CITY OF CEDARBURG
PLAN COMMISSION
March 3, 2025

A regular meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held at 7:00 p.m. on Monday, March 3, 2025. 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/86983168566

AGENDA

1. CALL TO ORDER - Mayor Patricia Thome

2. ROLL CALL: Present - Mayor Patricia Thome, Jack Arnett, Adam Voltz, Sig Strautmanis, Sherry Bublitz, Jon Scholz, Common Council Member Jim Fitzpatrick

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES – February 3, 2025

5. COMMENTS AND SUGGESTIONS FROM CITIZENS
Comments from citizens on a listed agenda item will be taken when the item is addressed by the Plan Commission. Under this item, individuals can speak on any topic *not* on the agenda for up to 2 minutes, with possible time extensions at the discretion of the Mayor. No action will be taken on items not listed on this agenda except as a possible referral to committees, individuals, or a future Plan Commission agenda item.

6. REGULAR BUSINESS; AND ACTION THEREON

A.* A brief report will be given by the Cedarburg School District regarding the recently completed "Cedarburg School District Community Growth & Projections Report 2024/25". Plan Commission review and discussion about the report will follow.

B.* Applicant/property owner Ozaukee County Lasata, in c/o County Administrator Jason Dzwinel, requests follow-up plans review and approval (including architecture, parking, floor area ratio, and exterior lighting) in support of their Conditional Use Permit (CUP) to add a new 16,034 sq. ft./19-unit CBRF building/wing onto their existing 22.59-acre RCAC buildings/campus located at W79 N673 N. Wauwatosa Road. This property is zoned I-1 Institutional and Public Service District.
Previous Discussion Dates: January 6, 2025
Ward/Ald. District: 2
Tax Key No. 13-028-13-005.00

C.* Review, discussion, and possible recommendation to the Comon Council for rezoning (map correction) of the two properties located at W61 N506-510 Washington Avenue, from existing I-1 Institutional and Public Service District with HPD Historic Preservation District Overlay, to B-3 Central Business District with HPD Overlay. This item is City initiated as it appears to be an error in the mapping.
Ward/Ald. District: 4
Tax Key Nos. 13-107-02-12-002 and 13-107-02-13-002

D.* Applicant Craig Caliendo, owner/developer and builder of the Stone Lake Condominium project, requests approval for non-substantial amendment to the PUD regarding building setbacks from the public road, and the addition of one more double-front-facing-garage twin home plan. Applicant is also seeking clarification on the extent Developer flexibility as to things like building footprint locations, garage stall additions, decks, and patios.
Ward/Ald. District: 7
Tax Key Nos. 13-267-0000.001 and more.

E.* Review, discussion, and possible action/recommendation to the Common Council to amend Title 15, Chapter 5, Sec. 15-5-11(h) of the Sign Code as might allow painting of wall signs directly upon the surface of a building in the B-3 Central Business District and/or the Historic Preservation Overlay District. This matter is City initiated.

F.* Review, discussion and possible action on matters related to the Smart Growth Comprehensive Land Use Plan Update including:

- Chapter 8 – The Land Use Element.
    - Twelve Smart Growth Areas (SGA's).

8. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS**

9. MAYOR'S ANNOUNCEMENTS**

10. 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, and similar.*

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 IN ADVANCE 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.

2-28-2025

CITY OF CEDARBURG
PLAN COMMISSION
February 3, 2025

A regular meeting of the City of Cedarburg Plan Commission was held on Monday, February 3, 2025, at Cedarburg City Hall, W63N645 Washington Avenue, upper level, Council Chambers, and online via the Zoom app. Mayor Patricia Thome called the meeting to order at 7:00 p.m.

Roll Call -Mayor Patricia Thome, Council Member James Fitzpatrick, Adam Voltz, Jack Arnett, Sherry Bublitz(via Zoom), and Jon Scholz

Excused – Sig Strautmanis

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman, Applicants Ryan and Sarah Fitting, and Applicant Jamie Bach

STATEMENT OF PUBLIC NOTICE

Administrative Assistant Hanaman confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

APPROVAL OF MINUTES

A motion was made by Commissioner Scholz, seconded by Council Member Fitzpatrick, to approve the minutes from January 6, 2025 and January 28, 2025. Meeting minutes from January 28, 2025, page 4 has a spelling correction for Richard Patek. Motion carried without a negative vote. Commissioner Strautmanis excused.

COMMENTS AND SUGGESTIONS FROM CITIZENS

Melissa Bitter, Council Member/Alderperson of Ward 1- N92 W6217 Arbor Dr.-Expressed her appreciation for the meeting's organization and community's participation in the December 17, 2024 and January 28, 2025 Plan Commission meetings.

PUBLIC HEARING; AND ACTION THEREON

APPLICANT/PROPERTY OWNER RYAN AND SARAH FITTING, D/B/A JH WASHINGTON LLC, REQUEST CONDITIONAL USE PERMIT (CUP) APPROVAL TO UTILIZE THE DWELLING UNIT, LOCATED ON THE SECOND FLOOR OF THEIR BUILDING AT W62 N556-558 WASHINGTON AVENUE, FOR TOURIST ROOMING HOUSE (I.E. SHORT-TERM RENTAL) PURPOSES. THIS 5,400+/- SQ. FT. LOT IS ZONED B-3 CENTRAL BUSINESS DISTRICT WITH HPD HISTORIC PRESERVATION OVERLAY DISTRICT.

A motion was made by Council Member Fitzpatrick, seconded by Commissioner Arnett, to open the Public Hearing at 7:02 p.m. Commissioner Strautmanis excused.

The applicant is seeking Conditional Use Permit (CUP) approval to use his 1-unit, second-floor dwelling unit for a tourist rooming house (i.e., short-term rental) use. The main floor of this building is devoted to commercial/retail type use.

Planner Censky reported: The current Code defines Tourist Rooming Houses 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. In the B-3 Central Business District, Tourist Rooming Homes are listed as a use that can be permitted through the Conditional Use process. This use, as proposed, allows rental periods as short as
1-night stay.

This site does appear to have informal but adequate space at the rear for off-street parking of a few cars. The only way to access this rear area is via an easement along the north side of the neighbor's property to the south. The applicant believes that this easement is indeed for their use and benefit.

The permit would not be transferable and would require the applicants to complete a room tax permit and satisfy building and fire department inspections. The unit layout and outdoor amenities were discussed, with the condition that no picnic tables, grills, or fire pits would be provided. The applicants would also need to store their standard city receptacles out of sight.

A DRAFT CUP document contains the conditions that are recommended to be attached to any approval Plan Commission is inclined to grant in this matter.

Commissioner Scholz questioned the city's tax rate concerning bed and breakfasts. City Administrator Hilvo responded that the room tax rate is 5%.

PUBLIC COMMENT

There being no one wishing to speak, the motion was made by Council Member Fitzpatrick, seconded by Commissioner Arnett to close the Public Hearing at 7:07 p.m. Motion was carried on a roll call vote with Council Member Fitzpatrick, Commissioners Voltz, Arnett, Scholz, Bublitz, and Mayor Thome voting aye. Commissioner Strautmanis excused.

Action: The motion was made by Council Member Fitzpatrick, seconded by Commissioner Arnett, to approve the request for a conditional use permit (cup) to utilize the dwelling unit, located on the second floor of their building at W62 N556-558 Washington Avenue, for tourist rooming house (i.e. Short-term rental) purposes, subject to the conditions set forth in the DRAFT CUP contained in the packet. The motion carried unanimously. Commissioner Strautmanis excused.

REGULAR BUSINESS AND POSSIBLE ACTION THEREON

APPLICANT ROBERT BACH, D/B/A P2 DEVELOPMENT COMPANY, REQUESTS APPROVAL OF BUILDING, SITE, AND USE PLANS TO ADD A FOURTH/FINAL 5-UNIT MULTI-FAMILY RESIDENTIAL BUILDING TO THE EXISTING SITE OF CONCORD APARTMENTS LOCATED N142 W6196-6212 CONCORD STREET. THIS

2.25-ACRE PROPERTY IS ZONED RM-2 MULTI-FAMILY RESIDENTIAL DISTRICT. CURRENT PROPERTY OWNER IS CONCORD APARTMENTS LLC.

Planner Censky reported: 'Multiple-family dwellings with a maximum of eight dwelling units per structure' is listed as a permitted use in the Rm-2 Multi-Family Residential District.

The applicant proposes to fill in the remaining buildable area of this site with a 5-unit multi-family residential building. The units proposed are 3 bedrooms, 2.5 baths with 2-stall attached garages. To prevent garage doors from being blocked by others, the applicant describes the spaces in front of the garages as driveways. These driveways result in the elimination of ~18 existing parking stalls from the site. Overall, based on the total of 29 units on the site, the required number of stalls would be 44. Forty-six stalls are provided. The 3 existing buildings (24 units) must be provided with 36 stalls unto themselves, based on Code. Thirty-six stalls accessible to those units are provided.

Architecturally, the proposed new building is dissimilar to the existing buildings on the site and surrounding sites as to style, materials, and colors. By Code, overall height (TBD), may not exceed 35 feet.

Planner Censky goes onto explain, the required minimum lot area in the Rm-2 District is 10,800 sq. ft. or 3,300 sq. ft. per 2-bedroom dwelling unit, whichever is greater. In this case, with 29 total units (all being 2-bedroom or larger) the required lot size would be 2.12-acres (i.e., 3,300 x 29=95,700/43,560=2.12). This lot is 2.24-acres in size. The overall floor area ratio on this site is proposed to be ~39%. The maximum permitted by Code is 75%.

Per Code requirement, a new dumpster storage/screening device is proposed on the site. Detailed plans specifying a suitable location and design are provided.

The plans do comply with the required setbacks from lot lines.

A suitable landscaping plan is presented that treats the outer yard areas with a mixture of deciduous trees over lawn, and the foundation with a variety of perennial plants around the north, east and west sides of the building.

A detailed lighting plan for the building and site is provided. It depicts very low footcandles on the ground at the lot lines while also offering reasonable illumination in the parking and building entry areas. The east and west side walkways do not appear to be illuminated.

Planner Censky recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant in this matter:

1) Building design, color, and material specifications shall be listed and depicted on the attached plans.
2) Dumpster enclosure/screening shall be located and constructed in accordance with the site and design plans attached - to be completed not later than 1 month following first occupancy.
3) Site landscaping shall be installed in accordance with the plans attached, within 12 months of building occupancy.

4) Exterior site and building lighting per the attached plans shall be installed/operational prior to first occupancy.
5) City Engineer and/or Cedarburg Light & Water review and approval of the grading, drainage, stormwater management, erosion control, and utility plans prior to issuance of an early start/footings & foundation permit or a building permit.
6) Building height may not exceed 35 feet.
7) Applicant to comply fully with the Code requirements of the Fire Department including, for instance, but not necessarily limited to, the following preliminary comments received:

- Separation construction will need to be inspected prior to enclosure to ensure compliance with SPS requirements.
- Ensure 150' to closest fire department vehicle access is available. Based on rough measurements with available information, this may be non-compliant

The motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick, to approve the building, site, and use plans to add a fourth/final 5-unit multi-family residential building to the existing site of Concord Apartments located at N142 W6196-6212 Concord Street subject to the Planners recommended conditions. The motion carried unanimously. Commissioner Strautmanis excused.

REVIEW AND DISCUSSION ON THE TOPIC OF SIDEWALK ENCROACHMENTS.

Planner Censky reminded the Commissioners of their recent discussion/action with respect to an encroachment in the sidewalk/right-of-way in the downtown area. From that discussion, a request was made that staff would look into what's currently allowed as far as encroachments and bring some information back for future discussion and consideration. Fair treatment of everyone and some flexibility to use the sidewalks effectively and safely is important. She advised Commissioners of the current code which states; Section 6-2-5 of the City Code addresses encroachments, obstructions, and encumbrances upon or in any street, alley, sidewalk, public grounds or land dedicated to public use, or any part thereof. It provides as follows:

(a) ***Obstructions and encroachments prohibited.*** No person shall encroach upon or in any way obstruct or encumber any street, alley, sidewalk, public grounds or land dedicated to public use, or any part thereof, or permit such encroachment or encumbrance to be placed or remain on any public way adjoining the premises of which he is the owner or occupant, except as provided in subsections
(b) and (c).

(b) ***Exceptions.*** The prohibition of subsection (a) shall not apply to the following:

(1) Public utility encroachments duly authorized by state law or by the common council.
(2) Goods, wares, merchandise or fixtures being loaded or unloaded which do not obstruct the width of a sidewalk by more than three feet on a sidewalk, provided such goods, wares, etc., do not remain thereon for more than three hours.
(3) Temporary encroachments or obstructions authorized by permit under section 6-2-6 of this section pursuant to Wis. Stats. § 66.045.
(4) Building materials for the period authorized by the building inspector and city engineer which shall not obstruct more than one-half of the sidewalk or more than one-

third of the traveled portion of the street and which do not interfere with the flow in the gutters.

(5) Excavations and openings permitted under sections 6-2-3 and 6-2-4 of this Code.

(c) ***Issuance of permit.***

(1) The building inspector is authorized to issue a temporary permit which allows property owners to place certain fixtures on sidewalks which immediately adjoin their property. In determining if a permit shall be authorized, all of the following requirements must be met:

a. The property must be located in an area zoned for commercial uses.

b. The fixture(s) shall not be physically attached to the sidewalk, any street fixture or any adjacent building, and shall be of a temporary design.

c. The placement of the fixture shall not impede the flow of pedestrian traffic on the sidewalk. In no event shall the fixture reduce the unobstructed sidewalk width to less than five feet at any point.

d. The property owner shall provide the city with proof of liability insurance coverage. The insurance coverage shall be an amount prescribed by the city's schedule of insurance requirements, and the policy shall specifically state that it includes coverage for the fixtures located on the city sidewalks. In addition, the city shall be identified as a third-party insured.

e. The fixture(s) shall not be for sale, nor shall the fixture(s) be used for the sale of merchandise. Specifically excluded are all forms of vending machines, vendors' carts or tables, etc.

f. The property owner whose property adjoins the city sidewalk shall file the permit application or authorize the occupant of the subject property to file the permit application.

(2) Upon reviewing the permit application, if it is determined by the building inspector that all of the above requirements have been met, he shall issue the permit. Said permit may be revoked by the building inspector or any city law enforcement officer ("city enforcement officials") at any time when one or more of the above requirements are not complied with or if he determines that the placement of the fixture(s) endangers the safety of the pedestrians who utilize the sidewalks.

(d) ***Removal by city for sidewalk obstructions and encroachments.*** In addition to any other penalty imposed, if any city enforcement official determines that a sidewalk is unlawfully obstructed in violation of this section, he shall issue a written notice to the owner or occupant of the premises which adjoins the obstructed sidewalk, directing that the obstruction be removed within 24 hours.

(e) ***Removal by city for obstruction and encroachments located in the city streets, alleys, public grounds or lands dedicated for public use.*** In addition to any other penalty imposed, if any city enforcement official determines that a city street, alley, public grounds or land dedicated for public use is obstructed or encumbered, he shall issue a written notice to the property owner of the premises which adjoin the obstructed public area directing that the obstruction be removed within 30 days.

(f) ***Failure to remove obstruction.***

(1) If the owner or occupant fails to remove the obstruction within the time period established in section (d) or (e) respectively, any city enforcement official shall cause the removal of the obstruction, keeping an account of the expense of the abatement, and

such expenses shall be charged to and paid by such property owner. Notice of the bill for abatement of the obstruction shall be mailed to the owner of the premises and shall be payable within ten calendar days from receipt thereof. Within 60 days after such costs and expenses are incurred and remain unpaid, the city clerk shall enter those charges onto the tax roll as a special tax as provided by the State Statutes.

(2) The failure of the city clerk to record such claim or to mail such notice or the failure of the owner to receive such notice shall not affect the right to place the city expense on the tax rolls for unpaid bills for abating the obstruction as provided for in this section.

Wis Stats 66.045 provides:

66.045 Privileges in streets.

(1) Privilege for an obstruction or excavation beyond the lot line, or within a highway in any town, village, or city, other than by general ordinance affecting the whole public, shall be granted only as provided in this section.

(2) Application therefor shall be made to the board or council, and the privilege shall be granted only on condition that by its acceptance the applicant shall become primarily liable for damages to person or property by reason of the granting of the privilege, be obligated to remove the same upon 10 days' notice by the state or the municipality and waive right to contest in any manner the validity of this section or the amount of compensation charged and that the applicant file such bond as the board or council require, not exceeding $10,000 running to the town, village, or city, and such third parties as may be injured, to secure the performance of these conditions. But if there is no established lot line and the application is accompanied by a blueprint, the board or council may make such conditions as they deem advisable.

(3) Compensation for the special privilege shall be paid into the general fund and shall be fixed, in towns by the chairperson, in villages by the president, and in cities by a board consisting of the board or commissioner of public works, city attorney and mayor.

(4) The holder of such special privilege shall be entitled to no damages for removal of the obstruction or excavation, and if the holder shall not remove the same upon due notice, it shall be removed at the holder's expense.

(5) Third parties whose rights are interfered with by the granting of such privilege shall have right of action against the holder of the special privilege only.

(6) Subsections (1) to (5) do not apply to telecommunications carriers, as defined in s. 196.01 (8m), telecommunications utilities, as defined in s. 196.01 (10), alternative telecommunications utilities, as defined in s. 196.01 (1d), public service corporations, or to cooperative associations organized under ch. 185 to render or furnish telecommunications service, gas, light, heat or power, but such carriers, utilities, corporations and associations shall secure permit from the proper official for temporary obstructions or excavation in a highway and shall be liable for all injuries to person or property thereby.

(7) This section does not apply to such obstruction or excavation for not longer than 3 months, and as been granted by the proper official.

(8) Obstruction or excavation by a city, village or town in any street, alley, or public place belonging to any other municipality is included in this section.

66.045(9)(9) Anyone causing any obstruction or excavation to be made contrary to subs. (1) to (8) shall be liable to a fine of not less than $25 and not more than $500, or to imprisonment in the county jail for not less than 10 days nor more than 6 months, or to both such fine and imprisonment.

Planner Censky explained the existing code regarding temporary encroachments on sidewalks, emphasizing that fixtures cannot be physically attached to the sidewalk, street fixtures, or adjacent buildings. The placement of fixtures must not impede pedestrian traffic, and the sidewalk width must be at least 5 feet at any point. Planner Censky also mentioned the need for proof of liability insurance coverage and that fixtures cannot be for sale or used for the sale of merchandise.

After discussing with the City Engineer, Planner Censky clarified the four sidewalk zones identified in the DOT guide on pedestrian best practices, which recommends the following:

1. Head of curb
2. Terrace zone(trees, benches, lights, receptacles)
3. Walking area (5-foot minimum pedestrian way immediately adjacent to the curb and a 6-foot minimum if there is no terrace)
4. Frontage-walking and property line

Commissioner Arnett proposed that if the Planning Commission and Landmarks Commission agree to approve a particular request, there could be exceptions to the current code, with specific clearance areas prescribed.

Commissioners were hesitant about defining specific rules for terraces and other elements, preferring a more practical approach. It is suggested to allow some room for small businesses to accommodate both their needs and those of their customers. Council Member Fitzpatrick also questioned the current state of affairs, particularly the Stilt House, and asked for guidance on how the City proceeds.

In the meeting, Commissioner Bublitz discussed the potential for signage and small business promotions in the historic district downtown and expressed her preference for maintaining the area's character and agreed to Council Member Fitzpatrick’s suggestion to accommodate small businesses and suggested that the business community's opinions should be considered at an upcoming forum.

Plan Commissioners suggested City staff conduct research and measurements of sidewalk widths in downtown Cedarburg, particularly in areas with narrow walkways and gather information on existing encroachments and non-compliant situations in the downtown area.

Planner Censky will revise the proposed sidewalk encroachment rules based on the Plan Commissions discussion and feedback at a future Plan Commission meeting. City Administrator Hilvo will include the topic of sidewalk encroachments in the upcoming business forum for input from local businesses.

If changes to these regulations are considered or desired, the Commission may direct Staff to follow- up with additional information or draft modifications.

Plan Commission agreed to continue discussing these issues to find a balance between accommodating small businesses and maintaining safety and compliance. The need for

consistency in rules and the potential unintended consequences of stricter enforcement was discussed. Plan Commission agreed to work with staff and revisit the issue after the business forum.

COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Commissioner Voltz brought up the topic of painted signs in historic buildings, suggesting that they should be considered for inclusion rather than prohibition. The decision was made to refer this matter to the Landmarks Commission for further discussion.

MAYOR'S ANNOUNCEMENTS - NONE

ADJOURNMENT

A motion was made by Commissioner Arnett, seconded by Commissioner Bublitz, to adjourn the meeting at 7:55 p.m. The motion carried without a negative vote. Commissioner Strautmanis excused.

Theresa Hanaman
Administrative Assistant

Community Growth & Projections Report

December 2024

CEDARBURG SCHOOL DISTRICT

MDR
MDROFFERS CONSULTING

ACKNOWLEDGEMENTS

Board of Education

David O. Krier, President
Laura Stroebel, Vice President
Elizabeth Charland, Treasurer
Kate Noetzel, Clerk
Kate Erickson
Connie Kincaide
Nicholas Silvaggi

Administrative Support

Jeridon Clark, Superintendent
Kim Zabel, Director of Business Services
Karen Egelhoff, District Communications Coordinator
Ann Weaver, Business Services Administrative Assistant
Brenda Rauth, Executive Assistant to the Superintendent

Consultants

MDRoffers Consulting
Project Management and Planning
www.mdroffers.com

Strand Associates
Mapping and Data Support
www.strand.com

Special thanks to the officials and staff from municipalities in the CSD and local real estate professionals for their contributions to this report.

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I. INTRODUCTION AND SUMMARY

A. PURPOSE AND OVERVIEW

The Cedarburg School District (CSD) is a public school district in southern Ozaukee County and southeastern Washington County, Wisconsin (see Map 1). As of the 2024-25 academic year, the CSD educates approximately 3,090 grade 4K-12 students, across three elementary schools, one middle school, and one high school. This total includes approximately 170 non-resident students open-enrolling-in to CSD schools.

This Community Growth & Projections Report will assist the CSD to understand the impact of future residential development and demographic change on future student enrollment, where in the CSD enrollment change may occur, and how enrollment projections compare with current school configurations and capacities. The Report is intended to inform the CSD's long-range facility planning.

The process to complete this Community Growth & Projections Report included:

- Review of demographic and enrollment trends for different grade levels and geographic areas within the CSD.
- Review of recent, pending, and potential residential development proposals.
- Analysis of local land use plans, utility systems, intergovernmental agreements, and housing and economic trends.
- Engagement with municipal planning staff and local real estate professionals on community growth trends and prospects.
- Projections of future housing growth and demographic changes.
- Projections of CSD student enrollment by small geographic area ("neighborhood"), school, and grade grouping.

This Report features housing unit and CSD student enrollment projections in four periods: through 2027 (for '27-'28 school year), from 2028 to 2030 (for '30-'31 school year), from 2031 to 2035 (for '35-'36 school year), and from 2036 to 2040 (for '40-'41 school year). The projections are broken down by 57 different "neighborhoods," as depicted on Map 2. Enrollment projections are compared to the capacities of the CSD's schools, as provided by District staff.

CEDARBURG SCHOOL DISTRICT

Map 1
School District and Municipal Boundaries

Legend

- Elementary School
- Middle School
- High School
- CSD District Boundary
- Municipal Boundaries
- Surface Water
- City of Cedarburg
- City of Mequon
- Town of Cedarburg
- Town of Grafton
- Town of Jackson
- Village of Grafton
- Ozaukee Interurban Trail
- Highways
- Local Roads

NOTE: This Map does not show the full extent of some municipalities that extend outside of the school district

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Miles

October 2024
Source: Ozaukee County Land Information Office, Washington County LIO, City of Cedarburg, WI DNR, WI DOA, WI DPI

MDR
MDROFFERS CONSULTING

Path: S:\MAD\3600--3699\3688\010\Drawings\GIS\Figures\Map 1 Boundaries 11x17.mxd

CEDARBURG SCHOOL DISTRICT

Map 2
2024-2025 Attendance Areas and Neighborhoods

Legend

- Elementary School
- Middle School
- High School

Elementary School Attendance Area

- Parkview
- Thorson
- Westlawn

- CSD District Boundary
- CSD Neighborhood Boundaries (with #)
- Vacant CSD Owned Land

- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads

N W E S

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Miles

December, 2024
Source: Ozaukee County Land Information Office, Washington County LIO, City of Cedarburg, WI DNR, WI DOA, WI DPI

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B. STATISTICAL SUMMARY

1. As of September 2024, the CSD educated 3,093 students in grades 4K-12. Elementary school (grade 4K-5) enrollment was 1,329 students, middle school (grade 6-8) enrollment was 691 students, and high school (grade 9-12) enrollment was 1,073 students.
2. The CSD experienced a 113 student, or 4 percent, increase in total enrollment between the 2014-15 and 2024-25 school years. This increase was almost entirely due to the implementation of 4K programming in the CSD in the 2016-17 academic year. Without the implementation of 4K, enrollment would have remained stable over the past decade.
3. Since 2014-15, grade 5K-5 enrollment increased by 36 students or 3 percent, middle school enrollment (grades 6-8) increased by 51 students or 8 percent, and high school enrollment (grades 9-12) *decreased* by 89 students or 8 percent.
4. Births in the CSD decreased by 19 percent since 2010, from 148 births in 2010 to 119 births in 2023. More than half of this decrease has occurred since 2020.
5. A large percentage of the CSD's population are from the Baby Boom and Generation X generations. From 2010 to 2020, all of the total population increase in the CSD was attributed to increases in the age 65 year and older population. As these populations continue to age and move on, their homes may transition to new families with children. The timing and extent of this turnover will depend in part on other available housing options for empty nesters and seniors in the community, interest rates, and housing costs.
6. The consultant utilized a student generation ratio of 0.76 resident grade 4K-12 students generated per new single-family home in its projections. This student generation ratio is in between the ratio indicated by a new homeowner survey (0.59 grade 4K-12 students-per-home) and the ratio determined by the consultant's analysis comparing October 2024 student addresses to addresses of new single-family homes permitted (0.88 grade 4K-12 students-per-home). The consultant chose a student generation ratio close to the ratio discovered by the consultant's analysis, as this ratio was based on actual students and homes in new neighborhoods. The 0.76 ratio is high in the consultant's experience.
7. The consultant also found new multiple-family development in the CSD generates an average of 0.05 CSD 4K-12 students-per-newer multiple-family unit—meaning that it typically requires around 20 new multiple-family units for each new student in the CSD.

C. HOUSING UNIT PROJECTIONS SUMMARY

1. The consultant projects construction of 1,847 new housing units of all types within the CSD between 2024 and 2040. This would average 115 new housing units per year—about the same as the 108 new housing units built per year over the past decade. This projection is driven mainly by approved and pending new developments in the City of Cedarburg and on an assumption of no major recession or housing crisis like what occurred in the late-2000s.
2. The consultant projects that new housing development in the CSD would be greater earlier in the projection period, with around 145 new housing units expected per year from 2024 to 2030. From 2030 to 2040, the consultant expects less new housing development, with around 96 new housing units per year, as geographic opportunities for new housing diminish.
3. The consultant's housing unit projections include single-family homes, duplex units, and multiple-family units, including senior-restricted housing. The consultant anticipates that just under half, 48 percent, of projected housing units in the CSD between 2024 and 2040 will be new single-family homes, which have the highest levels of student generation per unit.
4. The majority of projected housing development in the CSD is expected in the City of Cedarburg, where the consultant projects just over 1,300 new housing units through 2040, or an average of about 82 new units per year.
5. The most significant projected housing growth is at the northern edge of the City, along Highway 60 and Sheboygan Road, in neighborhoods 19, 20, and 49 on Map 2. Neighborhoods 19 and 20 are projected to have significant multiple-family housing while neighborhood 49 is projected to have significant single-family housing. In fact, almost 75 percent of all new housing projected to be built in the City by 2040 is expected in these three neighborhoods alone. Neighborhoods 19 and 20 are currently in the Parkview Elementary attendance area, while neighborhood 49 is currently in the Thorson Elementary attendance area.
6. The consultant projects that 38 percent (505 units) of all projected new housing in the City of Cedarburg between 2024 and 2040 will be single-family homes. This is a similar percentage as the past decade, when 36 percent of all new housing built in the City were single-family homes.
7. The consultant projects 318 additional housing units in the Village of Grafton portion of the CSD by 2040, with much of this housing expected over the next few years in the Stonewall Farms and Hawk's Ridge developments in neighborhood 45 on Map 2. About half of all new housing projected in the Village of Grafton portion of the CSD will be single-family homes, while the other half will be multiple-family housing units—mostly duplexes and four-plexes.

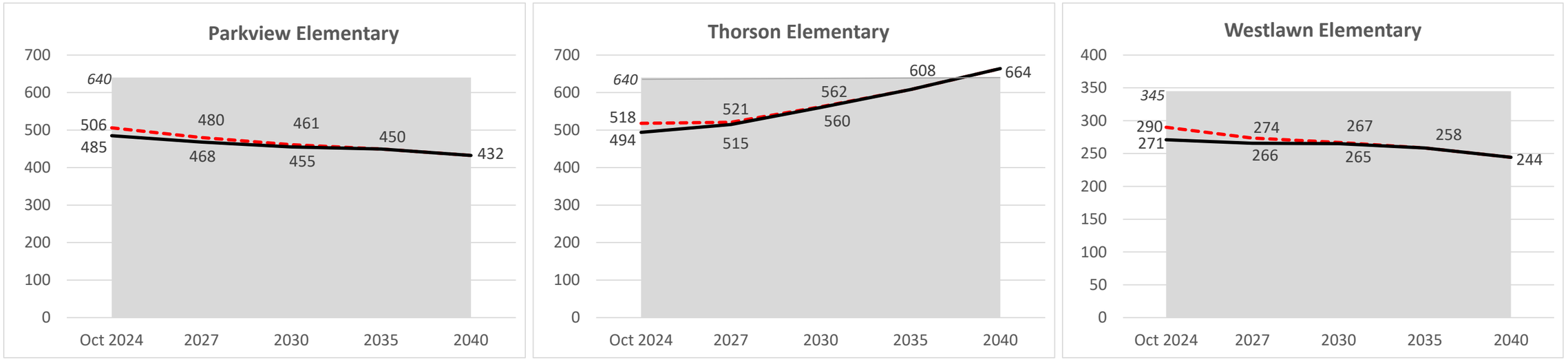
8. In the Town of Cedarburg, the consultant projects 173 new housing units by 2040, for an average of 11 new housing units per year, similar to the average over the past decade. All of the Town-based housing units are projected to be single-family homes.
9. About 50 percent of all new housing units are projected to be built in the current Thorson Elementary School attendance area (as shown on Map 2), about 40 percent are projected to be built in the current Parkview Elementary School attendance area, and 10 percent are projected to be built in the current Westlawn Elementary School attendance area.
10. Almost 80 percent of all new single-family homes are projected to be built in the current Thorson Attendance area, with significantly less new single-family housing development projected in the current Parkview and Westlawn attendance areas.

D. STUDENT ENROLLMENT PROJECTIONS SUMMARY

1. Between October 2024 and 2040, the consultant projects an increase of 177 4K-12 resident students enrolled in CSD schools. The consultant projects grade 4K-5 resident enrollment to increase by 91 students, grade 6-8 resident enrollment to increase by 26 students, and grade 9-12 resident enrollment to increase by 60 students.
2. Projected grade 4K-5 resident enrollment increases are driven by expected increases in new housing development and births through the 2020s. By 2040 and without any attendance area changes, the consultant projects resident enrollment at Westlawn Elementary School to decrease by 27 grade 4K-5 students, resident enrollment at Parkview Elementary School to decrease by 53 grade 4K-5 students, and resident enrollment at Thorson Elementary School to increase by 170 grade 4K-5 students.
3. The consultant projects that the combined 4K-5 resident enrollment at the CSD's three elementary schools will remain below the combined maximum capacity of the three elementary school buildings through 2040. Without attendance area changes, the consultant anticipates significant excess capacity at both Westlawn and Parkview Elementary Schools, while Thorson Elementary School would exceed its maximum building capacity by the late-2030s.
4. The CSD could consider attendance area shifts to better balance projected enrollment among its three elementary schools. The most straightforward would be shifting neighborhood 49 from the Thorson to the Parkview attendance area, ideally before students begin to emerge from the large Covered Bridge development. Shifting this one neighborhood would result in projected resident enrollment below maximum building capacities at all three elementary schools through 2040.

5. The consultant projects Webster Middle School (grade 6-8) resident enrollment will increase by 26 students between October 2024 and 2040—totaling 671 grade 6-8 students by 2040. Resident grade 6-8 enrollment is projected to remain below the maximum building capacity of Webster Middle School through 2040. Middle school enrollment is projected to decrease through 2030, due to current larger middle school class sizes and smaller elementary class sizes. Middle school enrollment is projected to increase from 2030 to 2040, resulting from expected increases in births and housing development in the late-2020s, increasing elementary enrollment then and middle school enrollment later.
6. The consultant projects Cedarburg High School (grade 9-12) resident enrollment will increase by 60 students by 2040. Most of the projected increase will occur through 2030, due to large current middle school class sizes, which will enter high school over the next few years. Resident enrollment at Cedarburg High School is then projected to remain stable through 2040. Resident grade 9-12 enrollment is expected to remain below the maximum capacity of the Cedarburg High School building through 2040.
7. Comparing enrollment projections to current building capacities is only one factor to consider in long-range facilities planning. Other factors include basic goals and parameters (e.g., maximum school and class sizes), interest and tolerances for attendance area or grade grouping changes, the suitability for older buildings to operate efficiently and serve modern educational needs, existing building expansion opportunities and constraints, the suitability of different potential sites for new schools, the relative costs of different options to address needs, and the CSD's financial picture including its borrowing capacity.

Figure A: Projected School Enrollment vs. Building Capacity at Current CSD Schools



Note:
These charts assume no changes in current attendance areas and no changes to building capacity of each of the CSD's school buildings.

II. SCHOOL DISTRICT OVERVIEW AND STUDENT ENROLLMENT TRENDS

A. CEDARBURG SCHOOL DISTRICT OVERVIEW

The Cedarburg School District (CSD) spans 34 square miles in southern Ozaukee County and southeastern Washington County. The CSD encompasses all of the City of Cedarburg and Town of Cedarburg along with small portions of the City of Mequon, Village of Grafton, Town of Grafton, and Town of Jackson. The CSD's current school buildings are indicated on the maps in this Report and described in Figure 1. All 4K students are housed in the three CSD elementary schools, along with 5K-5 students. The CSD does not anticipate any significant changes to 4K programming over the foreseeable future.

Figure 1: Current Cedarburg School District Building Overview

School	Grades Served	Neighborhood (see Map 2)	2024-25 Enrollment		Maximum Building Capacity
			CSD Resident Students	Total Students in Seats	
Parkview Elementary	4K-5	17	485	506	640
Thorson Elementary	4K-5	42	494	518	640
Westlawn Elementary	4K-5	30	271	290	345
Webster Middle	6-8	25	645	682	860
Cedarburg High	9-12	25	986	1,056	1,260

Sources: CSD

B. PRIVATE AND HOME SCHOOL ENROLLMENT TRENDS

There are three private schools operating in the CSD, and three private schools operating in the nearby Grafton School District. These six private schools attract students from the CSD, Grafton School District, and other school districts in Ozaukee County and southeastern Wisconsin. Figure 2 includes enrollment data for these six private schools over the past ten years. Their combined enrollment decreased by approximately 81 students, or 6 percent, since 2013, with most of the decrease occurring in the mid-2010s. Since 2019-20, private school enrollment has remained essentially stable. Private school offerings in the CSD and nearby Grafton School District end at 8th grade. Therefore, many private school students transition to public schools for high school

programming. Over the past decade, the CSD's incoming 9th grade class was, on average, 19 percent larger than the outgoing 8th grade class. This is mainly due to private school students transitioning to public high school, which was factored into the consultant's projections.

Figure 2: Enrollment of Private Schools Operating in and near the CSD, 2013-2023

Private School (District where located)	Grades Served	2013-14	2015-16	2017-18	2019-20	2021-21	2023-24	10 Year Change
First Immanuel Lutheran School (CSD)	4K-8	348	322	284	372	330	348	**0**
MorningStar Montessori Inc (CSD)	4K-5K	22	19	41	24	16	19	**-3**
Saint Francis Borgia Grade School (CSD)	4K-8	344	324	322	320	311	301	**-43**
Our Savior Lutheran School (Grafton SD)	4K-8	68	67	67	70	69	67	**-1**
Saint Joseph Parish School (Grafton SD)	4K-8	288	293	158	122	148	127	**-161**
Saint Paul Lutheran School (Grafton SD)	4K-8	192	162	265	281	298	319	**+127**
TOTALS	**-**	**1,262**	**1,187**	**1,137**	**1,189**	**1,172**	**1,181**	**-81**

Source: Wisconsin Department of Public Instruction
Note: Saint Paul Lutheran School completed an expansion in the mid-2010s, which increased the building capacity at that school and has resulted in increasing enrollment over the past decade.

From 2012 to 2019, home school enrollment in the CSD decreased, from 83 students to 51 students choosing home school. In 2020, with the COVID-19 pandemic's onset, the number of students being home schooled increased to 85 students. The number of students being home schooled decreased after 2020, down to 66 students by 2023.

In its enrollment projections later in this Report, the consultant assumed that the rate of CSD resident students attending private schools or being home schooled would remain constant at the 2023 levels.

C. CSD STUDENT ENROLLMENT TRENDS AND IMPLICATIONS

As reported in Figure 3, the CSD experienced a 113 student, or 4 percent, increase in total enrollment between the 2014-15 and 2024-25 school years. This increase was almost entirely due to the implementation of 4K programming in the CSD in the 2016-17

academic year. Without the implementation of 4K, enrollment would have remained stable over the past decade. Since 2014-15, grade 5K-5 enrollment increased by 36 students or 3 percent, middle school enrollment (grades 6-8) increased by 51 students or 8 percent, and high school enrollment (grades 9-12) decreased by 89 students or 8 percent.

Figure 3: CSD Total Enrollment by Grade Group, September 2014 to September 2024

Grade Group	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	10 Year Change
4K	0	0	125	143	155	139	135	151	126	118	115	**+115**
5K-5	1,178	1,106	1,147	1,156	1,179	1,211	1,192	1,180	1,211	1,223	1,214	**+36**
6-8	640	668	679	695	670	676	676	644	645	655	691	**+51**
9-12	1,162	1,132	1,126	1,090	1,100	1,104	1,071	1,107	1,078	1,087	1,073	**-89**
4K-12 Enrollment	**2,980**	**2,906**	**3,077**	**3,084**	**3,104**	**3,130**	**3,074**	**3,082**	**3,060**	**3,083**	**3,093**	**+113**

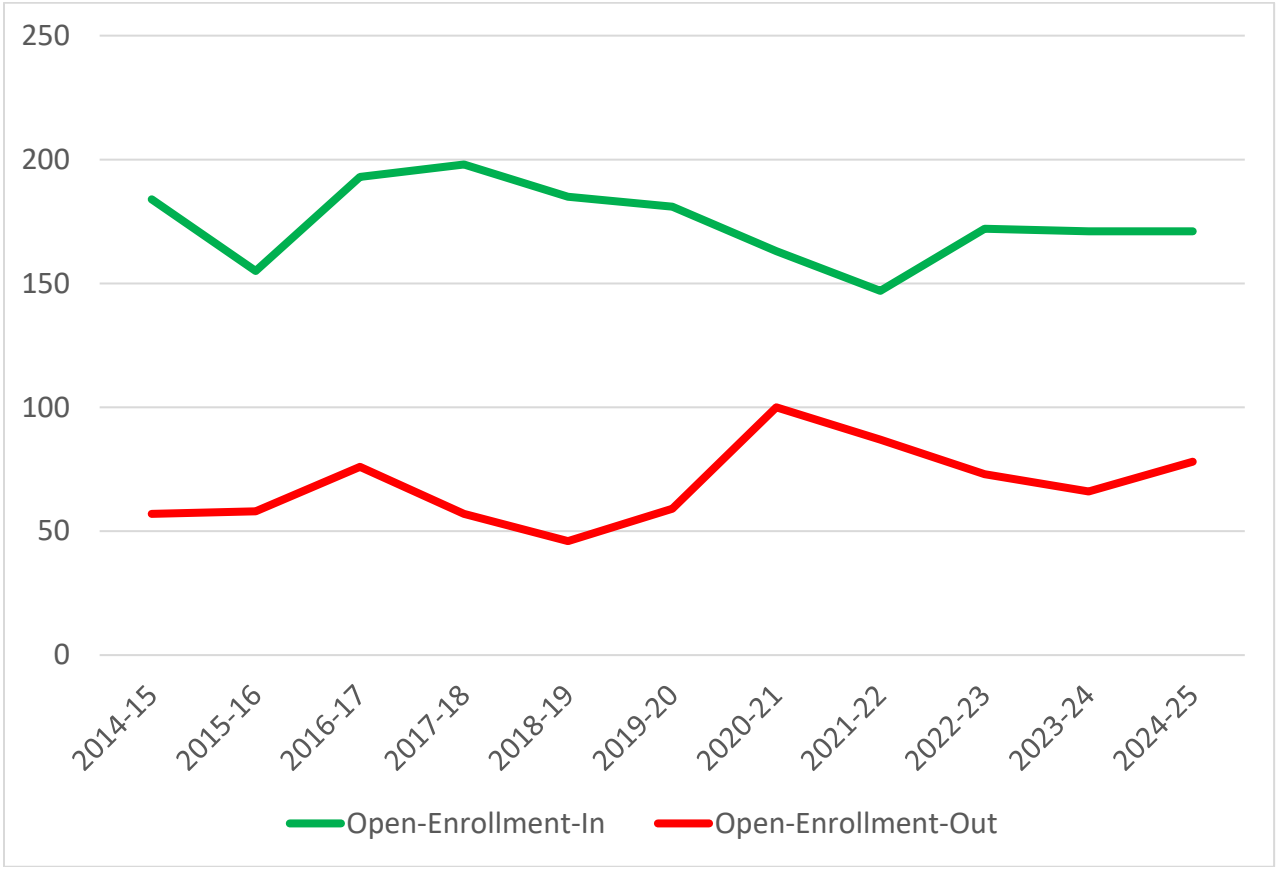
Source: CSD

D. OPEN ENROLLMENT TRENDS AND IMPLICATIONS

The CSD has consistently gained more non-resident students from other public school districts than it has lost through open enrollment. As shown in Figure 4, the number of non-resident students open-enrolling-in has remained relatively constant—generally between 150 to 170 students. The number of resident students open-enrolling-out has also remained relatively stable, except for the 2020-21 academic year, in which 100 resident students open-enrolled-out. The 2020-21 academic year was the first of the Covid-19 pandemic, during which many school districts had unusual shifts in open enrollment. The CSD fluctuated between in-person, virtual, and hybrid learning during that academic year.

