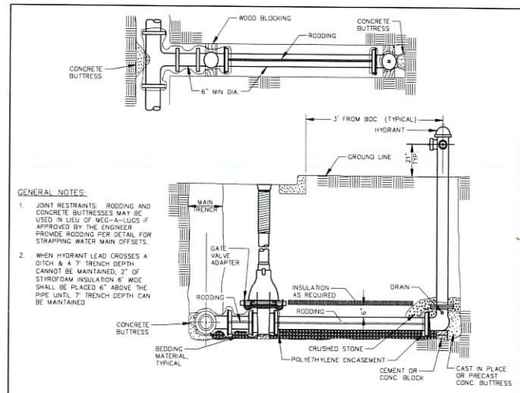
SHEET TITLE
SITE DETAILS AND NOTES

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO. 23-13476
JSD PROJ. MGR: RWI

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JOB: 3293
DRAWN:
CHECKED:
DATE: 10-25-2023
SHEET:
C4.0

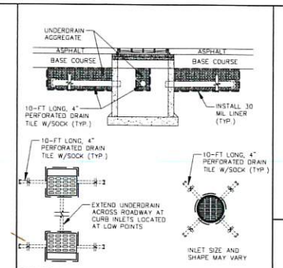


GENERAL NOTES:

1. JOINT RESTRAINTS: RODDING AND CONCRETE BUTTRESSES MAY BE USED IN LIEU OF MEG-A-LUGS IF APPROVED BY THE ENGINEER. PROVIDE RODDING PER DETAIL FOR STRAPPING WATER MAIN OFFSETS.
2. WHEN HYDRANT LEAD CROSSES A DITCH & A 7' TRENCH DEPTH CANNOT BE MAINTAINED, 2" OF STYROFOAM INSULATION 6' WIDE SHALL BE PLACED 6" ABOVE THE PIPE UNTIL 7' TRENCH DEPTH CAN BE MAINTAINED.

FIRE HYDRANT AND VALVE ASSEMBLY

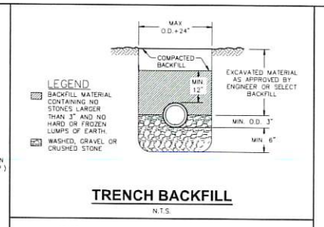
N.T.S.



GENERAL NOTES:

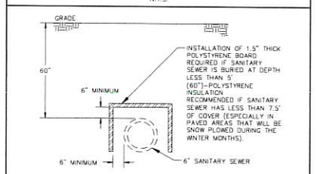
1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY CITY OF CEDARBURG.

N.T.S.



TRENCH BACKFILL

N.T.S.



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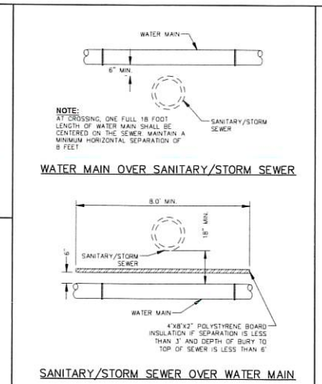
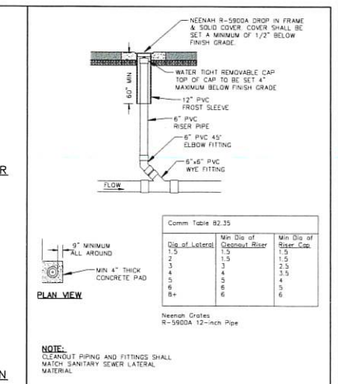


SEWER - WATER MAIN SEPARATION

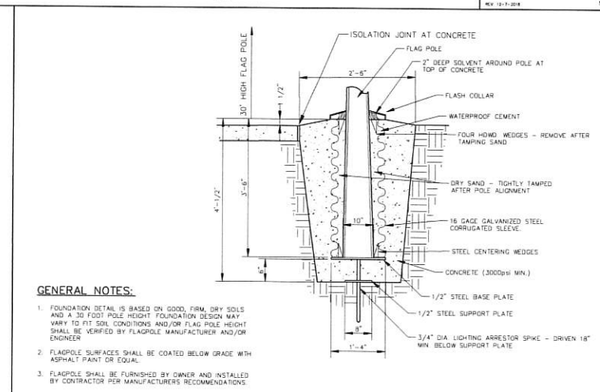
N.T.S.



Comm Table 82.35		
Dia. of Lateral	Min Dia. of Cleanout Riser	Min Dia. of Riser Cap
1.5	1.5	1.5
2	1.5	1.5
3	3	2.5
4	4	3.5
5	5	4
6	6	5
8+	6	6

SEWER CLEANOUT

N.T.S.

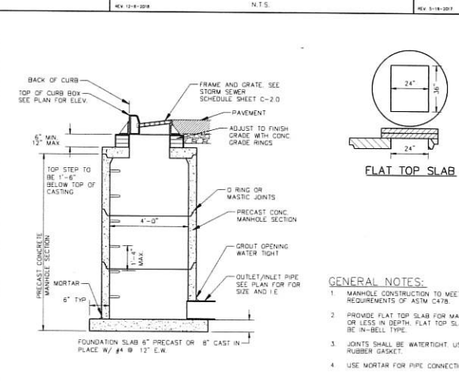


GENERAL NOTES:

1. FOUNDATION DETAIL IS BASED ON GOOD, FIRM, DRY SOILS AND A 30 FOOT POLE HEIGHT FOUNDATION DESIGN MAY VARY TO FIT SOIL CONDITIONS AND/OR FLAG POLE HEIGHT SHALL BE VERIFIED BY FLAGPOLE MANUFACTURER AND/OR ENGINEER.
2. FLAGPOLE SURFACES SHALL BE COATED BELOW GRADE WITH ASPHALT PAINT OR EQUAL.
3. FLAGPOLE SHALL BE FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUFACTURERS RECOMMENDATIONS.

FLAGPOLE BASE DETAIL

N.T.S.

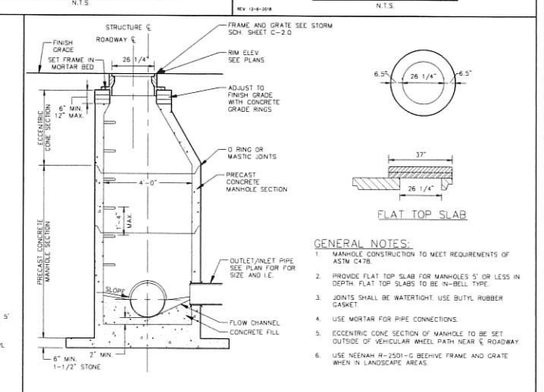


GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.

4' CURB INLET

N.T.S.



GENERAL NOTES:

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2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE N-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS.

STORM SEWER MANHOLE

N.T.S.

BRIOHN DESIGN GROUP
3400 N MEQUON RD (ROAD), SUITE 100
MEQUON-THIENSVILLE, WISCONSIN 53092-2512
(262) 242-1000 PHONE
(262) 242-1001 FAX

SHEET TITLE

SITE DETAILS AND NOTES

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

JSD
MILWAUKEE REGIONAL OFFICE
N234 N1410 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53186
P. 262.513.0666
JSD PROJ. NO.: 23-13475
JSD PROJ. MGR.: RWI

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JOB:	3293
DRAWN:	
CHECKED:	
DATE:	10-25-2023
SHEET:	C4.1

GENERAL NOTES

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2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH
- NO-MOW FESCUE WITH ANNUAL RYE SEED, FERTILIZER, AND MULCH
- 1" - 3" STONE MULCH
- STORMWATER MANAGEMENT AREA
- SAN SANITARY SEWER
- W WATERMAIN
- ST STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- ALUMINUM EDGING

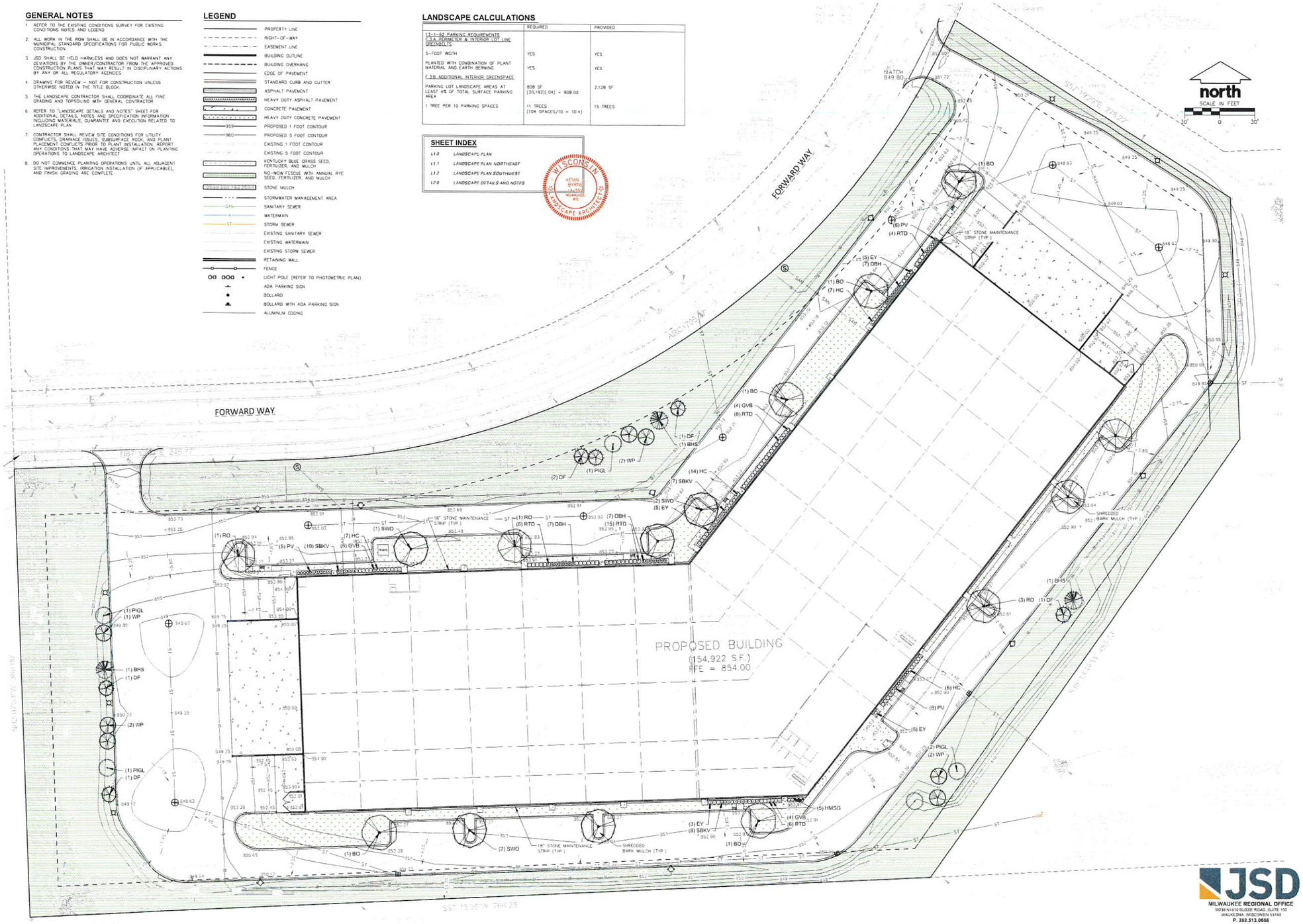
LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
13-1-82 PARKING REQUIREMENTS F.1.A. PERIMETER & INTERIOR LOT LINE GREENBELTS		
5-FOOT WIDTH	YES	YES
PLANTED WITH COMBINATION OF PLANT MATERIAL AND EARTH BERMING	YES	YES
F.1.B. ADDITIONAL INTERIOR GREENSPACE		
PARKING LOT LANDSCAPE AREAS AT LEAST 4% OF TOTAL SURFACE PARKING AREA	808 SF (20,192)(.04) = 808.00	2,128 SF
1 TREE PER 10 PARKING SPACES	11 TREES (104 SPACES/10 = 10.4)	15 TREES

SHEET INDEX

L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NORTHEAST
L1.2	LANDSCAPE PLAN SOUTHWEST
L2.0	LANDSCAPE DETAILS AND NOTES

WISCONSIN KEVIN BYRNE LANDSCAPE ARCHITECT



BRIOHN DESIGN GROUP
3583 N MOORHEAD AVE, SUITE 100
BROOKFIELD WISCONSIN 53045-1200
(262) 729-5138 (VOICE)
(262) 729-5135 FAX