In its enrollment projections later in this Report, the consultant assumed that the rate of CSD resident students open-enrolling-out would remain constant at 2024-25 levels. The consultant also assumed that the number of CSD non-resident students open-enrolling-in would decrease each year, per guidance the consultant received from the CSD, as grade 12 students graduate and the CSD does not accept any additional non-resident students open-enrolling-in beginning in the 2025-26 academic year.

Figure 4: CSD 4K-12 Open Enrollment Trends, 2013-14 through 2023-24



Source: CSD

III. DEMOGRAPHIC TRENDS AND EXPECTATIONS

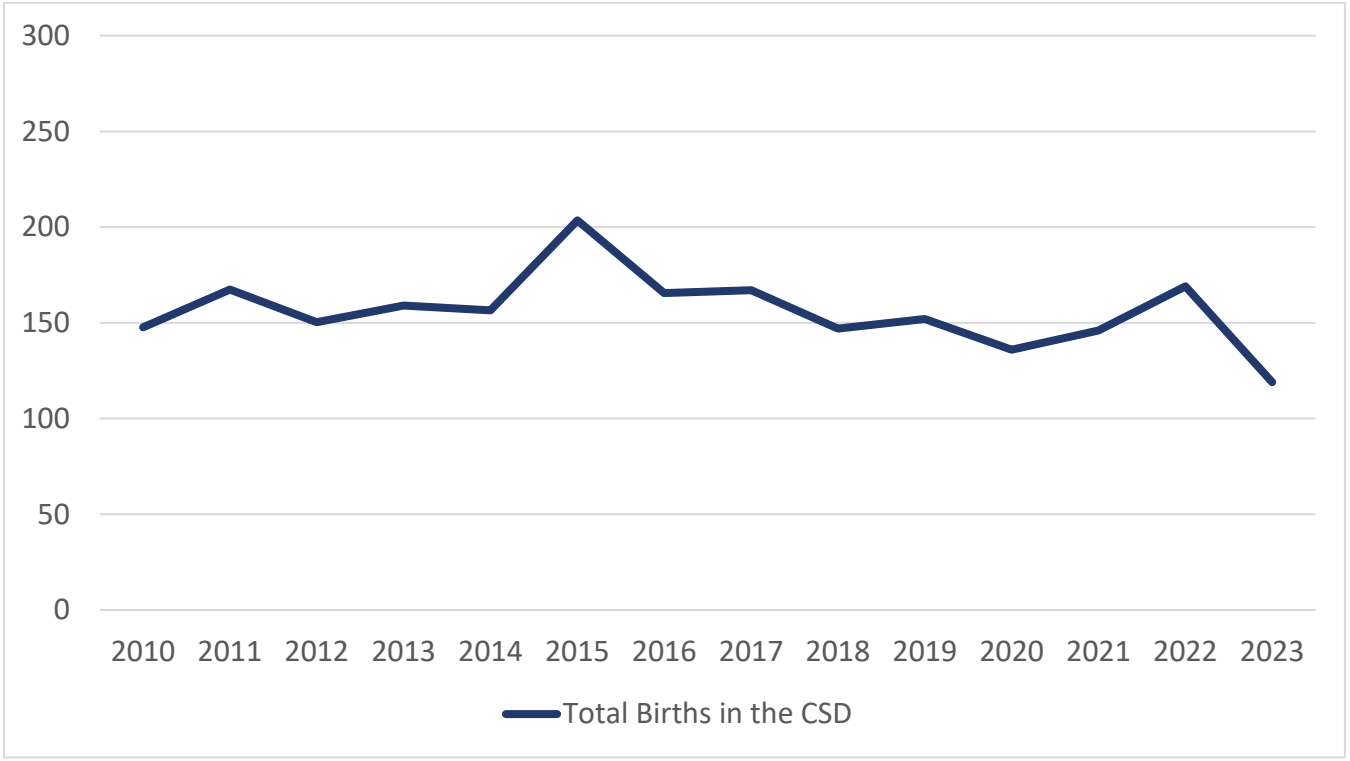
A. BIRTHS AND CHILD POPULATION TRENDS

The number of children born within a school district affects future enrollment in that district's schools. Births in the Cedarburg School District (CSD) decreased over the past decade plus, decreasing from 148 births in 2010 to 119 births in 2023, a decrease of 29 births or 19 percent. Most of that decrease occurred in the past few years, with more than half occurring since 2020. This could spell future enrollment decreases, unless there is significant development of new housing in the CSD, and/or significant in-migration of families moving to the CSD from elsewhere, whose children were not born in the CSD.

The consultant believes births will slightly increase in the CSD through the 2020s, due to the large Millennial generation entering their prime reproductive years and accelerating single-family housing development (see Section VI.A). Additionally, the sharp decline in the number of births in 2023 could be an outlier, with births increasing to more typical figures in the mid-2020s. Still, the consultant expects that births will remain lower over the next decade or two than in the 2000s and early-2010s, when large numbers of children were born in the CSD.

The number of children aged 0-4 years in a district is another important influence over future enrollment. Per the 2010 Census, there were 993 children aged 0-4 living in the CSD. The 2020 Census indicated that the 0-4 population in the CSD decreased 4 percent to 957 children aged 0-4. While minor, this correlates with the decrease in births, and could also spell future enrollment decreases, unless significant in-migration to the CSD occurs.

Figure 5: Births in the CSD, 2010-2023



Source: Wisconsin Department of Health Services

B. POPULATION TRENDS BY AGE, RACE, AND ETHNICITY

The average age in the CSD increased from 43.1 years old in 2010 to 45.8 years old in 2020. This follows County, State, and national trends of an aging population. The CSD is slightly older than Ozaukee County and much older than Wisconsin as a whole. From 2010 to 2020, the median age in Ozaukee County increased from 42.4 years old to 44.0 years old and the median age for Wisconsin increased from 38.1 years old to 39.6 years old.

As shown in Figure 6, all of the increase in the CSD population from 2010 to 2020 was in the population aged 65 and older. As of 2020, there are now more residents aged 65 and older than there are school-aged children (aged 5-19). This suggests an aging community, but also suggests possible turnover in the future of homes occupied by people aged 65 and older to newer, younger families as these older residents move on by 2040. Available local housing choices that are attractive to seniors and empty-nesters, such as single-family condominiums, townhomes, and senior housing options may help support the turnover of larger single-family homes from older generations to younger generations. Still, housing is more expensive in the CSD than many other areas in southeastern Wisconsin (see Section IV.E). This may limit the potential and number of young families with children that can afford a home in the CSD, as younger families tend to have lower incomes and less wealth than older, more established families. See Section IV. E for more information about the impacts of housing costs, household turnover, and student generation.

Also shown in Figure 6, the number of persons in the CSD between 25-44 years of age (i.e., those of reproductive age) decreased by 438 people, or 10 percent, from 2010 to 2020. As of 2020, this age group comprises a good portion of the Millennial generation. This decreasing reproductive age population contributed to decreasing numbers of births over the past decade.

Figure 6: CSD Population by Age Group, 2010-2020

Age Group	2010	2020	2010 to 2020 Change
0-4	993	957	-36
5-19 (School Age)	**4,448**	**3,924**	**-524**
20-24	993	1,164	+171
25-44 (Reproductive Age)	**4,249**	**3,811**	**-438**
45-64	6,493	6,126	-367
65+ (Seniors)	**2,681**	**4,167**	**+1,486**
Total	**19,856**	**20,149**	**293**

Source: US Census Bureau

IV. HOUSING AND ECONOMIC TRENDS AND EXPECTATIONS

A. RECENT RESIDENTIAL BUILDING CONSTRUCTION

Trends in residential construction are one indicator of future housing development. Figure 7 lists recent housing starts (based on building permits issued) within the primary municipalities in the Cedarburg School District (CSD). Residential building activity increased over the past few years, with 30 to 50 new housing units permitted between 2014 and 2017 and 100+ new housing units permitted in 2019, 2020, 2022, and 2023. This recent increase is mostly within the City of Cedarburg. In the Town of Cedarburg, new housing development has decreased over the past decade, mostly due to lack of new single-family lots platted.

Figure 7: Housing Starts by CSD Municipality, 2014-2023

MUNICIPALITY	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
City of Cedarburg	17	23	37	32	63	300	104	32	271	96	**975**
Town of Cedarburg	12	11	17	15	13	8	10	11	7	5	**109**
Total by Year	**29**	**34**	**54**	**47**	**76**	**308**	**114**	**43**	**278**	**101**	**1,084**

Sources: City and Town

Figure 8 lists housing starts by type within the City of Cedarburg between 2014 and 2023. Overall, new housing development has increased significantly in the City. In the first half of the past decade, the City averaged 34 new housing units permitted each year. Over the second half of the past decade, the City averaged 161 new housing units permitted each year. This is due to increasing development of all types of housing. Single-family housing starts increased over the past decade, due to the development of new subdivisions like Fairway Village, The Glen at Cedar Creek, and Sandhill Trails. Two-family (duplex) housing also increased, with new duplexes built in Fairway Village, Fox Run, and Cedarburg Trail Condominiums. Multiple-family housing development increased in the late-2010s and early-2020s, with development of Cedar Place Apartments (197 units) and Fox Run Apartments (160 units).

Figure 8: City of Cedarburg Housing Starts by Type, 2014-2023

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Single-family	17	23	37	32	47	39	36	24	49	44	**348**
Duplex	0	0	0	0	0	0	20	8	18	52	**98**
Multiple-family	0	0	0	0	16	261	48	0	204	0	**529**
Total	**17**	**23**	**37**	**32**	**63**	**300**	**104**	**32**	**271**	**96**	**975**

Source: City of Cedarburg

B. NEW HOUSING IMPACT ON ENROLLMENT

Understanding the rate of student generation from new housing construction is critical to enrollment projections using the consultant's method. Typically, new single-family homes generate the most students within the first 5 to 10 years of being built, as most new homes are often purchased by families with young school-aged children. The number of students then decreases as the neighborhood ages and the composition of the neighborhood changes from mostly families with young children to a combination of families with children of all ages, childless families, seniors, and empty nesters.

The consultant compared October 2024 student addresses to permit addresses of new single-family homes. The intent was to understand how single-family homes are generating students for the CSD. This analysis suggests an average current student generation ratio of 0.88 CSD 4K-12 students per newer single-family home—or a little less than one new single-family home required for each additional student. In the consultant's experience, this ratio is high and deserved further investigation.

The consultant, with assistance from District staff, also conducted a survey of households that have built or bought new single-family homes in the CSD, based on 2021, 2022, and 2023 new single-family home permit records from the City and Town of Cedarburg. Survey results showed each new single-family home reported generates 0.59 CSD 4K-12 students, with new homes in the City generating 0.56 CSD 4K-12 students and new homes in the Town generating 0.72 CSD 4K-12 students.

The ratio discovered in the survey results (0.59) is lower than the ratio discovered in the consultant's analysis of student addresses and permit addresses of new single-family homes (0.88). More information explaining the differences between the two ratios, and the student generation ratio the consultant used in the enrollment projections, is found in Appendix A, Step 5.

New multiple-family development in the CSD generates an average of 0.05 CSD 4K-12 students-per-newer multiple-family unit. This ratio is based on analysis of three new multiple-family housing developments—Arrabelle Apartments, Fox Run Apartments, and Cedar Place Apartments. These three developments have a combined 426 units, in which 20 4K-12 CSD students live. In the consultant's experience, this 0.05 ratio is typical for new multiple-family housing in suburban communities like Cedarburg. Such housing is typically marketed towards young professionals, empty-nesters, singles, and other childless families.

C. EXISTING HOUSING IMPACT ON ENROLLMENT

Understanding the rate of student generation from *existing* housing is just as important, as most of the housing that will exist in 2040 has already been constructed. There were approximately 8,827 housing units in the CSD in October 2024. The consultant projects 1,847 new housing units between 2024 and 2040. This means that about 83 percent of the housing units projected to be on the ground in 2040 are already built.

Using October 2024 housing unit and student address data, the consultant's analysis suggests a student generation ratio of 0.30 to 0.50 CSD 4K-12 students per each older existing single-family home, depending on proximity to CSD schools and housing age. Therefore, older single-family homes generate students at about 35 to 65 percent of the rate of newer single-family homes (utilizing the 0.88 ratio mentioned in the previous section).

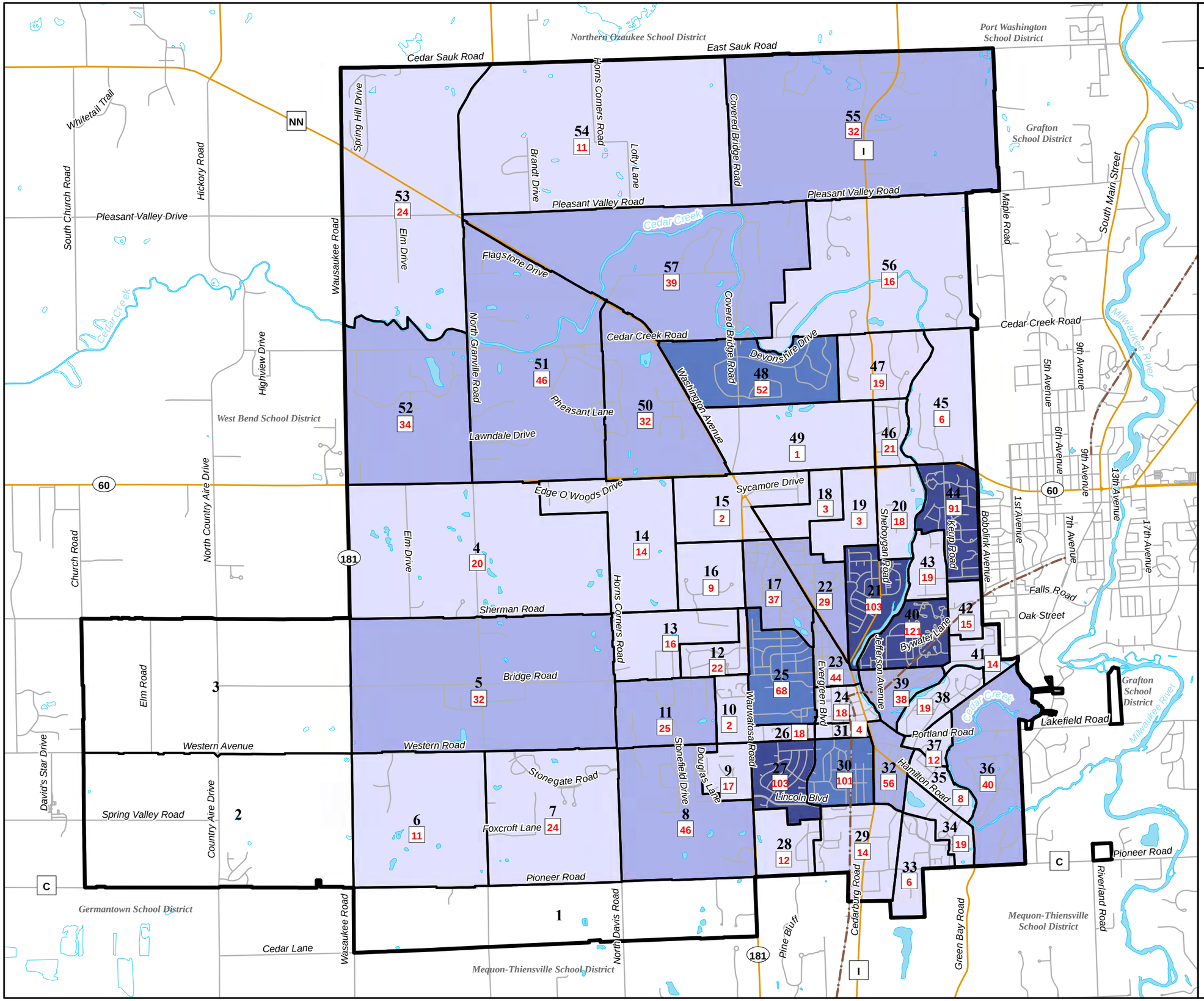
In contrast, existing multiple-family housing units tend to generate *greater* numbers of students than do new multiple-family units, as older units tend to be more affordable and sometimes include more bedrooms per unit. The consultant found existing multiple-family units in the CSD generate students at rate of 0.08 CSD 4K-12 students-per-housing unit.

D. EXISTING HOME SALES AND ENROLLMENT IMPACTS

Understanding where sales of existing homes are occurring can also help a school district understand where future student growth may occur—even if no new housing units are being built. Part of the consultant's methodology for projecting future enrollment in the CSD includes assessing the likelihood, timing, and extent of turnover in existing neighborhoods. This assessment is based on a variety of factors, including an analysis of neighborhood age (30± years old is when major turnover usually starts to occur), recent trends in student generation by neighborhood, and analysis of sales of existing homes.

Map 3 aggregates single-family homes sales from January 2019 to December 2023 for each of the neighborhoods in the CSD. In general, recent existing home sales are clustered in central City of Cedarburg neighborhoods in close proximity to CSD schools. Neighborhoods 21, 27, 30, and 40 in central portions of Cedarburg all had 100 or more single-family home sales over the past five years. Other neighborhoods with notable home sales include neighborhoods 25, 44, and 48, located in the City of Cedarburg, Village of Grafton, and Town of Cedarburg respectively.

A significant portion of housing in these neighborhoods was built in the 1990s and 2000s, and is therefore beginning or approaching a first significant turnover period. The CSD can expect stabilizing, or even increasing, numbers of students from some of these neighborhoods through 2040, with a shift from more high school students today to more elementary school students by the 2030s. In contrast, neighborhoods built in the 2010s and later will likely have decreasing enrollment, as current elementary school-aged students age and more of this housing becomes populated by empty nesters. The consultant does not expect neighborhoods built in the 2010s to turn over in significant numbers until the 2040s, after the consultant's final projection period. The effect of turnover on enrollment is discussed further in Appendices A and B.



Map 3
Single Family Home Sales, 2019 – 2023

CEDARBURG SCHOOL DISTRICT

Legend

- No Data
- 1 - 24
- 25 - 49
- 50 - 89
- 90 - 121
- # Number of Home Sales

- CSD District Boundary
- CSD Neighborhood Boundaries (with #)
- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads

N W E S

0 0.25 0.5 1 Miles

October, 2024
Source: Ozaukee County Land Information Office, Washington County LIO, City of Cedarburg, WI DNR, WI DOA, WI DPI

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Path: S:\MAD\3600--3699\3688\010\Drawings\GIS\Figures\Map 3 Home Sales 11x17.mxd

E. OTHER HOUSING AND ECONOMIC TRENDS

The City of Cedarburg, CSD, and Ozaukee County make up part of Milwaukee's northern metropolitan area, and contain some of the most educated and wealthiest communities in Wisconsin and in the country (per the U.S. Census Bureau).

Housing in the CSD and Ozaukee County tends to be more expensive than elsewhere in the State. As of 2024, the median home sale price in Ozaukee County was $471,217, which is the second highest in Wisconsin behind Waukesha County. This median home sale price of $471,217 is more than double the median home sale price a decade ago in 2014 of $232,700. Most of the increase in median home sale prices has occurred over the past few years.

In 2024, the median sale price of single-family homes in the City of Cedarburg was $503,778. This is an increase of 56 percent since 2016, when the median sale price was $322,214, and an increase of 30 percent since 2020, when the median sale price was $388,710. The median sale price in the City of Cedarburg is 7 percent higher than in Ozaukee County as a whole. The trend in Ozaukee County is that municipalities in the more suburban southern part of the County, closer to Milwaukee, tend to be more expensive than more rural municipalities further north.

Housing, population, and student enrollment growth in the CSD is driven in large part by local and regional job growth. As of the early-2020s, the City of Cedarburg had over 6,300 jobs, concentrated in manufacturing, health care, social assistance, retail trade, education, and finance and insurance. Major employers in the City of Cedarburg include the CSD, the City of Cedarburg, BMO Harris Bank, Piggly Wiggly, Cedar Springs Health and Rehabilitation, Carlson Tool, Kemps Dairy, and Advanced Technology International. The consultant anticipates continued employment growth in and near the CSD.

The region's extensive transportation network, with access to Highway 60, Highway 181, and Interstate 43, provides easy access from the CSD to nearby jobs in Grafton, Port Washington, Germantown, Menomonee Falls, Wauwatosa, Waukesha, and Milwaukee. Large regional employers include Advocate Aurora Health, Froedtert, Quad, Medical College of Wisconsin, Kohl's, General Electric, Northwestern Mutual, Rockwell Automation, Milwaukee Tool, and Harley-Davidson.

Ozaukee County and Washington County are part of the WOW Workforce Development Area (WDA), which also includes Waukesha County. These three counties make up the WOW counties surrounding Milwaukee County. Employment in the WOW WDA is projected to grow by 10 percent from 2020 to 2030, amounting to 36,500 more jobs. This projected growth outpaces the State, which is projected to grow by 6.3 percent during the same period. In total, local and regional employment—and the CSD's advantageous access to it—is an asset that should support continued appeal for existing and new residents.

V. COMMUNITY AND DEVELOPER PLAN ANALYSIS

A. SECTION OVERVIEW

Local land use planning, growth management, economic development, and infrastructure investments (and limitations) influence future housing and enrollment growth. Other factors influencing future residential and enrollment growth include transportation (highway and road improvements or expansions), natural barriers (e.g., wetlands, rivers), and utility availability.

As part of the projection process, the consultant analyzed local community and residential developer plans in the Cedarburg School District (CSD). These plans provide insight to the growth and development goals and expectations of the municipalities, landowners, and residential developers in the CSD. To best understand how the plans were being executed, the consultant also interviewed and obtained data from local municipal staff and residential real estate professionals.

Broadly speaking, the City of Cedarburg and Village of Grafton have accommodated new housing development of most types and the Town of Cedarburg is receptive to new single-family housing development. Still, many of the easiest and best areas for new housing development have already been developed, with only a few large and easily developable areas remaining in the CSD that have ready access to utilities that allow for urban development and are within an area agreed for City expansion by intergovernmental agreement.

B. CITY OF CEDARBURG PLANS AND EXPECTATIONS

The City of Cedarburg is a city of 12,000 residents in Ozaukee County and serves as the commercial, industrial, and social center for the CSD. The City is located along Cedar Creek, less than three miles west of Interstate 43, with access to Highway 60 and Highway 181. The City is a suburb of Milwaukee, located six miles north of the northernmost City of Milwaukee limits. Per the U.S. Census, over 80 percent of workers that reside in Cedarburg work in other municipalities in the Milwaukee region. The City is a 25 minute drive from Menomonee Falls, 30 minutes from Downtown Milwaukee, 35 minutes from Wauwatosa, 45 minutes from Sheboygan, and 50 minutes from the City of Waukesha. This appeals to individuals seeking a small-town lifestyle in commuting distance to regional employment and commercial centers. Recent residential and industrial development in the City has extended west and north of the City's center, generally along and near Highway 60, Highway 181, Sheboygan Road, and Washington Avenue.

The City is currently in the process of updating its Comprehensive Plan, with a projected plan completion date of August 2025. Broadly, the current Plan's policies plan for and prioritize infill and redevelopment of vacant or underutilized sites located along major transportation corridors while also encouraging new neighborhoods on the edge of the City with a variety of housing types, densities, arrangements, and costs.

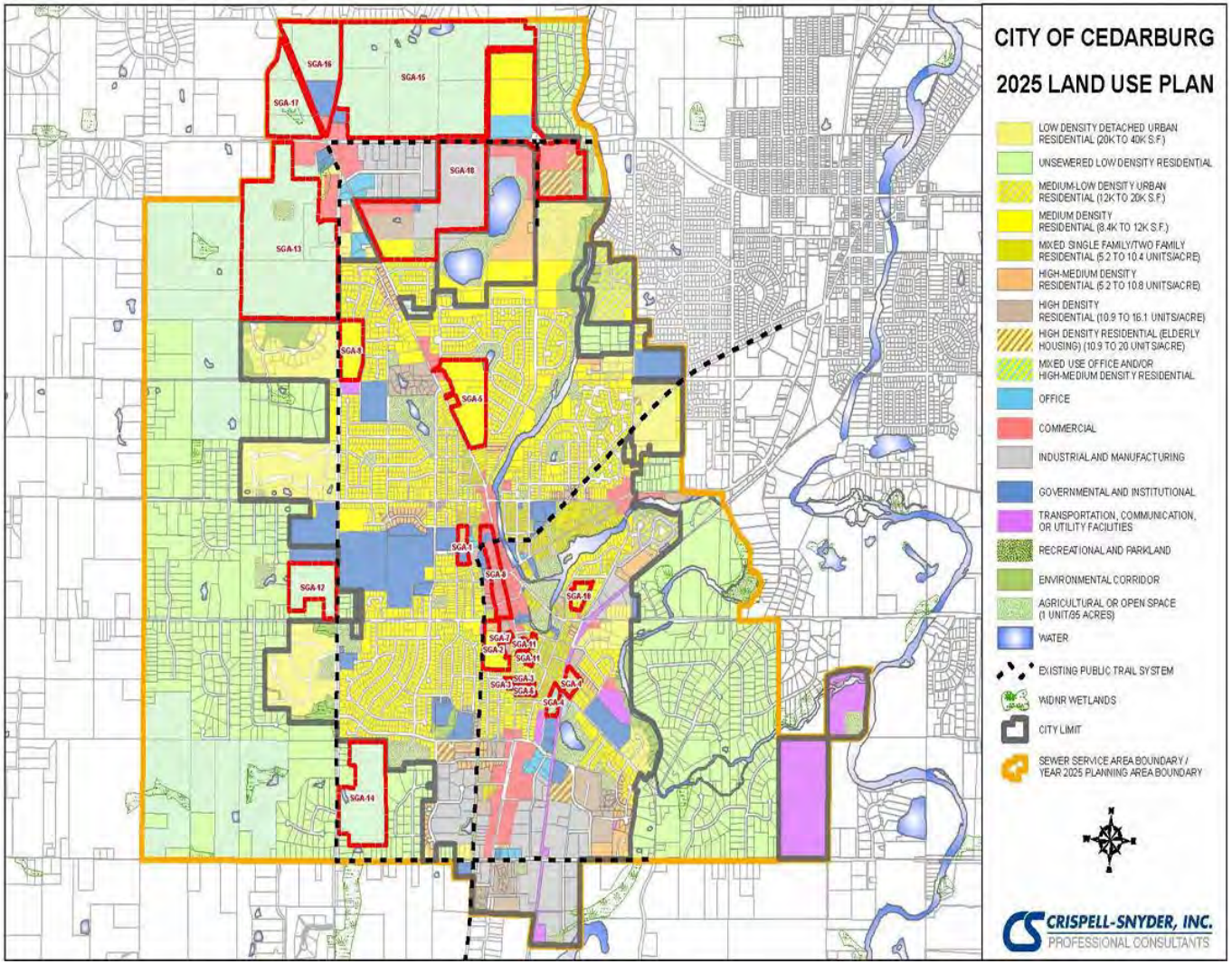
The current and pending Plan's policies include Smart Growth Areas (SGAs), which are infill/redevelopment areas where public infrastructure and transportation facilities already exist. These are shown on the Future Land Use map, which is reproduced as Figure 9 on the following page. In many of these SGAs, medium- to higher-density residential development is planned, with 4 to 20 housing units per acre. Elsewhere on the Future Land Use map, larger-scale opportunities for medium-density residential uses are planned north of Highway 60, west and east of Sheboygan Road, and along Highway 181. These areas are planned to develop with mostly single-family homes, but could develop with other types of housing at moderate densities.

The 2024 Cedarburg Housing Data Report outlined the housing shortage in the Cedarburg area, driven mostly by high demand and limited availability of housing units, which has caused home prices to increase and challenged housing affordability. The Report showed a need for over 1,300 new housing units in the City of Cedarburg by 2040. The data provided in the report is being factored into the City's Comprehensive Plan update, to ensure the City is adequately able to plan for this housing demand and housing unit increase with a limited amount of vacant and developable land remaining.

The consultant spoke with local and regional developers and home builders currently building or planning to build new housing and subdivisions in the City of Cedarburg. These developers are familiar with the Cedarburg market, and emphasized the attractiveness of the Cedarburg market to families, especially families with children, in Ozaukee County and the greater Milwaukee area. Developers are interested in continued development in the City, but realize there is a limited amount of vacant and developable land remaining within and near the City.

In 2021, the City of Cedarburg entered into a 10 year boundary agreement with the Town of Cedarburg, with the ability to extend the agreement an additional 10 years. The agreement designates areas north, west, and southwest of the City for future City-based development. This area provides the City with around 400 acres for potential future development, provided there is landowner interest in selling and/or developing. Outside of the areas designated for City-based development, any future development will occur in the Town per the agreement, and will develop at significantly lower densities.

Figure 9: City of Cedarburg Comprehensive Plan, Future Land Use Map



C. TOWN OF CEDARBURG PLANS AND EXPECTATIONS

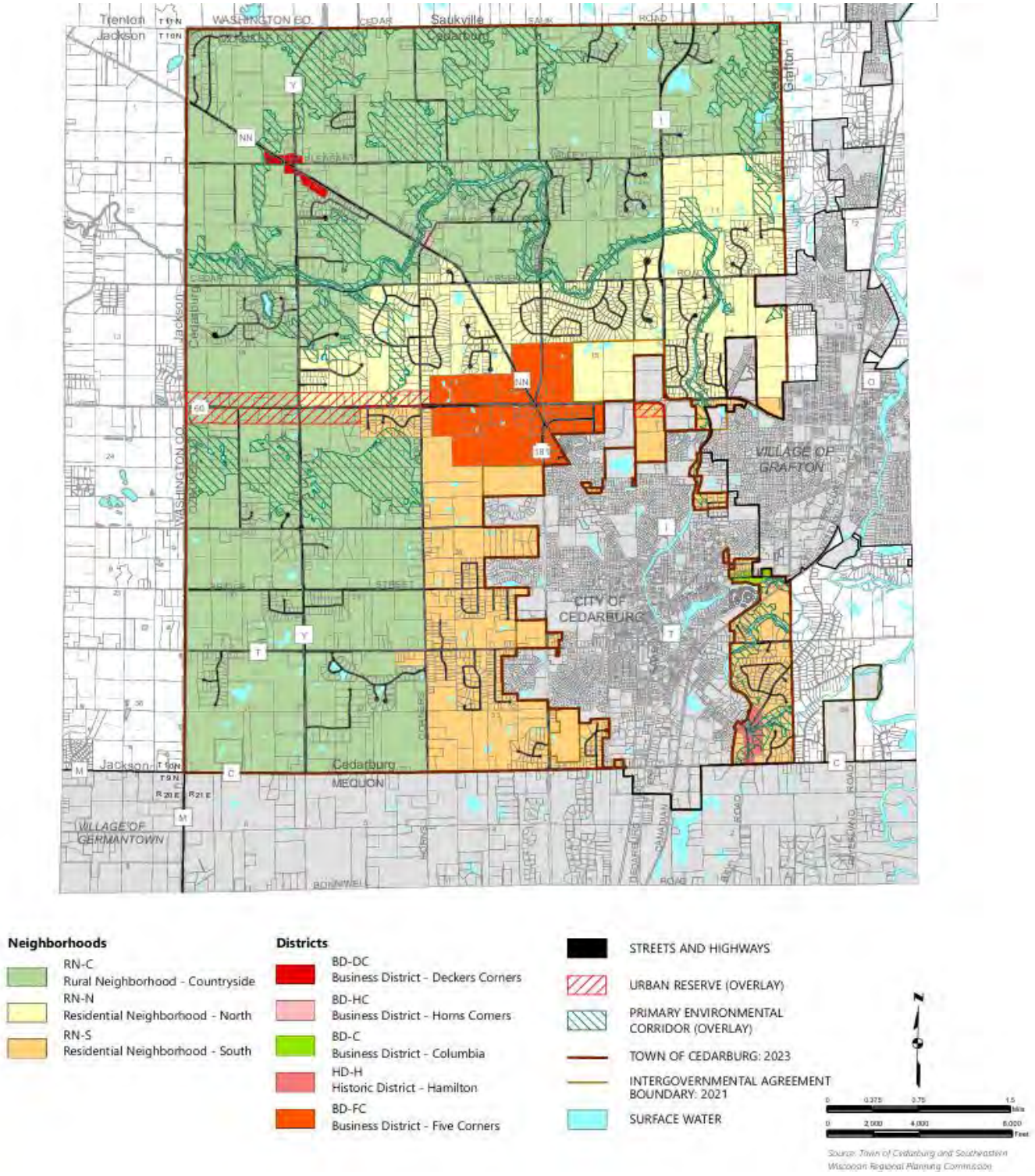
The Town of Cedarburg is located north and west of the City of Cedarburg and has a population of 6,100 residents in 2020. Significant portions of the Town are developed with large-lot single-family homes. Many of these are located along Highway 60, Cedar Creek Road, County Highway NN, County Highway I, Pleasant Valley Road, Horns Corners Road, and Western Avenue. Northern and western edges of the Town are in agricultural and forested uses. Extensive environmental features in these northern and western areas, such as wetlands, floodplains, and hydric soils, limit future development potential.

At the time of writing, the Town was finishing its Comprehensive Plan update, which will extend the Plan through 2050. Through its Planned Land Use Map, reproduced as Figure 10, the Town envisions future residential development north and west of the City of Cedarburg, mostly south of Cedar Creek Road and east of Horns Corners Road. The Town plans for "Residential Neighborhood – North" and "Residential Neighborhood – South" areas north and west of the City, where the minimum lot size will be 1 to 1.5 acres. Lands north of Cedar Creek Road and west of Horns Corners Road are planned for "Residential Neighborhood – Countryside" uses, where the minimum lot size will be 4 acres. Overall, the Town's Plan projects an additional 546 housing units by 2050 (or about 18 new housing units per year). This is a greater annual pace than the 11 new housing units per year the Town experienced over the past decade.

Near the Five Corners area, the Town has over 600 acres planned for future "Business District – Five Corners" development, of which about half is undeveloped. Parts of this area could be developed with mixed uses, including housing above commercial uses, but this type of development will likely be limited by lack of utilities. Single-family home development could also be possible in this area, but only beyond a several hundred foot setback from Highway 60.

Overall, the consultant anticipates single-family housing development to continue in the Town of Cedarburg at a similar pace to that experienced over the past decade, but at a lower pace than what the Town has projected in its Comprehensive Plan, due to community desire to maintain the rural, open, and agricultural character of the Town and a lack of large tracts of land under single ownership that are easily developable. Similar to the City, many of the best and easiest areas for development in the Town have already been developed.

Figure 10: Town of Cedarburg Comprehensive Plan, Planned Land Use Map



D. VILLAGE OF GRAFTON PLANS AND EXPECTATIONS

The Village of Grafton is located northeast of the City of Cedarburg. The majority of the Village is located in the Grafton School District, except for the western edge of the Village in the CSD. This includes the developed Cedar Highlands, Highlands of Grafton, Westview Meadows, Creekside Estates, and Lone Oak subdivisions. This also includes the currently developing Stonewall Farms subdivision and a portion of the planned Hawk's Ridge subdivision, which the consultant projects will develop through the rest of the 2020s and into the 2030s. Outside of these two subdivisions, most of the other land in the Village that is also in the CSD is built out.

E. TOWN OF JACKSON PLANS AND EXPECTATIONS

The Town of Jackson is located in eastern Washington County. Only a small portion of the Town is located in the CSD, with the rest of the Town split between the West Bend School District and Germantown School District. The Town plans several areas for future residential development, but most of them are located outside of the CSD. One area of future residential development in the CSD is located on approximately 80 acres near Western Avenue and Church Road, where the Town plans for single-family residential uses at a density of 1 single-family home per acre. Otherwise, the rest of the Town of Jackson land in the CSD is planned for continued agricultural use. The consultant anticipates minimal new housing and enrollment change from the Town of Jackson.

F. PLANS AND EXPECTATIONS OF OTHER MUNICIPALITIES IN THE CSD

The CSD includes small areas of the City of Mequon and Town of Grafton, but neither are expected to have notable impact on CSD housing or enrollment.

VI. HOUSING AND ENROLLMENT GROWTH EXPECTATIONS

This section synthesizes information from earlier sections to provide housing unit and enrollment growth projections for the Cedarburg School District (CSD) through the year 2040, broken down into four time periods and into 57 different neighborhoods. The consultant's general expectation for housing growth beyond 2040 is also shared. Projection methodology is described in Appendix A. Each neighborhood's projections are detailed in Appendix B (housing) and Appendix C (enrollment).

A. HOUSING UNIT PROJECTIONS

The consultant expects that the CSD will experience significant new housing development through 2040. The consultant projects construction of 1,847 new housing units within the CSD by 2040. This is an average of 115 new units per year, similar to the average of 108 new units per year over the past decade. New housing development in the CSD is projected to be greater through the rest of the 2020s, with around 145 new housing units per year, than in the 2030s. In the 2030s, new housing development is projected to be lower, with around 96 new housing units per year. The consultant's expectation for new housing construction is based on multiple factors, which include:

- Being centered on a City of 12,000 people, the CSD has substantial amenities and infrastructure to support growth.
- There is significant residential development breaking ground in 2024 or 2025, particularly new single-family subdivisions and new multiple-family developments in northern portions of the City.
- The Cedarburg Housing Data Report, which stated a demand for over 1,300 new housing units in the City by 2040.
- Recent investment and interest from regional developers and home builders reflect strong market sentiment for new housing development in Cedarburg.
- Interest rates are expected to decrease over the next few years, as projected by Fannie Mae, Mortgage Bankers Association, and Wells Fargo.
- Cedarburg is an attractive, charming suburb within commuting distance to Milwaukee and other regional employment centers.

- The Cedarburg School District is a "Significantly Exceeds Expectations" school district, per the State Department of Public Instruction.

The consultant's projections do not consider the possibility of a major economic or real estate downturn, such as the "Great Recession" of the late-2000s. If another such event were to occur, new housing development could be placed on hold for a few to several years. This, in turn, would affect the enrollment projections presented later in this section.

The consultant anticipates that just under half (48 percent) of the CSD's new housing units built between 2024 and 2040 will be single-family homes. This percentage is slightly higher than that experienced over the past decade, when 42 percent of all new housing units built were single-family homes. That means that just over half of the CSD's new housing units built by 2040 will be multiple-family housing units, including townhomes, duplexes, apartments, and senior living. This percentage is due to market demand for multiple-family housing, particularly for the local workforce, young families, and senior populations. Still, the projected housing mix has implications for future enrollment, as multiple-family residences almost always generate substantially fewer students-per-unit than single-family homes.

Map 4 indicates projected housing unit growth by neighborhood between 2024 and 2040. Complete housing unit growth projections by neighborhood, including rationale, are included as Appendix B.

The majority of projected housing development is expected to occur in the City of Cedarburg, where the consultant projects just over 1,300 new housing units through 2040, or an average of about 82 new units per year. This is slightly lower than the average over the past decade, when 89 new housing units were built each year. The decrease is due to two main factors. The first is a decrease in the percentage of new housing projected to come in the form of multiple-family housing, which is often built more quickly and in greater numbers than single-family homes. The second is due to the increasing scarcity of easily developable land in the City of Cedarburg. While there remains several hundred acres of land available for development in the City, the consultant projects much of this developing over the next 10 years, resulting in only a few remaining areas for City-based housing development by the late-2030s.

The most significant projected housing growth is in northeastern areas of the City, along Highway 60 and Sheboygan Road, in neighborhoods 19, 20, and 49. Neighborhoods 19 and 20 are projected to have significant multiple-family housing development while neighborhood 49 is projected to have significant single-family housing development. In fact, almost 75 percent of all new housing projected to be built in the City by 2040 will occur in these three neighborhoods. Other notable areas of development in

the City include neighborhoods 30, 32, and 35, where new multiple-family housing redevelopment is projected on vacant and former industrial sites.

The consultant projects that 38 percent (505 units) of all projected new housing in the City of Cedarburg between 2024 and 2040 will be single-family homes. This is a similar percentage as the past decade, when 36 percent of all new housing built in the City was a single-family home.

The consultant projects 318 additional housing units in the Village of Grafton, with much of this housing being developed over the next few years in the Stonewall Farms and Hawk's Ridge developments. About half of all new housing projected in the Village will be a single-family home, while the other half will be multiple-family units, almost entirely in new duplex and quadplex (4-unit) buildings. Small amounts of additional housing development are expected in the Village of Grafton outside of Stonewall Farms and Hawk's Ridge. However, by 2040, much of the Village-based land in the CSD will be built out.

In the Town of Cedarburg, the consultant projects 173 new housing units, for an average of 11 new housing units per year, similar to the average experienced over the past decade. All of these Town-based housing units are projected to be single-family homes.

The consultant projects 40 additional housing units through 2040 in the Town of Jackson and City of Mequon. All of which are projected to be single-family homes.

As shown in Figure 11, about 50 percent of all new housing units are projected to be built in the current Thorson Elementary School attendance area, about 40 percent are projected to be built in the current Parkview Elementary School attendance area, and only 10 percent are projected to be built in the current Westlawn Elementary School attendance area. Almost 80 percent of all new single-family homes are projected to be built in the current Thorson Elementary School Attendance area, with significantly lower amounts of new single-family housing development projected in the current Parkview and Westlawn Elementary School attendance areas.

Figure 11: Housing Unit Projections by Current Elementary School Attendance Area

2024-25 Elementary School Attendance Area	Estimated/Projected Housing Units within 2024-25 Attendance Area					Projected Total Housing Unit Increase 2024 – 2040	Projected Single-Family Home Increase 2024 - 2040
	Oct. 2024	2027	2030	2035	2040		
Parkview	3,292	3,473	3,689	3,840	4,010	**+718**	**+163**
Thorson	3,004	3,190	3,413	3,692	3,922	**+918**	**+687**
Westlawn	2,531	2,600	2,601	2,662	2,742	**+211**	**+29**
TOTAL	**8,827**	**9,263**	**9,703**	**10,194**	**10,674**	**+1,847**	**+879**

Areas projected for housing development beyond 2040 are marked with "house" and "apartment" symbols on Map 4. Additional projected post-2040 growth areas in and around the City of Cedarburg are areas that are planned by the City for future housing development, logically situated for potential utility extensions, planned to develop in the City per the recent City and Town boundary agreement, and contain significant acreage of vacant and developable land. This includes neighborhoods 16 and 28 on Map 4. After vacant land in those two neighborhoods develop, the City will essentially be built out, at least under the current City and Town boundary agreement.

The consultant also anticipates Town-based single-family development occurring in northeastern neighborhoods of the Town (neighborhoods 48, 55, and 57), but the magnitude and density of Town-based single-family housing development will be lower than that in the City.

CEDARBURG SCHOOL DISTRICT

Map 4
Projected Housing Unit Growth, 2024-2040

Legend

- 0 - 19 New Housing Units
- 20 - 49 New Housing Units
- 50 - 99 New Housing Units
- 100 - 454 New Housing Units

Projected Housing Growth Area, 2040+

- Single Family Houses
- Multiple Family Units

- CSD District Boundary
- CSD Neighborhood Boundaries (with #)

- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads

N W E S

0 0.25 0.5 1 Miles

December, 2024
Source: Ozaukee County Land Information Office, Washington County LIO, City of Cedarburg, WI DNR, WI DOA, WI DPI

MDR MDRoffers Consulting

Path: S:\MAD\3600--3699\3688\010\Drawings\GIS\Figures\Map 4 Housing Growth 11x17.mxd

B. PROJECTED STUDENT-PER-HOUSING UNIT RATIOS

The consultant projected CSD resident student enrollment within each of the 57 neighborhoods by multiplying projected housing units by projected student-per-housing unit ratios in the 4K, 5K-5, 6-8, and 9-12 grade groups. Complete 4K-12 enrollment projections by neighborhood and grade group are included as Appendix C. Projected student-per-housing unit ratios are a lynchpin for enrollment projections under the consultant's methodology. The following student-per-housing unit ratios and characteristics contributed to the consultant's calculation of student enrollment change in the CSD:

- Newer single-family homes in the CSD generate an average of 0.76 CSD 4K-12 students-per-housing unit. The ratio varies depending on the type of home built (e.g., starter versus move-up) but not necessarily by location, with new single-family homes in the City, Town, and Village generating similar numbers of students. Student-per-housing unit ratios are typically highest in the first 5 to 10 years after a home is first built, and then slowly decline as the home (and family) gets older.
- Larger quantities of housing built in Cedarburg during the 1990s and 2000s has begun and will continue to turn over to new households in large numbers through the 2020s and 2030s. The CSD may see increasing enrollment from these homes, particularly at the elementary school level, as these homes turn over. Expected interest rate decreases should fuel this transition.
- Rural areas plus City neighborhoods with housing that is 50+ years old typically have lower student-per-housing unit ratios, likely based on distance from schools and other kid-friendly amenities and the lower suitability of older housing for modern family living (e.g., fewer bedrooms, bathrooms, garage space; more upgrades required).
- New market-rate multiple-family units in the CSD have generated an average of 0.05 students-per-housing unit. Older market-rate multiple-family housing in the CSD generates students at rate of about 0.08 students-per-unit, due to its relative affordability and often-higher bedroom counts.

C. STUDENT ENROLLMENT PROJECTIONS VERSUS SCHOOL CAPACITY

The consultant's projections are shown in Figure 12 and Figure 13 for each school and grade group in the CSD, assuming no changes in grade groupings or elementary attendance areas. The consultant's projections in Figure 12 and Figure 13 suggest where and when current school capacities may be exceeded under these assumptions. Figure 12 shows the consultant's enrollment projections for resident students only, while Figure 13 includes open-enrollment-in of non-resident students, based on the following assumptions:

- No shifts in current school configurations, school sizes or quantities, grade groups, or 4K delivery model.
- All elementary school students would attend their current "home" elementary school based on their home address, per current District policy and with no changes in attendance areas.
- A constant rate of resident students choosing home schooling, open-enrolling-out to other public school districts, and attending private schools as current as during the 2024-25 academic year.
- For Figure 13, the consultant assumed that students open-enrolling-in to the CSD would remain as students in the CSD until graduation, and also assumed that the CSD would not accept any new open-enrollment-in students starting in the 2025-26 academic year, per guidance from the CSD. Therefore, the number of non-resident students open-enrolling-in to the CSD would decrease with each passing academic year, as existing open-enrollment-in students graduate and no additional open-enrollment students are added.

As shown in Figure 12, between October 2024 and 2040, the consultant projects an increase of 177 4K-12 resident students enrolled in CSD schools. The consultant projects grade 4K-5 resident enrollment to increase by 91 students, grade 6-8 resident enrollment to increase by 26 students, and grade 9-12 resident enrollment to increase by 60 students.

At the elementary school level, the consultant projects resident enrollment at Westlawn Elementary School to decrease by 27 grade 4K-5 students by 2040. This is mostly because the current Westlawn Elementary School attendance area is built-out, meaning there is limited opportunity for new students generated from new housing there. As shown in Figure 11, only 211 new housing units are projected in the current Westlawn Elementary School attendance area through 2040, of which only 29 (13 percent) are projected to be new single-family homes. That means that the vast majority of new housing projected in the current Westlawn attendance area will be multiple-family housing, which generates students at significantly lower rates than new-single-family homes. That, combined with an overall projection of fewer students per existing housing unit from built-out neighborhoods, is projected to result in steadily decreasing resident enrollment at Westlawn Elementary School.

The consultant also projects resident enrollment to decrease at Parkview Elementary School, with enrollment projected to decrease by 53 students through 2040. The reasons for the projected decrease at Parkview are somewhat different than the reasons for the decrease at Westlawn. Significant portions of the current Parkview Elementary School attendance area have single-family housing that was developed in the 2010s and early-2020s (neighborhoods 9, 12, 18, 20), which currently have very high elementary school (grade 4K-5) student per-housing-unit ratios. The consultant projects fewer elementary students from these neighborhoods through the late-2020s and 2030s, as these elementary school-aged students age into middle school and high school. These factors should decrease elementary school enrollment at Parkview Elementary School. Additionally, while the consultant projects 718 new housing units in the current Parkview Elementary School attendance area (see Figure 11), only

163 are projected to be new single-family homes (23 percent). While the projected housing development in the current Parkview attendance area is greater than the amount of new housing projected in Westlawn's current attendance area, this new housing is projected to not generate enough new elementary school students to offset the loss from aging students in single-family home neighborhoods developed in the 2010s and early-2020s (neighborhoods 9, 12, 18, 20). This is mostly because 77 percent of all new housing projected to be developed in Parkview's current attendance area through 2040 is expected to be multiple-family housing units, which generates students at much lower rates than new single-family homes.

At Thorson Elementary School, the consultant projects grade 4K-5 resident enrollment to increase substantially, by 170 additional students by 2040, with no assumed attendance area shifts. This is mostly due to significant new housing development, specifically of new single-family homes, projected to occur in Thorson Elementary School's current attendance area (again, see Figure 11). The consultant projects over 900 new housing units in Thorson's current attendance area through 2040, of which almost 700 are projected to be new single-family homes. This means that almost 80 percent of all projected new single-family homes in the CSD will be built in the current Thorson Elementary School attendance area, concentrated in neighborhoods 45 and 49, both of which combined are projected to have almost 550 new single-family homes by 2040. Since single-family homes generate students at significantly higher rates than new multiple-family housing units, the concentration of most new single-family homes in Thorson's current attendance area is projected to result in a substantial enrollment increase at Thorson.

Using the assumptions listed above, the consultant projects that 4K-5 resident enrollment at the CSD's three elementary schools will remain below the combined maximum capacity of the three elementary school buildings through 2040, with significant excess capacity at both Westlawn Elementary School and Parkview Elementary School. The consultant's projections show projected resident enrollment at Thorson Elementary School exceeding its maximum building capacity by the late-2030s. The CSD could consider attendance area shifts to better balance projected enrollment among its three elementary schools. The most straightforward would be shifting neighborhood 49 from the Thorson to the Parkview attendance area, ideally before students begin to emerge from the large Covered Bridge development. Shifting this one neighborhood would result in projected resident enrollment below maximum building capacities at all three elementary schools through 2040. Other minor attendance area shifts near the Cedar Creek southeast of downtown Cedarburg may also help if the CSD is interested in greater enrollment balance among its elementary schools.

The consultant projects Webster Middle School (grade 6-8) resident enrollment will increase by 26 students between October 2024 and 2040—totaling 671 grade 6-8 students by 2040. Middle school enrollment is projected to decrease through 2030, due to current larger middle school class sizes and smaller elementary class sizes that will enter middle school over the next several years. Middle school enrollment is projected to increase from 2030 to 2040, resulting from expected increases in births in the

late-2020s, increasing elementary enrollment, and increasing housing development in the 2020s. Overall, resident grade 6-8 enrollment is projected to remain below the maximum building capacity of Webster Middle School through 2040.

The consultant projects Cedarburg High School (grade 9-12) resident enrollment will increase by 60 students by 2040. Most of the projected increase will occur through 2030, due to large current middle school class sizes, which will enter high school over the next few years. After 2030, resident enrollment at Cedarburg High School is projected to remain stable through 2040. Resident grade 9-12 enrollment is expected to remain below the maximum capacity of the Cedarburg High School building through 2040.

Figure 13 shows total enrollment projections at the CSD's three elementary schools, middle school, and high school, including open-enrollment-in students and resident students. The enrollment figures shown in Figure 13 assume the CSD does not accept any new open-enrollment-in students, and that current open-enrollment-in students would remain in the CSD until they graduate, per guidance the consultant received from the CSD. Overall, the consultant's projections in Figure 13 show stable enrollment through 2040, as the projected 177-resident enrollment increase (shown in Figure 12) is essentially erased with the graduation, and subsequent reduction (without replacement), of the 171 non-resident students currently open-enrolling-in to the CSD.

Figure 12: CSD Projected Resident Enrollment Compared to Current Building Capacities

School	Resident Student Enrollment October 2024 [1]	Resident Student Enrollment Projections [2]				Projected Enrollment Change, 2024-2040	Maximum Building Capacity [3]
		Sept. 2027	Sept. 2030	Sept. 2035	Sept. 2040		
Parkview Elementary (4K-5)	485	468	455	450	432	-53	640
Thorson Elementary (4K-5)	494	515	560	608	664	+170	640
Westlawn Elementary (4K-5)	271	266	265	258	244	-27	345
Grades 4K-5 Total	**1,250**	**1,248**	**1,280**	**1,316**	**1,341**	**+91**	**1,625**
Webster Middle (6-8)	**645**	**628**	**625**	**660**	**671**	**+26**	**860**
Cedarburg High (9-12)	**986**	**1,022**	**1,030**	**1,026**	**1,046**	**+60**	**1,260**
Grades 4K-12 Total	**2,881**	**2,898**	**2,935**	**3,002**	**3,058**	**+177**	**3,745**

Notes and Sources:

[1] From an export of grade 4K-12 Cedarburg School District (CSD) students as of October 2024. Totals do not include non-resident students open-enrolling-in to the CSD. Totals include 4K students, all of which are housed in the three CSD elementary schools.

[2] Projections include grade 4K-12 resident students only. Yellow cells = projected enrollment above maximum building capacity.

[3] Maximum building capacities provided by CSD.

Figure 13: CSD Projected Total Enrollment Compared to Current Building Capacities

School	Total Student Enrollment October 2024 [1]	Total Student Enrollment Projections [2]				Projected Enrollment Change, 2024-2040	Maximum Building Capacity [3]
		Sept. 2027	Sept. 2030	Sept. 2035	Sept. 2040		
Parkview Elementary (4K-5)	506	480	461	450	432	-74	640
Thorson Elementary (4K-5)	518	521	562	608	664	+146	640
Westlawn Elementary (4K-5)	290	274	267	258	244	-46	345
Grades 4K-5 Total	**1,314**	**1,274**	**1,290**	**1,316**	**1,341**	**+27**	**1,625**
Webster Middle (6-8)	**682**	**666**	**641**	**660**	**671**	**-11**	**860**
Cedarburg High (9-12)	**1,056**	**1,080**	**1,075**	**1,045**	**1,046**	**-10**	**1,260**
Grades 4K-12 Total	**3,052**	**3,020**	**3,006**	**3,021**	**3,058**	**+6**	**3,745**

Notes and Sources:

[1] From an export of grade 4K-12 Cedarburg School District (CSD) students as of October 2024. Totals include CSD resident students and non-resident students open-enrolling-in to the CSD.

[2] Projections include grade 4K-12 resident students plus non-resident students open-enrolling-in to CSD schools, assuming that students open-enrolling-in to the CSD remain as students in the CSD until graduation, and also assuming that the CSD does not accept any new open-enrollment-in students starting in the 2025-26 academic year, per guidance the consultant received from the CSD. Yellow cells = projected enrollment above maximum building capacity.

[3] Maximum building capacities provided by CSD.

D. STUDENT ENROLLMENT PROJECTIONS BY NEIGHBORHOOD

Map 8 indicates the consultant's projected grade 4K-12 CSD resident student enrollment change (between October 2024 and 2040) within each of the 57 neighborhoods. For Map 8, the consultant categorized and color-coded neighborhoods as being in one of four groups, described as follows:

- **Decrease.** Projected 2024 to 2040 school enrollment *decrease* of 36 to 11 resident students. This includes several older City of Cedarburg neighborhoods, many of which are located near Cedar Creek and were developed before the 1980s. Other neighborhoods projected to have enrollment decreases were developed in the late-2000s and 2010s, where older students are expected to age out of the school system and existing housing is expected to be increasingly occupied by empty nesters. This includes neighborhoods 9 and 12 on the west side of the City of Cedarburg, neighborhood 7 in the Town of Cedarburg, and neighborhood 44 in the Village of Grafton. Many of these neighborhoods will continue to have significant total numbers of students.
- **Minor Change.** Projected school enrollment *decrease* of 10 resident students to an *increase* of 10 resident students. Most neighborhoods on Map 8 fall within this group, particularly in rural areas and in City-based neighborhoods with established housing that has already experienced its first major significant turnover (i.e., housing built more than 30 years ago).
- **Modest Increase.** *Increase* of between 10 and 49 resident students. This group includes neighborhood 30, which is projected to have modest amounts of new single-family and new multiple-family housing development, and neighborhood 18, which had significant amounts of recent (since 2020) single-family housing development, which will result in increasing enrollment as current large number of infants, toddlers, and elementary school-aged children age into high school by 2040.
- **Significant Increase.** *Increase* of between 50 and 295 resident students. In neighborhoods 45 and 49, significant housing development is anticipated, particularly of new single-family homes. In fact, about 62 percent of all new single-family homes projected in the CSD through 2040 are projected to occur in these two neighborhoods alone.

Maps 5, 6, and 7 indicate resident enrollment change by neighborhood for the 4K-5, 6-8, and 9-12 grade groups, respectively. They largely reflect trends on the 4K-12 projections Map 8. However, there are subtle differences that reflect variations in housing and student ages, and to reflect the bubble of larger, current middle school class sizes.

E. COMPARISON TO 2019 PROJECTIONS

The consultant last projected student enrollment for the CSD in 2019. The consultant's 2019 projections extended through the year 2035. The consultant's updated 2024 projections in this Report extend through the year 2040. Figure 14, shown below, compares the consultant's 2024 resident enrolment projections to its 2019 projections for the year 2035.

Figure 14: Enrollment Projection Comparison – MDRoffers 2024 vs. MDRoffers 2019

Grade Grouping	MDRoffers 2035 Resident Enrollment Projections Completed in 2019	MDRoffers 2035 Resident Enrollment Projections Completed in 2024
Grades 4K-5	1,611	1,316
Grades 6-8	751	660
Grades 9-12	1,104	1,026
4K-12 Total	**3,465**	**3,002**

The updated 2024 projections suggest about 450 fewer 4K-12 resident students in 2035 than projected in 2019, with most of this difference at the grade 4K-5 level. While there is little change in the consultant's housing unit projections, the lower projected resident enrollment is due to a few factors related to changing demographics and a shifting housing market.

The primary factor is the recently decreasing number of births, even as the number of housing units has increased. This has translated into recent and projected lower resident student generation from households/housing in the CSD. In 2019, the consultant had births data in the CSD from the mid-2000s to 2017, which showed increasing numbers of births in the CSD (see

Figure 5). In 2019, the consultant assumed that births would continue their steady increase through the early- to mid-2020s. In fact, since 2019, the number of births in the CSD actually decreased, even while over 500 new housing units were built (including over 150 new single-family homes). Overall, almost 200 fewer births occurred in the CSD since 2019 than what the consultant anticipated would occur. This explains about one-half of the difference between the 2019 and 2024 resident enrollment projections for the year 2035.

The second factor for the lower resident enrollment projections is more multiple-family housing development than projected in 2019. In the 2019 projections, the consultant projected that 54 percent of new housing developed would be single-family homes. However, between 2019 and 2024, only 35 percent of new housing units developed in the CSD came in the form of a new single-family home. That means about 65 percent of new housing built in the CSD since 2019 has been multiple-family housing units, which generate significantly fewer students-per-housing unit than new single-family homes. This shift occurred due to greater market demand for multiple-family housing (driven by household preferences and/or decreasing affordability) and City acceptance of greater variety in housing types.

A third factor for lower resident enrollment projections, particularly in the grade 4K-5 group, is that a portion of recent single-family housing development has been marketed towards and purchased by seniors. In 2019, the consultant projected single-family housing development in neighborhoods 19 and 20 to occur in the early-2020s, and projected several dozen new elementary school-aged students from these new single-family home developments. As of 2024, the single-family housing developments were built (neighborhood 20), or are projected to be built over the next few years (neighborhood 19), but they are generally marketed towards seniors and therefore produce few students. For example, in 2019, the Glen at Cedar Creek (neighborhood 20) was projected to have 26 grade 4K-5 students in 2025. In fact, only 2 grade 4K-5 students lived in this development as of October 2024. The updated 2024 projections indicate that additional single-family housing development in neighborhoods 19 and 20 is expected to generate students at much lower rates compared to the consultant's 2019 projections. In total, in the 2019 projections, the consultant projected 55 grade 4K-5 students in neighborhoods 19 and 20 in 2035. Now, in 2024, the consultant projects 14 grade 4K-5 students in neighborhoods 19 and 20 in 2035.

The lingering effects of the pandemic, economic uncertainty, rising housing costs, rising interest rates, and environmental concerns will likely affect interest among some in having children, or more children. In total, the consultant now anticipates fewer school-aged children per household in the future than it did in 2019.

CEDARBURG SCHOOL DISTRICT

Map 5
Projected Grade 4K-5 (Elementary) Student Enrollment Change by Neighborhood, 2024-2040

Legend

- Decrease (-21 to -6)
- Minor Change (-5 to +5)
- Modest Increase (+6 to +29)
- Significant Increase (+30 to +140)
- # Projected Enrollment Change by Neighborhood

- CSD District Boundary
- CSD Neighborhood Boundaries (with #)
- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads

N W E S

0 0.25 0.5 1 Miles

December 2024
Source: Ozaukee County Land Information Office, Washington County LIO, City of Cedarburg, WI DNR, WI DOA, WI DPI

MDR MDRoffers Consulting

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Northern Ozaukee School District
Port Washington School District
Grafton School District
West Bend School District
Germantown School District
Mequon-Thiensville School District

Cedar Sauk Road
East Sauk Road
Whitetail Trail
Hickory Road
South Church Road
Pleasant Valley Drive
Spring Hill Drive
Horns Corners Road
Brandt Drive
Lofty Lane
Covered Bridge Road
Maple Road
South Main Street
Wausaukee Road
Elm Drive
Flagstone Drive
Cedar Creek
Cedar Creek Road
North Granville Road
Highview Drive
Devonshire Drive
Washington Avenue
Pheasant Lane
Lawndale Drive
Edge O Woods Drive
Sycamore Drive
Sheboygan Road
Keup Road
Bobolink Avenue
1st Avenue
5th Avenue
6th Avenue
7th Avenue
9th Avenue
13th Avenue
17th Avenue
Milwaukee River
Falls Road
Oak Street
Bywater Lane
Jefferson Avenue
Evergreen Blvd
Wauwatosa Road
Stonefield Drive
Douglas Lane
Lincoln Blvd
Hamilton Road
Portland Road
Lakefield Road
Pioneer Road
Riverland Road
Cedarburg Road
Green Bay Road
Pine Bluff
North Davis Road
Horns Corners Road
Church Road
North Country Aire Drive
Country Aire Drive
Elm Road
David's Star Drive
Spring Valley Road
Sherman Road
Bridge Road
Western Road
Stonegate Road
Foxcroft Lane
Cedar Lane
Wasaukee Road

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CEDARBURG SCHOOL DISTRICT

Map 6
Projected Grade 6-8 (Middle) Student Enrollment Change by Neighborhood, 2024-2040

Legend

- Decrease (-10 to -4)
- Minor Change (-3 to +3)
- Modest Increase (+4 to +19)
- Significant Increase (+20 to +67)
- # Projected Enrollment Change by Neighborhood

- CSD District Boundary
- CSD Neighborhood Boundaries (with #)
- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads

N W E S

0 0.25 0.5 1 Miles

December 2024
Source: Ozaukee County Land Information Office, Washington County LIO, City of Cedarburg, WI DNR, WI DOA, WI DPI

MDR MDRoffers Consulting

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CEDARBURG SCHOOL DISTRICT

Map 7
Projected Grade 9-12 (High) Student Enrollment Change by Neighborhood, 2024-2040

Legend

- Decrease (-26 to -6)
- Minor Change (-5 to +5)
- Modest Increase (+6 to +29)
- Significant Increase (+30 to +89)
- # Projected Enrollment Change by Neighborhood
- CSD District Boundary
- CSD Neighborhood Boundaries (with #)
- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads

N W E S

0 0.25 0.5 1 Miles

December 2024
Source: Ozaukee County Land Information Office, Washington County LIO, City of Cedarburg, WI DNR, WI DOA, WI DPI

MDR MDRoffers Consulting

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CEDARBURG SCHOOL DISTRICT

Map 8
Projected Grade 4K-12 Student Enrollment Change by Neighborhood, 2024-2040

Legend

- Decrease (-36 to -11)
- Minor Change (-10 to +10)
- Modest Increase (+11 to +49)
- Significant Increase (+50 to +295)
- # Projected Enrollment Change by Neighborhood

- CSD District Boundary
- CSD Neighborhood Boundaries (with #)
- Surface Water
- Ozaukee Interurban Trail
- Highways
- Local Roads

N W E S

0 0.25 0.5 1 Miles

December 2024
Source: Ozaukee County Land Information Office, Washington County LIO, City of Cedarburg, WI DNR, WI DOA, WI DPI

MDR MDRoffers Consulting

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APPENDIX A: PROJECTION METHODOLOGY

Appendix A describes the consultant's housing and enrollment projection methodology, which led to the projections in the body of this Community Growth & Projections Report and in Appendices B and C. The methodology is based upon a professional analysis of local and regional plans, the plans and subdivisions of private housing developers, and emerging housing growth and market conditions. The methodology also considers the dynamics within older, emerging, and future neighborhoods within the Cedarburg School District (CSD). Different neighborhoods generate students at different rates and at different times in their evolution. The methodology relies on computations of expected ratios of students-per-housing unit in each neighborhood and how the ratios may change over time. The methodology is described in the "steps" that make up the remainder of this Appendix A.

STEP 1 – DIVIDE DISTRICT INTO NEIGHBORHOODS

The consultant divided the CSD into 57 different neighborhoods (see Map 2). These neighborhoods are the basis for data collection and analysis, and for housing and enrollment projections. This approach enables understanding of not only *how many* students the CSD may be educating, but also *where* future students may live. This approach also has several future applications, which include identifying which schools may become the most crowded, which schools have the greatest excess capacity, and how attendance areas could be shifted in the CSD. Neighborhood delineations were based on several factors, including commonly understood neighborhoods or "subdivisions," major roads, Cedar Creek, other physical barriers, municipal limits, and planned municipal growth areas.

STEP 2 – ALLOCATE 2024 HOUSING UNITS AND ENROLLMENT BY NEIGHBORHOOD

The consultant estimated the number of housing units in October 2024 for each of the 57 neighborhoods. The consultant began with 2020 U.S. Census housing unit counts by Census designated blocks, assigning them to the appropriate neighborhoods. Next, the consultant updated neighborhood-by-neighborhood housing unit totals to 2024 based on building permit data and aerial photo and Ozaukee County map interpretation. The CSD provided October 2024 student enrollment data. The consultant used geographic analysis software to place each CSD resident 4K-12 student within one of the 57 neighborhoods. Using the above data, the consultant estimated October 2024 student-per-housing unit ratios for each neighborhood within each of the CSD's current school grade groupings: 4K, 5K-5, 6-8, and 9-12.

STEP 3 – ANALYZE COMMUNITY AND DEVELOPER PLANS FOR EACH NEIGHBORHOOD

The consultant reviewed and analyzed local government comprehensive, land use, neighborhood development, and utility system plans; intergovernmental agreements and relationships; and private developer plats and plans as they affected each of the 57 neighborhoods. Already-platted yet unbuilt lots in each neighborhood were identified, which signaled the potential for new housing in the near future. Preliminary and conceptual plans and possibilities were also assessed for longer-term projections. Interviews, data sharing, and past experience contributed to the consultant's understanding of housing market dynamics and future development patterns in the CSD. See Section V and Appendix B of this Report for details.

STEP 4 – COMPLETE HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD

The consultant projected the number of additional housing units within each of the 57 different neighborhoods for four periods: 2024-2027, 2028-2030, 2031-2035, and 2036-2040. These were added to October 2024 housing unit estimates to arrive at total projected 2027, 2030, 2035, and 2040 housing units by neighborhood. These preliminary projections tracked projected development of new major neighborhoods in the area and accounted for single-family, multiple-family, and other residential developments. The Appendix B table includes a column with factors expected to influence new housing unit growth in each neighborhood.

STEP 5 – ANALYZE FACTORS TO DETERMINE CSD STUDENT-PER-HOUSING UNIT RATIOS

As part of this Report, the consultant compared October 2024 student addresses to permit addresses of new single-family homes. This analysis suggests an average current student generation ratio of 0.88 CSD 4K-12 students per newer single-family home—or a little less than one new single-family home required for each additional student. In the consultant's experience, this ratio is high, and warranted further investigation.

Therefore, the consultant and CSD conducted a survey of households that bought new single-family homes in the CSD, based on 2021, 2022, and 2023 new single-family home permit records from CSD municipalities. The intent of the survey was to better understand how new single-family homes are generating students in the CSD and reinforce or contradict the aforementioned analysis.

Survey results suggested an average of 0.59 CSD 4K-12 student for every newly built single-family home in the CSD, with an additional ratio of 0.45 children aged 0-4 from every newly built single-family home. These ratios differed by municipality, with survey results showing new single-family homes in the Town generating more CSD grade 4K-12 students (0.72 CSD 4K-12 students per new home) and new single-family homes in the City generating fewer CSD grade 4K-12 students (0.56 CSD 4K-12 students per new home).

The consultant utilized a ratio of 0.76 in its projections for resident students generated from new single-family homes in the CSD. This ratio is in between the ratio indicated by the new homeowner survey (0.59) and the ratio determined by the consultant's student address analysis (0.88). The consultant chose a ratio close to the ratio discovered by the consultant's student address analysis, as this ratio was based on actual students and homes in new neighborhoods. Still, the 0.76 ratio is high in the consultant's experience.

Additionally, 65 percent of survey respondents moved from outside of the CSD. Compared to results of similar surveys completed elsewhere, this suggests that there is significant in-migration of families moving into the CSD from outside of the CSD. About 18 percent of survey respondents moved to the CSD from Milwaukee County; another 18 percent moved from elsewhere in Wisconsin, outside of the Milwaukee area; 14 percent moved from elsewhere in Ozaukee County, but not in the CSD; and another 14 percent moved from outside of Wisconsin.

About 32 percent of survey respondents were aged 30-39 and an additional 2 percent were aged 19-29. That means that just over one-third of new single-family homes have at least one adult aged 19-39—in other words, families with adults in reproductive ages. In the consultant's experience, this is fairly low. In fact, 47 percent of survey respondents were aged 50 or older, suggesting that many new single-family homes are being sold to older residents that are outside of reproductive age. Not surprisingly, only 12 percent of survey respondents stated they had plans to continue growing their family. This is likely due to the fact that the CSD has higher housing costs than many other areas in the greater Milwaukee area, and therefore, older, established families are more likely to have greater incomes and wealth required to purchase homes in the CSD than younger homeowners with lower incomes and wealth.

A significant portion of recently built and projected new housing in the CSD has been and is expected to take the form of multiple-family housing, such as apartments, townhomes, and condominiums. Therefore, understanding the rate of student generation from multiple-family housing is also critical. On average, new multiple-family housing generates about 0.05 CSD students-per-unit while

older multiple-family housing generates about 0.08 CSD students-per-unit. This results in a total multiple-family average of 0.07 CSD students-per-unit across all multiple-family housing in the CSD, regardless of age of the housing.

Student-per-housing unit ratios for five unique multiple-family housing developments in the CSD, provided in Figure A-1, show how student generation ratios differ across the CSD by unit type, median rent, and age of housing.

Figure A-1: Student-Per-Housing Unit Ratios in Existing Multiple-Family Complexes

Neighbor-hood	Multiple-Family Development	Number of Bedrooms	Housing Units	Student-Per-Housing Unit Ratio			
				4K-5	6-8	9-12	Total
24	Hanover Square Apartments	1-2 beds	32	0.22	0.09	0.07	**0.38**
17	Washington Court Apartments	2-3 beds	24	0.04	0.08	0.13	**0.25**
17	Canterbury Court	2 beds	128	0.03	0.03	0.02	**0.08**
30	Fox Run Apartments (New)	2-3 beds	160	0.05	0.02	0.01	**0.08**
32	Arabelle Apartments (New)	1-3 beds	69	0.01	0.00	0.03	**0.04**
		Totals [1]	**1,779**	**0.03**	**0.01**	**0.03**	**0.07**

Source: MDRoffers Consulting. The figures listed in the "Totals" row are for all of the existing multiple-family housing units in the CSD, including but not limited to the five examples.

The biggest factor in student generation from existing multiple-family housing appears to be affordability of the multiple-family housing, with older, more affordable multiple-family housing generating more students than newer, more expensive multiple-family housing. Another factor in student generation from existing multiple-family housing is the number of bedrooms, with apartment complexes with mostly 2- and 3-bedroom units generating more students than those offering mostly 1- and 2-bedroom units. Newer multiple-family units tend to generate fewer students than older multiple-family units, as most newer apartment buildings tend to be marketed towards young professionals, young Millennials, Generation Z, and other childless families. These new multiple-family developments tend to have amenities such as gyms and pools instead of playgrounds. Therefore, the consultant generally used lower student-per-housing unit ratios of 0.02-0.05 for new multiple-family housing in these projections, with the understanding that newer multiple-family housing will generate fewer students than older, established multiple-family housing.

Still, it is critical not to attach too much importance to the impact of *new* housing development on future student enrollment. The *existing* housing stock is much more impactful on future enrollment than new housing. There were approximately 8,827 housing units in the CSD in October 2024. The consultant projects 1,847 new housing units between October 2024 and 2040. This means that about 83 percent of the housing units projected to be on the ground in 2040 are already built.

STEP 6 – PROJECT CSD STUDENT-PER-HOUSING UNIT RATIOS BY NEIGHBORHOOD

The consultant then projected the number of CSD students-per-housing unit by neighborhood for 2027, 2030, 2035, and 2040 within each of the 4K, 5K-5, 6-8, and 9-12 grade groups. These projections were based on trends from projected demographic shifts in the region, community, and neighborhood; the projected mix of new single-family and multiple-family housing in each neighborhood; acquired data of student-per-housing unit ratios from recently built and more established housing within the CSD; recent trends for birth rates and age 0-4 population; recent housing and residential subdivisions in the CSD; and the anticipated progression of student cohorts through the sequential grade groups.

In general, the consultant projected that already existing housing units would have fewer students-per-unit than when they were newer, as described further in the body of this Report. The consultant projected stable to declining student ratios in many older neighborhoods. The City has several neighborhoods with developments of 1990s through 2000s vintage. These neighborhoods are projected to have relatively stable student-per-housing unit ratios through 2040, with some of them shifting from current high-school dominated numbers to elementary-school dominated before 2040.

STEP 7 – COMPLETE CSD ENROLLMENT PROJECTIONS BY NEIGHBORHOOD AND GRADE GROUP

The consultant multiplied the projected number of housing units by neighborhood by the projected CSD student-per-housing unit ratio for each grade grouping in 2027, 2030, 2035, and 2040. The result was CSD resident student enrollment projections by grade group for each of the 57 neighborhoods, for the 2027-28, 2030-31, 2035-36, and 2040-41 school years.

The 2024 student-per-housing unit ratios for each neighborhood exclude those students residing in the CSD, but not attending CSD schools. These include students who open-enroll-out to other school districts, attend private schools, or are home-schooled. The projections assume home schooling, resident students open-enrolling-out, and resident students choosing to attend private schools remains at a constant rate as during the 2024-25 academic year.

The consultant included in the projections a 5 percent increase in class sizes as grades progress from grade 5 to grade 6 (elementary to middle) and a 19 percent increase from grade 8 to grade 9 (middle to high), based on average increases over the past decade. These increases are common in school districts with private school options, especially if those private school options do not offer middle and/or high school grades.

In 2023, Governor Evers increased funding for State private choice and independent charter schools, but public school funding was similarly increased. This suggests that both public and private schools will be able to implement upgrades and improvements to serve current and future students. The consultant's assumptions related to resident students choosing to attend private schools or choosing to be home-schooled could end up being incorrect if there is additional law change at State and national levels related to public school funding, open enrollment, school choice, and vouchers. The CSD could also affect this assumption based on programming, facility improvements, and other actions it may take over the next several years.

STEP 8 – ENHANCE PROJECTIONS TO INCLUDE OPEN-ENROLLED-IN STUDENTS

The results from Step 7 provided projected CSD resident enrollment for each school in the CSD for 2027, 2030, 2035, and 2040. The consultant then further enhanced these projections to include students projected to open-enroll-in from outside of the CSD. The assumption is that students open-enrolling-in to the CSD would remain as students in the CSD until graduation, and that the CSD would not accept any new open-enrollment-in students starting in the 2025-26 academic year, per guidance that was provided to the consultant from the CSD.

APPENDIX B: HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2024-2040

Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
1	Pioneer Trace (2000s/2010s). Twin Oaks (2000s/2010s). Neighborhood 1 is planned by the City of Mequon for residential use at a density of one dwelling unit per 5 acres. The consultant projects limited future housing in this neighborhood, perhaps including a small subdivision or other scattered lots through 2040. Overall enrollment is projected to remain steady from this neighborhood, as new students generated from new single-family housing balances fewer students generated from existing housing.	42	44	46	52	58
2	Meadow Lark Lane, Cardinal Drive, Dove Dr (1960s/1970s). Lands in neighborhood 2 are planned by the Town of Jackson for Agricultural, Rural Residential, and Open Space use and zoned for A-1 Agricultural. Lands generally have prime agricultural soil and large parcels in farm ownership, with scattered wetlands located throughout central portions of the neighborhood. David's Star Lutheran School (5K-8) is located directly west of the neighborhood 2 boundary. The consultant projects a 10-lot single-family home subdivision to develop in the 2030s. Otherwise, no additional housing is anticipated in neighborhood 2. Enrollment is projected to decrease over the next few years, due to large high school cohort in the neighborhood. After, enrollment is projected to remain stable.	129	129	130	135	140
3	Includes the unincorporated hamlet of Kirchhayn. Most lands in neighborhood 3 are planned by the Town of Jackson for Agricultural, Rural Residential, and Open Space use. About a third of the lands in the neighborhood are in wetlands, with these concentrated in the eastern half of the neighborhood. There are ~80 undeveloped acres planned for single-family residential for lots between 0.5 and 1.5 acres per unit in the southwestern corner of the neighborhood. However, the consultant does not anticipate new single-family housing development here until after 2040. Elsewhere in neighborhood 3, the consultant projects a handful of new single-family homes throughout the projection periods, and a small 8-lot subdivision between 2030 and 2040. Stable enrollment projected.	84	85	85	91	97
4	The Town of Cedarburg Comprehensive Plan's Future Land Use Map indicates undeveloped lands in this neighborhood are planned for Rural Neighborhood - Countryside use. Much of neighborhood 4 is undevelopable due to the presence of wetlands, and other developable areas have largely been divided into sub-40 acre tracts. The consultant projects 2-4 new homes per 5-year projection period through 2040. Stable enrollment projected.	64	66	68	71	75
5	Crestview (1980s/1990s), Ridgefield Ct (1990s/early 2000s), Meadow View Estates of Cedarburg (2020s, with six vacant single-family home lots). The consultant anticipates Meadow View Estates becoming built out by 2030. Town of Cedarburg plans lands in neighborhood 5 for Rural Neighborhood - Countryside use. Much of the land in neighborhood 5 has been subdivided into sub-40 acre lots, many of which have a single-family home on them. However, the consultant anticipates one additional 5-7 lot division between 2030 and 2035 in addition to 1-3 individual homes in every five year period. Enrollment to remain stable over the next few years, due to large middle school aged cohort, but enrollment will then slightly decrease through the 2030s.	141	144	148	156	159
6	Woodside Dr (1990s-2000s). Lands in neighborhood 6 are planned for Rural Neighborhood use. There are ~120 undeveloped acres zoned Rural Neighborhood - Countryside, which enables a maximum density of one home per 4 acres. At build out, these 120 acres could yield up to 30 single-family homes. The consultant projects a handful of homes in neighborhood 6 through 2040, given that recent Town-based development has been closer to the City of Cedarburg and Village of Grafton (northern portions of the Town). Enrollment projected to remain low and stable.	45	46	47	48	50

Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
7	Foxcroft Lane (1960s/1970s), Huntington Dr (1990s), Greystones of Cedarburg (2010s, 1 remaining lot). Undeveloped land in neighborhood 7 is planned for Rural Neighborhood - Countryside use, with minimum lot sizes of 4 acres. Much of the neighborhood has been subdivided into large-lot single-family home parcels, but ~160 acres are available for development. In the early-2020s, a 4-lot development in the northeastern portion of neighborhood was approved. Consultant projects all homes developed by 2030. The consultant projects a subdivision of ~8 single-family homes between 2027 and 2035. Minimal additional housing is projected in the neighborhood, except for a few other single-family homes. Enrollment is projected to decrease over the next few years, due to large high school cohort in the neighborhood. After, enrollment is projected to remain stable as neighborhood turns over to new, younger families in the 2030s.	80	83	89	94	95
8	Daisy Wood (1970s), Beech Wood (1970s), Stonefield Meadows (1960s). Remaining undeveloped lands in neighborhood 8 are planned by the Town for Rural Neighborhood - South use, with a minimum density of 1 home per acre. Much of neighborhood 8 is already parceled out, except for the southwestern quadrant, where ~60 acres are developable. Consultant projects one smaller residential developments between 2035 and 2040. Enrollment is projected to decrease over the next few years, due to large high school cohort in the neighborhood. After, enrollment is projected to remain stable.	154	154	155	156	161
9	Pine Ridge, Prairie View (2010s-2020s). Neighborhood 9 is built out. Enrollment is projected to decrease through the 2030s as current large cohort of students age out of the school system.	95	95	95	95	95
10	Includes the Lasata Senior Living Campus, which underwent a renovation and expansion in the early 2010s. The residential component includes Lasata Crossings, which consists of 60 independent and assisted living units and Hamilton House (82 independent and assisted living units plus memory care). Remaining undeveloped ~27 acres in neighborhood 10 is still in the Town of Cedarburg but is planned to be annexed into the City of Cedarburg per the 2021 City and Town agreement. The City of Cedarburg plans this land as one of its "Smart Growth" areas for future residential use or future institutional use. The consultant projects this land developing with non-residential uses or potentially with continued institutional or senior housing uses. Minimal students are projected to come from this neighborhood, due to prevalence of senior housing.	146	146	146	146	146
11	Hillside Lane, Maplewood Court (1970s). Lands in neighborhood 11 are planned for "Residential Neighborhood-South" use but are largely built out. Existing development patterns would make further subdivision unlikely. The consultant does not anticipate any additional new housing in neighborhood 11. Stable enrollment projected from the neighborhood.	86	86	86	86	86
12	Topview Trail (2000s/2010s). Neighborhood 12 is built out. As typical of many neighborhoods built in the 2000s and early-2010s, a large high-school cohort is present in the neighborhood. Consultant projects enrollment to decrease as large high school class sizes are replaced by smaller elementary class sizes over the next 10 years. Enrollment will then stabilize in the late-2030s.	86	86	86	86	86
13	Hillside Lane, Maplewood Court (1970s), Common Drive, Sherman Court (1990s). Undeveloped lands in neighborhood 13 are planned by the Town as part of its "Residential Neighborhood – South" area. The consultant projects minimal new housing in this neighborhood, as most of the land has already been divided up. The consultant projects steady student-per-housing unit ratios through the projection period.	48	48	49	49	50
14	Edge O Woods Drive (1970s). Also includes the new Korb Sports Complex, a regional athletic complex with both indoor and outdoor facilities. The Town has ~160 developable acres in neighborhood 14 planned as part of its "Residential Neighborhood-South" area, which allows a density at a minimum of 1 home per acre. However, much of this land has already been subdivided up into sub-40 acre lots, many of which have a single-family home on them. Other undeveloped lands in neighborhood 14 are planned as part of the Town's Five Corners business district. The consultant projects a handful of new single-family homes here by 2040. Low student-per-housing unit ratios expected.	53	54	55	56	58

Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
15	Location of Cedarburg Town Hall. Neighborhood 15 is planned by the Town as part of its Five Corners Business District, which emphasizes commercial and light industrial uses. The consultant does not anticipate any new housing development here through 2040. Existing low student-per-housing unit ratios to continue.	16	16	16	16	16
16	Seidler Pond (2000s/10s). The southern half of neighborhood 16 is built out, while the northern half contains 80 acres in mostly agricultural use. Approximately 30 acres are not developable due to wetlands. Consultant does not anticipate northern half of neighborhood to develop with single-family housing until after 2040. Consultant projects student-per-housing unit ratios will decrease through 2030 and then remain steady.	25	25	25	25	25
17	Location of Parkview Elementary School. Parkview Meadows, Paulus Heritage (1980s). Neighborhood 17 includes a mix of single-family, condominium, and apartment housing. There are 18 undeveloped acres planned by the City for small-lot residential use, but are currently in agricultural use with no immediate plans for development. The consultant projects ~35 single-family homes to develop on these lands between 2035 and 2040. Neighborhood 17 will then be built out. Enrollment is projected to slightly decrease through 2035, then increase in the late-2030s with new housing development.	363	363	363	363	398
18	Includes Fairway Village (2020s) in the southeastern corner of the neighborhood. The rest of the neighborhood is in the City's Tax Incremental District (TID) #2 and is largely proposed for industrial land uses. As of October 2024, Fairway Village has five homes under construction, which the consultant expects to be built and occupied by 2027. Other lands in neighborhood 18 will develop with non-residential uses. Overall, enrollment is projected to increase, given large elementary-aged cohort in the neighborhood and projected increase in additional younger siblings over the next few years.	110	115	115	115	115
19	Neighborhood 19 is a former gravel quarry. The City's land use plans for this area include recreation and open space, plus ~35 acres planned for residential use at ~5-10 housing units per acre. In the early-2020s, Kings Way received approval for 72 condominiums around a pond in the southwestern part of the neighborhood called Stone Lake Condominiums. The consultant projects 30 condo units to be built and occupied by 2027 with remaining to be built and occupied by 2030. These units will particularly be attractive to empty-nesters and seniors. Northeast of Stone Lake, Cornerstone recently proposed 68 single-family condominiums, very similar to the Glen at Cedar Creek development in neighborhood 20. The consultant projects this to begin developing in the mid-2020s, with ~30 single-family condos between 2024 and 2027 and remaining ~35 between 2027 and 2030. This development will similarly be attractive to empty-nesters and seniors, but will have more two-story options, which could be attractive to some families with children. ~30 acres remain developable in the northern part of neighborhood 19, including the Circle B building. The consultant projects about half of this land will develop with commercial uses, specifically lands immediately south of Highway 60. The consultant projects higher density multiple-family housing development closer to the commercial uses and Sheboygan Road, with moderate-density multiple-family housing closer to future condominium developments to the south. Overall, the consultant projects 40 townhome units between 2030 and 2035 and 100 multiple-family units between 2035 and 2040. Neighborhood 19 will then be built out with residential uses. Student ratios are projected to remain low and steady in neighborhood, due to prevalence of multiple-family housing and housing attractive to seniors, but overall enrollment will increase due to new housing development.	4	67	144	184	284
20	Reichers Subdivision (2010s), The Glen at Cedar Creek (2010s-2020s). Near the north end of neighborhood 20, south of Highway 60, ~17 acres are planned for a mix of commercial and medium density residential (5 to 10 units per acre) uses. In 2022, Mandel Group proposed 310 multiple-family units across ten 2-story buildings and three 3-story buildings on this site. The proposal was then scaled back to 250 units due to opposition, and scaled back again in 2023 to 207 units. The project has not yet been approved, and the developer is returning in 2025 with revised plans. The consultant projects 80 multiple-family units and 20 townhome units by 2027 and remaining 100 multiple-family units between 2027 and 2030. At the southern end of neighborhood 20, ~15 undeveloped acres are planned for smaller-lot single-family housing. The consultant projects this land could yield ~35 small-lot single-family condos, and that development could be similar to The Glen at Cedar Creek product (attractive to seniors and empty-nesters). The consultant projects all 35 single-family condos to be built between 2030 and 2035. Neighborhood 20 will then be built out. Multiple-family housing, and single-family housing that is attractive to empty-nesters and seniors, will keep student-per-housing unit ratios low in neighborhood 20.	262	362	462	497	497

Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
21	Willowbrooke Phase 1 - 5 (1960s/1970s), Cedar Hedge (1970s), Fairfield Manor (1990s/2000s). Overall, enrollment is projected to remain fairly stable in neighborhood 21, given dominance of 1990s and 2000s housing, which will turnover to newer, younger families in the 2020s and 2030s. The consultant believes this turnover is already occurring, due to large number of recent home sales and recent increase in number of 4K students in neighborhood 21.	355	355	355	355	355
22	Willowbrooke Phases 6 - 9 (1970s), Parkview Meadows (2000s), Fairfield Manor West (2010s-2020s). Neighborhood 22 is also the site of the Ozaukee Country Fairgrounds. No additional housing is projected from this neighborhood. Enrollment is projected to decrease as students age out of the school system.	164	164	164	164	164
23	Original Plat/Historic Downtown Cedarburg (pre-1900s), C. Fred Groth Estates, Groth and Bruss Subdivision (pre-war), Fair View Estates, Victoria Spring Heights, Evergreen Terrace (1950/60s). Primary existing and planned land uses of the historic downtown are commercial, but some buildings feature apartments on the second floor. Neighborhood is built out. Decreasing enrollment projected as fewer students are generated from older housing in neighborhood.	269	269	269	269	269
24	Original Plat/Historic Downtown Cedarburg (pre-1900s), Boerner's, Wiesler & Wirth (1950s/60s). Hanover Square Apartments (32 units). Primary existing and planned land uses of the historic downtown are commercial, but some buildings feature apartments on the second floor. Neighborhood includes First Immanuel Lutheran School (5K-8). The 3-acre Norstar site on Cleveland Street is still in operation, but City plans for the site are for residential use at 10-20 units per acre. The consultant projects a ~40 unit multiple-family townhome-style development around 2030. Being Downtown Cedarburg, there exists the possibility of a redevelopment site. The consultant does not anticipate a site redeveloping, but if a new redevelopment were to occur, it would likely generate very few students. Steady student-per-housing unit ratios projected.	129	129	149	169	169
25	Location of Cedarburg High School and Webster Middle School. Maple Manor (1960s/70s), Evergreen Acres (1990s/2000s), Evergreen Acres Addition #1 (2000s), Cedar High Condos (1970s). Northwest of the school campus, there are ~8 undeveloped acres planned for residential use. The consultant projects ~20 single-family units built between 2030 and 2035. The neighborhood will then be built out. The neighborhood seems to have recently turned over, as evidenced by a large 4K cohort and increasing elementary enrollment over the past five years. Overall, enrollment is projected to slightly increase over the next 10 years or so, then slightly decrease in the late-2030s.	342	342	342	362	362
26	Assorted homes built via CSM (1960s/70s), Cider Mill Homesites (1990s). Neighborhood is built out. Some larger lots may subdivide into a couple additional homes in the neighborhood. Enrollment projected to decrease, given large high school-aged cohort in the neighborhood.	56	57	58	59	59
27	Cedar Pointe Nos. 1-3 (1990s), Cedar Pointe Nos. 5-7 (2000s). Neighborhood is built out. Neighborhood turned over to new families over the past few years, as evidenced by increasing elementary school enrollment. Enrollment to remain stable through 2030, but then decrease through 2040 as students age and no new students are generated from new housing.	300	300	300	300	300
28	Pioneer Acres (1950s, 1960s). Existing housing in neighborhood 28 is within the Town of Cedarburg. There are ~40 developable acres remaining, which are in the sewer service area and planned to develop in the City due to the Town/City boundary agreement. The City of Cedarburg identifies this land as a "Smart growth" area planned for future single-family residential use, but the consultant does not project new housing here until after 2040. Enrollment is projected to remain low and stable.	47	47	47	47	47

Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
29	Existing housing in neighborhood 29 includes a mix of duplexes, townhouses, and multibuilding apartment complexes. There are two remaining duplex units to be built in Cedarburg Trail Condominiums, which the consultant projects will be built by 2027. The consultant does not anticipate further residential redevelopment in neighborhood 29 before 2040. Slightly decreasing enrollment anticipated in neighborhood 29, due to preponderance of multiple-family housing.	579	581	581	581	581
30	Location of Westlawn Elementary School. Westlawn Park (1950s/60s), Cedarburg Hills (1990s), Fox Run (2020s), which will contain 160 multiple-family apartment units, 44 townhome units, and 26 single-family home rental units at build out. As of October 2024, the apartments and townhomes are at 80% capacity, while the 26 single-family home rentals are under construction. The consultant projects all units to be built and fully occupied by 2027. Per the developer agreement, the single-family homes must be rented for 3 years, but then can be sold and become owner-occupied units. Additionally, the townhome units are currently rentals, but may at some point switch to owner-occupied units. The consultant still projects lower than typical new housing ratios in Fox Run, given density, size of units, location, and overall greater likelihood of childless families living in this type of housing. Overall, enrollment to slightly increase in neighborhood 30, due to infusion of new housing and proximity of schools.	635	701	701	701	701
31	Assessor's Plat, Clara Luedtke, Avenues (pre-war). Neighborhood is built out. In the southeastern part of neighborhood, a developer interest has slowly been acquiring a few parcels. It is not known what the plans are for this area, but the consultant projects a development of 30 multiple-family units between 2035 and 2040. Steady student-per-housing unit ratios projected.	81	81	81	81	111
32	Wurthermann's Subdivision, J. Schuette's Subdivision, Additions 1-4 (1940s/50s), Wittenberg and Johann's Addition (1950s), Green Lawn Heights (1950s/1960s). Recent redevelopment resulted in the Arrabelle Apartments (69 units). The ~4.3 acre Amcast site is another potential redevelopment site, planned for higher density residential (up to 21 units per acre). This site is in need of environmental remediation. Previous concept plans suggested a mixed-use project with a higher-density housing component. The consultant projects 60 multiple-family housing units between 2030 and 2035. Age of existing housing plus new multiple-family units are projected to keep student-per-housing unit ratios steady throughout the projection period.	259	259	259	319	319
33	Existing housing in neighborhood 33 includes a mix of duplexes, townhouses, senior, and multibuilding apartment complexes. Undeveloped lands in neighborhood 33 are planned for industrial uses. The consultant anticipates redevelopment in neighborhood 33 will not result in additional housing. Steady student-per-housing unit ratios projected.	322	322	322	322	322
34	Quarry Heights (1950s), Hamilton Meadows (1980s). Neighborhood has a mix of single-family and duplex housing and is built out. Slightly decreasing enrollment anticipated as families and neighborhood ages.	151	151	151	151	151
35	Landmark Estates (1990s/2000s), Wilshire Place Condos. Other land uses in this neighborhood include the Cedarburg Wastewater Treatment facility and a cemetery. Neighborhood is built out. 4.2 Amcast site in northwest corner of the neighborhood is a prime redevelopment site. The City plans this for medium-to-high density residential uses. The consultant projects 50 multiple-family units here between 2035 and 2040. The consultant projects stable enrollment in this neighborhood.	101	101	101	101	151
36	Cedar Creek Heights North (1970s, 1980s), Bluebird Circle (2000s). There are few remaining developable lands that could be further subdivided for new housing. The consultant projects minimal new housing development in neighborhood 36. Steady student-per-housing unit ratios projected.	139	139	140	142	144
37	Wittenberg and Johann's Addition (1950s), Cedarwood, Spring Court (1960s/70s). Neighborhood is built out. Enrollment projected to decrease, particularly in the late-2020s and early-2030s, due to large middle and high school-aged cohorts.	63	63	63	63	63

Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
38	Fred Hilgen's Addition (pre WW2), Edgewater Highlands (1950s), Cedar Highlands (1960s/70s), The Reserve at Cedar Creek Condominiums (2000s/10s). Neighborhood is built out. There could be 4 single-family homes on a small infill site in the southern part of the neighborhood. The consultant projects these between 2030 and 2035. Stable enrollment expected from this established neighborhood.	226	226	226	230	230
39	Hilgen & Schroedger's Addition, Jacob Zaun Subdivision (prewar), Bridge Commons Condos (2000s). Neighborhood is built out. Slightly decreasing enrollment projected, due to large high school-aged cohort.	203	203	203	203	203
40	Frankz Park Subdivision (1950s), Norwood Park (1960s), Orchard Estates (1960s), Cedar Ridge Estates (1960s-1980s). Neighborhood is built out. Recent homes sales have resulted in elementary school enrollment increases over the past few years. Consultant projects overall stable enrollment in neighborhood 40.	419	419	419	419	419
41	Neighborhood includes the Pine Ridge Condominiums (1990s/2000s, 128 units) in the Village of Grafton and assorted homes along Columbia and Pine Roads within the Town of Cedarburg. Neighborhood is built out, except for 3.1 vacant acres north of Columbia Road along the intersection with Pine Ridge Ct. In the early-2020s, a 24-unit condominium development was proposed for this parcel. The consultant projects these units around 2027. Steady and low student-per-housing unit ratios projected.	159	171	183	183	183
42	Location of Thorson Elementary School. Keup Trail (2010s), Sandhill Trails (2010s, 1 home under construction, 1 vacant lot). Consultant projects that Sandhill Trails will build out by 2027. Neighborhood 42 will then be built out. Given new housing suitable to families and proximity of elementary school, student-per-housing unit ratios are projected to be high, gradually shifting to the upper grades over the projection period.	70	72	72	72	72
43	Hawthorn Lane, Sarangela Estates (2000s). There are ~16 undeveloped acres within the City of Cedarburg planned for single-family residential use. The consultant projects 30 single-family homes here between 2035 and 2040. After, neighborhood 43 will be built out. Enrollment projected to decrease through the early-2030s, but will then increase by 2040 due to turnover of 2000s housing stock to new families and projected new single-family housing development.	41	41	41	41	71
44	Cedar Highlands, Highlands of Grafton, Westview Meadows, Creekside Estates (1990s), Lone Oak (2000s). This Village of Grafton neighborhood is built out. Large middle school age cohort will result in stable enrollment through 2030, after which enrollment will decrease in neighborhood as students age, and smaller 4K and elementary cohorts age.	313	313	313	313	313
45	Cedarton Estates (1990s/2000s). In the early 2020s, Stonewall Farms was approved encompassing the entire southeastern quadrant of neighborhood 45 with 98 single-family homes, 20 duplex units, and 68 fourplex units. As of October 2024, 22 single-family homes are built and occupied, 41 are under construction, and 35 vacant lots remain. The consultant projects all single-family homes to be built and occupied by 2027. Also as of October 2024, 4 duplex units were built and occupied and 16 duplex units have not yet been built. In the four-plex units, 9 units were built and occupied, 19 units were built but not occupied or under construction, and 40 four-plex units have not been built. The consultant projects all of these units to be built and occupied by 2027. Also in the early-2020s, Hawk's Ridge was approved just north of Stonewall Farms, encompassing 100 acres, and providing 130 single-family homes and 28 four-plex units. However, most of this development will occur in the Grafton School District. Preliminary plats show 25 single-family homes and 28 four-plex units will be built in the Cedarburg School District, which the consultant anticipates will all develop between 2027 and 2030. After 2030, only ~46 acres in the northwestern quadrant of the neighborhood will remain available for development. The consultant projects 60 single-family homes and 30 duplex/townhome units, split between the 2030-2035 and 2035-2040 projections periods. More single-family homes are expected after 2040. Enrollment is projected to increase substantially, due to significant new housing development.	71	222	275	320	365
46	Sunny View Estates, Cedar Creek Estates (1960s/70s). Neighborhood is built out. Steady enrollment projected.	63	63	63	63	63

Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
47	Cedar Creek Farms, Prairie Creek Run (2000s), Behrens Prairie (2000s/10s, 1 remaining lot). Consultant projects remaining lot and two additional homes developed by 2030. Consultant projects that homes in neighborhood 47 will retain their popularity with family households throughout the projection period, though likely to have a large number of graduating high school students. Overall, enrollment is projected to remain mostly stable.	66	67	69	69	69
48	Sherwood Forest (1970s), Fox Hollow (2000s). 2 vacant lots remain, which the consultant projects will develop by 2027. East of Washington Avenue, 3 vacant lots exist in a small CSM. The consultant projects these to develop by 2030. The Town has planned ~30 developable acres as part of its "Residential Neighborhood - North", in which lots of 1.2 to 1.5 acres are allowed. The consultant projects a few new single-family homes here between 2027 and 2040. Consultant projects that homes in neighborhood 48 will generally retain their popularity with family households throughout the projection period, though some students will age out of the system, resulting in minor enrollment decreases.	182	186	188	189	190
49	Current land uses in this neighborhood include the St. Francis Borgia Church and School (5K-8) and Grob Field, a privately-owned unpaved airstrip. In the early-2020s, Neumann Development proposed development of most of neighborhood 49, with the majority of lands developing in the City but portions of the land developing in the Town. The original proposal included 560 total housing units. At last discussion, the total units proposed would be 25 single-family homes in the Town and 340 single-family homes and 74 condominium units in the City, and is referred to as "Covered Bridge". The large project will be phased, with construction beginning in 2026 and ending in 2035. The consultant projects 100 single-family homes by 2030, 160 by 2035, and remaining 80 by 2040. The consultant also projects half of the condominium units between 2027 and 2030 and the other half between 2030 and 2035. In the southeastern corner of neighborhood, lands planned for commercial uses will likely develop with single-family homes, with 10 projected between 2035 and 2040. In the northeastern corner of neighborhood 49, 18 vacant acres remain. The consultant projects 30 single-family homes here between 2035 and 2040. After which, neighborhood 49 will essentially be built out. Other lands in the western portion of the neighborhood, which are projected to develop in the Town, the consultant projects will develop with non-residential uses. Overall, enrollment will increase significantly in this neighborhood, due to sheer number of new housing units, particularly new single-family homes.	4	4	141	338	458
50	Fox Hill Estates (late 2000s-2010s), Skyline Drive (1980s-1990s), White Oaks (2000s/10s, 2 remaining lots), Malone Meadows (2000/10s, 4 remaining lots). Consultant projects remaining lots will fill by 2027. Remaining undeveloped land in neighborhood 50 is planned for business/commercial use as part of the Town's Five Corners business district. Overall, stable enrollment expected.	123	129	129	129	129
51	Highlawn (1970s), Flagstone Drive (1970s), Sunnyridge Lane (1990s), Whitetail/Fawn Lanes (2000s/10s). Southeast portion of neighborhood 51 is planned for Residential Neighborhood-North use for single-family homes on 1.2 to 1.5 acre lots, and contains ~50 undeveloped acres. The consultant projects ~12 single-family homes here between 2030 and 2040. Other undeveloped lands in neighborhood 51 are planned for Rural Neighborhood - Countryside use and are largely developed or have extensive wetlands. The consultant therefore projects minimal additional development. Recent home sales have not resulted in new family households. Consultant projects generally steady enrollment due to projected housing turnover and new homes.	191	191	191	197	203
52	Hidden Valley (1960s, 1970s), Hidden Valley West Addition (2000s). Neighborhood 52 is planned for Rural Neighborhood use. Consultant projects a handful of new single-family homes through 2040. Slightly decreasing enrollment anticipated.	107	108	108	110	112
53	Meadowridge Estates (2000s), Spring Hill Estates (1990s/2000s). Neighborhood is planned for Rural Neighborhood -Countryside use, with a minimum lot size of 4 acres. Much of the land is still in agricultural use. Consultant projects a handful of single-family homes throughout the projection period. Stable enrollment projected.	89	90	91	92	94

Neighborhood (as depicted on Report maps)	Description and Rationale	Total Housing Unit Estimates/Projections				
		October 2024	Sept. 2027	2030	2035	2040
54	Rolling Glen (1970s), Brandt Woods (2020s, 7 vacant lots remaining). Neighborhood 54 is planned for Rural Neighborhood -Countryside use, with a minimum lot size of 4 acres. Much of the land is still in agricultural use. Consultant projects Brandt Woods to build out by 2035, with another small development in the neighborhood to develop between 2035 and 2040. Low student-per-housing unit ratios projected to continue.	57	59	61	64	68
55	Northwood Hills (1990s), Greylog Court, Beechwood Ct (1970s). Neighborhood 55 is planned for Rural Neighborhood - Countryside use, with a minimum lot size of 4 acres per single-family home. Much of the land is still in agricultural use. The consultant projects 10 single-family homes, spread throughout the projection periods. Large middle school cohort to keep total enrollment stable in neighborhood through 2030, with enrollment projected to decrease thereafter.	156	158	159	163	166
56	Creek Ridge Meadows (1990s), Pleasant Valley Preserve (2000/10s), Ridgeview Meadows (2010s, 3 remaining lots). Neighborhood 56 is planned for Rural Neighborhood use. The consultant projects remaining homes in Ridgeview Meadows to be built by 2027. In the early-2020s, Pleasant Valley was proposed in the northeastern quadrant of the neighborhood for 53 single-family homes. This is the first major development in the Town since the 2000s. The consultant projects this development to be approved in the next few years, with the first homes expected shortly after 2027. The consultant projects 2-4 single-family homes per year until build out after the 2040s. The consultant anticipates lots becoming sold out quickly, but actual building of homes may take longer. Enrollment projected to decrease through 2030, due to large high school cohort, but then increase from 2030 to 2040 due to new housing development.	131	134	143	153	163
57	Night Pasture Road, Blacksmith Road (1990s/2000s), Kaehlers Mill Reserve (7 undeveloped lots). Neighborhood 57 is planned for Rural Neighborhood use. Consultant projects Kaehlers Mill Reserve to build out slowly, with about 1 home built per year between 2027 and 2035. The consultant projects an additional development of 5 single-family homes in neighborhood 57 between 2035 and 2040. Steady to slightly increasing enrollment projected with expected turnover and new housing development.	131	132	135	139	144
	Totals	**8,827**	**9,263**	**9,703**	**10,194**	**10,674**

APPENDIX C: CSD 4K-12 RESIDENT ENROLLMENT PROJECTIONS BY GRADE GROUP AND NEIGHBORHOOD, 2024-2040

Neighborhood	Grades 4K-5 [2]					Grades 6-8 [2]					Grades 9-12 [2]					Grades 4K-12 [2]				
	2024 [1]	2027	2030	2035	2040	2024 [1]	2027	2030	2035	2040	2024 [1]	2027	2030	2035	2040	2024 [1]	2027	2030	2035	2040
1	13	7	6	8	8	2	7	4	3	4	4	4	10	6	6	19	18	20	17	19
2	4	4	5	7	9	7	2	2	2	4	16	12	6	3	5	27	18	12	13	17
3	11	12	10	10	11	3	5	6	5	5	7	5	7	7	7	21	22	23	23	23
4	16	13	12	11	10	1	8	6	6	5	7	3	11	10	9	24	24	29	27	25
5	25	22	21	23	22	18	12	11	11	11	19	24	21	17	17	62	58	53	51	50
6	3	2	2	2	2	0	2	1	1	1	2	1	2	2	2	5	4	5	5	5
7	8	7	7	8	8	9	5	5	5	5	19	17	13	10	10	36	29	25	23	24
8	20	16	16	14	15	12	10	8	8	7	17	19	17	12	12	49	45	40	34	34
9	37	32	29	29	26	20	18	15	13	14	23	30	29	23	22	80	80	74	66	62
10	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0
11	19	16	14	13	12	7	9	8	7	6	8	10	14	12	10	34	36	36	31	29
12	28	25	25	25	25	19	14	12	12	12	45	34	25	19	19	92	72	62	56	56
13	5	3	3	5	5	1	3	1	1	2	8	3	4	2	3	14	8	8	8	10
14	4	5	5	5	4	2	2	2	3	2	4	3	3	4	4	10	10	11	12	11
15	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0
16	6	4	4	6	7	8	3	2	2	3	5	11	6	3	3	19	18	13	11	13
17	39	32	28	26	37	24	20	16	13	17	21	34	32	23	27	84	86	76	62	82
18	38	48	52	46	36	10	18	22	24	22	8	12	24	33	34	56	78	98	104	92
19	1	4	6	9	8	1	2	1	2	3	1	2	3	1	2	3	8	10	12	13
20	3	4	5	5	4	0	2	3	3	3	3	3	4	4	3	6	9	12	12	10
21	61	67	68	63	55	32	28	31	32	30	55	52	46	50	49	148	146	145	145	134
22	33	30	25	25	25	21	17	15	12	12	31	33	29	21	19	85	80	69	59	55
23	25	22	21	20	20	18	13	12	10	9	24	27	22	17	16	67	63	55	48	45
24	13	15	14	11	10	9	6	6	6	5	9	13	11	11	9	31	34	31	28	25
25	73	77	76	77	71	34	33	36	39	37	51	53	53	57	55	158	163	165	173	163
26	6	8	8	8	6	1	3	4	4	4	16	5	5	6	6	23	16	16	17	16
27	87	78	77	74	70	37	44	38	37	36	62	60	67	60	58	186	181	182	172	164
28	5	4	3	3	3	2	3	2	2	2	5	4	4	3	3	12	10	9	8	7
29	25	24	22	21	19	10	12	11	11	10	23	18	19	17	17	58	53	53	50	46
30	61	69	71	72	67	25	32	32	33	32	50	48	50	52	53	136	149	153	157	152
31	16	19	19	19	18	8	7	9	9	8	13	13	11	14	14	37	39	39	41	40
32	24	21	20	21	20	7	12	10	10	9	18	13	17	16	16	49	46	47	47	45
33	16	13	14	12	12	5	8	7	6	6	4	7	10	9	8	25	29	30	27	25
34	23	21	20	19	19	10	11	10	9	9	17	16	17	15	15	50	48	47	44	42
35	8	10	10	9	9	2	3	4	5	5	10	5	5	6	5	20	18	19	19	20
36	19	19	19	18	15	16	9	9	9	8	9	17	15	14	14	44	45	43	41	38
37	12	11	10	10	9	11	6	5	5	4	11	16	11	8	7	34	32	26	22	21

Neighborhood	Grades 4K-5 [2]					Grades 6-8 [2]					Grades 9-12 [2]					Grades 4K-12 [2]				
	2024 [1]	2027	2030	2035	2040	2024 [1]	2027	2030	2035	2040	2024 [1]	2027	2030	2035	2040	2024 [1]	2027	2030	2035	2040
38	18	23	24	25	24	15	8	10	12	12	18	22	15	18	18	51	53	50	54	54
39	13	11	11	11	13	9	6	5	5	5	18	15	11	8	8	40	33	27	24	26
40	85	87	84	74	72	33	39	41	40	35	47	51	60	64	59	165	178	185	179	166
41	3	3	4	5	5	4	2	2	2	3	9	6	4	3	4	16	11	10	10	12
42	21	25	26	25	21	12	10	11	12	11	12	18	16	19	19	45	52	54	57	51
43	9	9	8	8	20	6	4	4	4	8	12	10	8	6	10	27	23	20	18	37
44	78	69	65	62	57	40	39	34	32	30	45	59	62	52	49	163	167	161	146	135
45	8	43	55	64	71	3	14	24	30	35	12	17	26	45	51	23	74	105	140	157
46	9	9	9	8	7	4	4	4	4	4	5	6	7	7	6	18	19	19	19	17
47	21	18	18	17	18	10	11	9	9	8	16	16	17	14	13	47	45	44	40	39
48	37	37	37	33	32	18	18	18	19	18	33	30	31	30	30	88	85	85	82	79
49	0	0	38	91	140	0	0	18	49	67	0	0	14	61	89	0	0	70	202	295
50	25	23	21	19	18	8	13	11	12	11	19	15	19	18	18	52	51	52	49	47
51	34	31	30	31	32	21	18	16	16	17	31	33	30	28	28	86	82	76	75	77
52	13	16	17	18	17	15	6	7	8	9	18	23	13	12	14	46	44	37	39	40
53	19	17	15	14	14	4	10	8	7	7	5	6	11	11	10	28	32	35	33	31
54	6	5	5	6	6	3	3	3	2	3	5	5	5	4	4	14	13	13	12	14
55	27	22	22	21	19	18	14	11	11	10	10	20	22	18	17	55	57	56	50	46
56	25	22	25	31	35	24	16	15	16	19	29	33	29	27	29	78	71	69	74	84
57	12	15	16	16	17	6	5	7	8	8	15	11	9	12	13	33	31	33	36	38
Totals	**1,250**	**1,248**	**1,280**	**1,316**	**1,341**	**645**	**628**	**625**	**660**	**671**	**986**	**1,022**	**1,030**	**1,026**	**1,046**	**2,881**	**2,898**	**2,935**	**3,002**	**3,058**

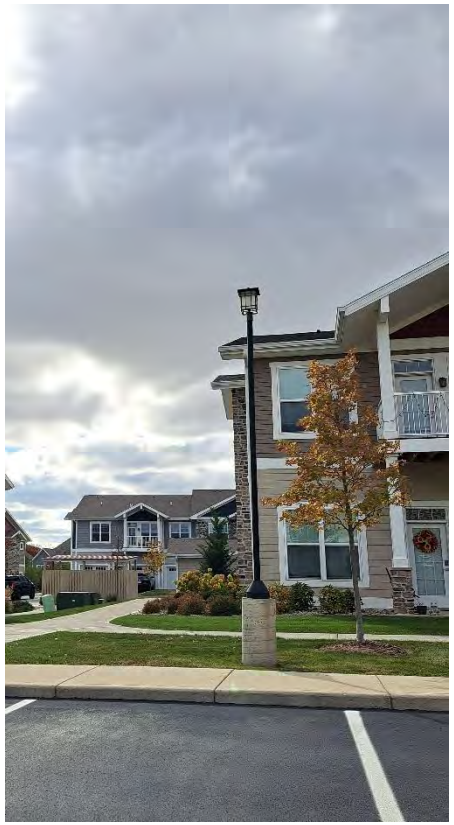
Notes:

[1] 2024 totals in this figure are October 2024 CSD resident student enrollment.

[2] These numbers in this figure do not include current or projected non-resident students who open-enroll-in to CSD schools from other districts. Those projected students are included within the projections included in the body of this Report.

Community Growth & Student Enrollment Projections

February 12, 2025



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Presentation Outline

- Recent Enrollment and Demographic Trends
- Recent Housing Trends
- Projection Methodology Overview
- Housing Projections
- Student Enrollment Projections
- Comparing Enrollment Projections to Current Building Capacities

This presentation is a summary of MDRoffers Consulting's more detailed December 2024 report

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Recent Enrollment and Demographic Trends

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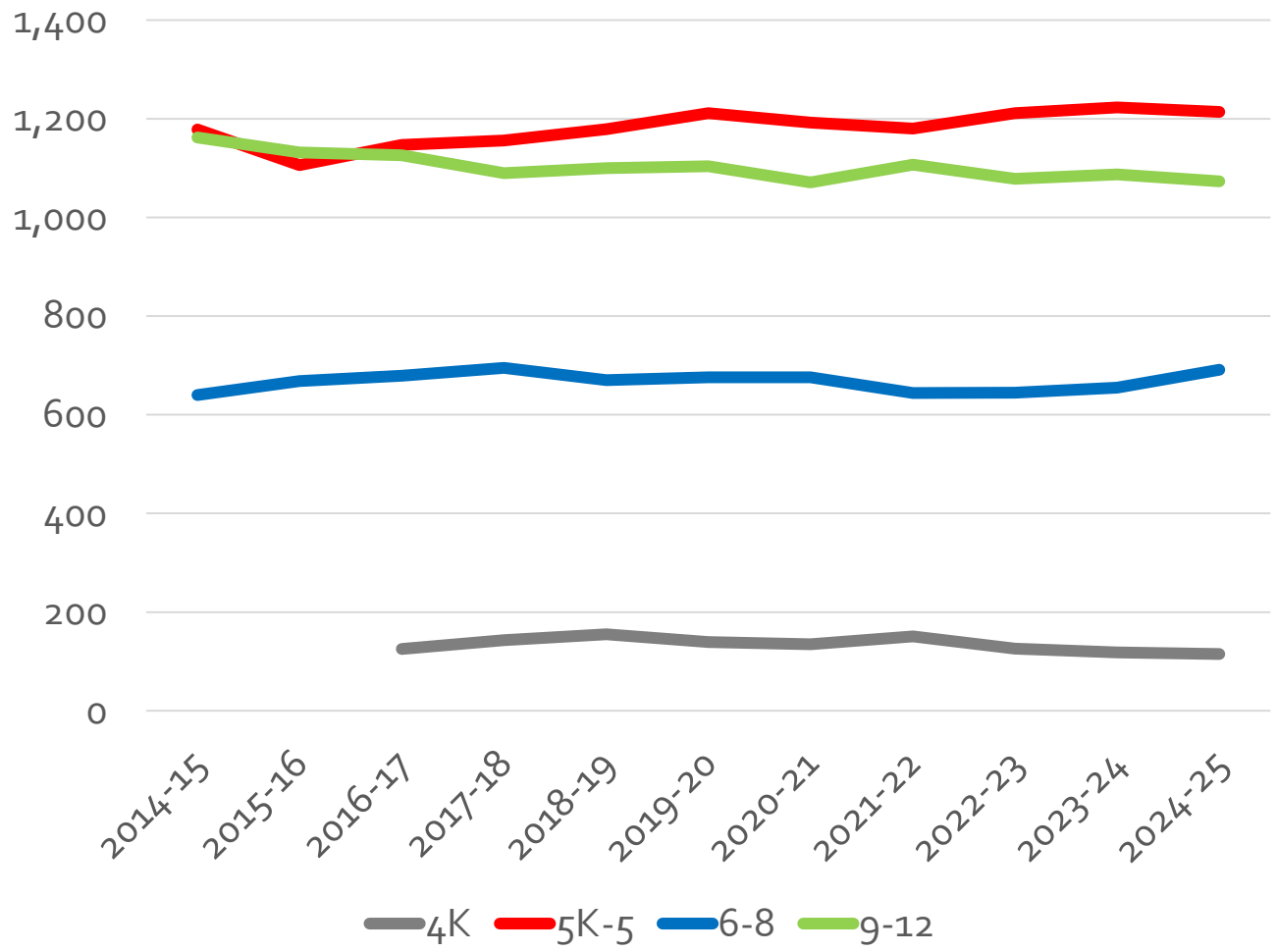
Overall, Stable Enrollment…

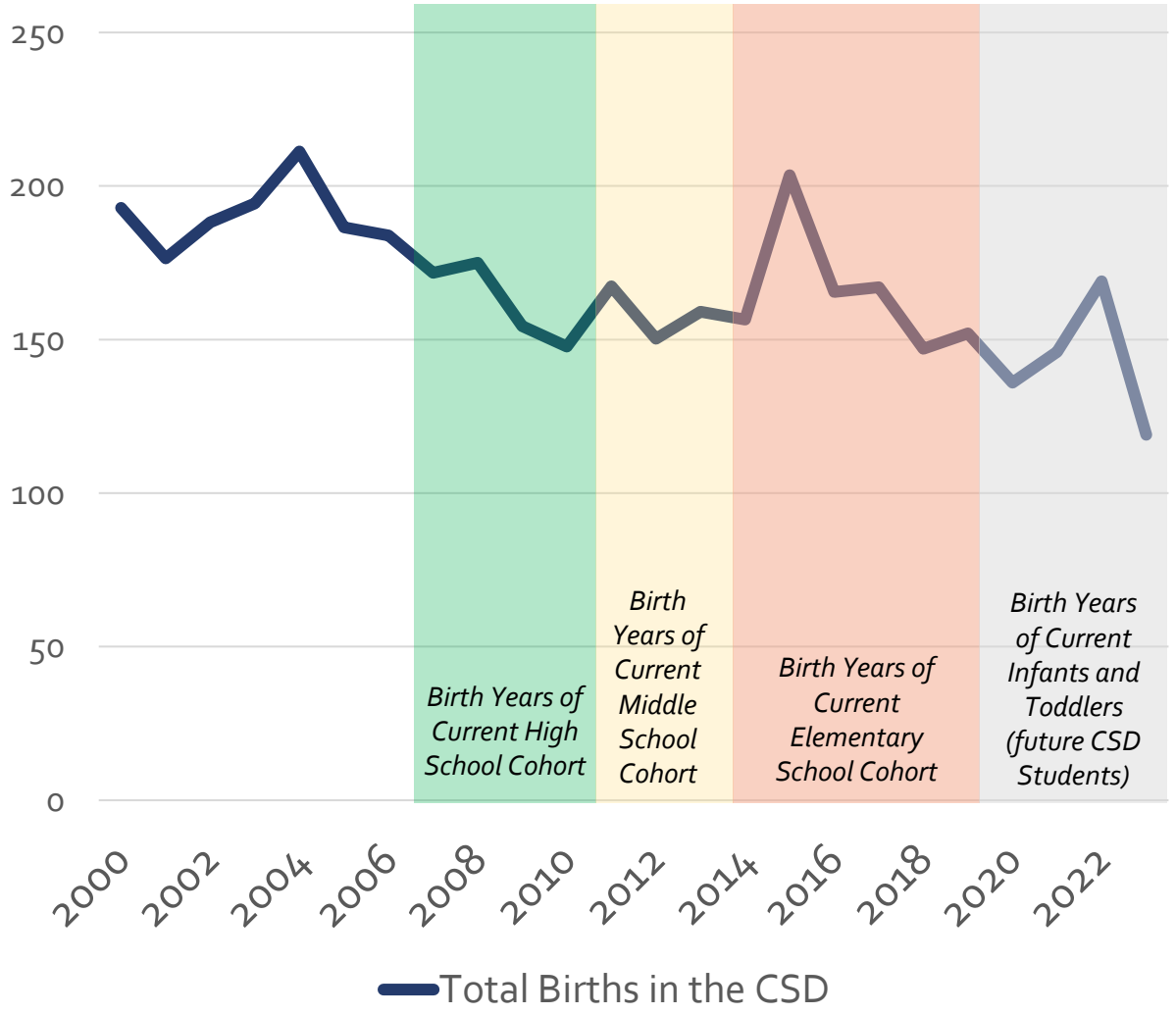
- 4K-12 enrollment increased by 113 students, or 4%, from 2014 to 2024
- Entire increase due to implementation of 4K in 2016-17
- Without 4K, enrollment remained stable
- Enrollment increases at 5K-5 (+36) and 6-8 (+51) grades
- Enrollment decrease at 9-12(-89) grades



Source: CSD

… and Recent Decreasing Births

- CSD births decreased from 148 in 2010 to 119 in 2023—decrease of 29 births or -19%
- Most of the decrease occurred over the past few years
- Could spell future enrollment decreases, unless there is significant development of new housing and/or in-migration of families moving to the CSD from elsewhere



Source: Wisconsin Department of Health Services

…And An Aging Community

- Median age in the CSD increased from 43.1 years old in 2010 to 45.8 years old in 2020
- All of the population increase in the CSD (and then some) occurred in population aged 65+
- There are now more residents aged 65+ (4,167) than school aged children (3,924)
- Population aged 25-44 years old (i.e., reproductive age) decreased by 10% in 2010s; helps explain recent decrease in numbers of births

Age Group	2010	2020	2010 to 2020 Change
0-4	993	957	-36
5-19 (School Age)	**4,448**	**3,924**	**-524**
20-24	993	1,164	+171
25-44 (Reproductive Age)	**4,249**	**3,811**	**-438**
45-64	6,493	6,126	-367
65+ (Seniors)	**2,681**	**4,167**	**+1,486**
Total	**19,856**	**20,149**	**293**

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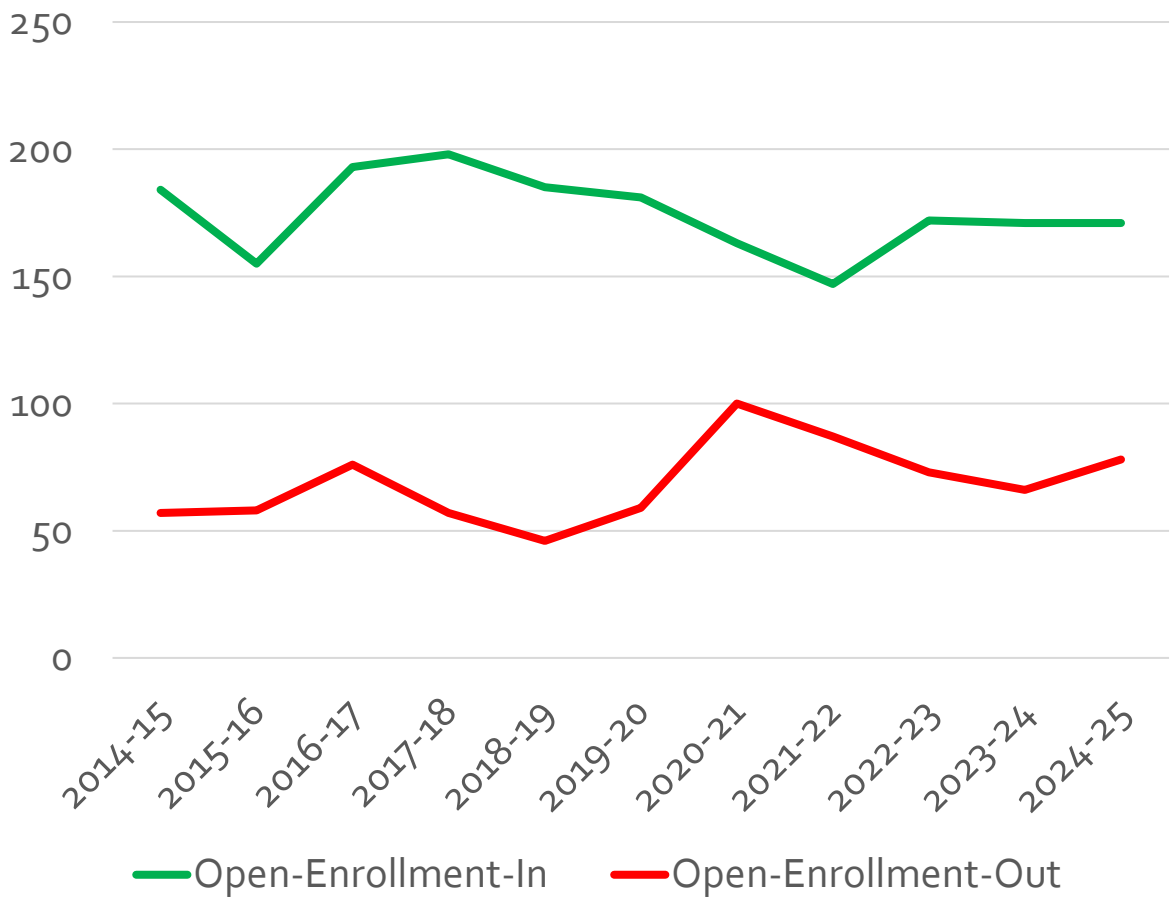
Source: US Census Bureau

….And Stable Open Enrollment

- CSD has consistently had more students open-enroll-in than open-enroll-out
- Gap narrowed in 2020 and 2021 due to Covid-19 pandemic and CSD fluctuation between in-person, virtual, and hybrid learning
- Since 2022, gap has widened to more historical, typical figures



Source: CSD

At Same Time, Decreasing Private School Enrollment

- Enrollment decreased at private schools operating in the CSD and in the adjacent Grafton School District (GSD)
- Combined enrollment of the 6 private schools operating in the CSD and GSD decreased by 81 students between 2013 and 2023 (-6%)
- Most of the decrease occurred in the mid-2010s, since then private enrollment has remained relatively stable

Source: Wisconsin Department of Public Instruction

Recent Housing Trends

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Recent Housing Prices have Increased…

- As of 2024, Ozaukee County has the second highest median home sale price ($471,217) in Wisconsin, behind Waukesha County
- Median home sale price in Cedarburg in 2024 of $503,778—up 56% from 2016 and up 30% since 2020