LANDSCAPE PLAN

SHEET TITLE

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

JSD
MILWAUKEE REGIONAL OFFICE
N236 N1610 BLUEBIRD ROAD, SUITE 100
WAUKESHA, WISCONSIN 53186
P. 262.513.0666
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DRAWN:	
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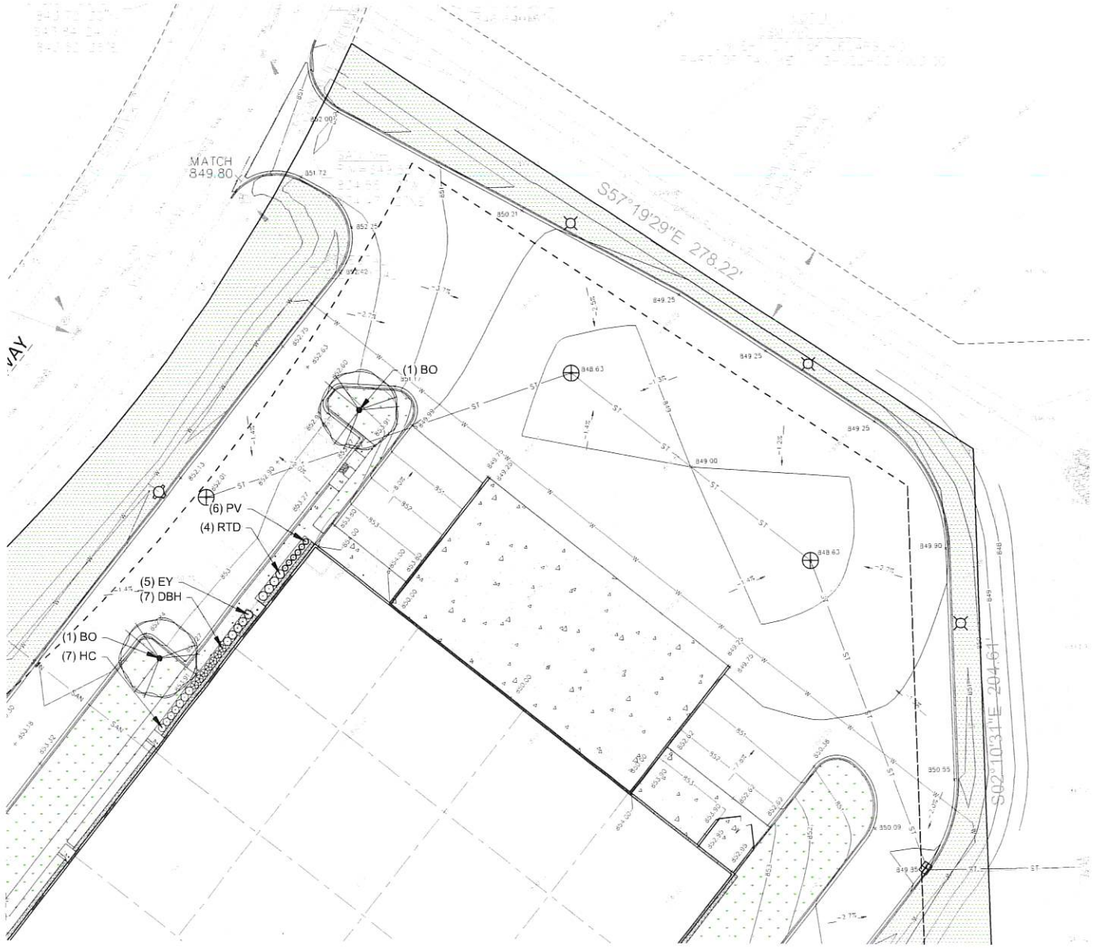
SHEET:	L1.0



GENERAL NOTES

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LEGEND

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- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- ALUMINUM EDGING

north
SCALE IN FEET
20' 0 20'

BRIOHN DESIGN GROUP
2455 N MCDOWELL PARK, SUITE 100
BROOKFIELD WISCONSIN 53045-1150
(262) 729-5500 PHONE
(262) 729-5505 FAX

LANDSCAPE PLAN NORTHEAST

SHEET TITLE

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

JSD
MILWAUKEE REGIONAL OFFICE
N238 N1410 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53186
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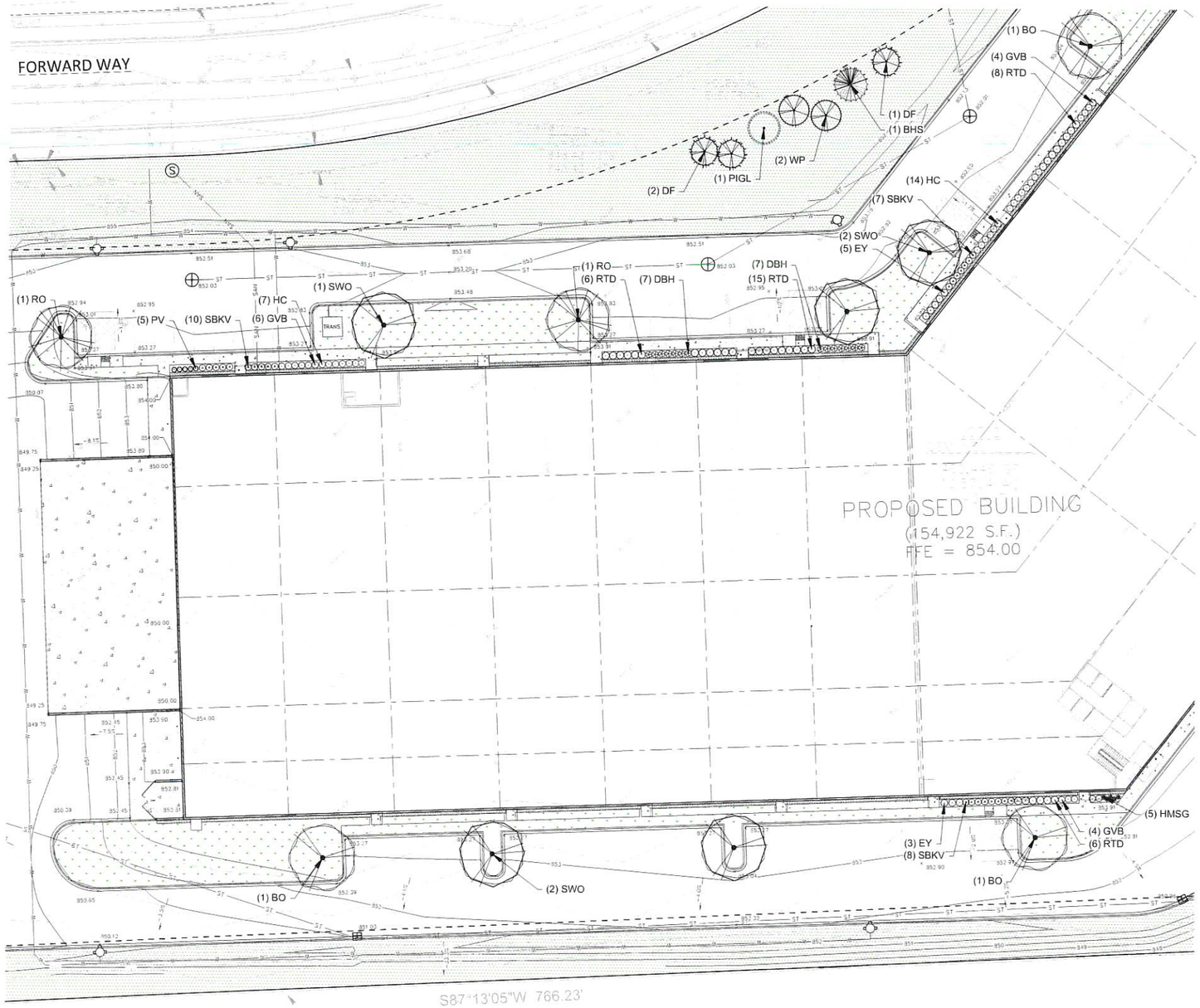
SHEET:	L1.1



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north
SCALE IN FEET
20' 0 20'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH
- NO-MOW FESCUE WITH ANNUAL RYE SEED, FERTILIZER, AND MULCH
- STONE MULCH
- STORMWATER MANAGEMENT AREA
- SAN SANITARY SEWER
- W WATERMAIN
- ST STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- RETAINING WALL
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ADA PARKING SIGN
- BOLLARD
- BOLLARD WITH ADA PARKING SIGN
- ALUMINUM EDGING

BRIOHN DESIGN GROUP
3835 N MESHNEE RD PARK, SUITE 100
BROOKFIELD WISCONSIN 53045-1058
(262) 730-5100 PHONE
(262) 730-5105 FAX

SHEET TITLE
LANDSCAPE PLAN SOUTHWEST

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

JSD
MILWAUKEE REGIONAL OFFICE
16238 N 113 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53184
P. 262.513.0666
JSD PROJ. NO.: 23-13476
JSD PROJ. MGR.: RMI

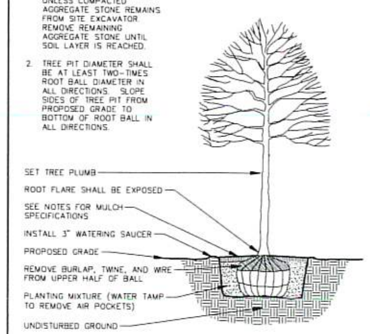
DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JOB:	3293
DRAWN:	
CHECKED:	
DATE:	10-25-2023
SHEET:	L1.2

PLANT SCHEDULE

01-DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	SWO	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	5
	BO	Quercus macrocarpa / Burr Oak	B & B	2.5"Cal	5
	RO	Quercus rubra / Red Oak	B & B	2.5"Cal	5
02-EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	PIGL	Picea glauca / White Spruce	B & B	Min. 6' Ht.	5
	BHS	Picea glauca 'Densata' / Black Hills Spruce	B & B	8' Tall	3
	WP	Pinus strobus / White Pine	B & B	8' Tall	7
	DF	Pseudotsuga menziesii / Douglas Fir	B & B	8' Tall	6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	RTD	Cornus baileyi / Bailey's Red-twig Dogwood	B & B	Min. 24" Ht.	39
	HC	Cotoneaster acutifolius lucidus / Hedge Cotoneaster	Cont.	#3	34
	DBH	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	#3	21
	SBKV	Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum	B & B	24" Tall	25
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	GVB	Buxus x 'Green Velvet' / Green Velvet Boxwood	Cont.	#3	15
	EY	Taxus x media 'Everlow' / Everlow Yew	B & B	24" Tall	19
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	HMSG	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	Cont.	#1	5
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	Cont.	#1	19

NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
2. TREE PIT DIAMETER SHALL BE AT LEAST TWO-TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

REV 10-26-2021

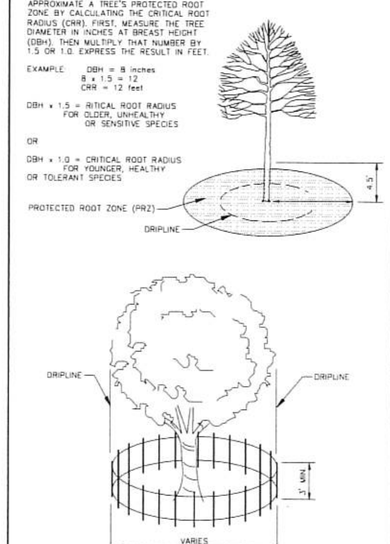
APPROXIMATE A TREE'S PROTECTED ROOT ZONE BY CALCULATING THE CRITICAL ROOT RADIUS (CRR). FIRST, MEASURE THE TREE DIAMETER IN INCHES AT BREAST HEIGHT (DBH). THEN MULTIPLY THAT NUMBER BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

EXAMPLE: DBH = 8 inches
8 x 1.5 = 12
CRR = 12 feet

DBH x 1.5 = RITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES

OR

DBH x 1.0 = CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES



NOTE:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS.
2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS.
3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

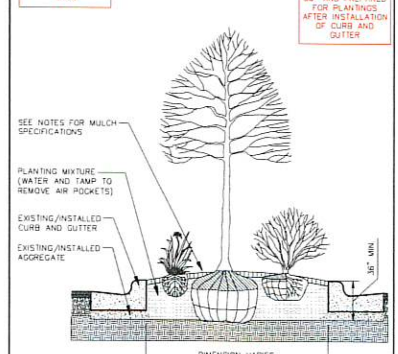
TREE PROTECTION DETAIL

N.T.S.

REV 01-04-2019

MOUND TOPSOIL 12" ABOVE CURB WITH TOPSOIL PLANT MIX OR AMENDED NATIVE SOILS

PARKING ISLAND TO BE DUG FREE OF AGGREGATE TO A MINIMUM DEPTH OF 36" AND PREPARED FOR PLANTINGS AFTER INSTALLATION OF CURB AND GUTTER



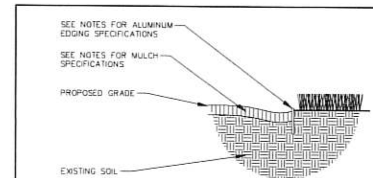
PARKING ISLAND LANDSCAPE DETAIL

N.T.S.