Source: U.S. Census Bureau

…Even with Increasing Housing Development

- Recent residential building activity increased, particularly in the late-2010s and into the 2020s, due to increasing City-based housing development
- Increasing numbers of single-family home, two-family (duplex) housing, and multiple-family housing development

Figure 7: Housing Starts by CSD Municipality, 2014-2023

MUNICIPALITY	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
City of Cedarburg	17	23	37	32	63	300	104	32	271	96	**975**
Town of Cedarburg	12	11	17	15	13	8	10	11	7	5	**109**
Total by Year	**29**	**34**	**54**	**47**	**76**	**308**	**114**	**43**	**278**	**101**	**1,084**

Sources: City and Town

Student Generation from New Single-Family Homes

- Each new single-family home generates an average of **0.76** CSD 4K-12 student
  - New subdivision of 100 single-family homes = 70-80 CSD 4K-12 students
  - Based on new homeowner survey and internal analysis of student addresses vs. addresses of new single-family homes built since 2020
- This ratio is high compared to other similarly positioned school districts in suburban Milwaukee, where we've seen 0.50-0.65 ratios

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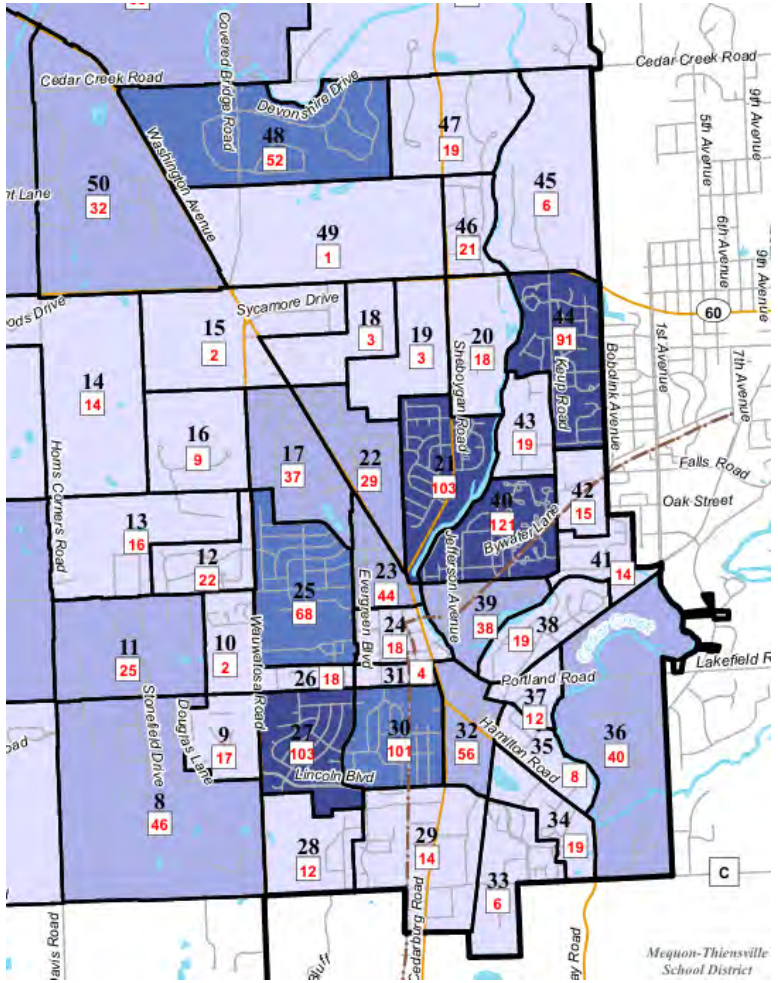
Impact of Sales of Existing Homes

- Single-family homes tend to produce the most students within first 10 years
- Number then tends to decrease, usually until major turnover occurs in ~30 years
- Existing home sales data shows where turnover to new households is highest →
- Areas with homes built in 1990s and 2000s will experience turnover through 2040, shifting from more high school students today to more elementary students by the late 2030s



Legend

- No Data
- 1 - 24
- 25 - 49
- 50 - 89
- 90 - 121
- # Number of Home Sales

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Source: Wisconsin Department of Revenue

Student Generation from Multiple-Family Housing

- *New* multiple-family housing in the CSD tends to be marketed to young professionals or seniors, and produces students at significantly lower rates than new single-family homes
- *New* market-rate apartments built over the past few years generate **0.05** CSD 4K-12 student-per-unit
  - 100-unit new apartment building = ~5 students
- *Older* market-rate multiple-family housing = **0.08** CSD 4K-12 student-per-unit

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Projection Methodology Overview

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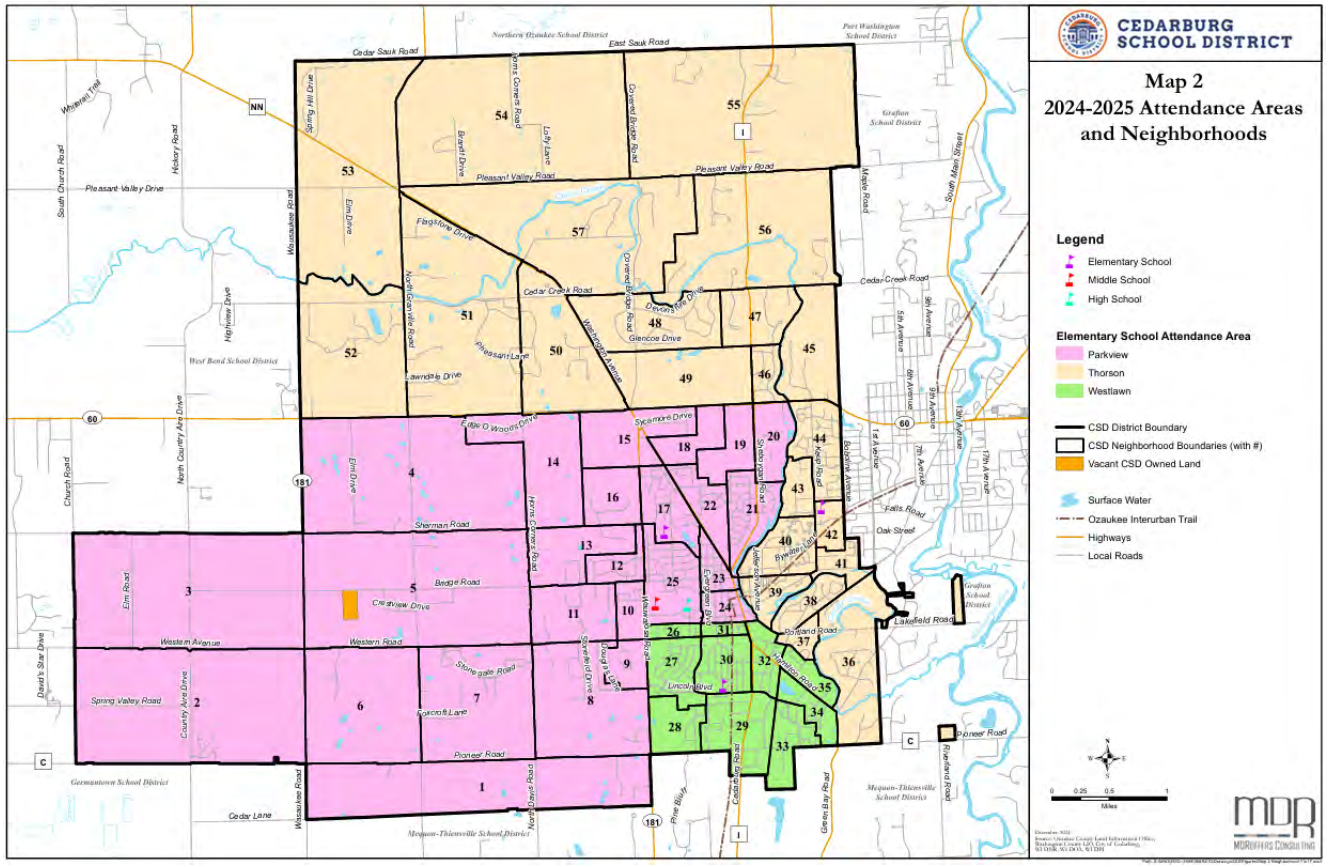
Methodology Overview

1. Divided CSD into 57 neighborhoods, based on attendance areas, subdivisions, major roads, Cedar Creek, municipal boundaries, City growth areas
2. Allocated housing units by neighborhood as of Oct 2024
3. Calculated current student-per-housing unit ratios for each grade group and each neighborhood using Oct 2024 student addresses



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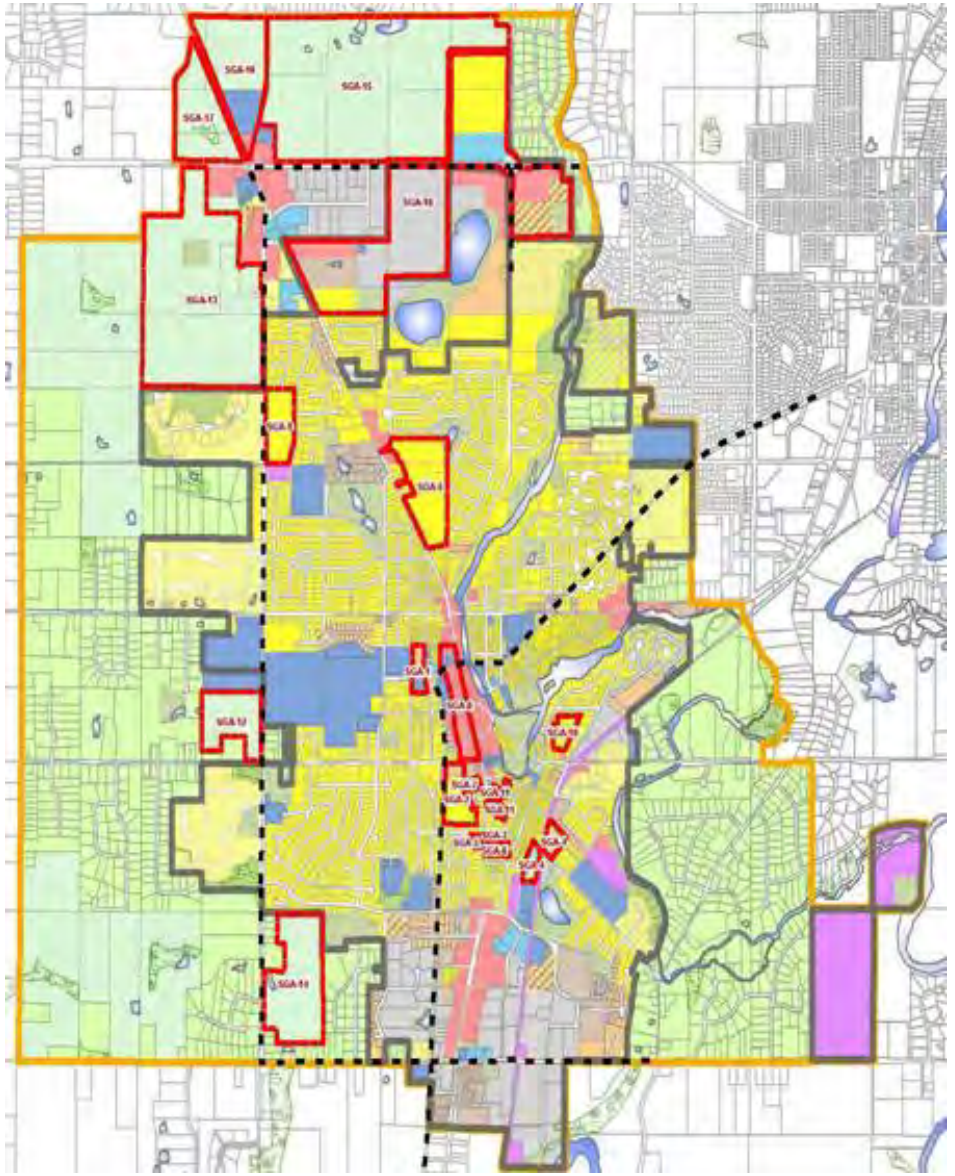
Methodology Overview

4. Analyzed demographic change and new housing expectations for each neighborhood, using municipal plans →, recent and pending developments, and discussions with planners & developers
5. Projected housing growth for 2027, 2030, 2035, and 2040 within each neighborhood
6. Projected CSD student-per housing unit ratios for each neighborhood, year, and grade group



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Source: City of Cedarburg Comprehensive Plan

Methodology Overview

7. Multiplied projected housing units by student-per-housing unit ratios in each neighborhood to arrive at CSD resident student enrollment projections
8. Assigned projected resident students to each school for 2027, 2030, 2035, and 2040 based on current elementary school attendance areas
9. Enhanced resident enrollment projections by school to include open-enrollment-in students, for "total students in seats" projections

Source: CSD

Housing Projections

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Overview of Housing Projections

- We project 1,847 new housing units in the CSD by 2040 (~115 per year), similar to the pace over past decade (~108 per year)
  - Greater pace projected in 2020s vs 2030s
- Expectations for housing construction based on:
  - Significant development breaking ground in 2025 and 2026
  - City plans and policies for more housing development
  - Cedarburg Housing Data Report showed demand of 1,300 new units by 2040
  - Interest and investment from regional developers and home builders
  - Availability of developable land with access to roads, utilities, schools, and parks
  - "Significantly Exceeds Expectations" school district, per DPI

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Overview of Housing Projections

- 48% projected to be single-family homes
- 52% projected to be multiple-family units of some type (townhomes, duplexes, apartments, condominiums, senior)
- Multiple-family % due to City support, market demand, changing demographics, decreasing household sizes
- Projections do not factor in a 2008-2011 style recession. If one occurs, expect fewer units.

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Overview of Housing Projections – City of Cedarburg

- 1,300+ new housing units by 2040
- Average of 82 units per year, lower than over past decade (89 units/year)
- By mid-2030s, increasing scarcity of easily developable land in the City, decreasing annual pace of new housing development after 2035
- ~62% of units projected as multiple-family

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Housing Projections Overview – Village of Grafton part of CSD

- 300+ new housing units by 2040
- Most will be developed over the next several years in Stonewall Farms and Hawk's Ridge subdivisions (*note: only some of Hawk's Ridge is in the CSD*)
- 50% single-family, 50% multiple-family
- By late-2030s, most remaining land in Village of Grafton part of the CSD will be built out

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Housing Projections Overview – Town of Cedarburg

- 170+ new housing units by 2040
- 11 new housing units per year, similar to the past decade
- All will be single-family homes
- By 2040, similar to the City, there will be an increasing scarcity of easily developable, vacant land in the Town

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Housing Projections – By Elementary Attendance Area

- **50%** of all new housing projected in the CSD is projected to occur in the current Thorson Elementary School attendance area, including about **80%** of all new projected single-family homes
- This is important, given higher student generation ratios from new single-family homes compared to other types of housing

Figure 11: Housing Unit Projections by Current Elementary School Attendance Area

2024-25 Elementary School Attendance Area	Estimated/Projected Housing Units within 2024-25 Attendance Area					Projected Total Housing Unit Increase 2024 – 2040	Projected Single-Family Home Increase 2024 - 2040
	Oct. 2024	2027	2030	2035	2040		
Parkview	3,292	3,473	3,689	3,840	4,010	+718	+163
Thorson	3,004	3,190	3,413	3,692	3,922	+918	+687
Westlawn	2,531	2,600	2,601	2,662	2,742	+211	+29
TOTAL	**8,827**	**9,263**	**9,703**	**10,194**	**10,674**	**+1,847**	**+879**

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Student Enrollment Projections

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Enrollment Projections – Total Enrollment (4K-12)

- Between October 2024 and 2040, we project an **increase of 177 4K-12 students**
  - ➢4K-5 enrollment: +91 students
    - Westlawn ES: -27 students; Parkview ES: -53 students; Thorson ES: +170 students
  - ➢6-8 enrollment: +26 students
  - ➢9-12 enrollment: +60 students
- Small, but steady, year-over-year increases projected through 2040, due to increasing housing development and projected slight increase in births in the 2020s

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Comparing Enrollment Projections to Current Building Capacities

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Enrollment Projections to Current Building Capacity

- Overall, projected 4K-5 enrollment in 2040 is *below* the combined maximum capacity of the three current elementary buildings
- However, assuming no attendance area changes, we project grade 4K-5 enrollment at Thorson Elementary exceeding its maximum building capacity by the late-2030s, with excess capacity at both Westlawn and Parkview Elementary

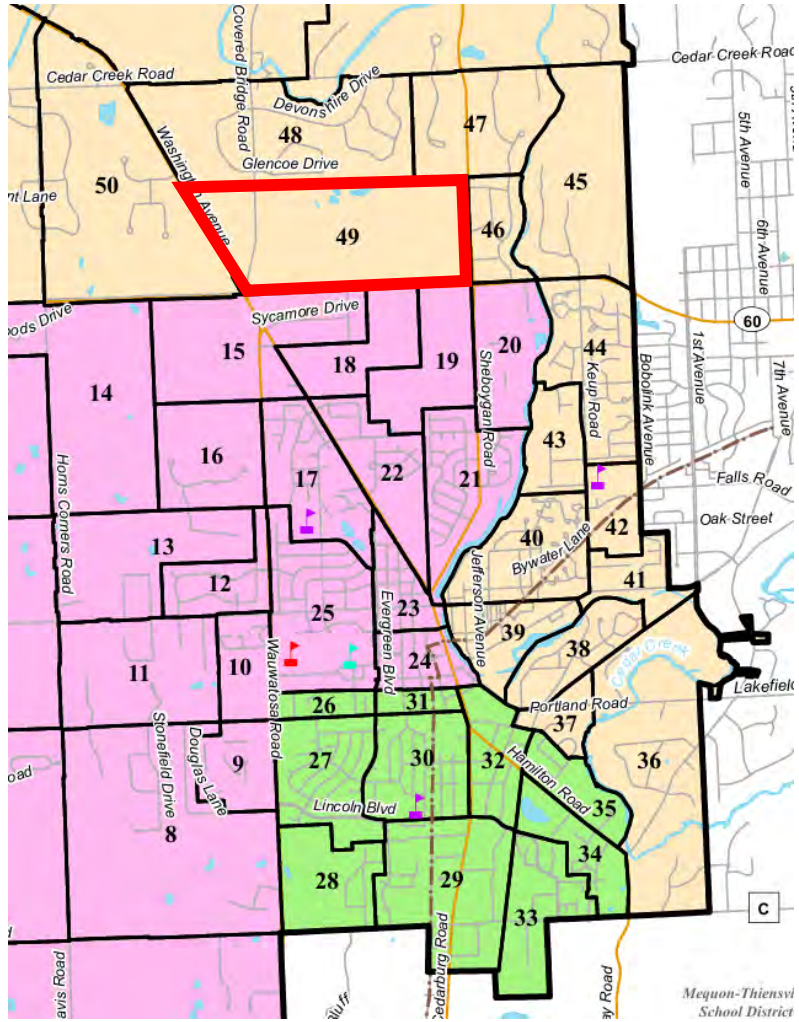
Figure 12: CSD Projected Resident Enrollment Compared to Current Building Capacities

School	Resident Student Enrollment October 2024 [1]	Resident Student Enrollment Projections [2]				Projected Enrollment Change, 2024-2040	Maximum Building Capacity [3]
		Sept. 2027	Sept. 2030	Sept. 2035	Sept. 2040		
Parkview Elementary (4K-5)	485	468	455	450	432	-53	640
Thorson Elementary (4K-5)	494	515	560	608	664	+170	640
Westlawn Elementary (4K-5)	271	266	265	258	244	-27	345
Grades 4K-5 Total	**1,250**	**1,248**	**1,280**	**1,316**	**1,341**	**+91**	**1,625**
Webster Middle (6-8)	**645**	**628**	**625**	**660**	**671**	**+26**	**860**
Cedarburg High (9-12)	**986**	**1,022**	**1,030**	**1,026**	**1,046**	**+60**	**1,260**
Grades 4K-12 Total	**2,881**	**2,898**	**2,935**	**3,002**	**3,058**	**+177**	**3,745**

No projected MS or HS capacity issues

Enrollment Projections to Current Building Capacity

- The CSD could consider attendance area shifts to better balance projected enrollment among its three elementary schools
- Most straightforward: shifting N49 from Thorson to Parkview, ideally before students emerge from the Covered Bridge development
- Shifting N49 results in projected enrollment under maximum capacity at all three schools through 2040



Elementary School Attendance Area

- Parkview
- Thorson
- Westlawn

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date: March 3, 2025

General Information:

Agenda Item: **6.B.**

Applicant/Property Owner:	Ozaukee County Lasata, in c/o County Administrator Jason Dzwinel
Requested Action:	Follow-up plans review and approval (including architecture, parking, floor area ratio, and exterior lighting) in support of their Conditional Use Permit (CUP) to add a new CBRF building/wing onto their existing RCAC buildings/campus.
Current Zoning:	I-1 Institutional and Public Service District
Current Master Plan Classification:	Governmental and Institutional
Surrounding Zoning/Land Use:	North: Bridge Rd./Single-Family Residential South: I-1 Institutional and Public Service East: Wauwatosa Rd./ I-1 Institutional and Public Service and Rs-4 Single-Family Residential West: Town of Cedarburg/Single-Family Residential
Lot Size:	~ 22.59 acres
Location:	W79 N673 N. Wauwatosa Road

Discussion:

On January 6, 2025, the Plan Commission reviewed this Conditional Use Permit (CUP) use request, along with the related building, site, landscaping, lighting, access/parking, and other related subordinate plans/details. The CUP was approved at that time, subject to the following conditions:

1) Applicant to commission a professional lighting analysis and plan, for review and approval by the Plan Commission prior to occupancy, which plan depicts full compliance with industry standards for safety as to lighting the new building and related drive/parking/entry areas. Any new lighting required under an approved lighting plan must be placed and operational prior to the start of occupancy.

2) Applicant to provide survey-based confirmation that the sum total of the floor area of the principal building and all accessory buildings, including with this proposed new addition, will not exceed 40 percent of the lot area.
3) Applicant to satisfy the requirements of the Fire, Building Inspections, Engineering, Light & Water, and Public Works Departments as to the new site and building plans.
4) Plan Commission review and approval of a revised architectural design for the building taking into account the guidance of the architect specialists to the Plan Commission.
5) If a living roof is proposed, the details and proposed timeline should be made a part of the plan submittal.
6) Full execution and recording of the CUG documents prior to start of occupancy.
7) Any new signs which may be proposed are subject to prior review, approval, and permit issuance in accordance with Chapter 5 of the Building Code – Regulation of Signs prior to placement at the site.
7) Applicant to maintain the required licensure for CBRF use in this building at all times. No other occupancy type is permitted without prior review and approval by the Plan Commission.
8) Fully detailed plans as to stall sizes, curb-stopping, and setbacks from lot lines, shall be provided by the applicant for review and approval by the Plan Commission.

At the discretion of the Plan Commission, conditions 1), 2), 4), & 8) above may be satisfied by the revised plan set (attached).

The applicant continues to work with the various applicable City staff to satisfy condition number 3) above. These departments will be asked to sign off as 'satisfied' prior to issuance of a building and/or early start footings/foundation permit.

Condition 5) above is no longer applicable. There will not be a flat or living roof in the project.

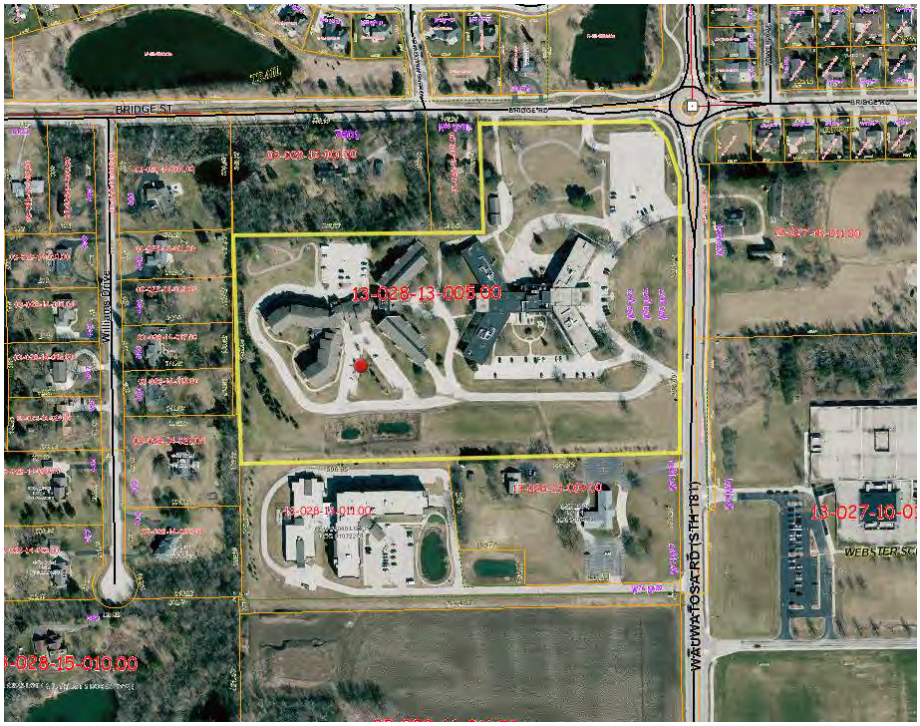
Conditions 6) & 7) will carry forward and remain applicable to the original CUP approval.

Architecture. The architect specialists to the Plan Commission met and worked with the applicant to refine the original building plans. The resulting, revised plans appear to be significantly improved considering the contextual style of the surrounding buildings, materials, use of windows, primary entrance,…and so on. The architect specialists still have a couple of comments/recommendations, such as:

- Sheet A2.2: the retaining wall is 5+ feet tall at the highest point. It would be nice to see that softened up a bit, if possible.
- Sheet A5.1: shows new storefront with an anodized finish. The model appears to show a finish on the storefront that matches the fiberglass windows, which feels appropriate. I'd recommend a powder coat finish to match the storefront.

The architect specialists on the Plan Commission can expound on the status of the current (revised) design details.

Ozaukee County GIS Aerial Image of Lasata



Google Maps Street Views of Lasata x2

Floor Area Ratio. The applicant has provided the required calculation, and the proposed Floor Area Ratio (with the new building included) is 31.2% where up to 40% is permitted.

Parking. The narrative submittal identifies a net increase in parking of 13 stalls. The details as to location of these parking stalls are clearly called out in the revised plans as to stall sizes, curb-stopping, and apparent setbacks from lot lines. One of the new parking areas is in the southwest corner of the plan along the main drive. These stalls will have vehicles pulling in forward with headlights shining toward homes to the west. It's a distance of approximately 300 feet from the stalls to the homes, and there appears to be adequate existing vegetation between them to mitigate any light trespass on the neighbors. The parking stalls are specified as 9' wide x 18'deep typical (i.e., 162 square feet). Section 13-1-82(c) of the City Code states that the "Size of each parking space shall be not less than 180 square feet, exclusive of the space required for ingress and egress". The Code does not appear to give the Plan Commission the authority to waive or modify this standard.

Lighting. The building and site lighting fixture types are detailed in the revised submittal. All the proposed fixtures are designed for downcast lighting and are not expected to create glare or trespass issues on the neighbors.

Recommendation:

The Planner recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant in this matter:

1) The proposed new lighting as presented under these revised plans must be placed and operational prior to the start of occupancy.
2) The proposed new landscaping as presented under these revised plans must be installed no later than 3 months after initial occupancy or, if seasonal weather conditions prevent this, no later than the next July 1.
3) In the event nuisance light trespass would occur as a result of vehicles parking in the new spaces being added in the southwest corner of the site, the City may request that Lasata design and install, after-the-fact, a suitable screening solution to mitigate the trespass.
4) All new and revised parking stalls shall be modified to meet the minimum standard 180 sq. ft. in area.
5) Applicant to satisfy the requirements of the Fire, Building Inspections, Engineering, Light & Water, and Public Works Departments as to the new site and building plans, prior to their sign off and issuance of a building and/or early start footings/foundation permit, including, for instance, but not necessarily limited to these comments most recently received from engineering, public works and light/water departments:
    a. After plans have been approved by the plan commission, a stormwater management plan shall be submitted to and approved by the City Engineer.
    b. Long term maintenance agreements will be needed for the ponds.
    c. Stormwater is being directed from the West pond to the East pond, can the East pond handle this?

d. Easements will be needed for all public sanitary sewer and water main on the entire Lasata site.
e. Developers' agreement will be needed for public sanitary sewer and water main.
f. Installation of public sanitary sewer and water main will require on-site inspection and as-builts.

6) Full execution and recording of the CUG documents prior to start of occupancy.
7) Any new signs which may be proposed are subject to prior review, approval, and permit issuance in accordance with Chapter 5 of the Building Code – Regulation of Signs prior to placement at the site.
8) Applicant to maintain the required licensure for CBRF use in this building at all times. No other occupancy type is permitted without prior review and approval by the Plan Commission.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W76N677 Wauwatosa Rd, Cedarburg, WI 53012

APPLICANT/BUSINESSNAME: Dimension IV Madison Design Group

APPLICANT/BUSINESS ADDRESS: 6515 Grand Teton Plaza; Suite 120 - Madison, WI 53719

STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☐ BUYER ■ OTHER Architect

PHONE: (608) 829-4457 EMAIL: Cmiller@dimensionivmadison.com

PROPERTY OWNER (IF DIFFERENT): Ozaaukee County: Jason Dzwinel

PROPERTY OWNER MAILING ADDRESS: 121 W. Main Street, Port Washington, WI 53704

PROPERTY OWNER PHONE: (262) 238-8202 PROPERTY OWNER EMAIL: jdzwinel@ozaukeecounty.gov

REQUEST FOR (CHECK ALL THAT APPLY):

- ■ CONCEPT REVIEW
- ■ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☐ OTHER _____

DESCRIBE REQUEST: Plan Commission Submittal for new CBRF Addition to Lasata Senior Care Center

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: Jason Dzwinel DATE: 12/9/2024

FOR CITY STAFF USE ONLY

TOTAL FEE: $ _____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____

APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

There being no others wishing to speak, the motion was made by Commissioner Strautmanis, seconded by Council member Fitzpatrick, to close the Public Hearing at 7:29 p.m. Motion carried on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Scholz, Council Member Fitzpatrick, and Mayor Thome voting aye.

Action:
The motion was made by Commissioner Arnett, seconded by Commissioner Scholz, to approve the Conditional Use Permit as presented for an Indoor Family Entertainment Center subject to the condition in the Planners' report but changing the "Plan Commission" to "staff" approval in conditions 1) and 4) above. The motion carried unanimously.

PUBLIC HEARING

APPLICANT/PROPERTY OWNER OZAUKEE COUNTY LASATA, IN C/O COUNTY ADMINISTRATOR JASON DZWINEL, REQUESTS CONDITIONAL USE PERMIT (CUP) APPROVAL TO ADD A NEW 16,034 SQ. FT./19-UNIT CBRF BUILDING/WING ONTO THEIR EXISTING 22.59-ACRE RCAC BUILDINGS/CAMPUS LOCATED AT W79 N673 N. WAUWATOSA ROAD.

The motion was made by Commissioner Bublitz, seconded by Commissioner Voltz, to open the Public Hearing at 7:31 p.m. The motion carried unanimously.

Planner Censky reported: The applicant's plan calls for a new building that is, at one point physically tied to the existing RCAC wing at the west end of the site. The proposed CBRF use (for 9 or more occupants) is specifically listed among the Conditional Uses that can be considered for approval in the I-1 Governmental and Institutional District.

The applicant's narrative identifies a net increase in parking of 13 stalls. Details of the parking areas are not fully fleshed out in the plans as to stall sizes, curb-stopping, and setbacks from lot lines.

The landscaping plan submitted in support of this project is thorough and thoughtful. While 7 deciduous trees are to be removed, 13 new trees are proposed to be added in their place. The foundation areas are proposed to be filled in with a variety of deciduous and evergreen shrubs and perennials.

The lighting fixture types are detailed in the submittal but a location map for the fixtures, including any new parking areas, is still needed.

No new dumpster/utility space is depicted on the plan. If this is proposed to be added in the future, the location and design details would have to be presented for Plan Commission review and approval in advance.

In terms of architecture, the proposed building is dissimilar in its roof form from the existing buildings in this group. It appears to take some of its design cues from the original building located further east on the site, vs. following, for instance, the gabled style roofs, material patterns, and

fenestration of this group. The architect specialists on the Plan Commission have been in communication with the applicant and a revised architectural design may be in the works at this time. Section 13-1-122 of the Code - Architectural review principles, standards, and procedures, provides detailed guidance as to such things as roof lines/shapes, building material selections, and building color choices, all of which are underscored with favor toward continuity within the surroundings.

During a recent meeting, Planner Censky mentioned that there was a discussion from the applicant about incorporating a living roof on the flat roof section of the proposed new building. If this flat roof remains part of the building plans, detailed information about that plan will be required.

Commissioner Strautmanis expressed a desire to maintain the same building footprint while making some changes to the architectural details and making it look (such as with respect to materials, colors, fenestration, roof line) more consistent with the existing building. Commissioner Scholz commented that the design looks institutional vs. its residential use.

Planner Censky recommends the following conditions be considered for attachment to any approval the Plan Commission may be inclined to grant in this matter:
1) Applicant to commission a professional lighting analysis and plan, for review and approval by the Plan Commission prior to occupancy, which plan depicts full compliance with industry standards for safety as to lighting the new building and related drive/parking/entry areas. Any new lighting required under an approved lighting plan must be placed and operational prior to the start of occupancy.
2) Applicant to provide survey-based confirmation that the sum total of the floor area of the principal building and all accessory buildings, including with this proposed new addition, will not exceed 40 percent of the lot area.
3) Applicant to satisfy the requirements of the Fire, Building Inspections, Engineering, Light & Water, and Public Works Departments as to the new site and building plans.
4) Plan Commission review and approval of a revised architectural design for the building taking into account the guidance of the architect specialists to the Plan Commission.
5) If a living roof is proposed, the details and proposed timeline should be made a part of the plan submittal.
6) Full execution and recording of the CUG documents prior to start of occupancy.
7) Any new signs which may be proposed are subject to prior review, approval, and permit issuance in accordance with Chapter 5 of the Building Code – Regulation of Signs prior to placement at the site.
7) Applicant to maintain the required licensure for CBRF use in this building at all times. No other occupancy type is permitted without prior review and approval by the Plan Commission.
8) Fully detailed plans as to stall sizes, curb-stopping, and setbacks from lot lines, shall be provided by the applicant for review and approval by the Plan Commission.

Commissioner Arnett mentioned as a County Board Member they have been talking about an update to Lasata for some time and will use ARPA funds. Ozaukee County would like to complete the continuum of care at the facility. Some residents' stays are short, where they have to leave the care facility for a different level of care somewhere else. Lasata would like to save them a move out, then back again by offering all levels of care on the one campus. The concept here is to keep

everyone in the facility for as long as needed. There are some financial projections where it would keep this as a profitable facility. Commissioner Arnett voiced that counties all over the state are closing these types of facilities because they are a burden on the taxpayer, but the Lasata Care Facility serves as a model for how care facilities should operate. Commissioner Arnett is in full support of this facility and thinks it's a real amenity to the county for folks to be able to age in place near their families.

There being no others wishing to speak, A motion was made by Council Member Fitzpatrick, seconded by Commissioner Bublitz, to close the Public Hearing at 7:49 p.m. Motion carried on a roll call vote with Commissioners Arnett, Voltz, Strautmanis, Bublitz, Scholz, Council member Fitzpatrick, and Mayor Thome voting aye.

Action:
The motion was made by Commissioner Arnett, seconded by Council Member Fitzpatrick to approve the request for a Conditional Use Permit subject to the Planners' conditions. The motion carried unanimously.

APPLICANT BLIND HORSE WINERY, IN C/O ARCHITECT JASON AHRENS WITH DISTINCTIVE DESIGN STUDIO, REQUESTS USE, SITE PLAN, AND ARCHITECTURAL PLAN AMENDMENT APPROVAL TO ADD THE ACCESSORY USES/STRUCTURES OF PERMANENT FOOD TRUCK/TRAILER, AND OUTDOOR WALK-IN FREEZER, TO THEIR RECENTLY APPROVED TASTING ROOM BUILDING/SITE/USE LOCATED AT W63 N674 WASHINGTON AVENUE. THIS PROPERTY IS OWNED BY ORMSBY ACQUISITIONS LLC.

Planner Censky reported: The applicant has withdrawn their application for the food truck/trailer. The outdoor walk-in freezer was conditionally approved by the Plan Commission on December 2, 2024.

APPLICANT FAITH LUTHERAN CHURCH, IN C/O CHURCH COUNCIL VICE PRESIDENT THOMAS SEAR, REQUESTS THAT THE CITY DISCONTINUE AND VACATE THE SOUTHMOST 130+/- FEET OF GRANT AVENUE AND REVERT TITLE/OWNERSHIP OF SUCH LANDS TO THE ABUTTING PROPERTY OWNER(S). THE CURRENT OWNER OF THE PUBLIC WAY PROPOSED TO BE DISCONTINUED AND VACATED IS THE CITY OF CEDARBURG.

Planner Censky reported: The applicant requests Plan Commission support in their request to have the City vacate this piece of unconstructed public road right-of-way and revert ownership thereof to Faith Lutheran Church as the owners of all the abutting lands.

It appears there are two methods to initiate this process:

1) Upon the written petition of the owners of all the frontage of the lots and lands abutting upon the public way sought to be discontinued, and of the owners of more than one-third of the frontage of the lots and lands abutting on that portion of the remainder of the public way which lies within 2,650 feet of the ends of the portion to be

DIMENSION IV
Madison Design Group
architecture · interior design · planning

December 9th, 2024

Plan Commission
City of Cedarburg
W63N645 Washington Ave.
Cedarburg, WI 53012

Sent via email: thanaman@cityofcedarburg.wi.gov

RE: Lasata Senior Living Campus new CBRF Building

Dear Cedarburg Plan Commission,

Please find enclosed plans for the proposed new Community Based Residential Facility (CBRF) Building at the Lasata Senior Living Campus for your review and comments. The new CBRF's design is intended to complement the existing facility in its form and material selection.

For Lasata, This CBRF will close the loop in providing a continuum of care to current residents who desire to transition to assisted living and memory care assisted living, all within the Lasata Senior Living Campus.

- Project Area
  - The proposed CBRF is approximately 16,000 square feet, housing 21 residents with residential and service spaces.
  - The new building will be located adjacent to the existing Residential Care Apartment Complex (RCAC) building at Lasata and connected with a passageway.
- Lot Landscaping
  - Landscaping along the internal Lasata driveway will maintain the landscaping standards of the Lasata campus, providing attractive landscaping along the internal drive and at building entrances.
  - The new CBRF's patio will be landscaped with (4) broadleaf deciduous and 4 upright evergreen trees and a variety of flowering deciduous shrubs, perennial and perennial grasses to make the outdoor space attractive and comfortable for residents.
  - Additional landscaping along with visitor parking spaces at the improved circle drive drop of to the east of the RCAC Building will create a more attractive and inviting location for visitors.
  - The plant material selections for the project scope were made to create a high-interest, multi-season, low-maintenance landscape that would maximize interest and enjoyment for the residents of the Lasata CBRF. Plants were chosen to engage all the senses. The plan utilizes a variety of textures, scents, colors, as

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p 608.829.4444
f 608.829.4445

dimensionivmadison.com

well as plants that make pleasant sounds as wind rustles their leaves, needle and panicles. Providing seasonal interest allows people to connect with the cycle of nature so special consideration was given to the plant material selection for a variety of leaf and needle color, as well as bloom color and fruit color.

- Lighting
    - Site lighting will be improved along the new drive to access the Existing RCAC Porte Cochere and the New CBRF's Porte Cochere. Lighting is provided by bollards along the sidewalk.
    - On the CBRF's patio, bollard lighting is also used to illuminate the egress routes to the ramp or stairs from the patio down to the internal road level.
    - Light fixtures have been added above the exit doors on the south side of the new CBRF building to illuminate the egress path.
- Driveways
    - The existing driveway serving the RCAC Building's porte cochere will be modified to allow the location for the footprint of the new CBRF building.
    - The existing parking lot that includes one-way drives with angled parking will be removed for the new building and a new parking lot with a two way drive which will be located on the northeasterly side of the new building. The two-way drive will provide access to both the existing and the new CBRF's porte cochere. The southern two-way drive will remain to continue to provide access to the existing rear parking lot.
- Draining
    - The site currently drains southerly via storm sewer to a dual-cell storm water management pond located south of the existing parking lot and RCAC building. As part of this project, the new building, parking lot and drives will continue to drain to the existing storm water management pond via relocated storm sewer as well as existing storm sewer that is to be reused. In order to meet the performance standards of the City of Cedarburg for redevelopment, the existing storm water pond will be modified with a new outlet structure to meet storm water quantity and quality requirements. A storm water management plan has been created and submitted for review and approval with respect to City ordinance.
- Lot surfacing
    - All new internal drives and parking will be constructed with asphalt pavement with curb and gutter. All new sidewalks shown, both raised and surface, will be constructed of concrete and has been designed to provide ADA access around the new building.
- Operating Information
    - This facility will be staffed 24 hours a day with a varying staff of Registered Nurses (RNs), Licensed Practical Nurses (LPNs), Resident Assistants (RA's) and licensed administrative/operational staff.

  - The CBRF will serve residents with a varying levels of capabilities and health concerns.
  - Most of the 21 units will accommodate a single individual, however there will also be a limited number that can accommodate couples.
- Pre-Construction Schedule
  - Construction is planned to begin in May 2025, we anticipate 10-month construction and the project to be completed in March 2026.
  - Please see attached Pre-Construction Schedule.
- Estimate of Project Value including Site Improvement Costs
  - The current Estimate of Project Value including Site Improvement Costs is ~5M.
- Impacts on Utilities
  - Existing water main currently located within the parking lot will be removed and relocated southerly to accommodate the new building expansion. The water service is to remain online during relocation using wet tap style connections so as to not interrupt service to the existing facilities. Sanitary sewer currently exists on the Lasata Campus and will be extended within property boundaries to service the new building.
- Traffic flow considerations
  - Our team does not anticipate significant changes to traffic flow due to the addition of 21 CBRF Residences. Residents of the new building will not maintain a car.
  - Parking; although 20 parking stalls will be removed as part of reconfiguring the existing drive at the RCAC, 33 stalls will be added for a net increase of 13 stalls. 17 new stalls will be created along the reconstructed entry drive. 8 additional stalls will be created along the internal driveway and 8 new stalls will be created at the circle drive to the east of the RCAC.

Thank you for your time and review, Please let me know if you have any questions.