REV 01-03-2019

GENERAL NOTES

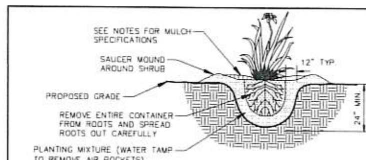
1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
3. MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.



ALUMINUM LANDSCAPE EDGING DETAIL

N.T.S.

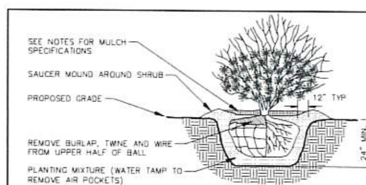
REV 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

REV 01-03-2019



NOTE:
1. ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL

N.T.S.

REV 01-03-2019

LANDSCAPE MATERIAL NOTES

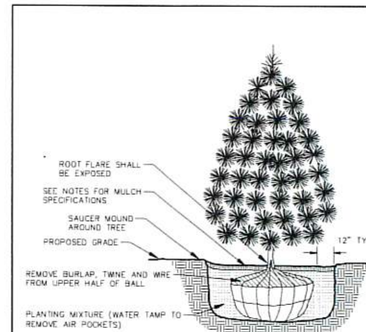
1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
2. MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
3. MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
4. MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE 2" MISSISSIPPI RIVER STONE, FINAL SELECTION APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
5. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
6. MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
7. MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LOPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
8. MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. MATERIALS - (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO-318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
2. MATERIALS - NO-MOW FESCUE SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND PRAIRIE NURSERY NO-MOW FESCUE GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO NO-MOW SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



NOTE:
1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

N.T.S.

REV 01-03-2019

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 23-13476
JSD PROJ. MGR.: RWI

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www.DiggersHotline.com

BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE

LANDSCAPE DETAILS AND NOTES

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

JOB:	3293
DRAWN:	
CHECKED:	
DATE:	10-25-2023
SHEET:	L2.0

1 cedar 5
1" = 40'-0"

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP

SHEET TITLE
ARCHITECTURAL SITE PLAN

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

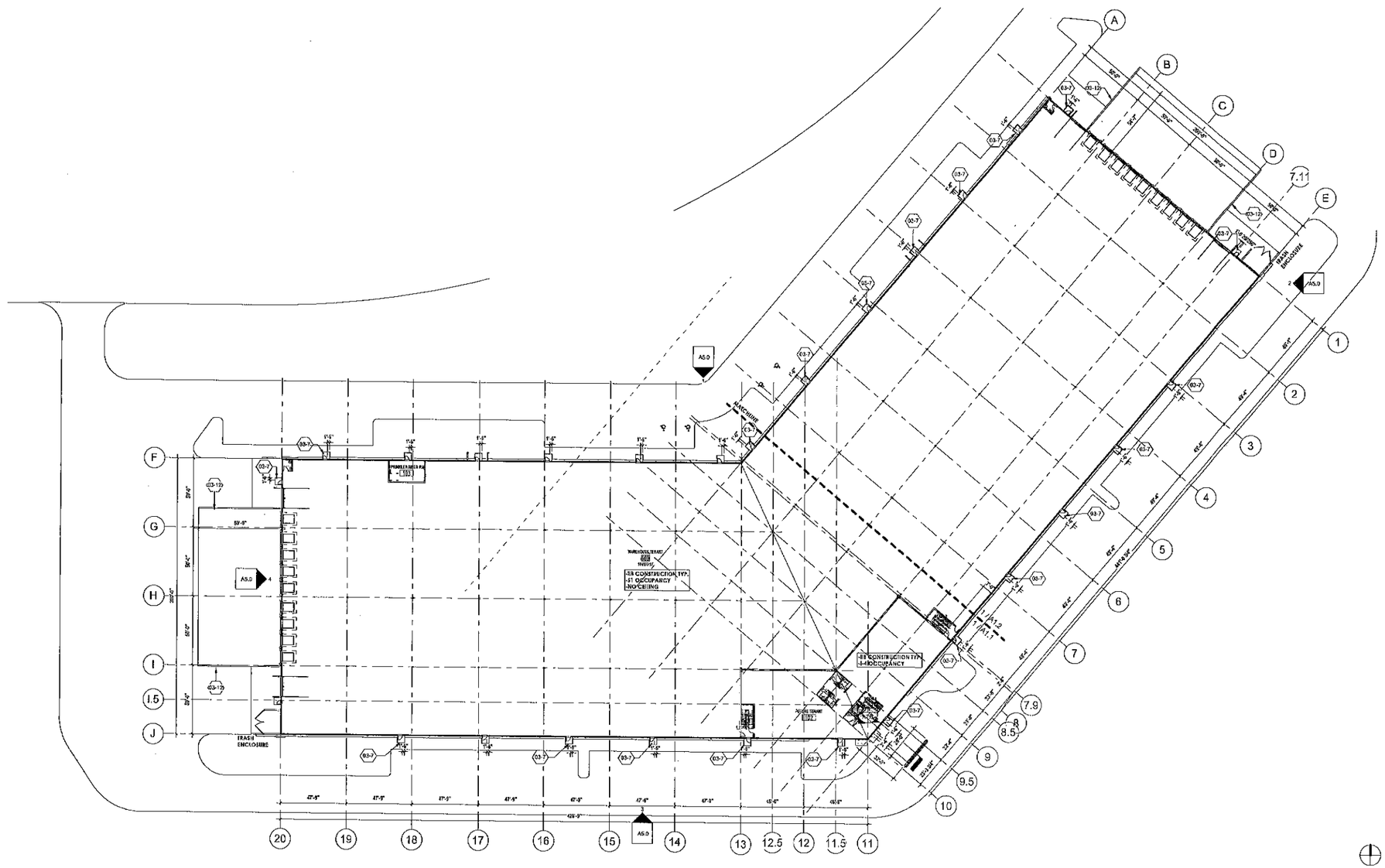
JOB:	223462
DRAWN:	CW/CJR
CHECKED:	CW
DATE:	2023-10-09
SHEET:	A0.3

FLOOR PLAN LEGEND

ROOM	ROOM NAME		PARTITION TO BE DEMOLISHED
100	ROOM NUMBER		DOOR AND FRAME TO BE REMOVED
100	DOOR NUMBER		EXISTING PARTITION TO REMAIN
4	PARTITION TYPE		EXISTING DOOR TO REMAIN
1	KEYNOTES		NEW CONSTRUCTION
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER		NEW DOOR & FRAME
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER	MATCHLINE 3 / A1.2	MATCHLINE WITH SHEET REFERENCE
	EXIT LIGHT		
	EXIT LIGHT (DIRECTIONAL)		
EL-1	BORROWED LIGHT TAG		
TP-1	TOILET ACCESSORY TAG		

GENERAL NOTES - NEW FLOOR PLAN

1	VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
2	VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3	AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
4	SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
5	SEE SHEET A0.1 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS
6	SEE SHEET A1.1 FOR PARTITION TYPE.
7	EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD FIELD 1" OFF FACE OF EXTERIOR WALL, CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
8	FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
9	ALL WALLS TO BE PAINTED
10	ALL FLOORS THROUGH OUT ARE TO BE SEALED CONCRETE WITH CAULKED CONTROL JOINTS.
11	EXPOSED STEEL, DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.
12	SEE SHEET A1.0 FOR ROOM FINISHES



1 FIRST FLOOR
1" = 30'-0"

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP

SHEET TITLE
OVERALL FIRST FLOOR PLAN

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Draft

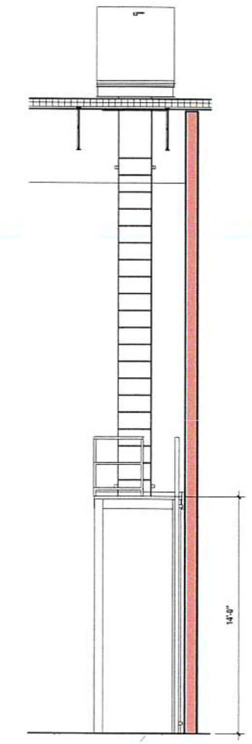
JOB:	223452
DRAWN:	CW / DJR
CHECKED:	CW
DATE:	2023-10-09
SHEET:	A1.0

PARTITION TYPES

TAG	STUD TYPE	STUD HEIGHT	INSULATION	VAPOR BARRIER	NOTED SIDE SURFACE MATERIAL	NOTED SIDE SURFACE HEIGHT	OPPOSITE SIDE SURFACE MATERIAL	OPPOSITE SIDE SURFACE HEIGHT	REMARKS
S3C2	3 5/8" STEEL STUDS	TO 6" ABOVE CEILING OR TO ROOM CAP AS APPLICABLE	3 1/2" SOUND BATT	----	5/8" TYPE 'X' GYPSUM WALLBOARD	TO 6" ABOVE CEILING OR TO ROOM CAP AS APPLICABLE	5/8" TYPE 'X' GYPSUM WALLBOARD	TO 6" ABOVE CEILING OR TO ROOM CAP AS APPLICABLE	
S3C1	3 5/8" STEEL FURRING	TO 6" ABOVE CEILING OR TO ROOM CAP AS APPLICABLE	----	AT EXTERIOR WALL ONLY	5/8 TYPE'X' GYPSUM WALLBOARD	TO 6" ABOVE CEILING OR TO ROOM CAP AS APPLICABLE	----	----	HOLD STEEL STUDS 1" OFF INTERIOR FACE OF EXTERIOR PRECAST WALL & PROVIDE VAPOR BARRIER WHERE APPLICABLE
S6C1	6" STEEL FURRING	TO 6" ABOVE CEILING OR TO ROOM CAP AS APPLICABLE	----	----	5/8" TYPE'X' GYPSUM WALLBOARD	TO 6" ABOVE CEILING OR TO ROOM CAP AS APPLICABLE	----	----	----
S6C2	6" STEEL STUDS	TO 6" ABOVE CEILING OR TO ROOM CAP AS APPLICABLE	6" SOUND BATT	----	5/8" TYPE "X" GYPSUM WALLBOARD	TO 6" ABOVE CEILING OR TO ROOM CAP AS APPLICABLE	5/8" TYPE "X" GYPSUM WALLBOARD	TO 6" ABOVE CEILING OR TO ROOM CAP AS APPLICABLE	----
S10D2	10" STEEL STUDS	TO UNDERSIDE OF DECK (38' - 0" +/-)	10" SOUND BATT	----	5/8" TYPE "X" GYPSUM WALLBOARD	TO UNDERSIDE OF DECK (38' - 0" +/-)	5/8" TYPE 'X' GYPSUM WALLBOARD	TO UNDERSIDE OF DECK (38' - 0" +/-)	----
S10R1	10" STEEL STUDS	TO UNDERSIDE OF DECK (38' - 0" +/-)	10" SOUND BATT	----	5/8" TYPE "X" GYPSUM WALLBOARD	TO UNDERSIDE OF DECK (38' - 0" +/-)	5/8" TYPE 'X' GYPSUM WALLBOARD	TO UNDERSIDE OF DECK (38' - 0" +/-)	1 HOUR RATED, UL#419, RATED CAULKING AND SAFING AS REQUIRED AT DECK
S10R4	10" STEEL STUDS	TO UNDERSIDE OF DECK (38' - 0" +/-)	MIN. 2" MINERAL WOOL	----	(2) LAYERS 3/4" GYPSUM WALLBOARD	TO UNDERSIDE OF DECK (38' - 0" +/-)	(2) LAYERS 3/4" GYPSUM WALLBOARD	TO UNDERSIDE OF DECK (38' - 0" +/-)	4 HOUR RATED, UL#419, RATED CAULKING AND SAFING AS REQUIRED AT DECK

1. ALL STEEL STUDS SHALL BE 25 GAUGE STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE) - SEE STRUCTURAL FOR GAUGE AND SIZE
2. ALL EXPOSED GYPSUM WALL BOARD SHALL BE TAPED & COATED SMOOTH, READY FOR PAINT - LEVEL 4 FINISH
3. USE 6" METAL STUDS AND INSTALL MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL "WET WALL" LOCATIONS - UNO
4. AT EXTERIOR WALLS, RETURN GYPSUM WALL BOARD INTO WINDOW JAMBS AND HEAD
5. STUDS EXTENDED TO DECK AND/OR JOIST SHALL HAVE A SLIP CONNECTION TO ALLOW FOR DEFLECTION
6. PROVIDE CONTROL JOINTS IN GYPSUM FINISHES SUCH THAT THE MAXIMUM CONTROL JOIST SPACING FOR WALLS AND CEILINGS WITHOUT PERIMETER RELIEF IS 30 FEET. WITH PERIMETER RELIEF, CONTROL JOINT SPACING TO BE 50 FEET.