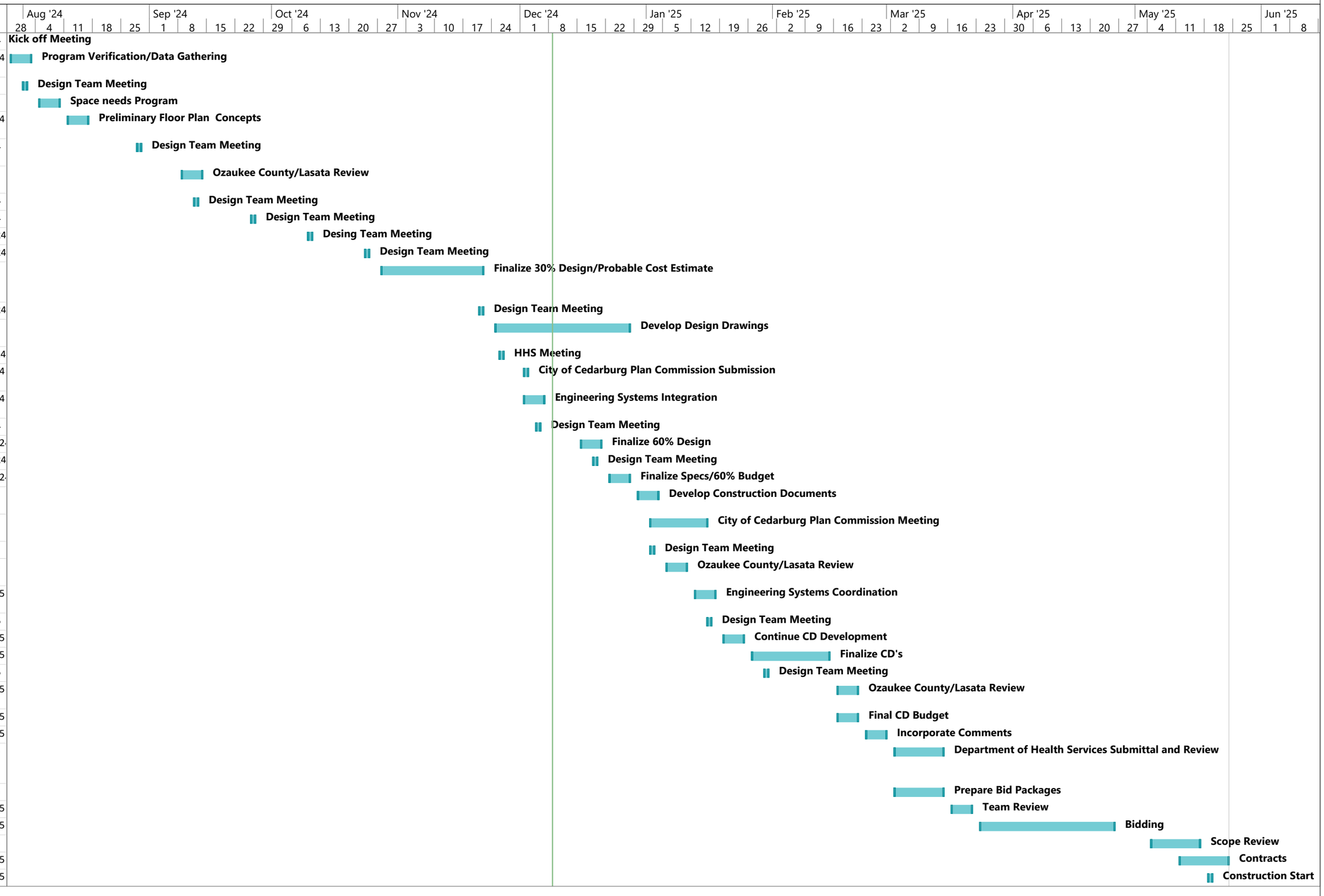
Sincerely,

Carl Miller
Architect / Principal
Dimension IV Madison Design Group

CC: Jason Dzwinel, Jason Wittek, Barton Smith, Andy Klimpel, Jerry Bourquin, Randy Bruckner

Lasata Preconstruction

ID	Task Name	Start
1	Kick off Meeting	Thu 7/25/24
2	Program Verification/Data	Mon 7/29/24
6	Design Team Meeting	Thu 8/1/24
7	Space needs Program	Mon 8/5/24
3	Preliminary Floor Plan Concepts	Mon 8/12/24
10	Design Team Meeting	Thu 8/29/24
9	Ozaukee County/Lasata Review	Mon 9/9/24
8	Design Team Meeting	Thu 9/12/24
17	Design Team Meeting	Thu 9/26/24
18	Desing Team Meeting	Thu 10/10/24
19	Design Team Meeting	Thu 10/24/24
4	Finalize 30% Design/Probable Cost Estimate	Mon 10/28/24
35	Design Team Meeting	Thu 11/21/24
5	Develop Design Drawings	Mon 11/25/24
36	HHS Meeting	Tue 11/26/24
11	City of Cedarburg Plan Commission Submission	Mon 12/2/24
12	Engineering Systems Integration	Mon 12/2/24
23	Design Team Meeting	Thu 12/5/24
13	Finalize 60% Design	Mon 12/16/2
37	Design Team Meeting	Thu 12/19/24
14	Finalize Specs/60% Budget	Mon 12/23/2
20	Develop Construction Documents	Mon 12/30/24
15	City of Cedarburg Plan Commission Meeting	Thu 1/2/25
38	Design Team Meeting	Thu 1/2/25
16	Ozaukee County/Lasata Review	Mon 1/6/25
21	Engineering Systems Coordination	Mon 1/13/25
39	Design Team Meeting	Thu 1/16/25
22	Continue CD Development	Mon 1/20/25
24	Finalize CD's	Mon 1/27/25
40	Design Team Meeting	Thu 1/30/25
25	Ozaukee County/Lasata Review	Mon 2/17/25
26	Final CD Budget	Mon 2/17/25
27	Incorporate Comments	Mon 2/24/25
28	Department of Health Services Submittal and Review	Mon 3/3/25
29	Prepare Bid Packages	Mon 3/3/25
30	Team Review	Mon 3/17/25
31	Bidding	Mon 3/24/25
32	Scope Review	Mon 5/5/25
33	Contracts	Mon 5/12/25
34	Construction Start	Mon 5/19/25



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LASATA SENIOR LIVING CAMPUS - NEW CBRF

677 Wauwatosa Rd,
Cedarburg, WI 53012

PROJECT 3D OVERVIEW

VICINITY MAP

STATE MAP

PROJECT/BUILDING DATA

BUILDING AREAS
TOTAL BUILDING AREA = 15,668 GSF

BUILDING HEIGHT
TOTAL BUILDING HEIGHT = 24'-8"
NUMBER OF STORIES = 1 STORY

CONSTRUCTION TYPE
TYPE 5A

SPRINKLERS
BUILDING IS FULLY SPRINKLERED NFPA13

SITE DATA

ZONING: I-1 : INSTITUTIONAL AND PUBLIC SERVICE DISTRICT

ADDRESS: 677 WAUWATOSA RD,
CEDARBURG, WI 53012

SQUARE FOOTAGES

- LASATA CARE CENTER	= 130,418 SF
- LASATA HEIGHTS PH1	= 91,776 SF (EST)
- LASATA HEIGHTS PH2	= 67,814 SF
- OUTBUILDINGS (GAZEBO, SHED, GARAGE)	= 500 SF (EST)
- PROPOSED CBRF ADDITION	= 15,668 SF
TOTAL	= 306,176 SF

SITE COVERAGE

- TOTAL BUILDING AREA		= 306,176 SF
- TOTAL SITE AREA	= 22.476 AC	= 979,054 SF
- FLOOR AREA RATIO		= 31.2% FAR

Architecture : **Dimension IV - Madison Design Group**
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
p: 608.829.4444 www.dimensionivmadison.com

Construction Manager: **Altius Building Co.**
325 E. Chicago Street, Suite 300, Milwaukee, WI 53202
p: 262.641.8811 www.altiusbuildingco.com

Civil Engineering: **CJ Engineering**
9205 West Center Street, Suite 214, Milwaukee, WI 53222
p: 414.443.1312

MEP Engineering: **JDR Engineering**
5525 Nobel Drive, Suite 110, Madison, WI 53711
p: 608.277.1728

Structural Engineering: **MP-Squared Structural Engineering**
583 D'Onofrio Drive, Suite 201, Madison, WI 53719
p: 608.821.4770

Landscape Design : **Insite Landscape Design**
11525 W. North Avenue, Suite 1B, Wauwatosa, WI 53226
p: 414.476.1204 www.insitedesigninc.com

LIST OF DRAWINGS

G1.0	COVER PAGE
C1.0	SITE PLAN
C1.1	EMERGENCY ACCESS PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE EROSION CONTROL PLAN
C5.0	SITE DETAILS
S1.0	EXISTING CONDITIONS MAP
LSP1.0	GENERAL NOTES, SITE INFORMATION, AND PLANT MATERIAL TABLES
LSP1.1	PROPOSED LANDSCAPE PLAN
LSP1.2	PLANTING DETAILS
AS1	SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A5.0	ADJACENT BUILDING PHOTOS
A5.1	MATERIAL BOARD
A6.0	3D BUILDING VIEWS
A6.1	3D BUILDING VIEWS
A6.2	RENDERINGS
E0.1	SITE PLAN - ELECTRICAL
ELC0.1	SITE PLAN - LIGHTING CALCULATIONS

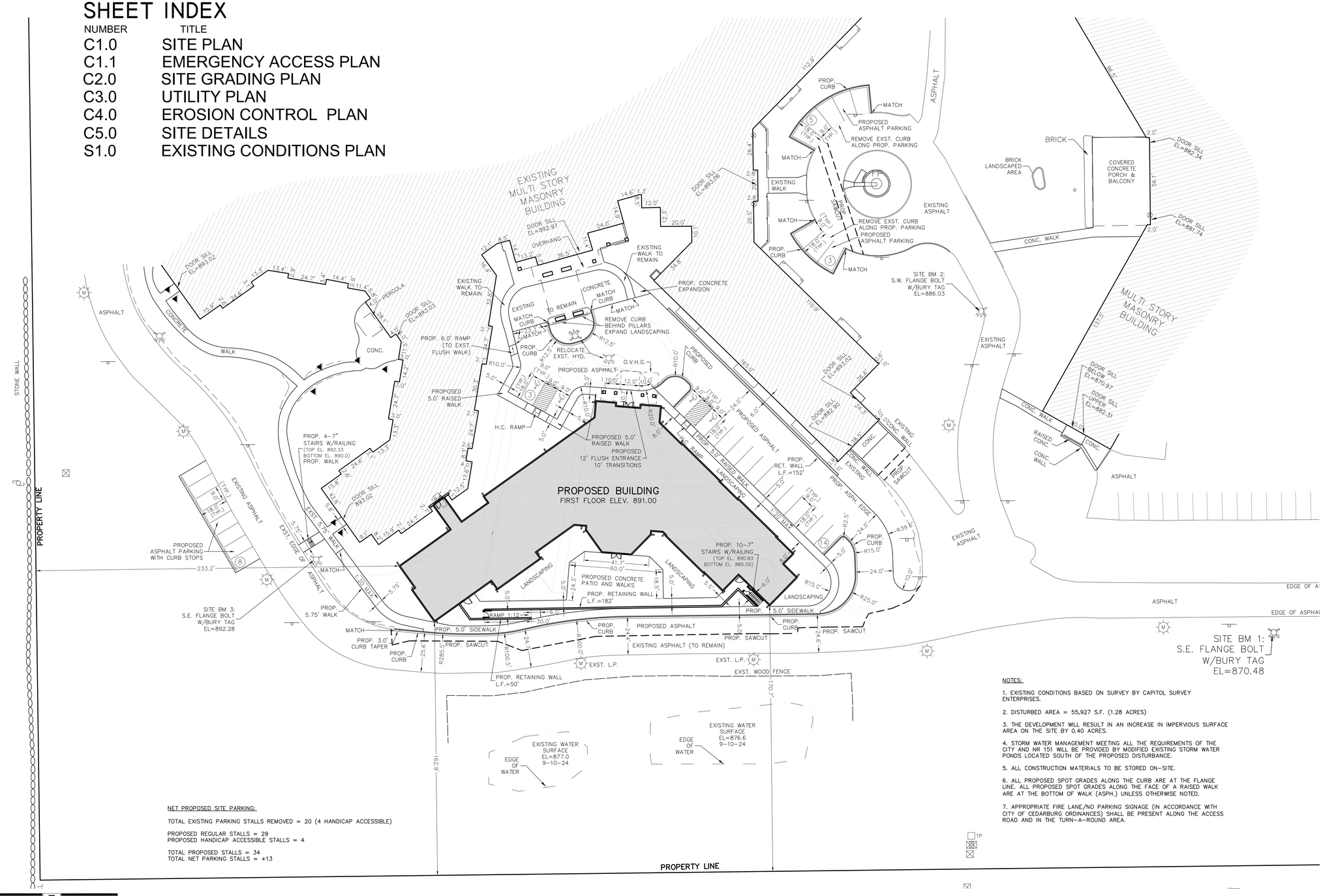
PLAN COMMISSION SUBMITTAL R-1

2/14/2025 PROJECT # 24039

G1.0

SHEET INDEX

NUMBER	TITLE
C1.0	SITE PLAN
C1.1	EMERGENCY ACCESS PLAN
C2.0	SITE GRADING PLAN
C3.0	UTILITY PLAN
C4.0	EROSION CONTROL PLAN
C5.0	SITE DETAILS
S1.0	EXISTING CONDITIONS PLAN



NET PROPOSED SITE PARKING:

TOTAL EXISTING PARKING STALLS REMOVED = 20 (4 HANDICAP ACCESSIBLE)

PROPOSED REGULAR STALLS = 29
PROPOSED HANDICAP ACCESSIBLE STALLS = 4

TOTAL PROPOSED STALLS = 34
TOTAL NET PARKING STALLS = +13

NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. DISTURBED AREA = 55,927 S.F. (1.28 ACRES)
3. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 0.40 ACRES.
4. STORM WATER MANAGEMENT MEETING ALL THE REQUIREMENTS OF THE CITY AND NR 151 WILL BE PROVIDED BY MODIFIED EXISTING STORM WATER PONDS LOCATED SOUTH OF THE PROPOSED DISTURBANCE.
5. ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
6. ALL PROPOSED SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE. ALL PROPOSED SPOT GRADES ALONG THE FACE OF A RAISED WALK ARE AT THE BOTTOM OF WALK (ASPH.) UNLESS OTHERWISE NOTED.
7. APPROPRIATE FIRE LANE/NO PARKING SIGNAGE (IN ACCORDANCE WITH CITY OF CEDARBURG ORDINANCES) SHALL BE PRESENT ALONG THE ACCESS ROAD AND IN THE TURN-A-ROUND AREA.

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha WI 53188
PH. (262) 513-0666
www.cj-engineering.com

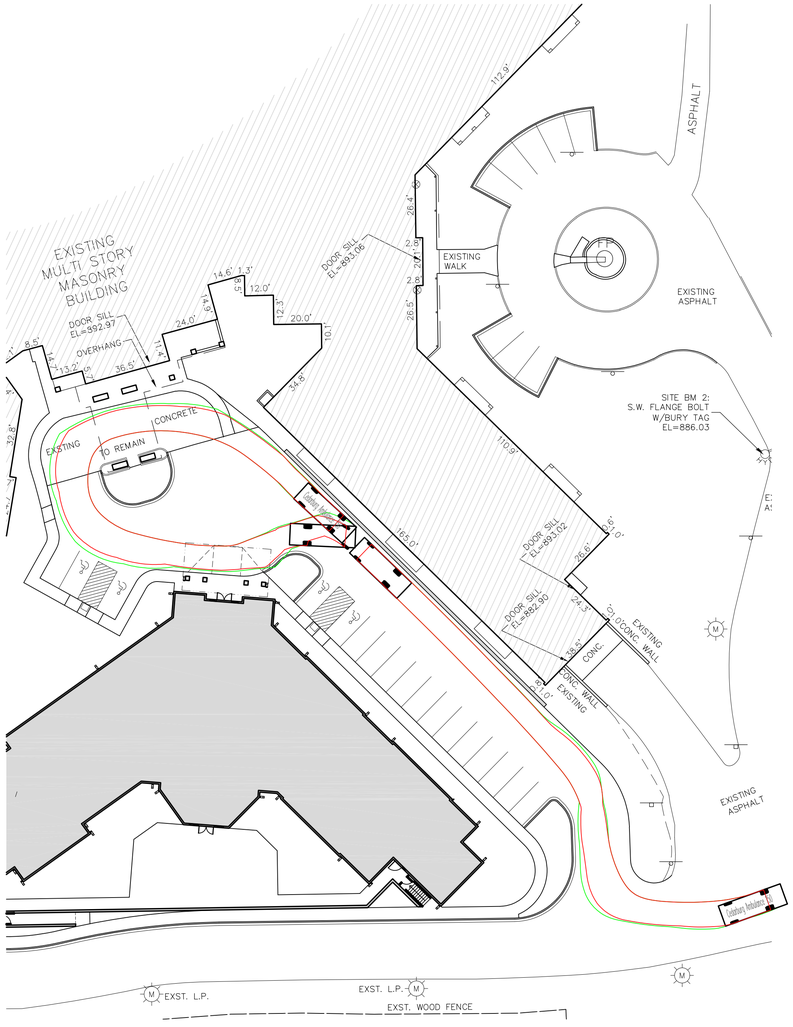
LASATA - CBRF
W79N673 WAUWATOSA ROAD, CEDARBURG, WISCONSIN

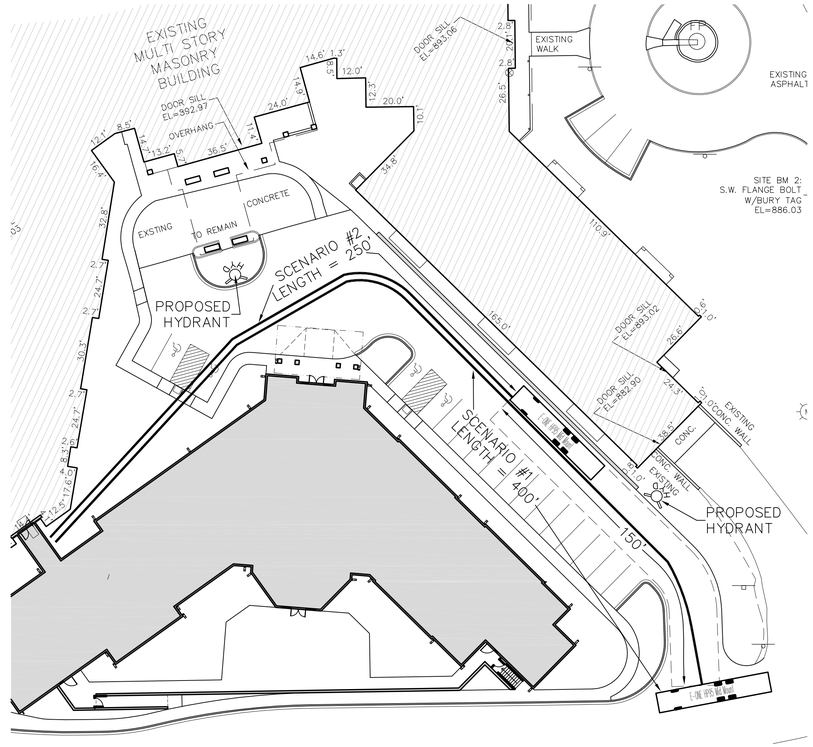
CJE NO.: 2444R5
DECEMBER 9, 2024
DECEMBER 18, 2024
FEBRUARY 14, 2025

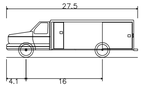
DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SITE PLAN

C1.0







Cedarburg Ambulance 150

Overall Length	27.500ft
Overall Width	9.000ft
Overall Body Height	7.853ft
Min Body Ground Clearance	1.436ft
Track Width	9.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	27.400ft

NOTE:

1. APPROPRIATE FIRE LANE/NO PARKING SIGNAGE (IN ACCORDANCE WITH CITY OF CEDARBURG ORDINANCES) SHALL BE PRESENT ALONG THE ACCESS ROAD AND IN THE TURN-A-ROUND AREA.

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft

CODE:

PER NFPA 1 (2024) 18.2.3.2.2.1
WHERE BUILDINGS ARE PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THAT IS INSTALLED IN ACCORDANCE WITH NFPA 13, NFPA 13R OR NFPA 13D, THE DISTANCE IN 18.2.3.2.2. SHALL BE PERMITTED TO BE INCREASED TO 450 FT.

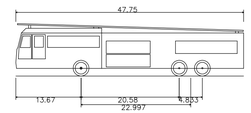
NFPA 1 (2024) 18.2.3.2.2
FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150 FT FROM FIRE APPARATUS ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

COMPLIANCE:

SCENARIO #1:
FIRE APPARATUS TRUCK HAS STOPPED AT THE ENTRANCE OF THE PROPOSED DRIVE. THE DISTANCE FROM THE APPARATUS TO THE FURTHEST PORTION OF AN EXTERIOR WALL OF THE EXISTING AND PROPOSED BUILDING IS 400', SATISFYING NFPA 18.2.3.2.2.1

SCENARIO #1:
FIRE APPARATUS TRUCK HAS STOPPED 150' FROM THE INTERSECTION AT A THEORETICAL DEAD END. THE DISTANCE FROM THE STOPPED APPARATUS TO THE FURTHEST PORTION OF AN EXTERIOR WALL OF THE EXISTING AND PROPOSED BUILDING IS 250', SATISFYING NFPA 18.2.3.2.2.1

A VEHICLE TRACKING MOVEMENT OF THE FIRE APPARATUS TRUCK DESCRIBED BELOW HAS THE CAPABILITY OF PERFORMING A "Y" TURN AT THE AREA NORTH OF THE PROPOSED BUILDING AS ILLISTRATED BY THIS EXHIBIT



Cedarburg Truck 159

Overall Length	47.750ft
Overall Width	9.500ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.597ft
Track Width	9.500ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha WI 53188
PH: (262) 513-0666
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N

LASATA - CBRF

W79N673 WAUWATOSA ROAD, CEDARBURG, WISCONSIN

CJE NO.: 2444R5
DECEMBER 9, 2024
DECEMBER 18, 2024
DECEMBER 23, 2024
FEBRUARY 14, 2025

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EMERGENCY ACCESS

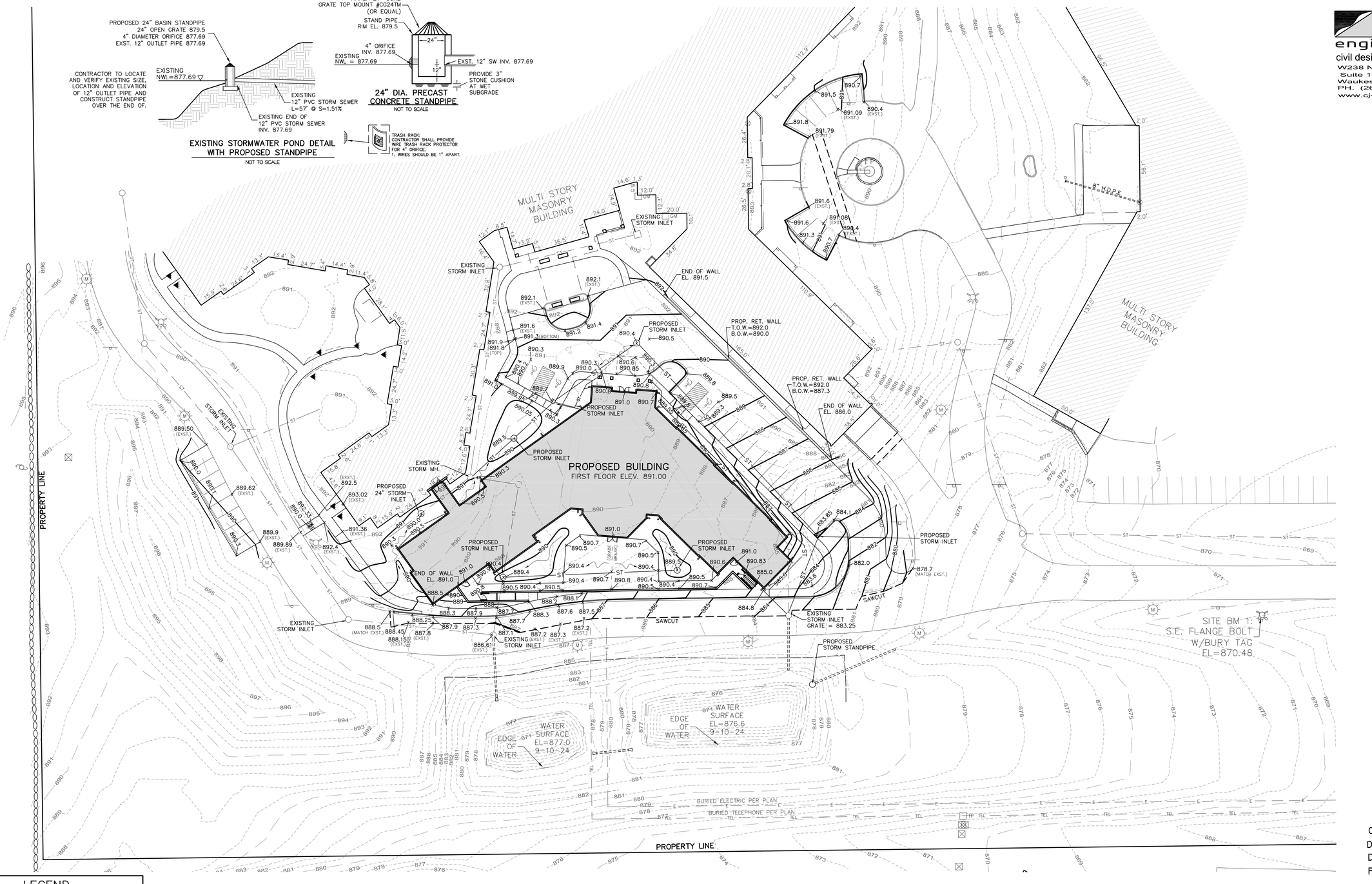
C1.1

EXISTING STORMWATER POND DETAIL
WITH PROPOSED STANDPIPE

NOT TO SCALE

24" DIA. PRECAST
CONCRETE STANDPIPE

NOT TO SCALE



LEGEND

- PROPOSED SAW CUT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED GRADE
- DRAINAGE PATTERN
- BURIED GAS MAIN
- BURIED TELE
- BURIED ELECTRIC

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GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

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SITE GRADING PLAN C2.0

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GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft

N

RIM=890.78
15" NE=884.93
15" SE=884.92

EXISTING STM. C.B.
15" NW=884.11
15" SE=884.08

EXST. STORM C.B.
RIM=888.94
15" NW=883.14
15" SE=883.07
4" W=883.96
4" E=883.97

PROPOSED 24" STM. INLET #1 GRATE=890.0
CONTRACTOR TO CONSTRUCT INLET OVER EXISTING 6" STM. 6" SW & NE INV. ±888.0

PROPOSED 8" INSERTION GATE VALVE; CONTRACTOR TO LOCATE EXISTING TEE & PROVIDE 8" INSERTION GATE VALVE EAST OF TEE FOR PROPOSED 8" WATER MAIN SERVICE TO NEW BUILDING ADDITION. FINAL LOCATION OF 8" WATER SERVICE TO NEW BUILDING BY CONTRACTOR. INV. EL. ±884.0

EXST. HYD.

CAUTION! EXISTING TEE & 8" VALVE TO REMAIN. EXISTING VALVE FOR PUBLIC WATER MAIN TO THE SOUTH

EXST. STORM C.B. #11
RIM=888.66
15" NW=881.68
15" SE=881.66

PROPOSED CONNECTION
PROPOSED 8" WET TAP CONNECTION
EXST. 8" INV. ±879.0
NOTE: CONTRACTOR TO VERIFY EXISTING PUBLIC 8" W.M. SIZE, LOCATION AND ELEVATION AND MAKE WET TAP TEE CONNECTION WITH 8" GATE VALVE

EXST. 15" H.D.P.E.

EXST. 8" WATERMAIN PER PLAN

15" H.D.P.E.

MULTI STORY MASONRY BUILDING

RIM=891.71
4" E=889.26
8" S=889.11

PROPOSED STM. INLET #4 GRATE=889.7
10" NE INV. 886.17
4" E INV. 887.00
10" SW INV. 886.25

PROPOSED 10" STM. SEWER L=36' @ S=2.50%

EXST. STM. MH. #2
RIM=891.48
6" SW INV. 887.65
8" N INV. 887.61
8" E INV. 887.60 (REMOVE)
10" NE INV.887.60 (PROPOSED)
EXST. 6" STM. SEWER (TO REMAIN) L=38' @ S=1%±

PROP. DOWN SPOUTS SPILL TO GRADE TOWARDS INL. #1

PROPOSED 10" STM. SEWER L=32' @ S=1.09%

PROPOSED STM. INLET #3 GRATE=889.5
10" NE INV. 886.60
10" SW INV. 886.70

EXST. STM. TO BE REMOVED

PROPOSED STM. INLET #10 GRATE=889.4
10" E INV. 885.75
12" S INV. 882.0 (EXST) CONSTRUCT OVER EXST. STM. SEWER

PROP. DOWN SPOUTS SPILL TO GRADE TOWARDS INL. #10

PROPOSED BUILDING
FIRST FLOOR ELEV. 891.00

EXISTING W.M. TO BE REMOVED/ ABANDONED

EXST. STM. TO BE ABANDONED OR REMOVED

PROP. DOWN SPOUTS SPILL TO GRADE TOWARDS INL. #3

PROP. DOWN SPOUTS SPILL TO GRADE TOWARDS INL. #9

8" SAN. INV. 879.35 (PROP. A.T.A. BUILDING)

EXST. STM. TO BE REMOVED

PROPOSED STM. INLET #9 GRATE=889.5
10" W INV. 886.00

PROPOSED 10" STM. SEWER L=110' @ S=0.23%

EXST. 15" H.D.P.E.

PROPOSED 8" HORIZONTAL DEFLECTION

EXTEND GAS SERVICE TO SW CORNER OF PROP. BUILDING. VERIFY WITH UTILITY CO.

EXISTING 12" STM. SEWER L=36' @ S=4.0%

EXST. C.B. #12
RIM=886.61
12" N INV. 880.56
15" NW INV. 880.16
18" S INV. 879.96

EXST. STM. END SECTION #13
I.E.=877.54

EXST. 18" ADS I.E.=877.86

WATER SURFACE EL=877.0 9-10-24

EDGE OF WATER

PROP. 8" G.V.

PROP. 8" WATER MAIN

CONTRACTOR TO VERIFY LOCATION OF EXST. GAS, ELECTRICE AND TELE. UNDERGROUND LINES AND RELOCATE AS NECESSARY. COORDINATE WITH UTILITY CO.

EXST. 18" ADS I.E.=877.75

WATER SURFACE EL=876.6 9-10-24

EDGE OF WATER

EXST. 12" END SEC. #8 I.E.=877.50

EXST. 12" PVC I.E.=877.69

PROPOSED 24" STANDPIPE GRATE=879.5
4" ORIFICE INV. 877.69
12" NE INV. 877.69 – EXISTING

EXISTING STM. C.B. #7
RIM=883.25
8" N INV. 878.88 (REMOVE)
6" NW INV. 880.50 (PROPOSED FROM DOWNSPOUTS)
12" NE INV. 878.75 (PROPOSED)
12" S INV. 878.65

EXST. 12" PVC I.E.=876.83

EXST. 12" P.V.C.

PROPOSED 8" SANITARY SEWER 197' @ S=0.52%

RIM=883.32
12" SE=865.27
4" W=873.02

4" P.V.C.

EXST. SAN. MH #1
RIM=891.58
8" NW=877.67
8" NE=877.52
8" SE=877.62 (PROPOSED)
CONTRACTOR TO LOCATE AND VERIFY EXISTING MH LOCATION AND INVERT ELEVATIONS AND MAKE CONNECTION. MODIFY BENCH TO ACCOMMODATE NEW CONNECTION

I.E.=881.04

8" H.D.P.E.

8" P.V.C. SAN

NOTE: VERIFY MIN. SEPARATION DISTANCE. RELOCATE STORM AS NECESSARY

8" SAN. INV. 879.4 CROSSING

PROP. 8" 45° W.M. BEND

PROPOSED 10" STM. SEWER L=170' @ S=2.24%

SANITARY SEWER INSULATION FROM PROP. BLDG. PER SPS 382.30(1)(c)3.a. (SEE DETAIL)

10" UPS-REW OR MHP PER SPS 382.30(1)(c)3.a. (SEE DETAIL)

PROPOSED GAS LINE (VERIFY WITH UTILITY CO.) PER SPS 382.30(1)(c)3.a. (SEE DETAIL)

SEE DETAIL "A"

SEE DETAIL "B"

PROPOSED SANITARY MH #2
RIM=883.0
8" NW INV. 878.65
8" SW INV. 878.75

EXST. 8" WATERMAIN PER PLAN

PROPOSED 8" SANITARY SEWER 115' @ S=0.52%

PROP. 8"-45° W.M. BEND

PROP. 8"X8" W.M. TEE W/8" G.V. NW

PROPOSED 12" STM. SEWER L=52' @ S=3.85%

PROPOSED STM. INLET #6 GRATE=883.85
10" NW INV. 880.95
12" SW INV. 880.75

EXISTING C.B.
RIM=874.54
12" NW=864.32
15" E=864.24

BURIED GAS PER PLAN

SITE BM 1:
S.E. FLANGE BOLT W/BURY TAG
EL=870.48

12" P.V.C. ST

MULTI STORY MASONRY BUILDING

SITE CROSSINGS:

C1 PROP. 8" SAN. INV. 879.15
EXST. 8" W.M. INV. 875.2

C2 PROP. 8" SAN. INV. 879.17
PROP. 8" W.M. INV. 876.5

C3 PROP. 8" SAN. INV. 879.23
PROP. 10" ST. INV. 881.1

C4 PROP. 8" W.M. INV. 877.2
PROP. 12" ST. INV. 879.8

C5 PROP. 8" W.M. INV. 878.5
EXST. 12" ST. INV. 881.0

PROPERTY LINE

BURIED ELECTRIC PER PLAN

BURIED TELEPHONE PER PLAN

EXISTING 8" PUBLIC W.M. IN 20' W.M. EASEMENT

WATER MAIN CONNECTION DETAIL "B"
N.T.S.

CAUTION!! EXISTING TEL. & ELEC.

EXST. 8" W.M. PER PLAN TO REMAIN

PROPOSED 8"X8" WET TAP CONNECTION W/8" GATE VALVE EXST. INV. ±884.7

PROPOSED 8" W.M.

8" INSERTION GATE VALVE OVER EXISTING 8" MAIN SOUTH OF WET TAP CONNECTION

PROPOSED 8"-90° BEND 8"X6" REDUCER WEST

NOTE: CONTRACTOR TO VERIFY EXISTING 8" W.M. SIZE, LOCATION AND ELEVATION PRIOR TO CONNECTIONS

PROPOSED HYDRANT 4.0' BEHIND BACK OF CURB. NOZZLE EL. 893.8 SHOE INV. 888.6* (*VERIFIY EXST. 8" W.M. EL.) 6" HYDRANT LEAD

EXST. W.M. TO BE ABANDN./REMOVED

WATER MAIN CONNECTION DETAIL "A"
N.T.S.

PROPOSED HYDRANT 4.0' BEHIND EDGE OF PAVE. NOZZLE EL. 887.5 SHOE INV. 875.5* (*VERIFIY EXST. 8" W.M. EL.) 6" HYDRANT LEAD

EXST. W.M. TO BE ABANDONED/REMOVED

PROPOSED 8"-90° BEND 8"X6" REDUCER NORTH

8" INSERTION GATE VALVE OVER EXISTING 8" MAIN WEST OF WET TAP CONNECTION

NOTE: CONTRACTOR TO VERIFY EXISTING 8" W.M. SIZE, LOCATION AND ELEVATION PRIOR TO CONNECTIONS

PROPOSED 8" SAN. SEWER

PROPOSED EDGE OF ASPHALT

EXST. 8" W.M. PER PLAN TO REMAIN

PROPOSED 8"X8" WET TAP CONNECTION W/8" GATE VALVE EXST. INV. ±874.5

PROPOSED 8" W.M.

LEGEND

- PROPOSED SAW CUT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- BURIED GAS MAIN
- OVER HEAD WIRE
- BURIED ELECTRIC

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NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF CEDARBURG REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
5. STORM SEWER: PVC ASTM D3034, RCP ASTM C76, OR ADS N-12 HDPE
   SANITARY SEWER: PVC ASTM D3034, SDR 35
   *WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)
   *MATERAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.

NOTES (CONTINUED):

6. ALL WATER SERVICE PIPING TO HAVE A MINIMUM OF 6 FEET OF COVER.
7. THE PROPOSED STORM SEWER ALONG THE NORTHWEST, NORTH AND NORTHEAST SIDE OF THE PROPOSED BUILDING HAS BEEN DESIGN FOR THE 100-YEAR STORM EVENT.
8. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2r).
9. PROPOSED DOWNSPOUT(S) LEADS TO BE MINIMUM 4" AT ⅛"/FT. UNLESS OTHERWISE SHOWN.
10. WATER MAIN TO REMAIN ACTIVE TO EXISTING BUILDINGS AND HYDRANTS ON SITE. CONTRACTOR TO UTILIZE WET TAP TEE CONNECTIONS AND INSERTION VALVES TO MAINTAIN CONSTANT SITE WATER SUPPLY.
11. CONTRACTOR TO USE CRETEX PRO RINGS FOR ALL MANHOLE ADJUSTING RINGS
12. CONTRACTOR TO USE ADAPTOR INC. INTERNAL/EXTERNAL SEAL FOR SANITARY MANHOLES.
13. RELOCATED WATER MAIN IS PUBLIC WATER MAIN.

CJE NO.: 2444R5
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SITE UTILITY PLAN

C3.0

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

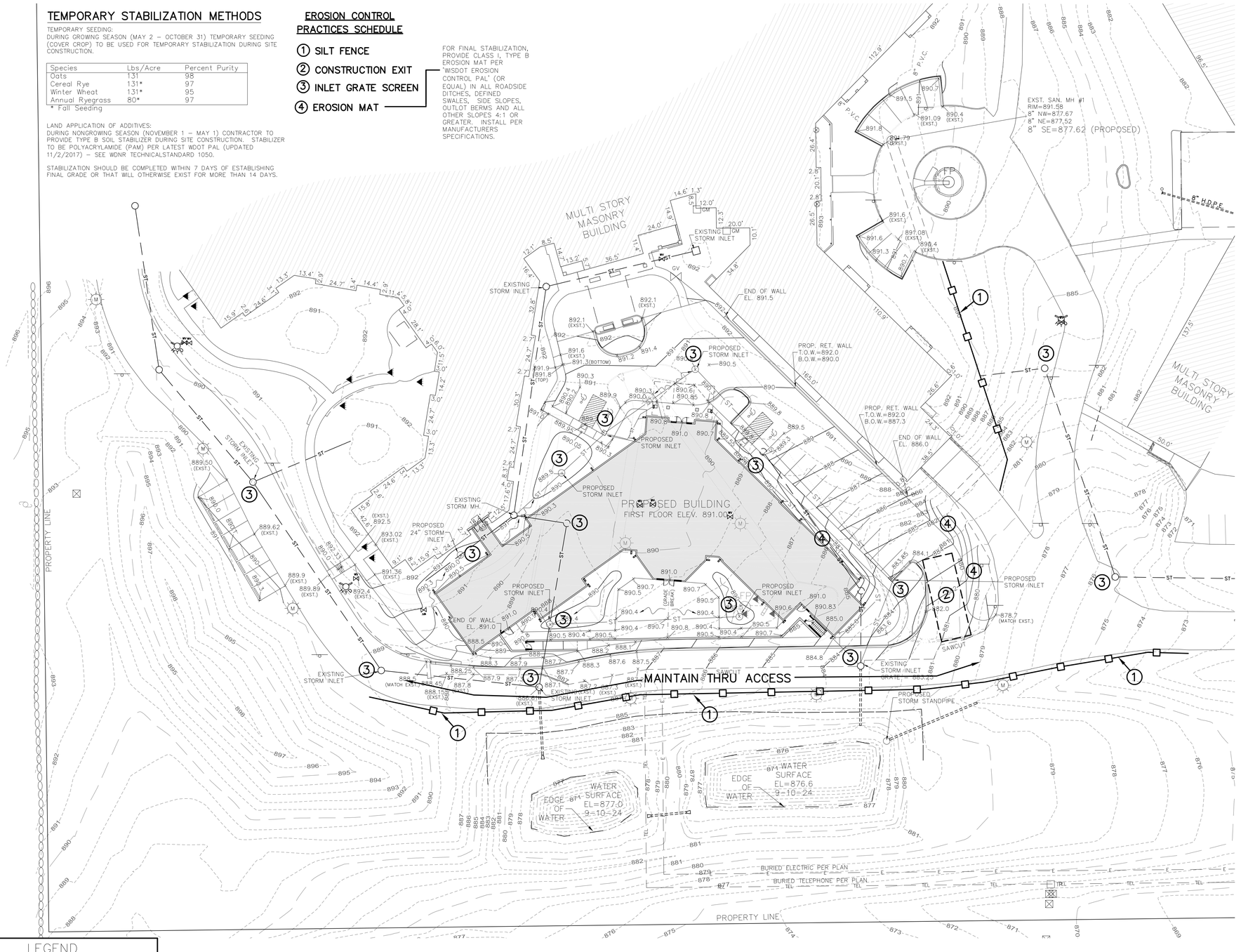
LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICALSTANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET GRATE SCREEN
4. EROSION MAT

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WISDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL SILT FENCE ALONG SOUTH SIDE OF EXISTING DRIVE.
2. INSTALL INLET PROTECTION ON ALL EXISTING INLETS AS SHOWN.
3. SAWCUT DEMO/REMOVE ALL EXISTING PAVEMENT AND WALKS IN CONFLICT WITH THIS PROJECT.
4. INSTALL CONSTRUCTION EXIT.
5. REROUTE WATER MAIN AND EXISTING GAS AND ELECTRIC. (CONFIRM UTILITY RELOCATIONS WITH LOCAL UTILITY). REMOVE/ABANDON EXISTING WATER MAIN UNDER PROPOSED BUILDING FOOTPRINT AS SHOWN ON UTILITY PLAN.
6. STORM SEWER: REMOVE/ABANDON EAST BRANCH OF EXISTING STORM SEWER THAT IS LOCATED UNDER EAST SIDE OF PROPOSED BUILDING FOOTPRINT. FOR WEST BRANCH OF EXISTING STORM SEWER, PLEASE TAKE NOTE THIS STORM SEWER COLLECTS STORM WATER FROM EXISTING BUILDING TO THE NORTH TO THE EXISTING POND. CONTRACTOR TO MAINTAIN EXISTING WEST STORM SEWER UNTIL NEW STORM SEWER IS CONSTRUCTED. INSTALL INLET PROTECTION ON ALL NEW INLETS.
7. ROUGH GRADE SITE
8. BEGIN BUILDING CONSTRUCTION. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO EXISTING STORM WATER FACILITIES.
9. INSTALL REMAINING PROPOSED UTILITIES. INSTALL SILT FENCE ALONG SANITARY SEWER ROUTE PRIOR TO SANITARY CONSTRUCTION.
10. INSTALL BASE COURSE OF PAVEMENT.
11. INSTALL POND STANDPIPE.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
13. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF–PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

NOTES:

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF CEDARBURG STANDARDS AND WDNR CPS TECHNICAL STANDARDS.