NOTE: AT FURRING WALLS AT THE EXTERIOR PRECAST WALL PANELS, PROVIDE A 1" GAP BETWEEN PRECAST WALL INTERIOR SIDE AND STEEL STUD FURRING SUCH THAT THE FURRING WALL IS SUPPORTED INDEPENDANTLY WITH SLIP CONNECTIONS.



3 ROOF HATCH LADDER/PLATFORM
1/4" = 1'-0"

FLOOR PLAN LEGEND

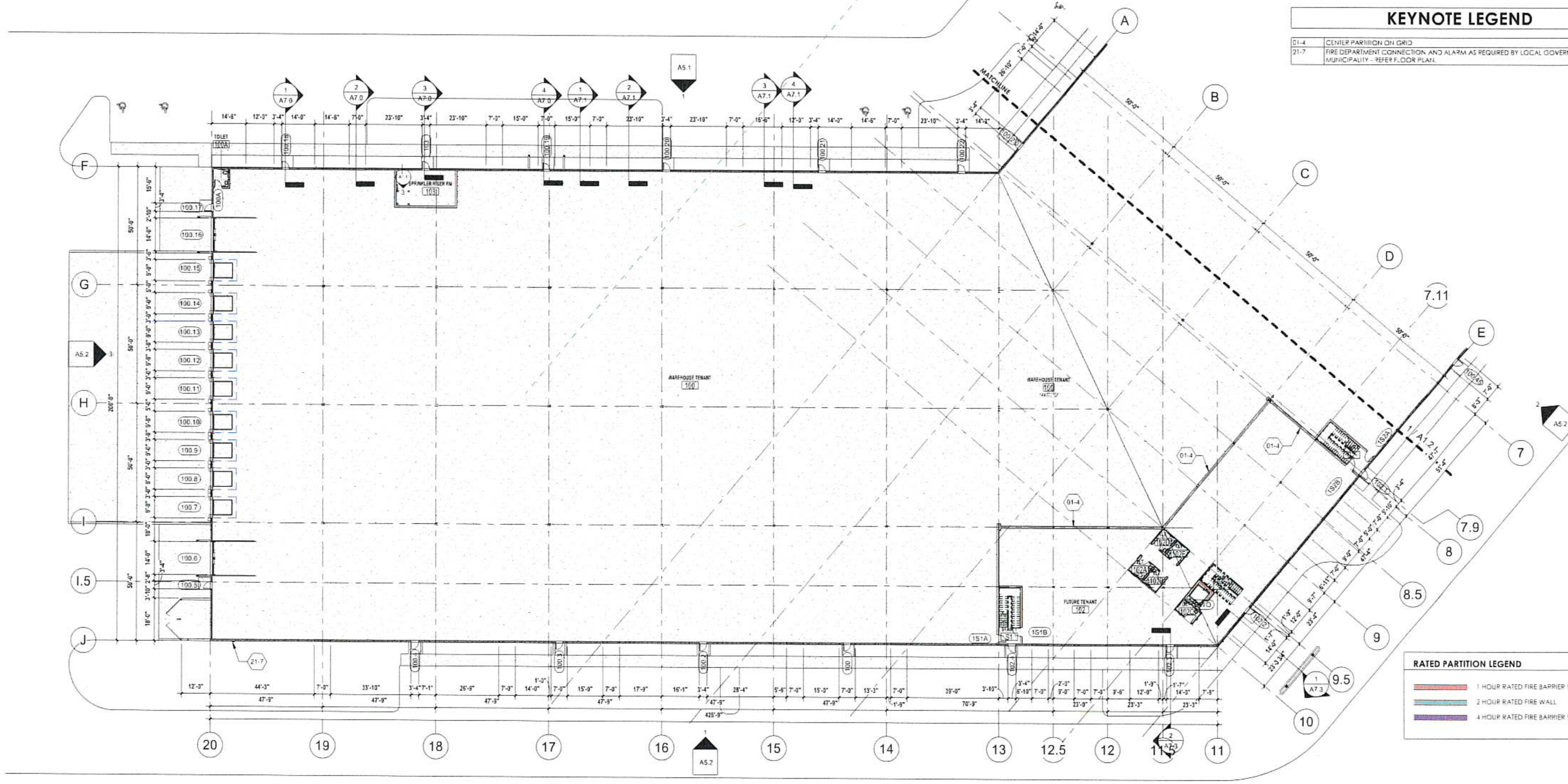
ROOM / 100	ROOM NAME / ROOM NUMBER		PARTITION TO BE DEMOLISHED
(100)	DOOR NUMBER		DOOR AND FRAME TO BE REMOVED
A	PARTITION TYPE		
1	KEYNOTES		EXISTING PARTITION TO REMAIN
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER		
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER		EXISTING DOOR TO REMAIN
	EXIT LIGHT		NEW CONSTRUCTION
	EXIT LIGHT (DIRECTIONAL)		NEW DOOR & FRAME
BL-1	BORROWED LIGHT TAG	MATCHLINE 3/A1.2	MATCHLINE WITH SHEET REFERENCE
TP-1	TOILET ACCESSORY TAG		

GENERAL NOTES - NEW FLOOR PLAN

1	VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
2	VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3	AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
4	SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
5	SEE SHEET A0.1 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS
6	SEE SHEET A1.1 FOR PARTITION TYPE.
7	EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL, CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
8	FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
9	ALL WALLS TO BE PAINTED
10	ALL FLOORS THROUGH OUT ARE TO BE SEALED CONCRETE WITH CAULKED CONTROL JOINTS.
11	EXPOSED STEEL DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.
12	SEE SHEET A1.0 FOR ROOM FINISHES

KEYNOTE LEGEND

01-4	CENTER PARTITION ON GRID
21-7	FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY LOCAL GOVERNING MUNICIPALITY - REFER FLOOR PLAN.



1 ENLARGED FIRST FLOOR PLAN (WEST)
3/64" = 1'-0"

RATED PARTITION LEGEND

- 1 HOUR RATED FIRE BARRIER WALL
- 2 HOUR RATED FIRE WALL
- 4 HOUR RATED FIRE BARRIER WALL

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP

SHEET TITLE
PARTIAL ENLARGED FLOOR PLAN (WEST)

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB:	223462
DRAWN:	CJR
CHECKED:	CW
DATE:	2023-10-09
SHEET:	A1.1

GENERAL NOTES - NEW FLOOR PLAN

1	VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
2	VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3	AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
4	SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
5	SEE SHEET A0.1 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS
6	SEE SHEET A1.1 FOR PARTITION TYPE.
7	EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL. CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
8	FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
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12	SEE SHEET A1.0 FOR ROOM FINISHES

RATED PARTITION LEGEND

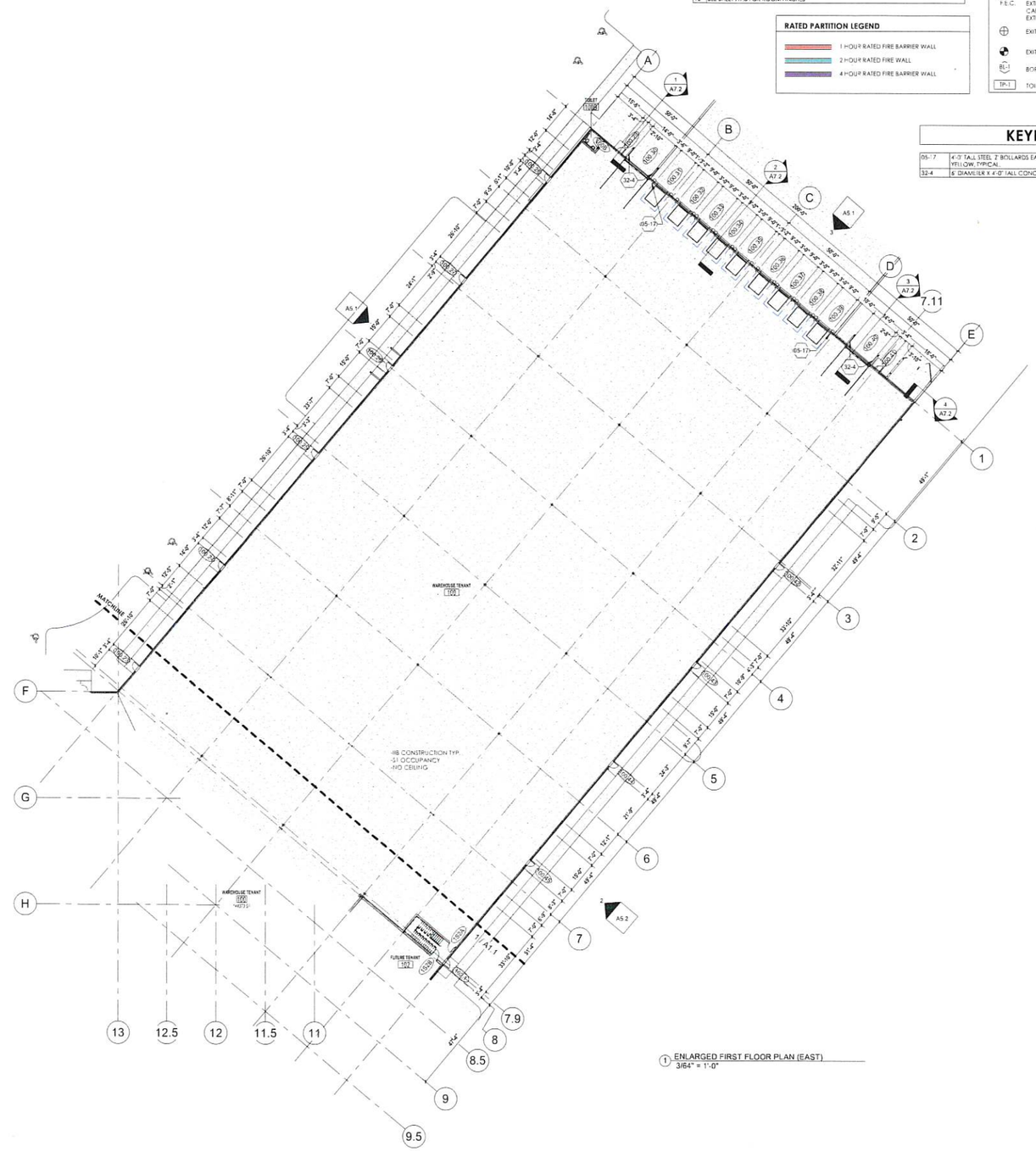
- 1 HOUR RATED FIRE BARRIER WALL
- 2 HOUR RATED FIRE WALL
- 4 HOUR RATED FIRE BARRIER WALL

FLOOR PLAN LEGEND

ROOM / 100	ROOM NAME / ROOM NUMBER
100	DOOR NUMBER
A	PARTITION TYPE
1	KEYNOTES
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER
	EXIT LIGHT
	EXIT LIGHT (DIRECTIONAL)
BL-1	BORROWED LIGHT TAG
TP-1	TOILET ACCESSORY TAG
	PARTITION TO BE DEMOLISHED
	DOOR AND FRAME TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	EXISTING DOOR TO REMAIN
	NEW CONSTRUCTION
	NEW DOOR & FRAME
MATCHLINE 3 / A1.2	MATCHLINE WITH SHEET REFERENCE

KEYNOTE LEGEND

05-17	4'-0" TALL STEEL 2" BOLLARDS EACH SIDE OF OVERHEAD DOOR TRACK & JAMB. PAINTED SAFETY YELLOW, TYPICAL.
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S). PAINTED SAFETY YELLOW



1 ENLARGED FIRST FLOOR PLAN (EAST)
3/64" = 1'-0"

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP
3885 N MACDAVITT, 3 ROAD - SUITE 200
MEQUON, WISCONSIN 53097-1763
(262) 238-5500 - PHONE
(262) 242-5626 - FAX

SHEET TITLE
PARTIAL ENLARGED FLOOR PLAN (EAST)

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision	Date

JOB:	223462
DRAWN:	CJR
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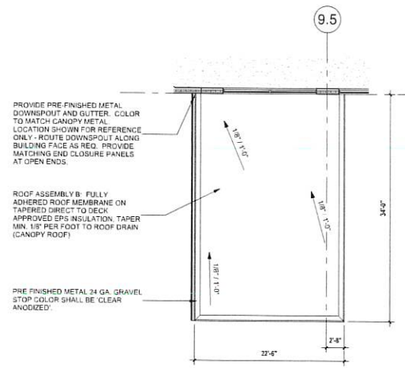
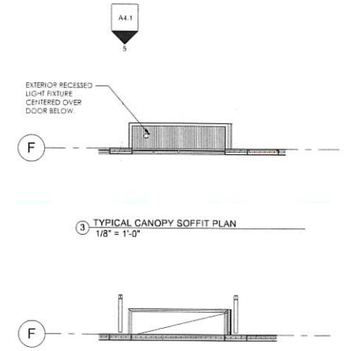