2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°):

3. DISTURBED AREA: 55,927 S.F. (1.28 ACRES)

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W79N673 WAUWATOSA ROAD, CEDARBURG, WISCONSIN

LEGEND

- PROPOSED SAW CUT
- ST — EXISTING STORM SEWER
- ST — PROPOSED STORM SEWER
- 886 — EXISTING CONTOUR
- 886 — PROPOSED CONTOUR
- x—886.5 — PROPOSED GRADE
- DRAINAGE PATTERN
- G — BURIED GAS MAIN
- TEL — BURIED TELE
- E — BURIED ELECTRIC
- SILT FENCE

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GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

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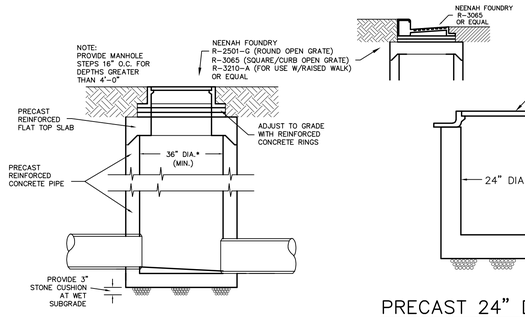
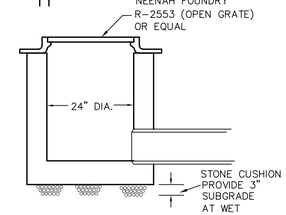
SITE EROSION CONTROL PLAN C4.0



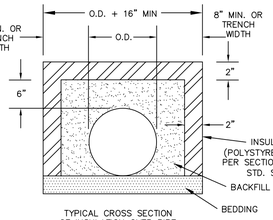
PRECAST STORM INLET/MH

NOT TO SCALE



PRECAST 24" DIA. STORM INLET

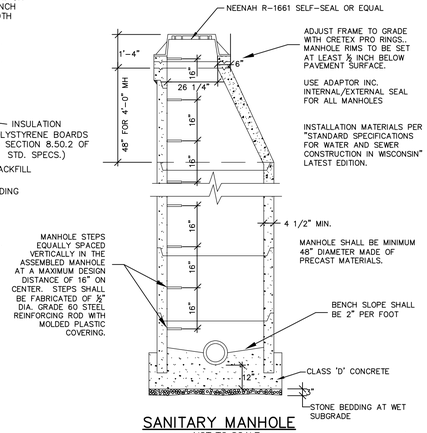
NOT TO SCALE



TYPICAL CROSS SECTION OF INSULATION OVER PIPE PER SPS 382.30(11)(c)3.b.

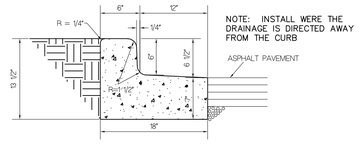
INSULATION DETAIL

NOT TO SCALE



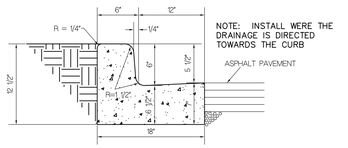
SANITARY MANHOLE

NOT TO SCALE



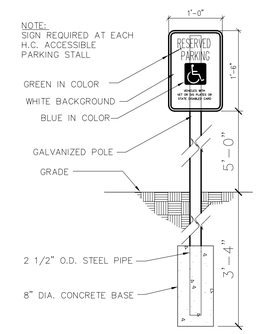
HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL

NOT TO SCALE



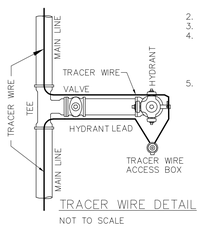
LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL

NOT TO SCALE



HANDICAPPED PARKING SIGN DETAIL

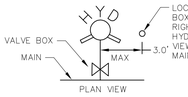
NOT TO SCALE

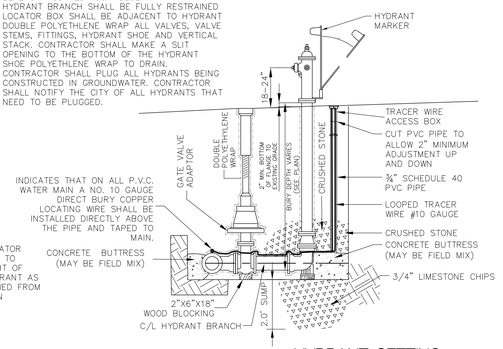


TRACER WIRE DETAIL

NOT TO SCALE

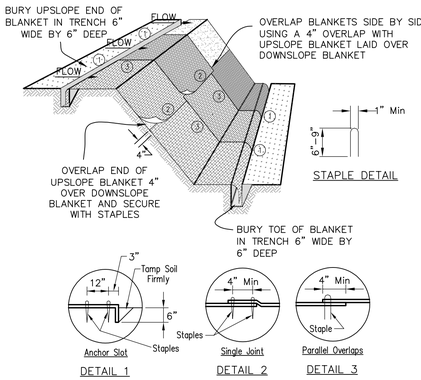
NOTE:
1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS, THE BOLTS & NUTS ARE TO BE EPOXY COATED "COR-BLUE".
2. HYDRANT BRANCH SHALL BE FULLY RESTRAINED
3. LOCATOR BOX SHALL BE ADJACENT TO HYDRANT
4. DOUBLE POLYETHLENE WRAP ALL VALVES, VALVE STEMS, FITTINGS, HYDRANT SHOE AND VERTICAL STACK. CONTRACTOR SHALL MAKE A SLIT OPENING TO THE BOTTOM OF THE HYDRANT SHOE POLYETHLENE WRAP TO DRAIN.
5. CONTRACTOR SHALL PLUG ALL HYDRANTS BEING CONSTRUCTED IN GROUNDWATER. CONTRACTOR SHALL NOTIFY THE CITY OF ALL HYDRANTS THAT NEED TO BE PLUGGED.





HYDRANT SETTING

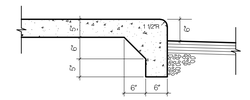
NOT TO SCALE



EROSION MATTING TYPICAL INSTALLATION PER WDNR TECHNICAL STANDARD 1053 FOR CLASS 1, TYPE B EROSION MAT INSTALL PER MANUFACTURERS SPECIFICATIONS

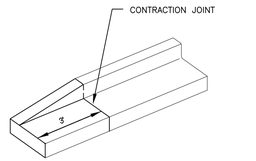
4

NOT TO SCALE



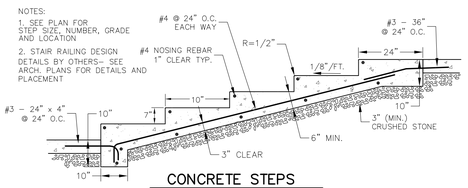
CONCRETE WALK WITH INTEGRAL CURB

NOT TO SCALE



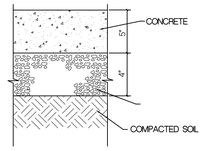
END SECTION CURB TAPER

NOT TO SCALE



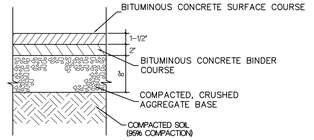
CONCRETE STEPS

NOT TO SCALE



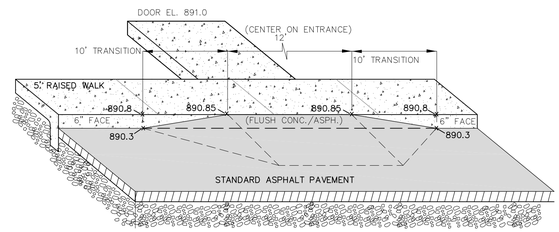
CONCRETE SIDEWALK

NOT TO SCALE



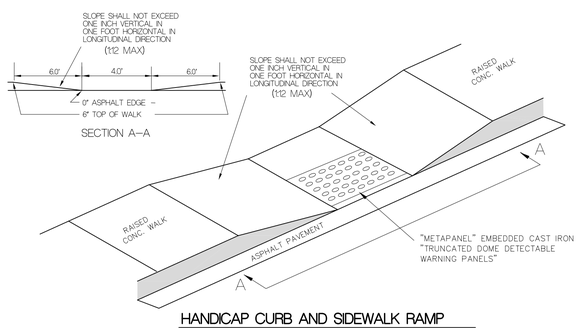
STANDARD DUTY ASPHALT PAVEMENT (PARKING AREA)

NOT TO SCALE



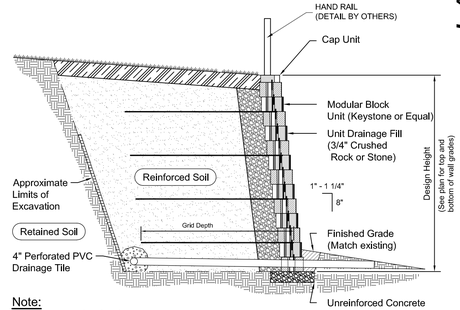
FLUSH WALK AT ENTRANCE

NOT TO SCALE



HANDICAP CURB AND SIDEWALK RAMP

NOT TO SCALE



Note:
All materials and installation per manufacturers instructions

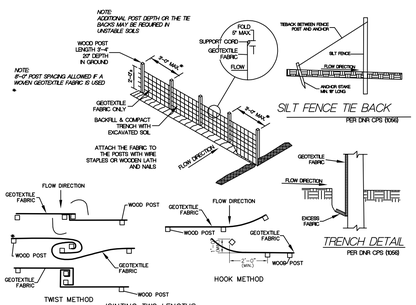
Typical Modular Block Retaining Wall Section

NTS

SILT FENCE CONSTRUCTION SPECIFICATIONS

PER DNR CPS (1056)

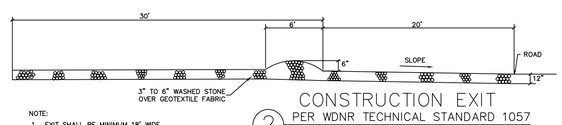
1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
2. LOCATE POSTS PER DNR CPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.
9. USE WISDOT APPROVED SILT FENCE



SILT FENCE

1 PER WDNR TECHNICAL STANDARD 1056

NOT TO SCALE

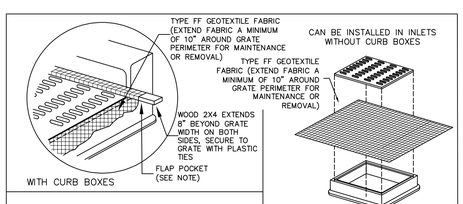


NOTE:
1. EXIT SHALL BE MINIMUM 18' WIDE

CONSTRUCTION EXIT

2 PER WDNR TECHNICAL STANDARD 1057

NOT TO SCALE



MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.
2. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100LBS. (ASTM D-3786)
   B. MULLEN BURST: 200 PSI (ASTM D-3786)
   C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   D. WATER FLOW RATE OF 10 GAL/MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
   E. ULTRA VOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

INLET PROTECTION TYPE D & C

3 PER WDNR TECHNICAL STANDARD 1060

NOT TO SCALE

civil engineering
W238 N1610 Busse Rd.
Suite 100
Waukesha WI 53188
PH: (262) 513-0666
www.cj-engineering.com

LASATA - CBRF

W79N673 WAUWATOSA ROAD, CEDARBURG, WISCONSIN

CJE NO.: 2444R5
DECEMBER 9, 2024
DECEMBER 18, 2024
FEBRUARY 14, 2025

SITE DETAILS

C5.0

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha WI 53188
PH. (262) 513-0666
www.cj-engineering.com

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CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

NOTES

1. SUBJECT PROPERTY ZONED: I-1, INSTITUTIONAL AND PUBLIC SERVICE DISTRICT.

2. SETBACKS BASED ON CITY OF CEDARBURG ZONING CODE AND ARE AS FOLLOWS: MINIMUM STREET YARD SETBACK=25 FEET
MINIMUM SIDE YARD=6 FEET
MINIMUM REAR YARD=25'
MAXIMUM BUILDING HEIGHT=35 FEET.

3. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

4. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55089c0167g, WITH A DATE OF IDENTIFICATION OF july 31, 2024, IN COMMUNITY NO. 550312, city of cedarburg, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

5. ELEVATIONS REFER TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OZAUKEE COUNTY.

6. A LEGAL DESCRIPTION WAS NOT PROVIDED FOR THE MAP. TO COMPLETE THIS BOUNDARY, TITLE WORK NEEDS TO BE PROVIDED

NORTH

LEGEND

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER MAIN
- G — BURIED GAS LINE
- TEL — BURIED TELEPHONE LINE
- E — BURIED ELECTRIC LINE
- FO — BURIED FIBER OPTIC LINE
- // — OVERHEAD UTILITY LINES
- CATV — BURIED CABLE TELEVISION LINES
- COMB — COMBINATION SEWER
- WOOD FENCE
- METAL FENCE
- EDGE OF TREES AND BRUSH
- 994.32 DS — DOOR SILL ELEVATION
- FDC — FIRE DEPARTMENT CONNECTION
- ELECTRIC TRANSFORMER
- E — ELECTRIC METER
- EP — ELECTRIC PEDESTAL
- EB — ELECTRIC BOX AT GRADE
- TB — TELEPHONE BOX AT GRADE
- TP — TELEPHONE PEDESTAL
- TV — TV PEDESTAL
- GM — GAS METER
- AC — AIR CONDITIONER
- UP — UTILITY POLE
- WS — WOOD SIGN
- MS — METAL SIGN
- FP — FLAG POLE
- B — BOLLARD
- BL — BOLLARD LIGHT
- YL — YARD LIGHT
- HYDRANT
- WV — WATER VALVE
- GV — GAS VALVE
- MH — MANHOLE
- ST — STORM MANHOLE
- CB — CATCH BASIN
- CI — CURB INLET
- MLP — METAL LIGHT POLE
- CLP — CONCRETE LIGHT POLE
- WLP — WOOD LIGHT POLE
- MB — MAIL BOX
- FOM — FIBER OPTIC MARKER
- GUY — GUY WIRE

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

EXISTING CONDITIONS MAP

FOR

LASATA SENIOR LIVING CAMPUS

W79N673 WAUWATOSA RD.
CEDARBURG, WI

DRAWN BY:	DHS	DATE:	9-13-2024
CHECKED BY:	MJB	DRAWING NO.	S1.0
CSE JOB NO.:	24-097	SHEET	1 OF 1

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	I-1 - Institutional & Public Service District
LOT AREA	XXXXX SQ. FT. (X.XX Acres)
LOT AREA DISTURBED	56,900 SQ. FT. (1.31 Acres)
PROPOSED SITE BUILDING AREA	16,046 SQ. FT.
TOTAL IMPERVIOUS	xxxxx SQ. FT. (xxx Acres)
TOTAL GREENSPACE	xxxxx SQ. FT. (xxx Acres)
SITE LANDSCAPE PERCENTAGE	xx%
TOTAL PARKING STALLS	34 STALLS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COPLAINACE WITH THE CITY OF CEDARBURG LANDSCAPE REQUIREMENTS SET FOR IN THE GUIDELINES FOR SITE AND ARCHITECTURAL PLAN APPROVALS AD SECTIONS:
13-1-29 BERM REGULATIONS
13-1-63 I-1 Institutional and Public Service District
13-1-121 Site Plan Review Requirements, Principles and Standards;
13-1-122 Architectural Review Principles, and Standards and Procedures

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF CEDARBURG. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF CEDARBURG.

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
5. VERIFY LOCATION OF ALL EXISTING EASEMENTS.
6. INSITE LANDSCAPE DESIGN, INC, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE PLAN CODED CONSTRUCTION NOTES

LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

LANDSCAPE INSTALLATION CONTRACTOR TO COORDINATE INSTALLATION OF NEW PLANT MATERIAL AND THE COORDINATION WITH EXISTING TREES TO BE SALVAGED.

1. PLANTING BED MULCH AREA. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
2. EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
3. MULCHED 4'-0" DIA. TREE RING BED AREA w/ EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE AS REQUIRED. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO LSP1.2. GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX AND REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. ALSO, REFER TO GRADING PLAN, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
5. ALUMINUM LANDSCAPE EDGE TO SEPARATE AGGREGATE FROM BARK MULCH AND/OR TURF GRASS. REFER TO LSP1.2. GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
6. 6" WIDE x 0'-3" DEEP MAINTENANCE / SPLASH STRIP w/ 3/4" GRAY SLATE CHIPS AGGREGATE STONE CHIP MULCH FOR LINED w/ WEED BARRIER. REFER TO LSP1.2 FOR FURTHER INFORMATION.
7. 0'-3" DEEP BY 2'-0" WIDE (OR VARIED WIDTH AREA) MAINTENANCE STRIP w/ 3/4" GRAY SLATE CHIPS AGGREGATE STONE CHIP MULCH FOR LINED w/ WEED BARRIER. REFER TO LSP1.2 FOR FURTHER INFORMATION.
8. REMOVE EXISTING TREE IN ITS ENTIRETY. GRIND STUMP TO A DEPTH OF 8"-12" BELOW THE SOIL SURFACE AND PREPARE FOR NEWTURF GRASS SEEDING OR NEW SPECIFIED PLANT MATERIAL. REMOVE ALL ADJACENT SURFACE ROOTS AS REQUIRED FOR NEW INSTALLATION. REMOVE AND HAUL AWAY ALL DEBRIS AND BARK CHIPS.
9. Pisa Smooth is a new segmental retaining wall NEW PISA SMOOTH SEGMENTED RETAINING WALL AND CAP IN GRANITE COLOR w/ PERFORATED DRAIN TILE. GEOSYNTHETIC REINFORCEMENT FROM UNILOCK WISCONSIN. UNILOCK WISCONSIN CONTACT INFORMATION: NOAH BACHOFEN (414) 422-3276 Noah.Bachofen@unilock.com. REFER TO MANUFACTERER'S INSTALLATION INFORMATION, CIVIL ENGINEERING, RETAINING WALL DESIGN ENGINEERING AND DETAILS 2/LSP1.2 - 4/LSP1.2 FOR FURTHER INFORMATION.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE LASATA CBRF PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED LASATA CBRF PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
   PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
    20% KENTUCKY BLUE GRASS
    15% NEWPORT KENTUCKY BLUE GRASS
    15% SR 2100 Kentucky Bluegrass
    25% Creeping Red Fescue
    15% Replicator Perennial Ryegrass
    10% Fiesta 4 Perennial Ryegrass
    APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
    MAINTENANCE NOTE:
    MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
    - NECESSARY IRRIGATION (if REQUIRED)
    - INTEGRATED PEST MANAGEMENT,
    - PROPER FERTILIZATION
    - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
    - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
    - WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE
(NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
www.Diggershotline.com
(800)-242-8511
OR

811 Know what's below. Call 811 before you dig.

Proposed Plant Material Table - North Parking

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcpsT		Acer pseudoplatanus 'Tunpetti'	Regal Petticoat Sycamore Maple	2 1/2"-Cal - B&B	1
3	CrcrC		Crataegus crus-galli inermis 'Cruzam'	Cruzam Thornless Cockspur Hawthorn	2"-Cal - B&B	1
2	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Cal - B&B	1, 7
6	MaM		Malus 'Marilee'	Marilee Flowering Crab	2"-Cal - B&B	1
7	Extg		Existing to Remain	Existing to Remain	Existing	2

Existing Broadleaf Deciduous Tree to be Removed

Quantity	Code Name	Symbol	Scientific Name	Common Name	Existing Size	Comments
1	Extg		Existing to be Removed	Existing to be Removed	Extg 14" Cal Demo	3
1	Extg		Existing to be Removed	Existing to be Removed	Extg 9" Cal Demo	3
1	Extg		Existing to be Removed	Existing to be Removed	Extg 17" Cal Demo	3
2	Extg		Existing to be Removed	Existing to be Removed	Extg 16" Cal Demo	3
1	Extg		Existing to be Removed	Existing to be Removed	Extg 6" Cal Demo	3

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
67	SpfrP		Spiraea fritschiana 'J.N. Select A'	Pink-a-licious Spirea	18" - Cont	5

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
50	ThocB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - Cont	5
2	ThocH		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	2' - 3' - B&B	4

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
224	He-mix		Hemerocallis mix	Equal Random Mix of Daylilly	4 1/2" pot	6
			Hemerocallis x 'Swirling Water' Hemerocallis x 'Siloam Gundrop' Hemerocallis x 'Ruby Spider' Hemerocallis x 'VER00204'	Swirling Water Daylilly Siloam Gundrop Daylilly Ruby Spider Daylilly EveryDaylilly Yellow Punch Daylilly		

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree/shrub with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only

Proposed Plant Material Table - CBRF

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	AcpsT		Acer pseudoplatanus 'Tunpetti'	Regal Petticoat Sycamore Maple	2 1/2"- Cal - B&B	1
3	CecaHG		Cercis canadensis 'Heart of Gold'	Heart of Gold Redbud	2"- Cal - B&B	1
2	CoSP		Cornus x Rutgan	Stellar Pink Dogwood	1"-Cal - B&B	1
3	Extg		Existing to Remain	Existing to Remain	Existing	2

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	Extg		Existing to Remain	Existing to Remain	Existing	2

Broadleaf Decidiuous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
15	DilloKO		Diervilla lonicera Kodlak Orange	Kodlak Orange Bush Honeysuckle Diervilla	18" - Cont	5
16	HypaB		Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	18" - 24" - B&B	5
8	HypaQF		Hydrangea paniculata 'Quick Fire'	Quick Fire Hardy Hydrangea	60"- Cont	8
18	PhopLD		Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	18" - Cont	5
9	RoBaCW		Rosa 'Baicham'	Champagne Wishes Elegance Rose	18" - Cont	5
12	RoHR		Rosa 'Home Run'	Home Run Rose	18" - 24"- Cont	5
11	SpbeT		Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	18" - Cont	5
9	SpfrP		Spiraea fritschiana 'J.N. Select A'	Pink-a-liciaous Spirea	18" - Cont	5

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
15	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	3' - 4' - B&B	4
31	JupSG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
64	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
33	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
29	EcpuMt		Echinacea purpurea 'Merlot'	Merlot Coneflower	4 1/2" pot	6

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
4. Evenly shaped upright tree/shrub with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only
8. Tree-form, Single Stem Specimen

INSITE LANDSCAPE DESIGN
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mdavis@insitedesigninc.com

Project:

LASATA SENIOR LIVING CAMPUS - CBRF

W79 N673 N. Wauwatosa Road
Cedarburg, WI 53012

Issuance and Revisions:

Date	Number	Description
12/02/24		Client Review Submittal
12/06/24		Plan Commission Submittal
02/13/25		90% Review Set Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN
GENERAL NOTES,
SITE INFORMATION,
AND PLANT MATERIAL TABLES

Date of Drawing:	02/13/25
Scale:	NONE
Drawn By:	MCD
Job Number:	L24-049
Sheet Number:	LSP1.0

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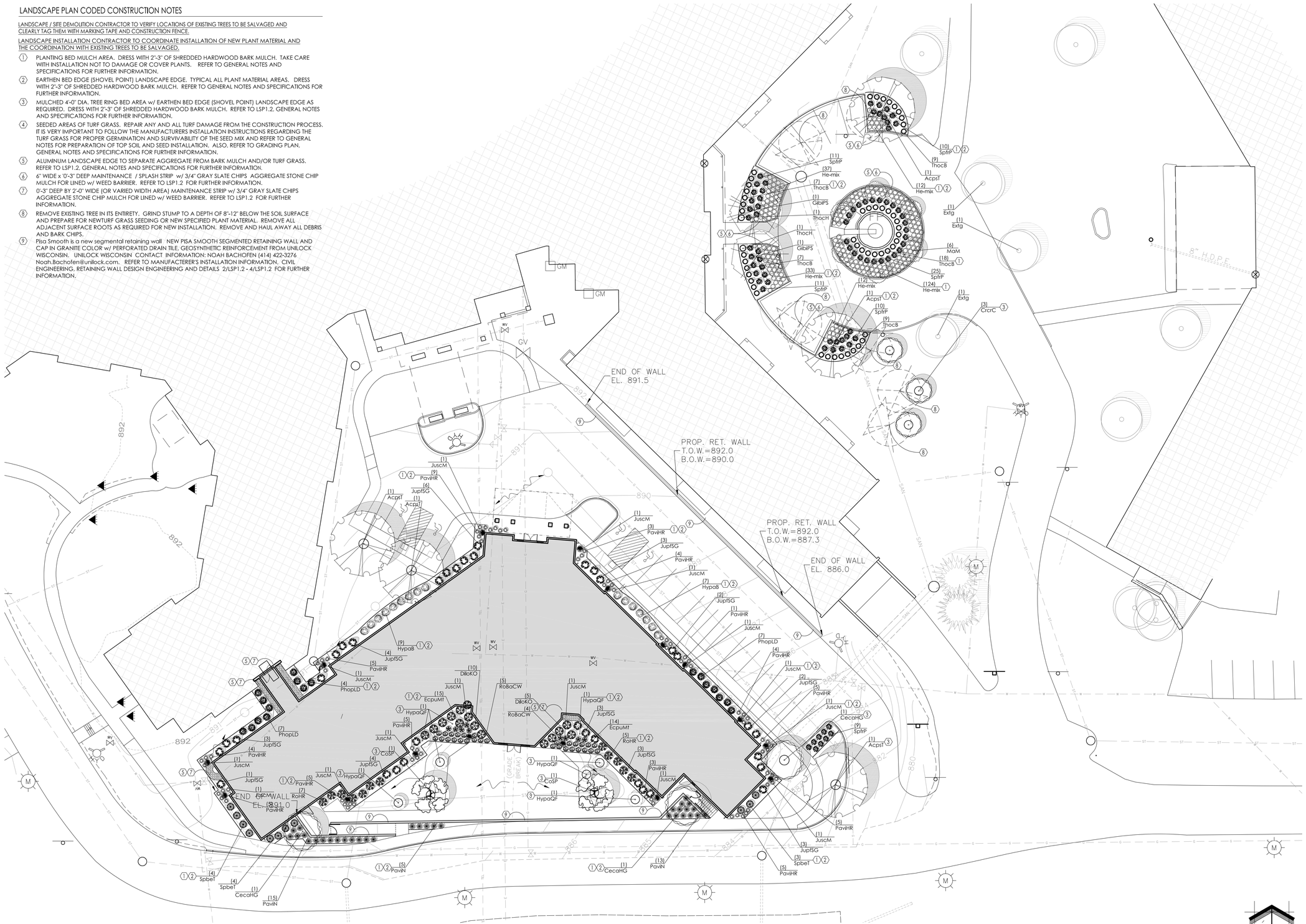
L24-049 - LASATA SENIOR LIVING CAMPUS - CBRF - 02/13/2025

LANDSCAPE PLAN CODED CONSTRUCTION NOTES

LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

LANDSCAPE INSTALLATION CONTRACTOR TO COORDINATE INSTALLATION OF NEW PLANT MATERIAL AND THE COORDINATION WITH EXISTING TREES TO BE SALVAGED.

1. PLANTING BED MULCH AREA. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
2. EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
3. MULCHED 4'-0" DIA. TREE RING BED AREA w/ EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE AS REQUIRED. DRESS WITH 2"-3" OF SHREDDED HARDWOOD BARK MULCH. REFER TO LSP1.2. GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
4. SEEDED AREAS OF TURF GRASS. REPAIR ANY AND ALL TURF DAMAGE FROM THE CONSTRUCTION PROCESS. IT IS VERY IMPORTANT TO FOLLOW THE MANUFACTURERS INSTALLATION INSTRUCTIONS REGARDING THE TURF GRASS FOR PROPER GERMINATION AND SURVIVABILITY OF THE SEED MIX AND REFER TO GENERAL NOTES FOR PREPARATION OF TOP SOIL AND SEED INSTALLATION. ALSO, REFER TO GRADING PLAN, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
5. ALUMINUM LANDSCAPE EDGE TO SEPARATE AGGREGATE FROM BARK MULCH AND/OR TURF GRASS. REFER TO LSP1.2, GENERAL NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION.
6. 6" WIDE x 0'-3" DEEP MAINTENANCE / SPLASH STRIP w/ 3/4" GRAY SLATE CHIPS AGGREGATE STONE CHIP MULCH FOR LINED w/ WEED BARRIER. REFER TO LSP1.2 FOR FURTHER INFORMATION.
7. 0'-3" DEEP BY 2'-0" WIDE (OR VARIED WIDTH AREA) MAINTENANCE STRIP w/ 3/4" GRAY SLATE CHIPS AGGREGATE STONE CHIP MULCH FOR LINED w/ WEED BARRIER. REFER TO LSP1.2 FOR FURTHER INFORMATION.
8. REMOVE EXISTING TREE IN ITS ENTIRETY. GRIND STUMP TO A DEPTH OF 8"-12" BELOW THE SOIL SURFACE AND PREPARE FOR NEWTURF GRASS SEEDING OR NEW SPECIFIED PLANT MATERIAL. REMOVE ALL ADJACENT SURFACE ROOTS AS REQUIRED FOR NEW INSTALLATION. REMOVE AND HAUL AWAY ALL DEBRIS AND BARK CHIPS.
9. Pisa Smooth is a new segmental retaining wall NEW PISA SMOOTH SEGMENTED RETAINING WALL AND CAP IN GRANITE COLOR w/ PERFORATED DRAIN TILE, GEOSYNTHETIC REINFORCEMENT FROM UNILOCK WISCONSIN. UNILOCK WISCONSIN CONTACT INFORMATION: NOAH BACHOFEN (414) 422-3276 Noah.Bachofen@unilock.com. REFER TO MANUFACTERER'S INSTALLATION INFORMATION, CIVIL ENGINEERING, RETAINING WALL DESIGN ENGINEERING AND DETAILS 2/LSP1.2 - 4/LSP1.2 FOR FURTHER INFORMATION.



1 PROPOSED PROJECT SCOPE LANDSCAPE PLAN

SCALE: 1" = 20'-0"

North

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& Master Planning Design Sevices
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Date of Drawing:	02/13/25
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Drawn By:	MCD
Job Number:	L24-049
Sheet Number:	LSP1.1

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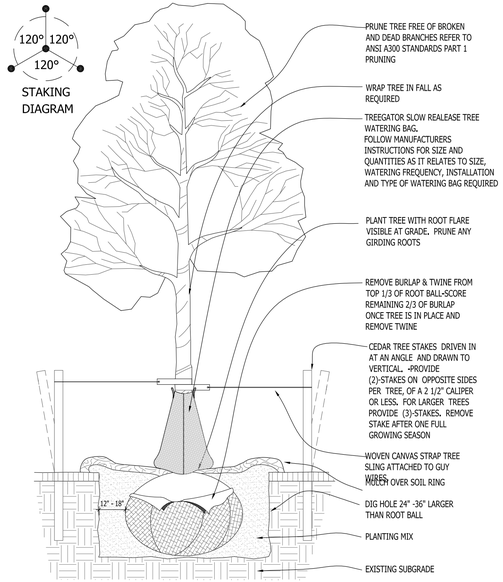
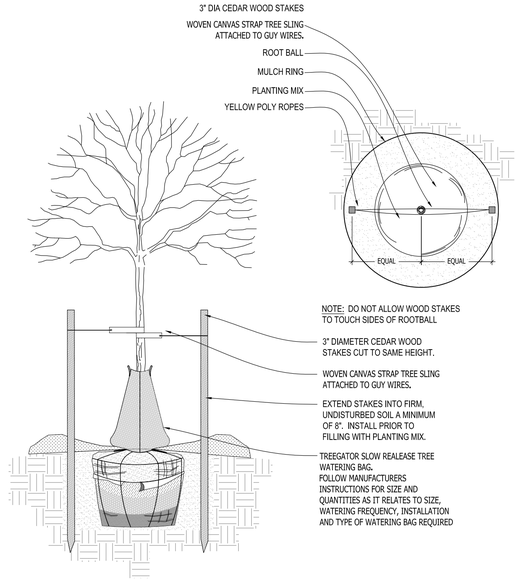


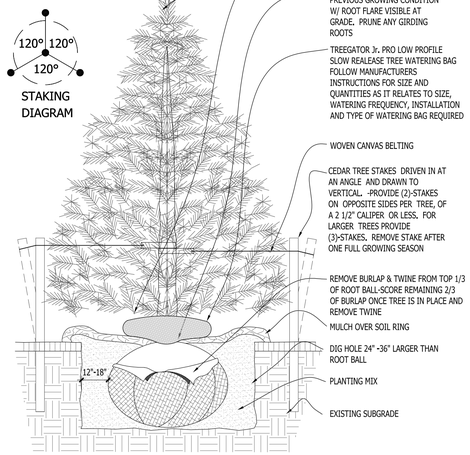
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



3 CONIFEROUS TREE PLANTING DETAIL

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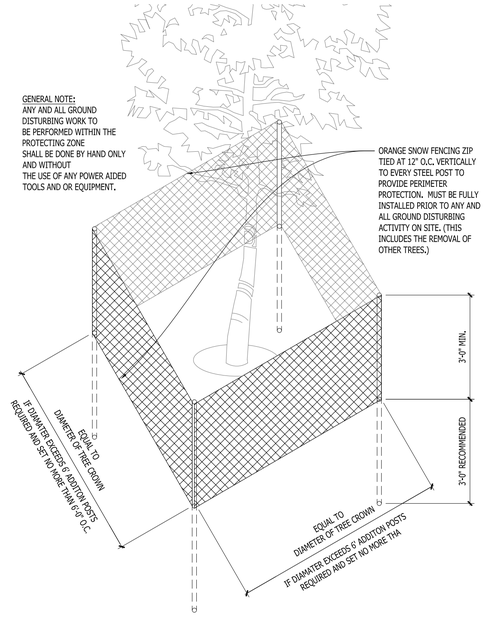

4 EXISTING TREE PROTECTION DETAIL

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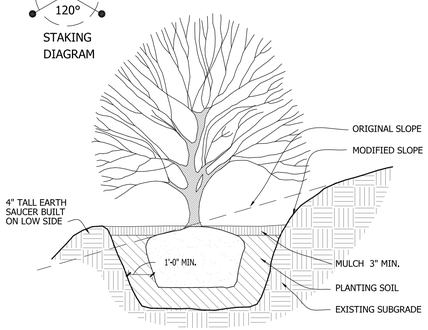
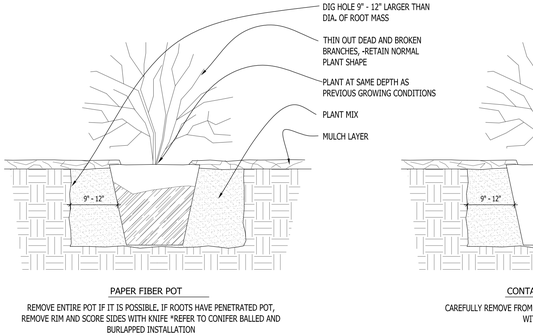


5 SLOPE PLANTING DETAIL

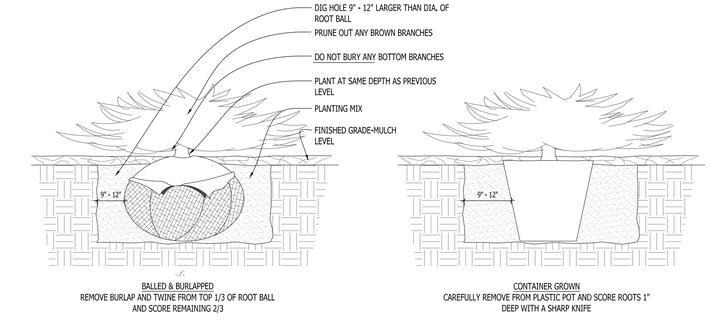
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



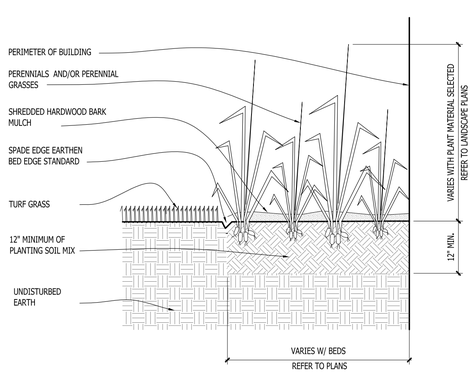
6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



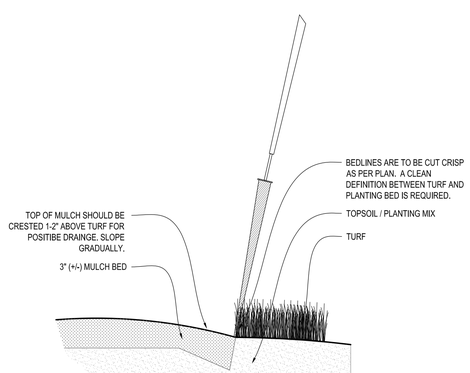
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



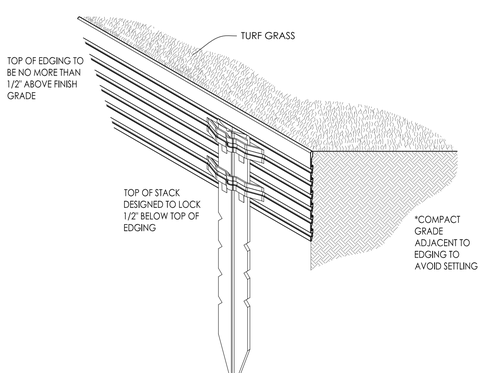
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



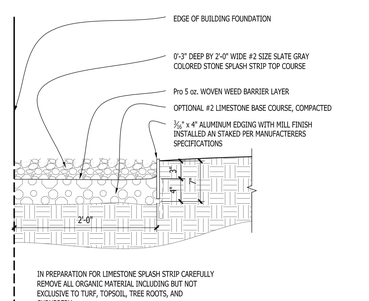
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

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



11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"

InSite Landscape Design
Landscape Consulting & Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

LASATA SENIOR LIVING CAMPUS - CBRF

W79 N673 N. Wauwatosa Road
Cedarburg, WI 53012

Issuance and Revisions:

Date	Number	Description
12/02/24		Client Review Submittal
12/06/24		Plan Commission Submittal
02/13/25		90% Review Set Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing: 02/13/25
Scale: As Noted
Drawn By: MCD
Job Number: L24-049
Sheet Number:

LSP1.2

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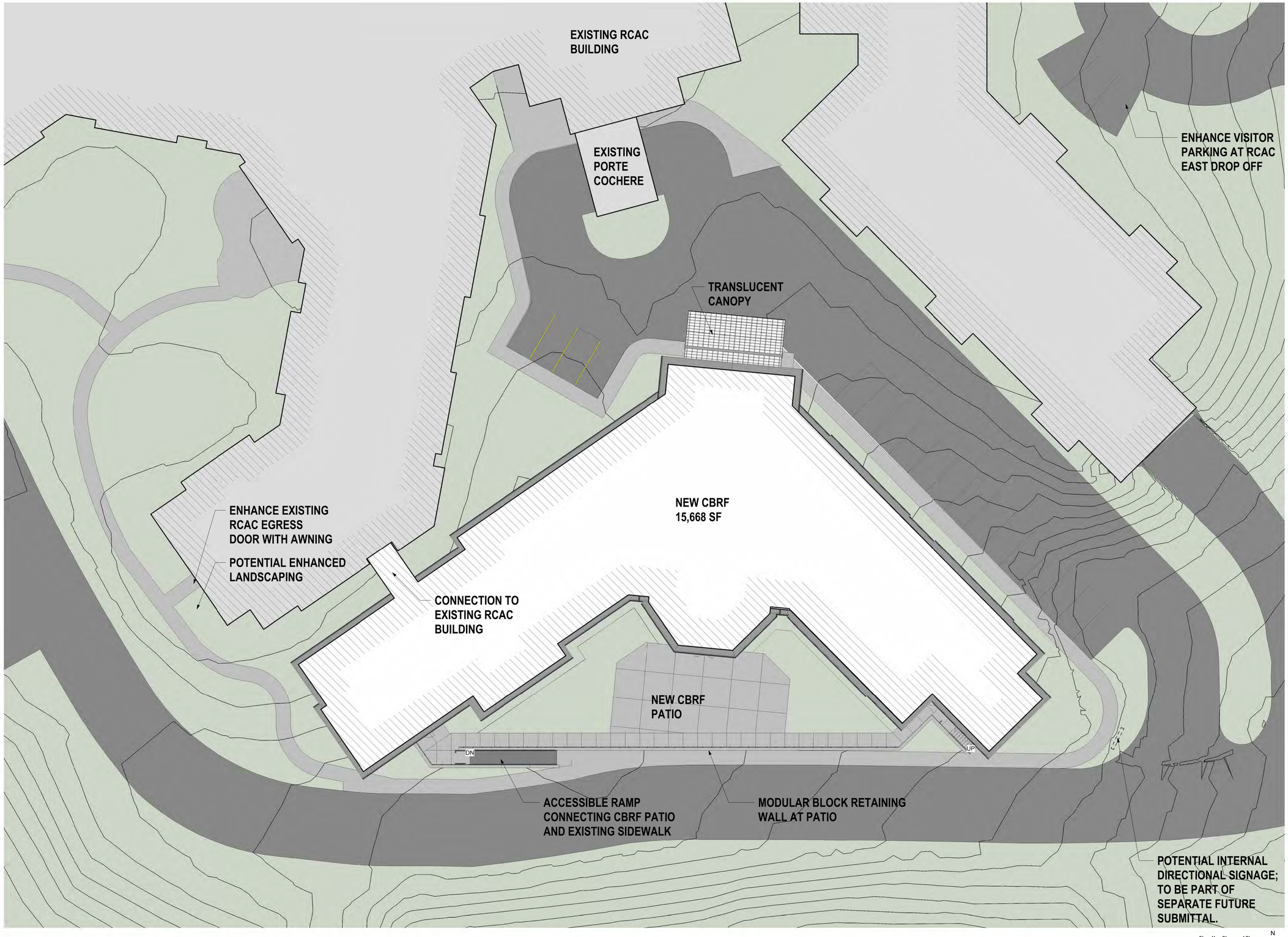
L24-049 - LASATA SENIOR LIVING CAMPUS - CBRF - 02/13/2025