4 DROP OFF CANOPY PLAN
1/8" = 1'-0"



3 TYPICAL CANOPY SOFFIT PLAN
1/8" = 1'-0"

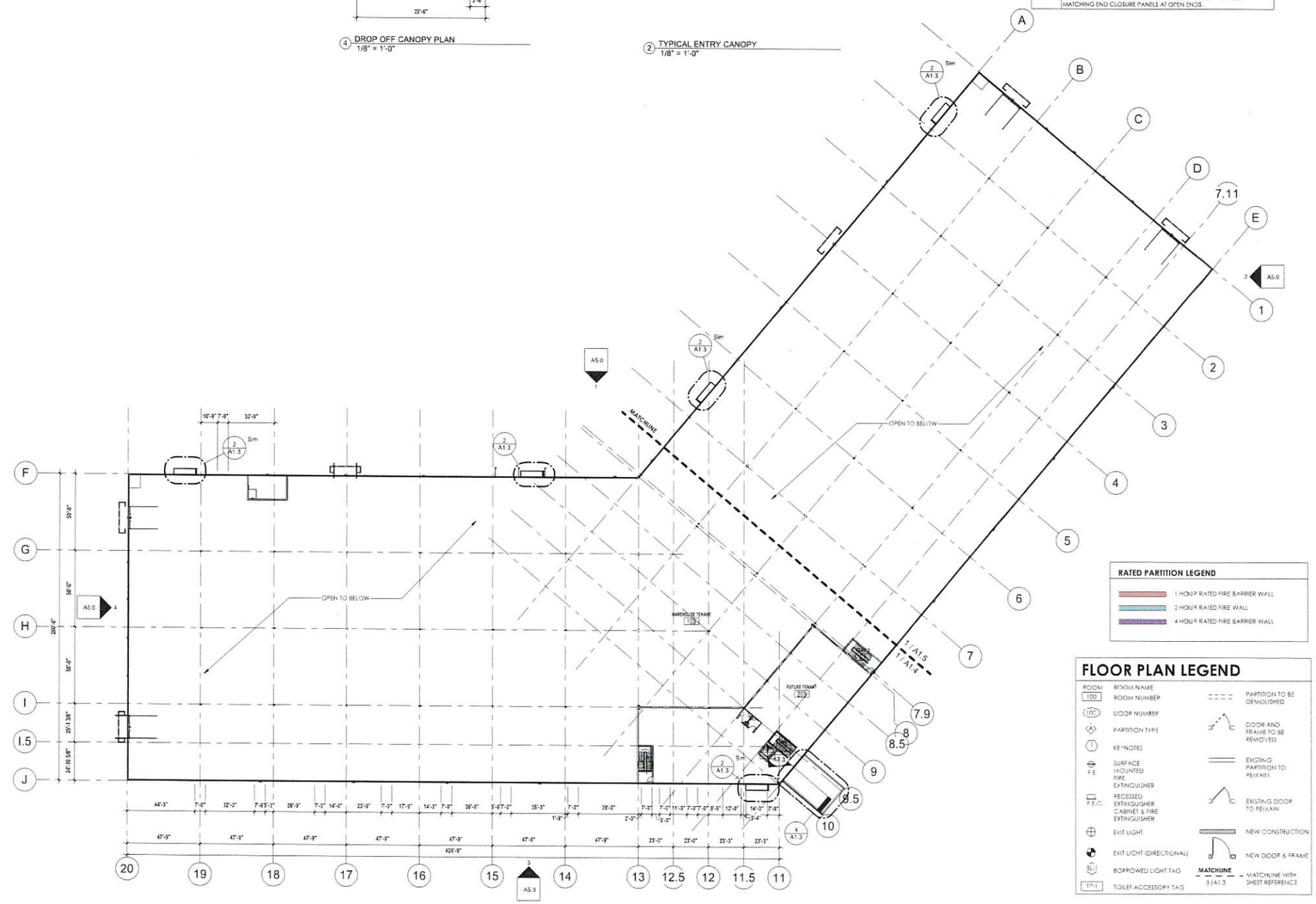
2 TYPICAL ENTRY CANOPY
1/8" = 1'-0"

GENERAL NOTES - NEW FLOOR PLAN

1	VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
2	VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3	AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
4	SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
5	SEE SHEET A0.1 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS
6	SEE SHEET A1.0 FOR PARTITION TYPE.
7	EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL. CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
8	FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
9	ALL WALLS TO BE PAINTED
10	ALL FLOORS THROUGH OUT ARE TO BE SEALED CONCRETE WITH CAULKED CONTROL JOINTS.
11	EXPOSED STEEL, DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.
12	SEE SHEET A1.0 FOR ROOM FINISHES.

KEYNOTE LEGEND

07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE 'CLEAR ANODIZED'.
07-11	ROOF ASSEMBLY B: FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION. TAPER MIN. 1/8" PER FOOT TO ROOF DRAIN (CANOPY ROOF)
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT AND GUTTER. COLOR TO MATCH CANOPY METAL. LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT ALONG BUILDING FACE AS REQ. PROVIDE MATCHING END CLOSURE PANELS AT OPEN ENDS.



1 SECOND FLOOR/CLERESTORY PLAN
1" = 30'-0"

RATED PARTITION LEGEND

- 1 HOUR RATED FIRE BARRIER WALL
- 2 HOUR RATED FIRE WALL
- 4 HOUR RATED FIRE BARRIER WALL

FLOOR PLAN LEGEND

ROOM 100	ROOM NAME / ROOM NUMBER		PARTITION TO BE DEMOLISHED
105	DOOR NUMBER		DOOR AND FRAME TO BE REMOVED
A	PARTITION TYPE		EXISTING PARTITION TO REMAIN
1	KEYNOTES		EXISTING DOOR TO REMAIN
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER		NEW CONSTRUCTION
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER		NEW DOOR & FRAME
	EXIT LIGHT	MATCHLINE 3 / A1.3	MATCHLINE WITH SHEET REFERENCE
	EXIT LIGHT (DIRECTIONAL)		
BL	BORROWED LIGHT TAG		
TA-1	TOILET ACCESSORY TAG		

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP
3555 N. MUSKEGO - 1 ROAD - SUITE 200
BROOKFIELD, WISCONSIN 53045-1162
(262) 785-0325 PHONE
(262) 785-9659 FAX

SHEET TITLE
OVERALL SECOND FLOOR/CLERESTORY PLAN

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision
Date

JOB:	223462
DRAWN:	CJR
CHECKED:	CW
DATE:	2023-10-09

SHEET:
A1.3

GENERAL NOTES - NEW FLOOR PLAN

1	VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
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ROOM / 100	ROOM NAME / ROOM NUMBER
100	DOOR NUMBER
A	PARTITION TYPE
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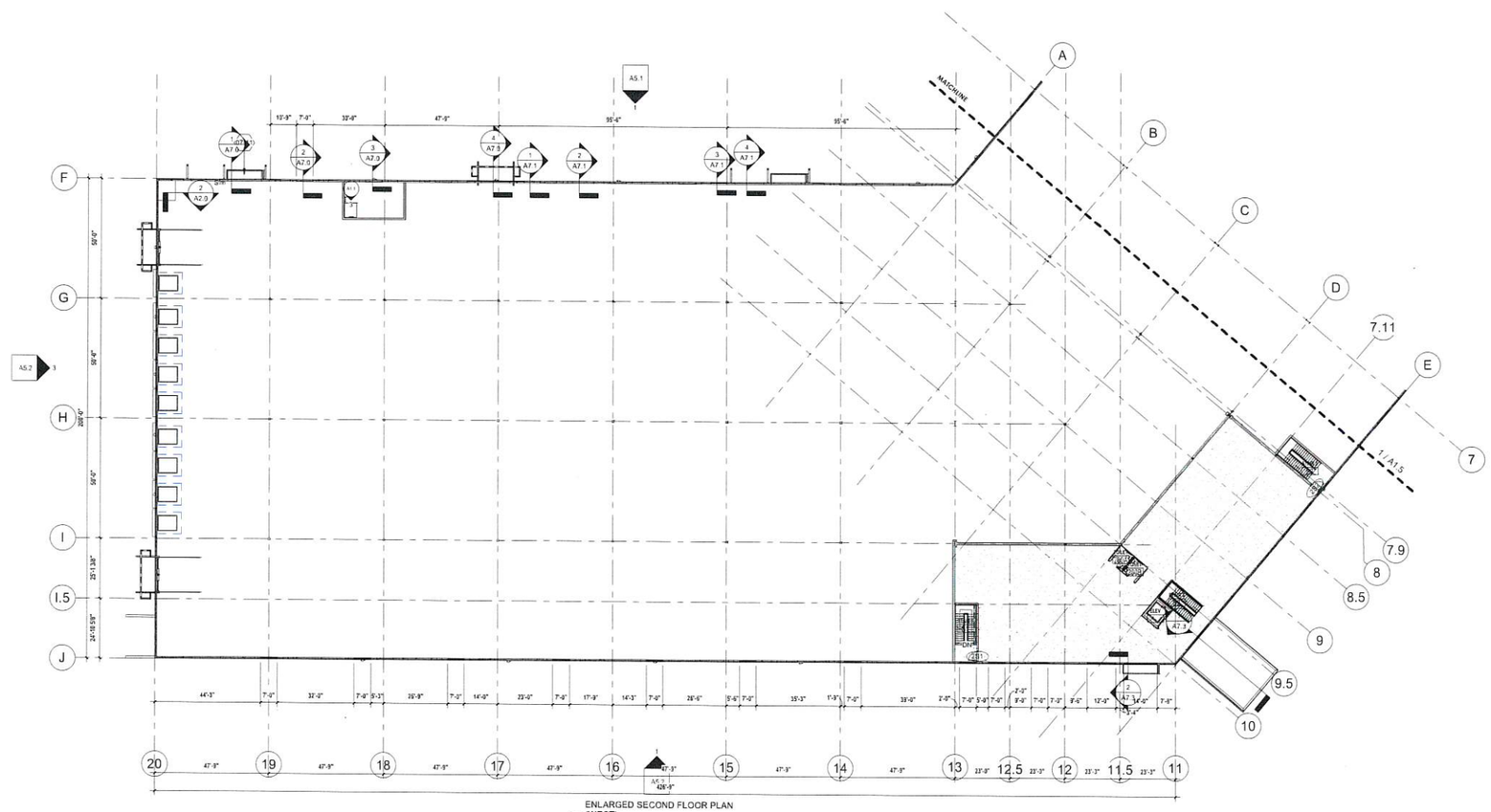
TP-1	TOILET ACCESSORY TAG
	PARTITION TO BE DEMOLISHED
	DOOR AND FRAME TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	EXISTING DOOR TO REMAIN
	NEW CONSTRUCTION
	NEW DOOR & FRAME
MATCHLINE 3 / A1.2	MATCHLINE WITH SHEET REFERENCE

KEYNOTE LEGEND

07-1	ROOF ASSEMBLY B: FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION, TAPER MIN. 1/8" PER FOOT TO ROOF DRAIN (CANOPY ROOF)



ENLARGED SECOND FLOOR PLAN (WEST)
1 3/64" = 1'-0"

BRIOHN DESIGN GROUP
3835 N. MACGAIN, SUITE 200
MILWAUKEE, WISCONSIN 53211-1163
(262) 768-0300 PHONE
(262) 780-0676 FAX

SHEET TITLE
PARTIAL ENLARGED SECOND FLOOR PLAN (WEST)

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision	Date

JOB:	223462
DRAWN:	Author
CHECKED:	Checker
DATE:	2023-10-09

SHEET:
A1.4

APPLICABLE TO ALL PLAN VIEWS

GENERAL NOTES - NEW FLOOR PLAN

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11	EXPOSED STEEL DECK, JOISTS, GIRDERS, AND COLUMNS ARE TO BE PRIME GREY
12	SEE SHEET A1.0 FOR ROOM FINISHES

RATED PARTITION LEGEND

- 1 HOUR RATED FIRE BARRIER WALL
- 2 HOUR RATED FIRE WALL
- 4 HOUR RATED FIRE BARRIER WALL

FLOOR PLAN LEGEND

ROOM	ROOM NAME		PARTITION TO BE DEMOLISHED
100	ROOM NUMBER		DOOR AND FRAME TO BE REMOVED
100	DOOR NUMBER		EXISTING PARTITION TO REMAIN
A	PARTITION TYPE		EXISTING DOOR TO REMAIN
1	KEYNOTES		NEW CONSTRUCTION
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER		NEW DOOR & FRAME
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER	MATCHLINE 3 / A1.2	MATCHLINE WITH SHEET REFERENCE
	EXIT LIGHT		
	EXIT LIGHT (DIRECTIONAL)		
BL-1	BORROWED LIGHT TAG		
TP-1	TOILET ACCESSORY TAG		

KEYNOTE LEGEND

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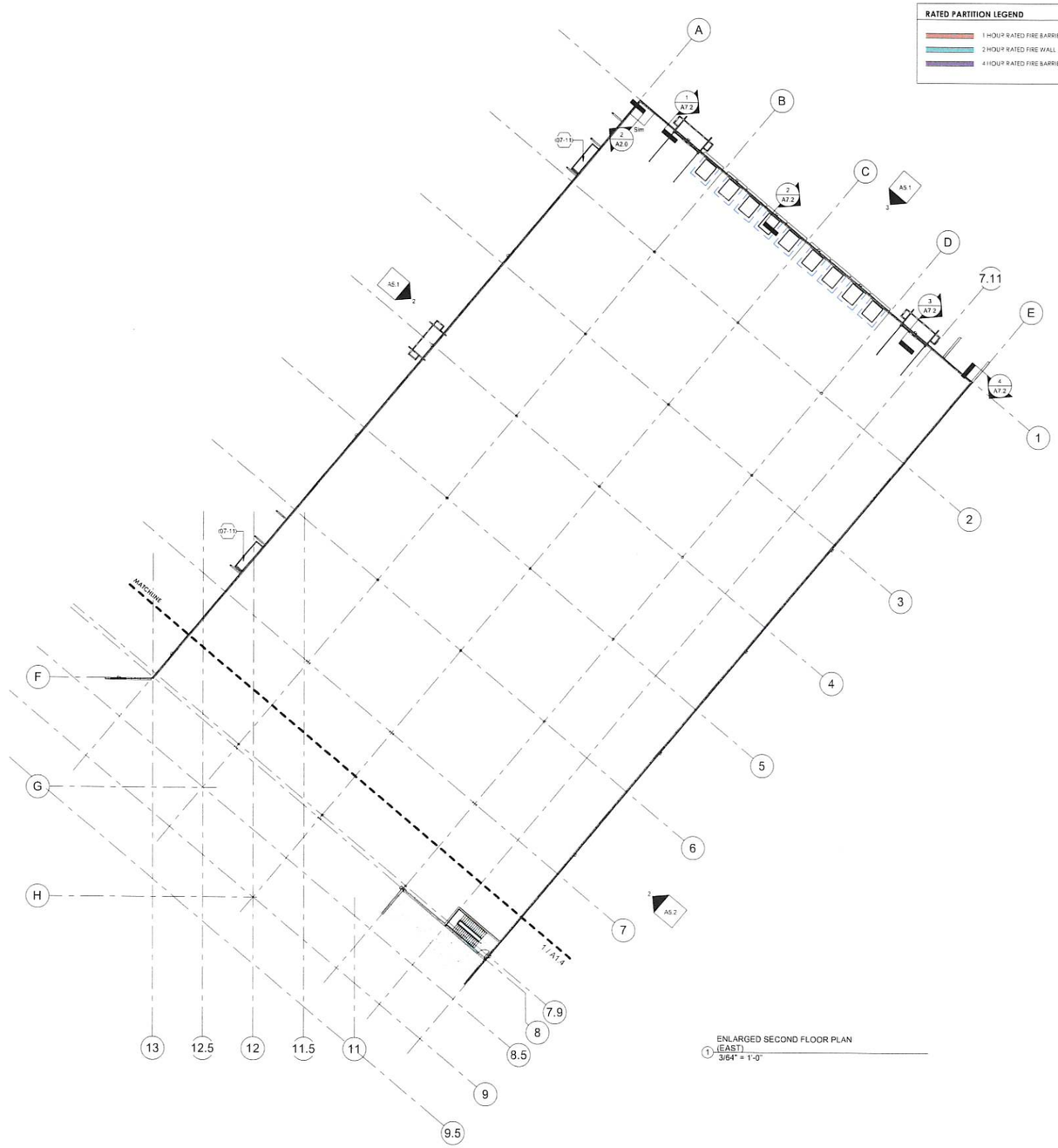


1 ENLARGED SECOND FLOOR PLAN (EAST)
3/64" = 1'-0"

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP
3885 N MCCARTHY ROAD - SUITE 100
BROOKFIELD WISCONSIN 53045-7163
(262) 798-1300 PHONE
(262) 798-1301 FAX

SHEET TITLE
PARTIAL ENLARGED SECOND FLOOR PLAN (EAST)

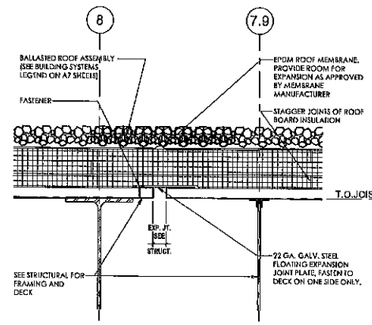
NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

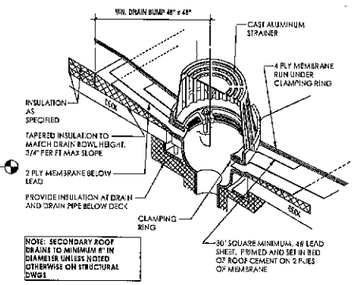
Revision	Date

JOB:	223462
DRAWN:	Author
CHECKED:	Checker
DATE:	2023-10-09

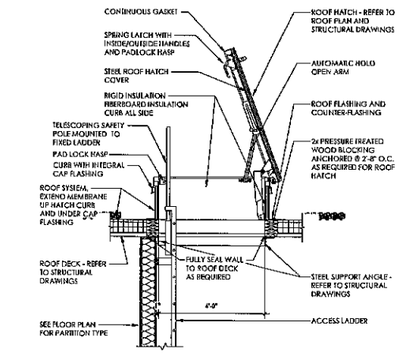
SHEET:
A1.5



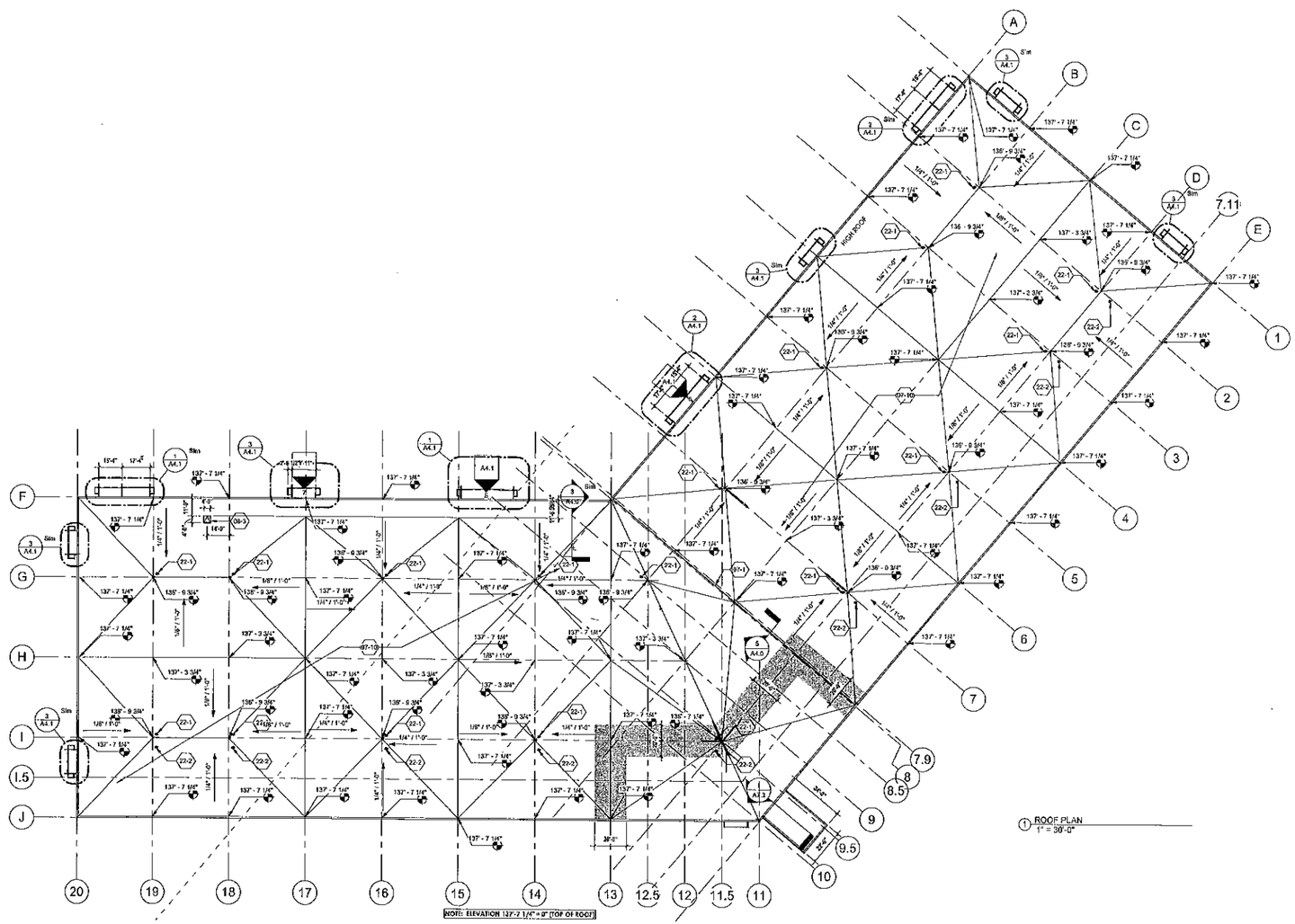
5 ROOF EXPANSION JT
1 1/2" = 1'-0"



4 ROOF DRAIN DETAIL
1/2" = 1'-0"



3 ROOF HATCH DETAIL
1/2" = 1'-0"



1 ROOF PLAN
1" = 30'-0"

KEYNOTE LEGEND

07-1	ROOF EXPANSION JOINT (SEE DETAIL 5/A4.0 AND STRUCTURAL DWGS)
07-10	ROOF ASSEMBLY A: BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS, STAGGERED) ON METAL DECK & SLOPED STRUCTURAL FRAMING (SEE STRUCTURAL DRAWINGS)
08-3	ROOF HATCH, PROVIDE CODE-COMPLIANT HATCH SIZE, FOR USE WITH OSHA-APPROVED STEEL LADDER ACCESS FROM FLOOR BELOW. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED. SEE DETAIL 3/A4.0
22-1	PRIMARY ROOF DRAIN
22-2	OVERFLOW ROOF DRAIN SET 2" HIGHER THAN PRIMARY ROOF DRAIN. EXTERIOR PIPE DISCHARGE THROUGH WALL. DO NOT PLACE PIPE OVER ANY DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. COORD. PIPE SIZE WITH PLUMBING CONTRACTOR.

GENERAL NOTES - ROOF PLAN

1	SEE STRUCTURAL DWGS FOR FURTHER STRUCTURAL INFORMATION.
2	COORDINATE ROOF SCREEN SIZE WHERE CALLED FOR WITH MECHANICAL UNITS. SEE STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
3	SEE SHEET A1.3 FOR ENLARGED CANOPY PLANS
4	PROVIDE ROOF FAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLAN BY OTHERS FOR LOCATIONS.
5	PROVIDE ROOF HATCH NOT LESS THAN 16 S.F. IN AREA AND HAVING A MINIMUM DIMENSION OF 24".
6	PROVIDE ALL REQUIRED FLASHING FOR HVAC ROOF TOP EQUIPMENT, INCLUDING ROOF TOP UNITS AND EXHAUST FANS.
7	PROVIDE AND INSTALL ALL REQUIRED FLASHING AND BOOTS FOR ROOF TOP AND PARAPET WALL ELECTRICAL PENETRATIONS AND HVAC EQUIPMENT.
8	PROVIDE FLASHING FOR PLUMBING VENTS.
9	PROVIDE 20 YEAR MANUFACTURERS LABOR AND MATERIAL WARRANTY.

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP

SHEET TITLE
ROOF PLAN AND DETAILS

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Date	Revision

JOB:	223462
DRAWN:	Author
CHECKED:	Checker
DATE:	2023-10-09
SHEET:	A4.0

KEYNOTE LEGEND

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502) PER TABLE 502.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-20ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-16ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-13 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS, FENESTRATION
VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 37% ACTUAL PROVIDE REQUIRED U - FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE.
PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.
PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS, IF REQUIRED TO BE DAMPERED.
PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
   A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
   B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
   C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.
2. **ACCENT COLOR:**
   A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
   B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
   C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

PRECASTER NOTE:

PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PREFINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS OR RECESSED AREAS (BEAM, LINTEL, JOIST, GIRDER BEARING OR OTHER POCKETED CONDITIONS) ON INTERIOR SIDE OF THE PRECAST WALL PANELS.

EXTERIOR BLDG SYSTEMS

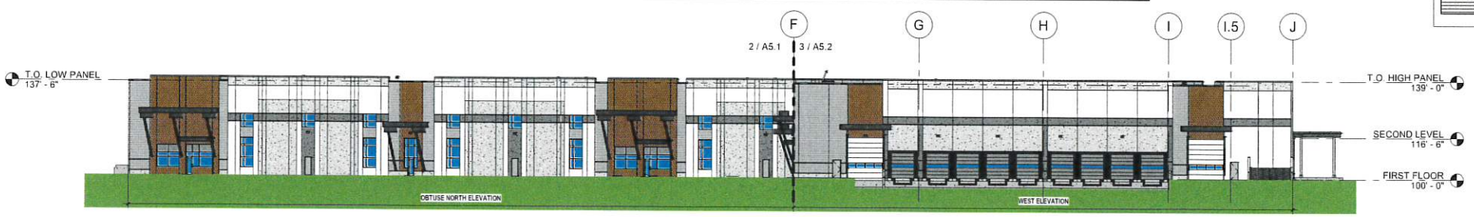
ROOF ASSEMBLY A (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY B (CANOPY) FULLY ADHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED ICI GUTTERS AS DETAILED.

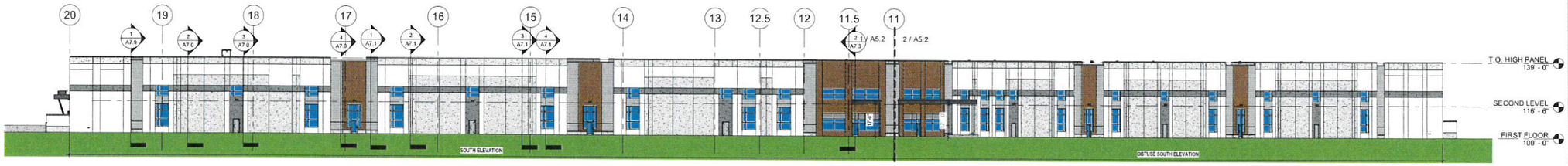
INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

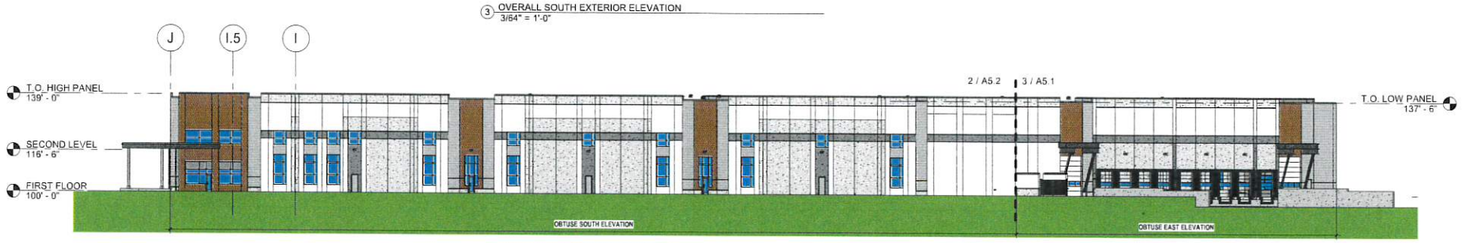
- PAINT COLOR 1: SHERWIN WILLIAMS "SW 6203 SPARE WHITE" - LIGHT ACCENT
- PAINT COLOR 2: SHERWIN WILLIAMS "SW 7017 DORIAN GRAY" - MEDIUM ACCENT
- PAINT COLOR 3: SHERWIN WILLIAMS "SW 7019 GAUNLET GRAY" - DARK ACCENT
- PAINT COLOR 4: FORMLINER PANEL PAINTED SHERWIN WILLIAMS
- PAINT COLOR 5: FORMLINER PANEL PAINTED SHERWIN WILLIAMS



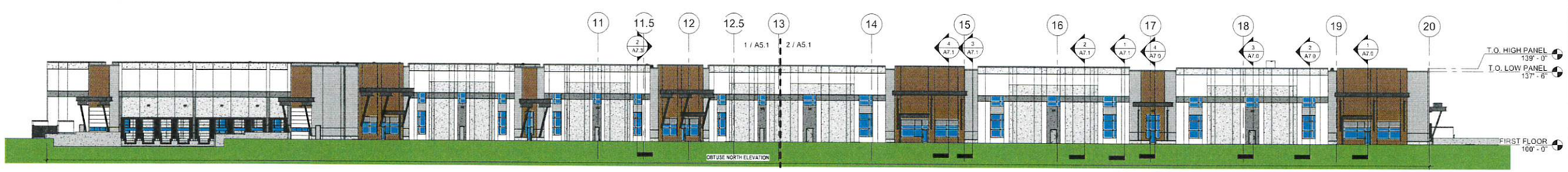
4 OVERALL WEST EXTERIOR ELEVATION
3/64" = 1'-0"



3 OVERALL SOUTH EXTERIOR ELEVATION
3/64" = 1'-0"



2 OVERALL EAST EXTERIOR ELEVATION
3/64" = 1'-0"



1 OVERALL NORTH EXTERIOR ELEVATION
3/64" = 1'-0"

BRIOHN DESIGN GROUP

EXTERIOR OVERALL ELEVATIONS

SHEET TITLE

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB:	223462
DRAWN:	CW
CHECKED:	CW
DATE:	2023-10-09

SHEET:
A5.0

KEYNOTE LEGEND

03-	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 1: (SEE ELEVATION PAINT COLOR KEY)
03-2	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 2: (SEE ELEVATION PAINT COLOR KEY)
03-3	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 3: (SEE ELEVATION PAINT COLOR KEY)
03-4	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH FORMLINER FINISH PAINTED - COLOR 4: (SEE ELEVATION PAINT COLOR KEY)
03-5	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH FORMLINER FINISH PAINTED - COLOR 5: (SEE ELEVATION PAINT COLOR KEY)
03-6	EXTERIOR UNINSULATED PRECAST WALL PANEL AT TRASH ENCLOSURE WALLS
03-9	2" X 1/2" DEEP HORIZONTAL REVEAL PAINTED COLOR 3
03-10	2" X 1/2" DEEP HORIZONTAL REVEAL PAINTED COLOR 4
05-8	STEEL TRELLIS (SEE SHEETS A4.0 & A4.1) AND STRUCTURAL DWGS
05-16	PRE FINISHED METAL 24 GA. FASCIA ON STEEL FRAMING ENTRY "CANOPY". COLOR SHALL BE "XXXXXXX" WITH PREFINISHED ALUMINUM SOFFIT PANELS AND RECESSED CAN FIXTURE OVER DOOR
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP (COLOR SHALL BE "CLEAR ANODIZED"
07-8	PRE FINISHED METAL 24 GA. COPING COLOR SHALL BE "CLEAR ANODIZED"
08-	ALUMINUM STOREFRONT ENTRY SYSTEM
08-2	ALUMINUM STOREFRONT
08-4	PAINTED AND INSULATED "HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING
08-5	INSULATED OH DOOR, FACTORY FINISHED. 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED SAFETY YELLOW
08-6	INSULATED OH DOOR FACTORY FINISHED, DOCK SEALS, DOCK LEVELERS AND BUMPERS
08-16	TREATED WOOD GATES (PAIR OF EQUAL PANELS) OF 1X6 VERTICAL SLATS MOUNTED TO STEEL FRAME - HINGE POSTS TO BE CONCRETE FILLED TUBE STILL WITH CONCRETE "CROWNED TOP - PAINTED - HEIGHT TO MATCH DOOR HEIGHT PLUS 6"
26-	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT

PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

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   B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
   C. (2) COATS BENJAMIN MOORE TUFFCRETE W8 CONCRETE STAIN.
2. **ACCENT COLOR:**
   A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
   B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
   C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

PRECASTER NOTE:

PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PREFINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS (IR RECESSED AREAS (BEAM, LINTEL, JOIST, GIRDER BEARING OR OTHER POCKETED) CONDITION-S) ON INTERIOR SIDE OF THE PRECAST WALL PANELS

EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY A (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY B (CANOPY) FULLY ADHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED TO GUTTERS AS DETAILED.

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

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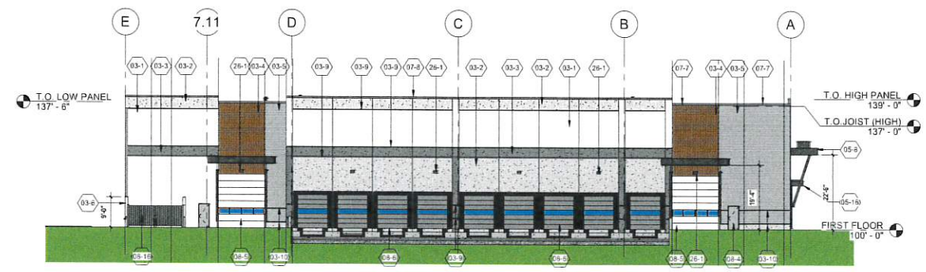
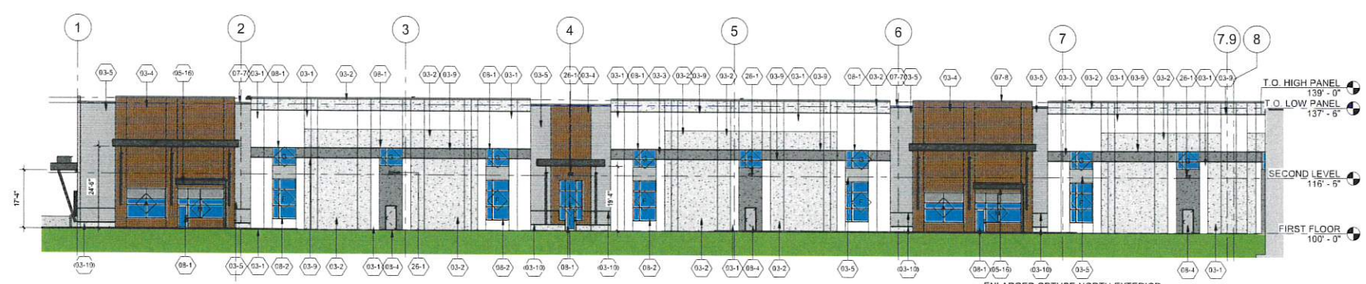
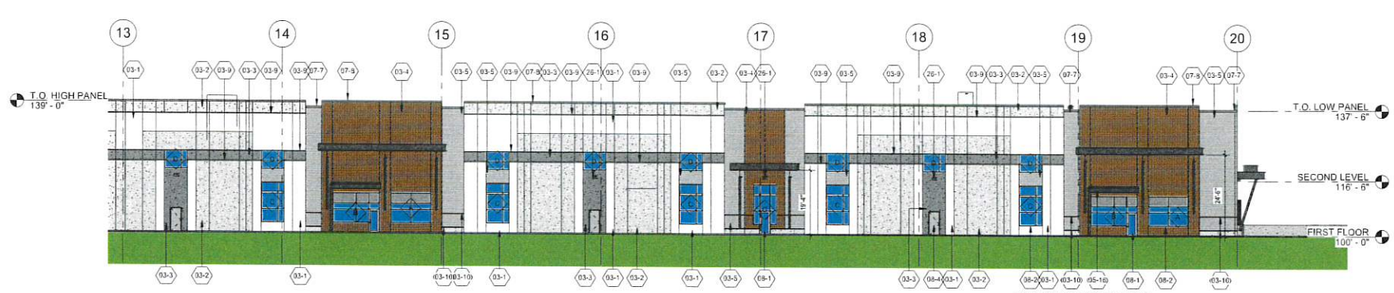
- PAINT COLOR 4: FORMLINER PANEL PAINTED SHERWIN WILLIAMS
- PAINT COLOR 5: FORMLINER PANEL PAINTED SHERWIN WILLIAMS



3 ENLARGED OBTUSE EAST EXTERIOR ELEVATION
1/16" = 1'-0"



2 ENLARGED OBTUSE NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



1 ENLARGED NORTH EXTERIOR ELEVATION
1/16" = 1'-0"

BRIOHN DESIGN GROUP

SHEET TITLE
ENLARGED PARTIAL EXTERIOR ELEVATIONS

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB:	223462
DRAWN:	CJR
CHECKED:	CW
DATE:	2023-10-09

SHEET:
A5.1

KEYNOTE LEGEND

03-1	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 1 - (SEE ELEVATION PAINT COLOR KEY)
03-2	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 2 - (SEE ELEVATION PAINT COLOR KEY)
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03-9	2" X 1/2" DEEP HORIZONTAL REVEAL, PAINTED COLOR 3.
03-10	2" X 1/2" DEEP HORIZONTAL REVEAL, PAINTED COLOR 4.
03-12	CONCRETE RETAINING WALL - SEE STRUCTURAL AND CIVIL DWGS
05-3	STEEL TRELLIS (SEE SHEETS A4.0 & A4.1) AND STRUCTURAL DWGS.
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED".
07-8	PRE FINISHED METAL 24 GA. COPING COLOR SHALL BE "CLEAR ANODIZED".
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT AND GUTTER - COLOR TO MATCH CANOPY METAL - LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT ALONG BUILDING FACE AS REQ. PROVIDE MATCHING END CLOSURE PANELS AT OPEN ENDS.
08-1	ALUMINUM STOREFRONT ENTRY SYSTEM
08-2	ALUMINUM STOREFRONT
08-4	PAINTED AND INSULATED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING.
08-5	INSULATED OH DOOR, FACTORY FINISHED. 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS, PAINTED SAFETY YELLOW
08-6	INSULATED OH DOOR FACTORY FINISHED, DOCK SEALS, DOCK LEVELERS AND BUMPERS.
08-16	TREATED WOOD GATES (PAIR OF EQUAL PANELS) OF 1X6 VERTICAL SLATS MOUNTED TO STEEL FRAME. HINGE POSTS TO BE CONCRETE FILLED TUBE STEEL WITH CONCRETE CROWNED TOP. PAINTED. HEIGHT TO MATCH DOOR HEIGHT PLUS 6
21-7	FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY LOCAL GOVERNING MUNICIPALITY - REFER FLOOR PLAN.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT.

PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
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   C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.
2. **ACCENT COLOR:**
   A. (3) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
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EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY A (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY B (CANOPY) FULLY ADHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED TO GUTTERS AS DETAILED.

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

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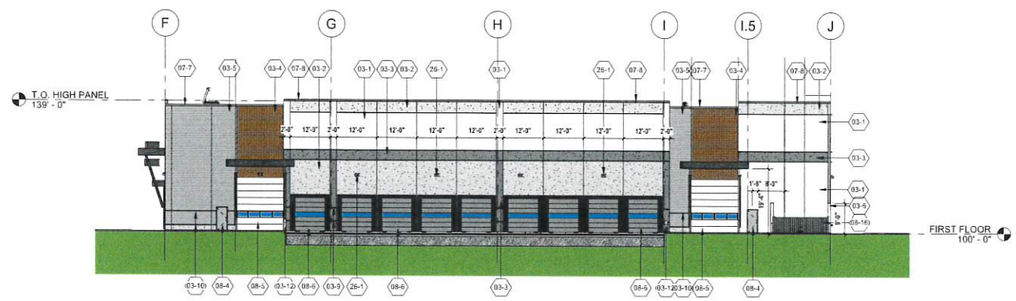
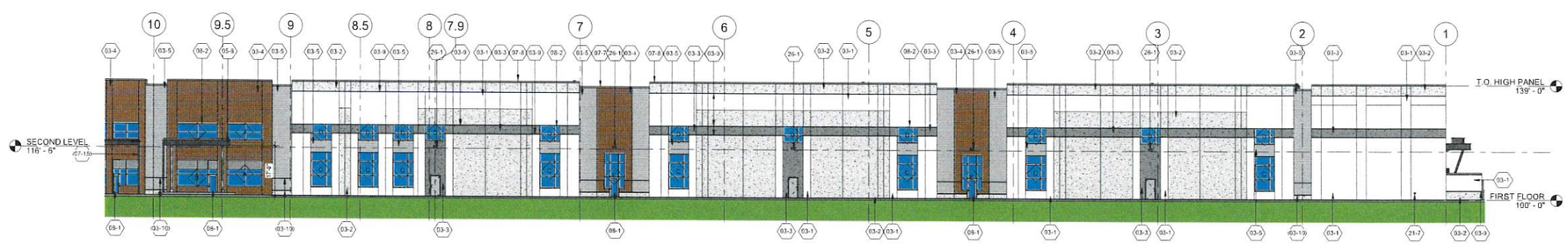
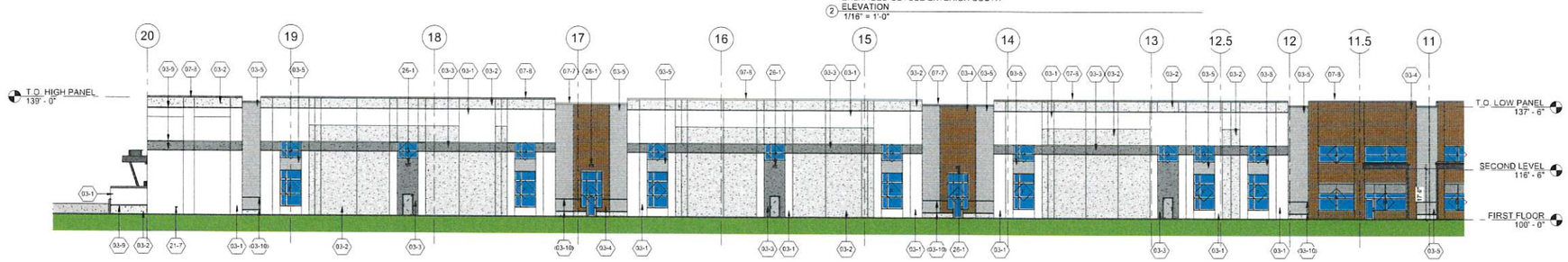


3 ENLARGED WEST EXTERIOR ELEVATION
1/16" = 1'-0"



2 ENLARGED OBTUSE EXTERIOR SOUTH ELEVATION
1/16" = 1'-0"



1 ENLARGED SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"

BRIOHN DESIGN GROUP

SHEET TITLE
ENLARGED PARTIAL EXTERIOR ELEVATIONS

NEW BUILDING FOR:
CEDARBURG MULTI-TENANT
FORWARD WAY
CEDARBURG, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision	Date

JOB:	223462
DRAWN:	CJR
CHECKED:	CW
DATE:	2023-10-09
SHEET:	A5.2

VIEW LOOKING EAST

ARIEL VIEW LOOKING SOUTH

VIEW LOOKING SOUTH

VIEW LOOKING NORTHWEST

BRIOHN DESIGN GROUP

SHEET TITLE
ENLARGED PERSPECTIVE

NEW BUILDING FOR:
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DATE:	2023-10-09

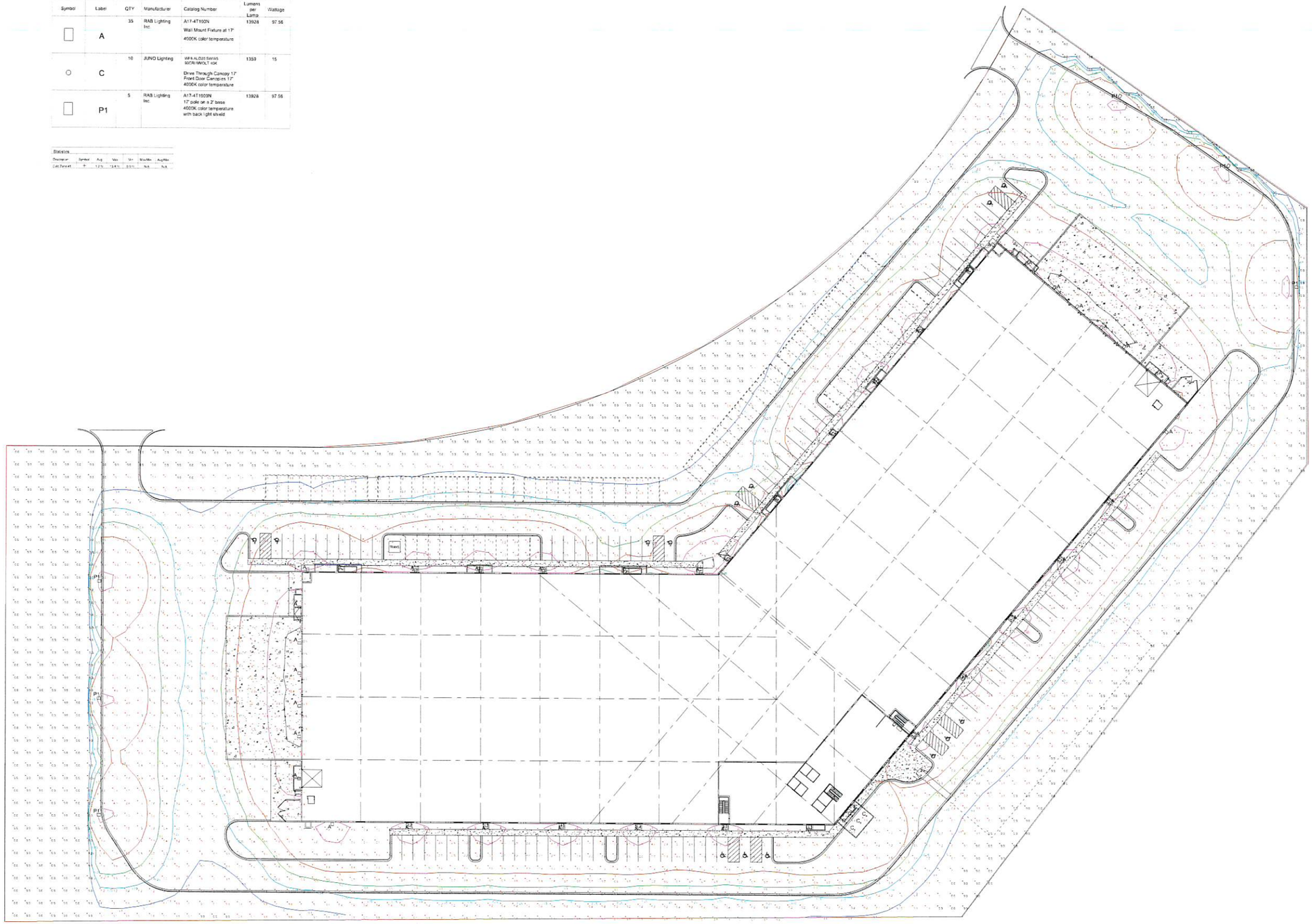
SHEET:
A5.3

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp	Wattage
	A	35	RAB Lighting Inc	A17-4T100N Wall Mount Fixture at 17' 4000K color temperature	13928	97.56
	C	10	JUNO Lighting	WPA ALD20 SWWS 90CRI MWOLT 40K Drive Through Canopy 17' Front Door Canopies 17' 4000K color temperature	1359	15
	P1	5	RAB Lighting Inc	A17-4T100N 17' pole on a 2' base 4000K color temperature with back light shield	13928	97.56

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	13.4 fc	0.0 fc	N/A	N/A



HFR electric
ELECTRICAL CONTRACTOR
RESIDENTIAL - COMMERCIAL - INDUSTRIAL

Cedarburg Multi Tenant

Cedarburg

Exterior Photometric
Lighting Plan

DATE:
10-9-2023

REVISIONS:

E-1.0

Beverly Randall
N44W6033 Hamilton Road, Unit 212
Cedarburg, Wisconsin 53012

October 27, 2023

Plan Commission
Cedarburg City Hall
W63 N645 Washington Ave
P.O. Box 49
Cedarburg, WI 53012

Dear Members of the Plan Commission,

On October 9, 2023, I listened to the Common Council meeting via Zoom regarding the zoning change for the Cedarway Development Project on Washington Avenue. I am aware that the requested zoning change was approved for the development of two condominiums consisting of 7 units. I was a resident of Cedarburg in the 60s and 70s and recently moved back to the area because I value what the city has to offer. I have concerns about the project because of its potential impact on the city and because it will be located in my immediate neighborhood.

The area of development is in Cedarburg's historic area. I read with interest the following quote from Cedarburg's Land Use Plan. "Through careful planning that includes consideration of factors that have an impact on the community as a whole, the city maintains its quaint character and community pride, increases its desirability, and protects existing property values with appropriate zoning."

In reviewing that packet of information on the project that was sent to Council members, I was struck by the fact that the plans, as submitted, are certainly without charm and do not contribute to the city's quaint character. Understandably, developers are in the business of making money but what I see are two buildings that appear to be nothing more than low cost and generic in design.

- Roofing materials are available in a variety of colors and yet the plans call for basic black.
- The garage doors lack originality and are without windows.
- The basic front doors with the skimpy overhangs are less than impressive.
- The generic windows do nothing to break up the expanses of siding.

Since the project is in the gateway neighborhood, I feel it is warranted for the Planning Commission to hold the developer to high standards so that the condo complex does not detract from the surrounding area. The Planning Commission has one chance to get this right and it could very well set the tone for future projects.

Thank you for considering these issues as you provide oversight for the Cedarway Development project.

Sincerely,

Beverly Randall

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