1 SITE PLAN
1/16" = 1'-0"

0' 4' 8' 16'

N

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SITE PLAN

AS1

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2 FIRST FLOOR PLAN

3/32" = 1'-0"

15,668 GSF

0' 2' 4' 8'

N

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FIRST FLOOR OVERALL PLAN

A1.1

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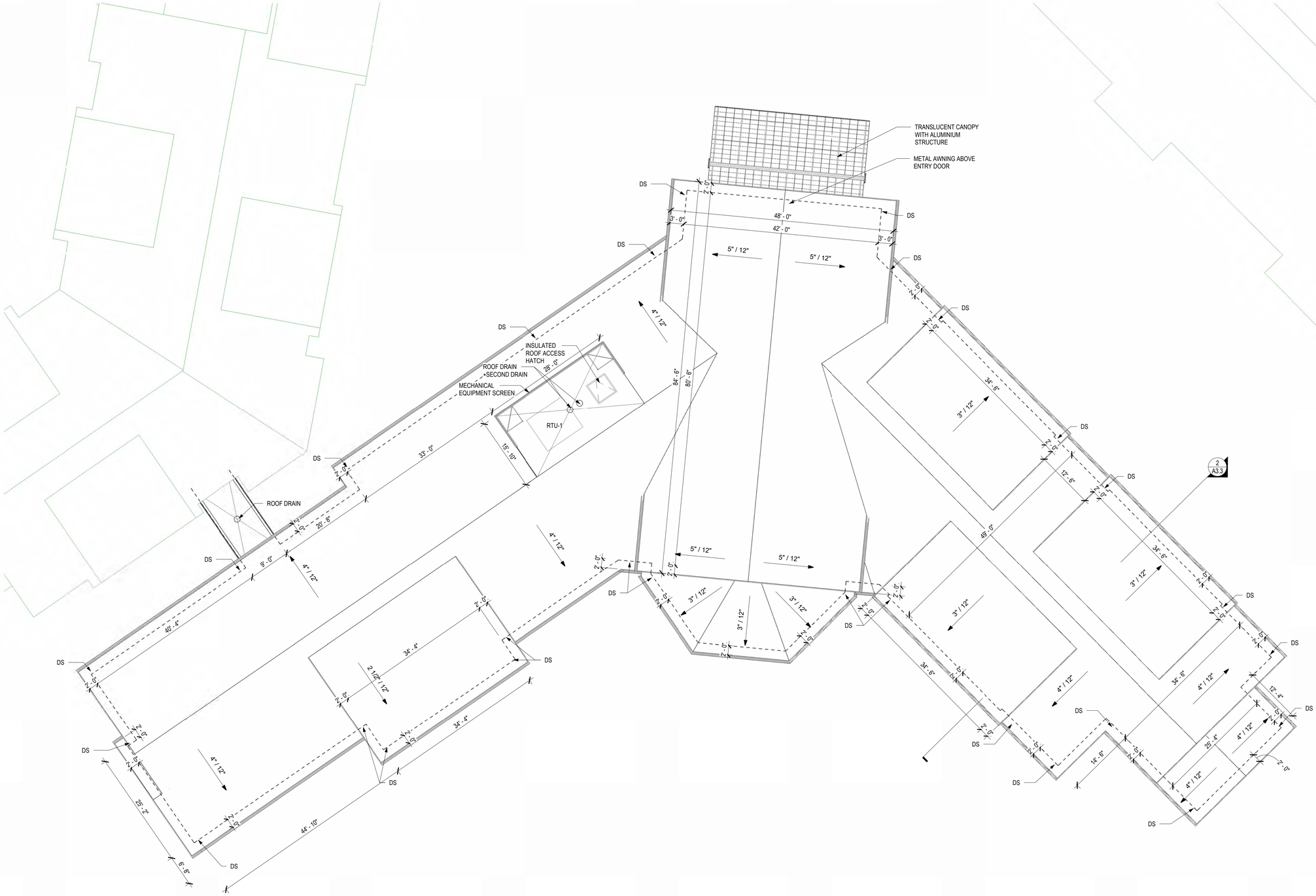

1 **ROOF PLAN**
3/32" = 1'-0"

0' 2' 4' 8'

N

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ROOF PLAN

A1.2

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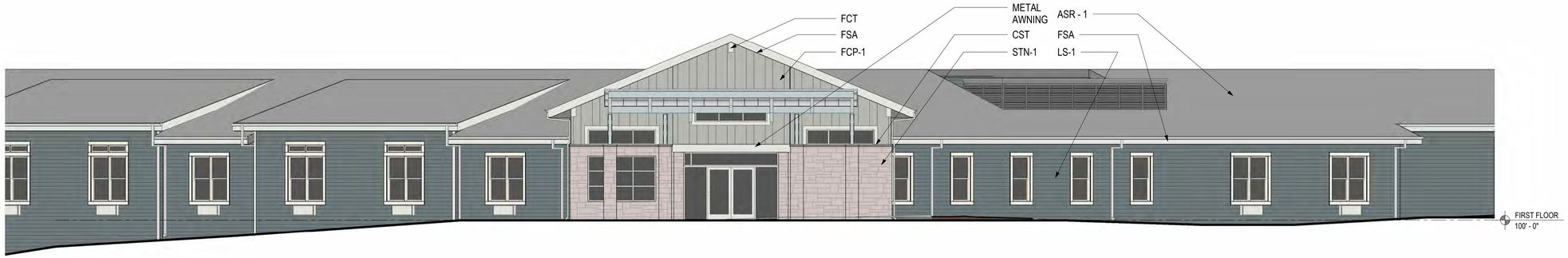
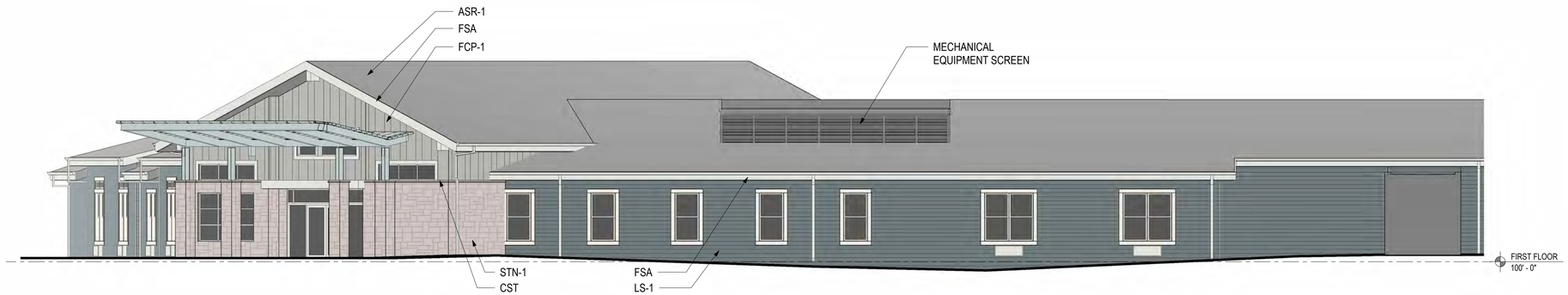


1 **NORTH ELEVATION**
1/8" = 1'-0"

0' 2' 4' 8'

2 **NORTHEAST ELEVATION**
1/8" = 1'-0"

0' 2' 4' 8'



3 **NORTHWEST ELEVATION**
1/8" = 1'-0"

0' 2' 4' 8'

ELEVATION LEGEND & NOTES

MASONRY		FINISH / GROUT
CST	CAST STONE BAND	IMIT. LIMESTONE
STN-1	ADHERED STONE	NATURAL / GRAY
STN-2	MODULAR BLOCK RETAINING WALL	BLUESTONE
SIDING & TRIM		**COLOR**
LS-1	FIBER CEMENT LAP SIDING	BOOTHBAY BLUE
FCT	FIBER CEMENT TRIM	ARCTIC WHITE
FSA	FIBER CEMENT FASCIA	ARTIC WHITE
FCP-1	FIBER CENENT PANEL BOARD & BATTEN	LIGHT MIST
SFT	FIBER CEMENT SOFFIT	ARCTIC WHITE
CPG-1	COPING	ARCTIC WHITE
ASPHALT SHINGLE ROOF		**COLOR**
ASR-1	ARCHITECTURAL ASPHALT SHINGLE ROOF	SLATE
WINDOWS & DOORS		**COLOR**
FIBERGLASS FRAME		WHITE
STOREFRONT		CLEAR ANODIZED
OTHER		**COLOR**
AC	THROUGH WALL AIR CONDITIONING UNIT	WHITE

GENERAL NOTES

A. FIBER CEMENT COLOR SELECTION BASED ON JAMES HARDIE COLORS

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EXTERIOR ELEVATIONS

A2.1

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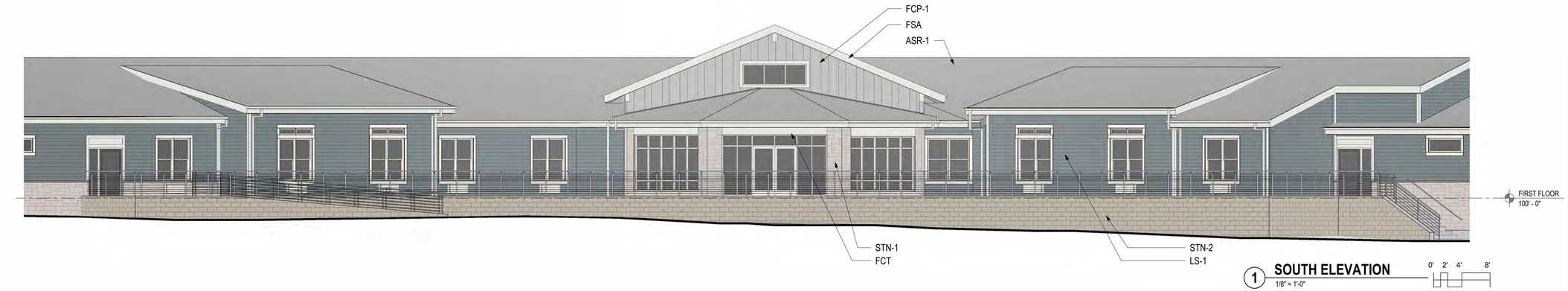
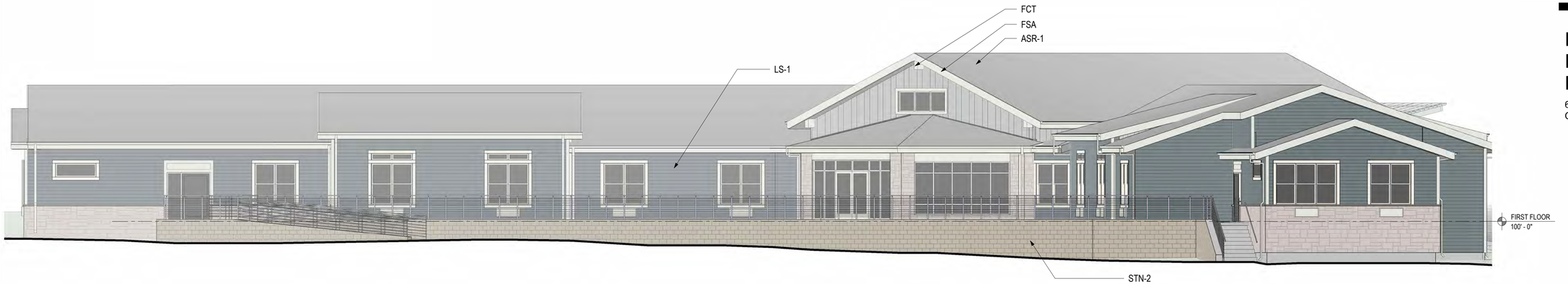
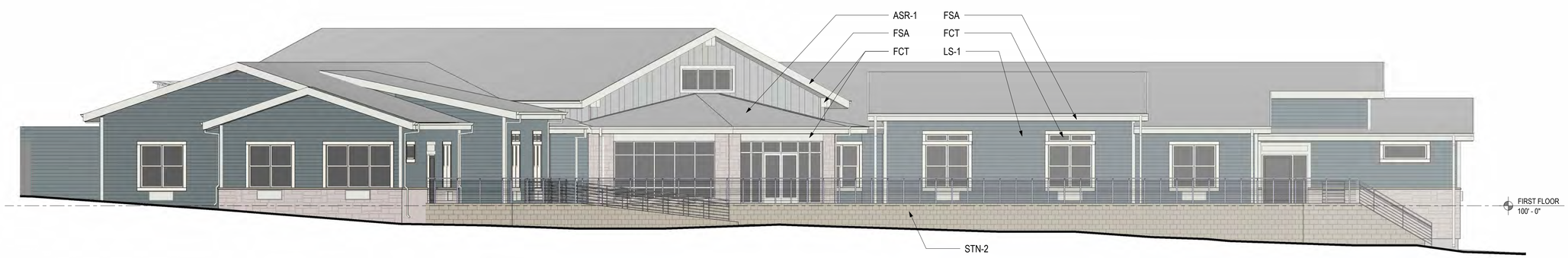


1 **SOUTH ELEVATION**
1/8" = 1'-0"
0' 2' 4' 8'



2 **SOUTHEAST ELEVATION**
1/8" = 1'-0"
0' 2' 4' 8'



3 **SOUTHWEST ELEVATION**
1/8" = 1'-0"
0' 2' 4' 8'

ELEVATION LEGEND & NOTES

MASONRY		FINISH / GROUT
CST	CAST STONE BAND	IMIT. LIMESTONE
STN-1	ADHERED STONE	NATURAL / GRAY
STN-2	MODULAR BLOCK RETAINING WALL	BLUESTONE
SIDING & TRIM		**COLOR**
LS-1	FIBER CEMENT LAP SIDING	BOOTHBAY BLUE
FCT	FIBER CEMENT TRIM	ARCTIC WHITE
FSA	FIBER CEMENT FASCIA	ARTIC WHITE
FCP-1	FIBER CENENT PANEL BOARD & BATTEN	LIGHT MIST
SFT	FIBER CEMENT SOFFIT	ARCTIC WHITE
CPG-1	COPING	ARCTIC WHITE
ASPHALT SHINGLE ROOF		**COLOR**
ASR-1	ARCHITECTURAL ASPHALT SHINGLE ROOF	SLATE
WINDOWS & DOORS		**COLOR**
FIBERGLASS FRAME		WHITE
STOREFRONT		CLEAR ANODIZED
OTHER		**COLOR**
AC	THROUGH WALL AIR CONDITIONING UNIT	WHITE

GENERAL NOTES

A. FIBER CEMENT COLOR SELECTION BASED ON JAMES HARDIE COLORS

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EXTERIOR ELEVATIONS

A2.2

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EXISTING SOUTH RCAC ENTRY AND PORTE COCHERE

EXISTING RCAC WEST PATIO

EXISTING SOUTH RCAC ENTRY DRIVE

EXISTING RCAC BUILDING

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ADJACENT BUILDING PHOTOS

A5.0

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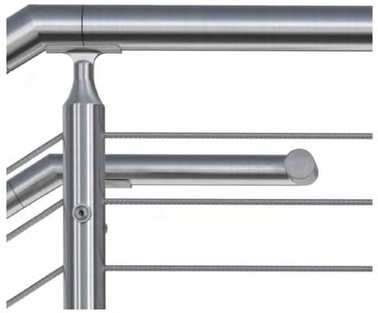
STN-2 - MODULAR BLOCK RETAINING WALL
BLUESTONE

STN-1 - STONE VENEER - NATURAL / BEIGE
MATCH EXISTING ADJACENT BUILDING STONE

CST - CAST STONE - IMITATION LIMESTONE
MATCH EXISTING ADJACENT BUILDING

ALUMINIUM STOREFRONT
WINDOWS AND DOORS
CLEAR ANODIZED ALUMINIUM



CABLE RAILINGS
BRUSHED STAINLESS

FIBERGLASS WINDOWS
WHITE

LS-1 - FIBER CEMENT SIDING
BOOTHBAY BLUE
MATCHES EXISTING ADJACENT BUILDING DARK BLUE

FCP-2 & FCP-3 - FIBER CEMENT PANEL
LIGHT MIST
MATCH EXISTING ADJACENT BUILDING LIGHT BLUE

FCT - FIBER CEMENT TRIM
ARCTIC WHITE
MATCH EXISTING ADJACENT BUILDING WHITE

FIBER CEMENT SIDING

TPO-1 - THERMOPLASTIC ROOF MEMBRANE
DESERT TAN

ASR-1 - ARCHITECTURAL ASPHALT
SHINGLE ROOF

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MATERIALS BOARD

A5.1

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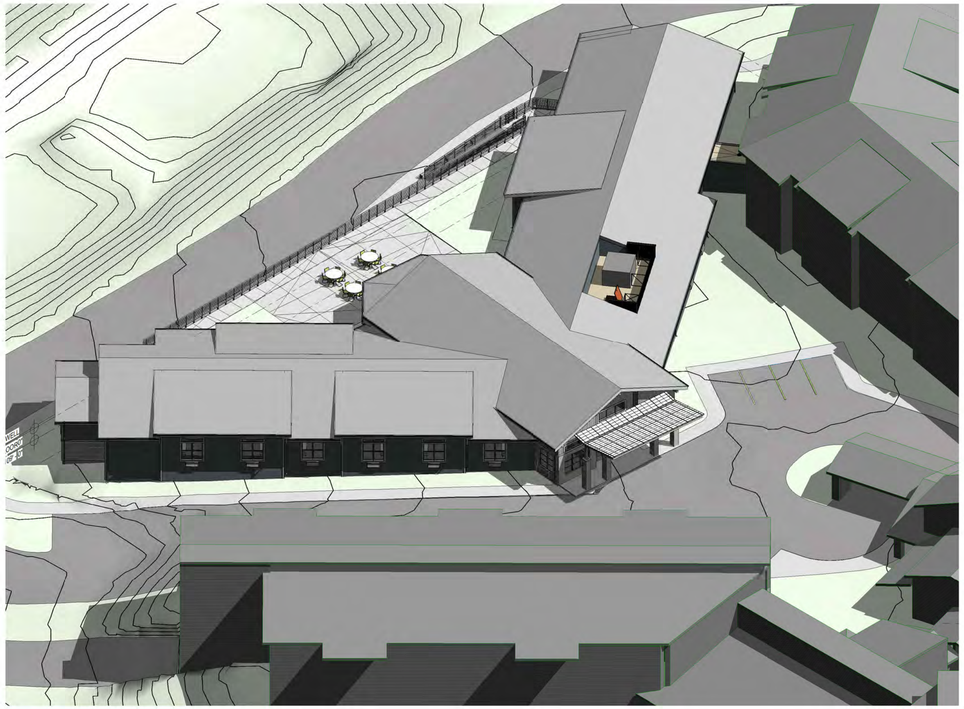

2 BUILDING 3D VIEW - BIRDSEYE OVERVIEW ENTRY

1 BUILDING 3D VIEW - BIRDSEYE OVERVIEW REAR PATIO

3 REAR PERSPECTIVE - VIEW FROM INTERNAL DRIVE

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3D BUILDING VIEWS

A6.0

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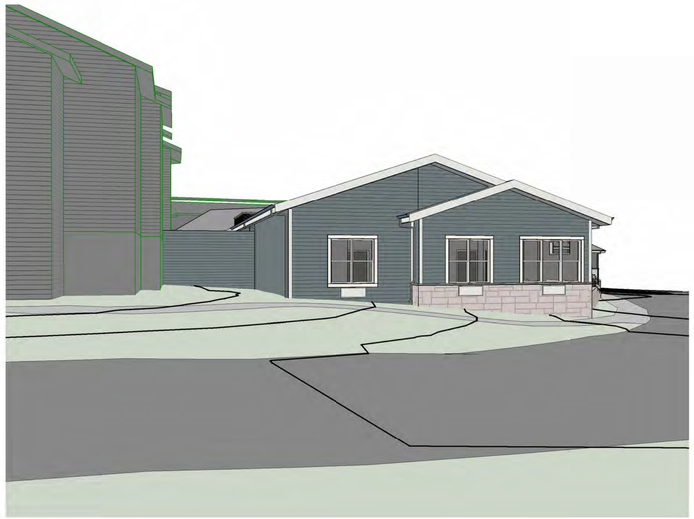
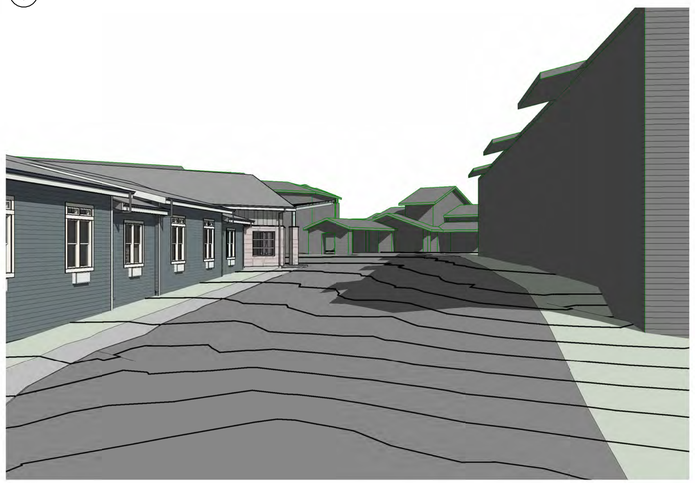
1 VIEW OF INTERIOR COURTYARD FROM WEST WING

2 VIEW FROM UNITS ABOVE



3 VIEW OF WEST WING FROM END OF RCAC BUILDING



4 VIEW APPROACHING ENTRY

5 VIEW AT ENTRY

6 FRONT PERSPECTIVE

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3D BUILDING VIEWS

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RENDERINGS

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1 / E0.1 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"

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SITE PLAN - ELECTRICAL

E0.1

JDR ENGINEERING, INC.
5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
PH: 608.277.1728 FAX: 608.271.7046
JDR PROJECT NO: 24.0110

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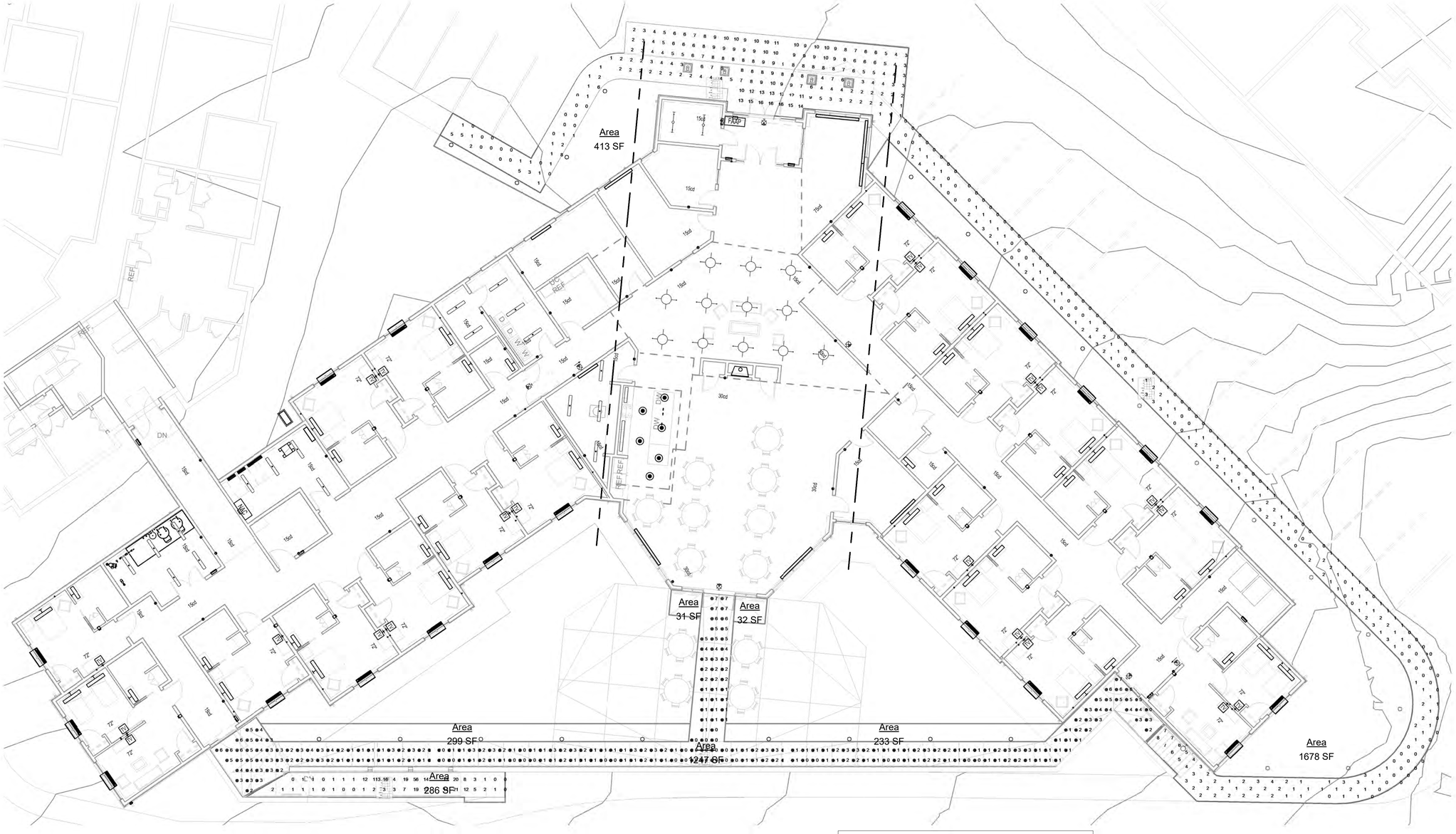

ElumTools General Use Global Illuminance Results			
Calculation Points Name	Average	Maximum	Minimum
Upper egress pathway	2.1 fc	6.96 fc	0.07 fc
Ramp	8.79 fc	112.86 fc	0.02 fc
North Egres Path	5.3 fc	16.04 fc	0.09 fc
East Pathway	1.17 fc	7.8 fc	0.04 fc

1 ELC0.1 PHOTOMETRICS - SITE PLAN
SCALE: 3/32" = 1'-0"

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SITE PLAN - LIGHTING CALCULATIONS

ELC0.1

JDR
ENGINEERING, INC.
5525 NOBEL DRIVE
SUITE 110
MADISON, WI 53711
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JDR PROJECT NO: 24.0110

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Wet BionicPro3 | Linear

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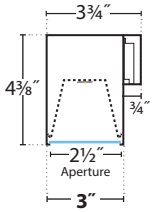
BionicPro delivers again. You're welcome!

Continuous lines of clean, seamless light with an IP65 & 66 wet listed rating. No door frames or broken lines of light. Gasketed lens for fully protected fixture (not just LED array). Indoor aesthetics taken outdoors for a consistent look.

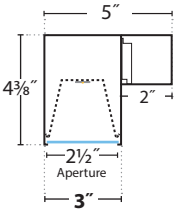
Batwing, Wall Wash, Graze, Room Fill Distributions with just a lens change. Wash walkways with light from the perimeter, wash or graze a building facade, with seamless lines of light.

CHANNELS:

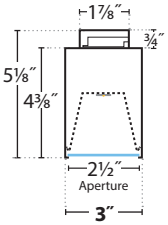
WMC — WALL



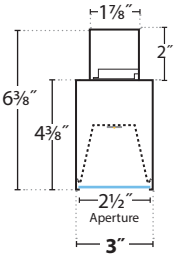
WMC2 — WALL



WMC — SURFACE

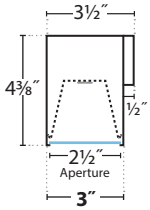


WMC2 — SURFACE

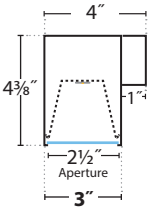


BRACKETS:

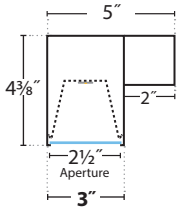
WMU — WALL



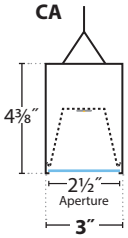
WMU1 — WALL



WMU2 — WALL



CA



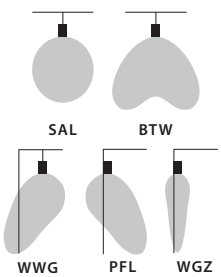
Lumen output may vary +/– 5%
Light Loss Factor (LLF) for CCTs other than 3500K:
4000K +2%, 3000K -5%, 2700K -20% 90 CRI -15%
(3K, 3500K, 4K & 5K)
See LED Details PDF for more info

LUMEN CHART:

		LO	MO	SO	HO
SAL	Lm/Ft	475	700	975	1225
BTW	Lm/Ft	475	700	975	1225
WWG	Lm/Ft	475	700	975	1225
PFL	Lm/Ft	475	700	975	1225
WGZ	Lm/Ft	475	700	975	1225
	W	3.8	5.6	7.8	10.5

SMART SPECS

IK08 IMPACT PROTECTION · IP65 DUST +WATER PROOF (ROWS) · IP66 DUST +WATER PROOF (INDIVIDUALS) · SEAMLESS · LED DETAILS · Declare · 5 YEAR LED WARRANTY · Made in the USA

SERIES	LENS POS.	LED COLOR	OUT-PUT	LENGTH	FINISH COLOR	DISTRI-BUTION	CIRCU-ITING	VOLT-AGE	MOUNT-ING	MOUNTING LOCATION	CEILING SYSTEMS	DRIVERS & CONTROLS	OP-TIONS
WETBPRO3-LIN	FLSH						SC				X3		
BionicPro 3″ Linear • **IP66** Wet Listed for Individual fixtures • **IP65** Wet Listed for Rows	FLSH Flush Lens	LED27 2700K (90CRI) LED3 3000K LED35 3500K LED4 4000K LED3-90 3000K (90CRI) LED35-90 3500K (90CRI) LED4-90 4000K (90CRI) LED5-90 5000K (90CRI) **PRUHUES:** BLU3S Static BLU3D* Dynamic BLU35S BLU35D* BLU4S BLU4D* *Dynamic BIOS, SkyBlue spike can be dimmed, CCT warms slightly TU TuHue 2700-6500K Tunable White TU2 TuHue 2200-5000K Tunable White AMB AmberHue Warm Dim 2200K-5000K CHR ChromaHue RGBW (DMX at HO only)	LO Low MO Medium SO Standard HO High PROG Programmable Light Output (Specify desired lm/ft or w/ft)	2′ 3′ 4′ 5′ 6′ 7′ 8′ R___ (Row Length, 1′ increments) SRL Symmetric Row Length **NOTE:** Individual fixtures are NOT intended for row mounting • **IP66** Wet Listed for Individual fixtures • **IP65** Wet Listed for Rows	WetTMW Wet Textured White Semi-gloss WetYBB Wet Black Semi-gloss WetYPE Wet Pewter Matte WetYBR Wet Bronze Semi-gloss	SAL Satin Lens BTW Batwing PFL Perimeter Room Fill WWG Focal Glow Wall Wash WGZ Wide Wall Graze 	SC Single Circuit	UNV (120-277) 347 (Emergency battery requires remote driver box)	**(SPECIFY MOUNTING LOCATION IN NEXT COLUMN ➡)** WMC (Channel) .75″ Tall Continuous Channel WMC2 (Channel) 2″ Tall Continuous Channel WMU (Bracket) .5″ Tall Bracket WMU1 (Bracket) 1″ Tall Bracket WMU2 (Bracket) 2″ Tall Bracket CA96″ Aircraft Cable (NOT for outside installs where wind can swing fixtures)	WALL (For Wall or Mullion Mount) SUR Ceiling (NA on CA)	X3 Hard Ceiling	ND Non-Dimming DM01 0-10v, 1% Dimming (Standard) LDE1 Hi-lume 1% EcoSystem LED (Soft fade on, fade-to-black dimming) ECO 1% 0-10v, EldoLED (Logarithmic dimming std) ECDA 1% DALI, EldoLED (Logarithmic dimming std) nLight-Air includes rIO nLight-Wired Acuity nLight Drivers SOLO 0.1% 0-10v, EldoLED (Dim-to-dark, Logarithmic dimming std) SODA 0.1% DALI, EldoLED (Dim-to-dark, Logarithmic dimming std) STEP Signify Advance Step Dimming 2WIRE ELV/Forward/Reverse Phase Driver **PRUHUES:** E10V 2 Channel Color Control EDALI 2 Channel Color Control EDMX ChromaHue or Static White	EMC Emergency Circuiting EF Power End Feed (NA: CA Aircraft Cable) COS Custom On-Center Spacing for Wall/Surface Brackets (See pages 7+8)

Prudential Ltg. reserves the right to change design specifications or materials without notice. Please visit prulite.com for most current data.
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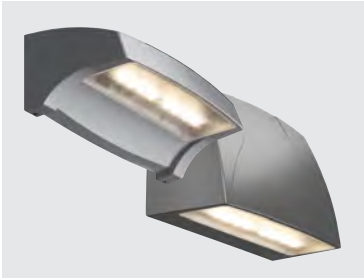
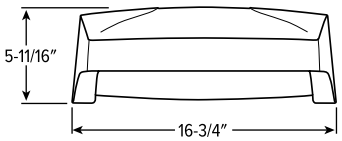
VWP LED
Voltaire Architectural Wall Pack





VWPH Front View

CATALOG #:

TYPE: OA1

PROJECT:

FEATURES

- Designed to illuminate sidewalks, entryways, perimeters or facades
- Intended for use in both uplight and downlight applications
- Optional tamper-resistant screws for vandal-prone areas
- Blends seamlessly with a variety of architectural styles
- Purposefully modeled to allow runoff of dirt and water for an always-clean appearance
- Precision optics provide multiple distribution options
- Wireless in-fixture control solutions available
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated -30°C to 40°C ambient operating temperature (-20°C to 40°C with EM/10WC; 0°C to 35°C VWPV, 0°C to 37°C VWPH with EM/10CEC; 0°C to 39°C with EM/4W).
- OPTICAL SYSTEM – Precision, injection-molded, refractive acrylic lensing produces standard IES distributions.
- LED ASSEMBLY – ANSI 3000K, 4000K, or 5000K CCT, minimum 70 CRI.
- LED DRIVER – 0-10V dimming.
- ELECTRICAL – 120-277, 347, and 480 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. 10kA/10kV surge protection standard. Quick-disconnect wiring provided. L70 >60,000 hours per IES TM-21.
- FINISH – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.
- MOUNTING – Surface mounts directly over a 4″ maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (VWPH = 15 lbs, VWPV = 23 lbs).
- LISTINGS –
  - cCSAus certified as luminaire suitable for wet locations.
  - FCC Class A compliant.
  - IDA Dark-Sky approved (downlight applications only).
  - RoHS compliant.
  - IP65 rated.
  - Title 24 compliant with OCCWS FSP-311-L_ option.
  - Complies with the Buy American Act and other federal regulations. Request certification at hew.com/baa.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

ORDERING EXAMPLE: VWPH - L30/740 - T3 - DBZ - SDGL - OPTIONS - CONTROL/DIM - UNV

ORDERING INFO

SERIES	LUMENS [1]	CRI	CCT	DISTRIBUTION [2]
VWPH Horizontal	**L30** 3,000lm	**7** 70	**30** 3000K	**T2** Type II
VWPV Vertical	**L60** 6,000lm	**8** 80	**40** 4000K	**T3** Type III
	L85 8,500lm [3]		**50** 5000K	**TFT** Type forward throw

FINISH OPTIONS [4]

BLK Black (RAL #9004)
DBZ Dark bronze
DBR Medium bronze
GRAY Standard gray
GRN Green (RAL #6005)
SLV Satin aluminum (RAL #9006)
WHT White (RAL #9003)

SHIELDING

CGL Clear tempered glass lens
SDGL Micro-prismatic tempered glass lens

OPTIONS [5]

EM/4W 4-watt integral emergency battery [6]
EM/10WC 10-watt emergency, low temperature battery [7]
EM/10CEC 10-watt emergency CEC qualified battery [8]
SF Single fuse [9]
DF Double fuse [10]
PC Factory-installed button-style photocell [11]
HSGX Empty housing extension used to match units with EM batteries, control sensors, or conduit entry options
TP Tamper-resistant Torx head screws [12]

CONDUIT ENTRY [13]

CR Right side conduit entry
CL Left side conduit entry
CD Dual conduit entry
CTOP Top conduit entry [14]

CONTROL

See page 4 for ADDITIONAL CONTROL OPTIONS.

– None
AVI-IFAC-OA Avi-on wireless fixture control with outdoor antenna [15]

DRIVER

DIM Driver with external dimming wires prewired for 0-10V low voltage applications

VOLTAGE

120 120V
208 208V
240 240V
277 277V
UNV 120-277V
347 347V [16]
480 480V [17]

ACCESSORIES

TPTX-25 TOOL Tamper-resistant tool for Torx head screws. [18]

NOTES

1 Lumen output based on 70 CRI/4000K CCT. Actual performance may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA.
2 See page 2 for DISTRIBUTION DETAILS.
3 Not available with EM batteries when specified with VWPV.
4 See page 2 for FINISH OPTIONS.
5 See page 2 for FIXTURE DETAILS.
6 120-277V only. VWPV includes housing extension, increases fixture depth.
7 VWPH and 120-277V only. Includes housing extension, increases fixture depth.
8 120-277V only.
9 120V, 277V, or 347V only; must specify voltage
10 208V, 240V, or 480V only; must specify voltage.
11 120V, 208V, or 277V only; must specify voltage. Right side when viewed from behind fixture.
12 Silver finish only. Safety screws providing added support to the lens are not tamper-resistant (lens is sealed to the fixture via adhesion). Requires a tamper-resistant tool, see Accessories.
13 Housing extension included, increases fixture depth. Left and right sides when viewed from behind fixture. Provided with 1/2″ NPT tapered pipe thread and plug, increases fixture height. Conduit fitting supplied by others. See page 2 for FIXTURE DETAILS.
14 VWPH only.
15 See page 3 for AVI-ON BLUETOOTH WIRELESS CONTROL DETAILS.
16 Includes stepdown transformer. Not available with Avi-on Controls.
17 Includes stepdown transformer. Not available with Avi-on Controls.
18 Ordered separately. Please specify quantity required per project.

OUTDOOR LIGHTING

Date:	**Approved:**
Type:	
Luminaire:	
Project:	

FCSL1141

FCSL1141 10” exterior die-cast aluminum step light with heavy-walled, die-cast faceplate, for masonry or drywall construction. IP66 rated for damp, dry or wet locations.

SPECIFICATIONS

PHYSICAL

dimensions	10" W x 3" H x 3.2" D
weight	3 lbs
housing	Marine grade, corrosion resistant, heavy-walled, high pressure, die-cast aluminum with snap-in Screwless faceplate standard. Optional captive recessed stainless steel tamper resistant screws (TRS option). Back Box is high strength, black Polycarbonate with UV protection (UL 746C rated f1) and flame rated (UL94 5VA).
lens	Frosted Glass Lens
mounting	Concrete pour, masonry, solid composite, special construction, and drywall construction mounting kit included. Hanger bar mounting optional.
ingress protection	Optical, driver unit is IP66 rated dry, damp or wet locations. All seals are injection molded silicone.
faceplate finish	Available in Black, Bronze, Graphite Grey, Silver, White and Custom Colors. Die cast aluminum faceplate. Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm minimum thickness, 3,000 hour salt spray test (ASTM B117) compliant with Florida, AAMA 2604 specification.

PERFORMANCE

color temperature	2700K, 3000K, 3500K, 4000K, 5000K
lumen output	400 lm, 800 lm
lumen maintenance	L70 >72,000 hours
color consistency	3 SDCM / 85 CRI
forward throw @ 2 FT high	0.1 fc @ 8 FT forward
side throw @ 2 FT high	0.1 fc @ 16 FT wide
maximum candela	593 CD
BUG rating	B0-U0-G0
operating temperature	-4°F to 122°F (-20°C to 50°C)
warranty	5-Year limited warranty

ELECTRICAL

input voltage	Universal 120 - 277 VAC
power supply	Integral, electronic high-power factor > 90%, THD of ≤ 20%
certifications	cETLus
power consumption	7W (400 lm), 13W (800 lm)
dimming	Tri-Dim (1%, 0-10V, 120 - 277 VAC), (1%, TRIAC & ELV, 120 VAC Only)

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.

Project		**Catalog #**		**Type**	O4
Prepared by		**Notes**		**Date**	

Downlight

Wall Wash

Portfolio

LD4C | EU4C | 4LB

4" Round, New Construction Downlight
Narrow, Medium, Wide Beam or Wall Wash
250-7500 Lumens

Typical Applications

Office • Education • Healthcare • Hospitality • Retail • Code-Compliance Areas • Sports Venues

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Energy Data page 6
- Photometric Data page 7
- Connected System page 11
- Product Warranty

Product Certification

ENERGY STAR · Efficiency Standards T24 · RoHS COMPLIANT · UL CERTIFIED · wet location · 2022 PROGRESS Report SELECTION

Control Compatibility

WaveLinx LITE · WaveLinx PRO

Product Features

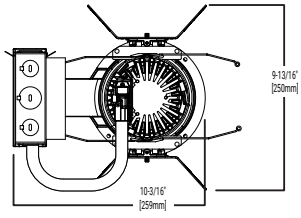
powered by fifthlight technology · Showerlight · PLENUM RESPONSE · BAA BUY AMERICAN ACT AVAILABLE · TAA TRADE AGREEMENTS ACT AVAILABLE

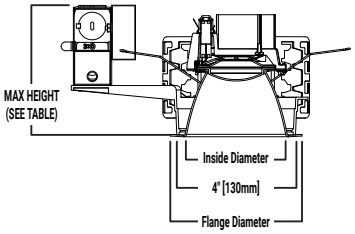
Top Product Features

- 250-7500 lumens; Offered in 90 and 97 CRI; ENERGY STAR® qualified
- Easy disconnect for LED engine replacement and installation
- Optional snap in driver for ease of replacement
- Standard 0-10V driver dims to 1%
- 2400K, 2700K, 3000K, 3500K, 4000K, 5000K; D2W™ option from 3000K to 1850K
- Available W2N tunable white CCT range 2700K to 6500K or 2000K to 5000K
- Options to meet Buy American and other domestic preference requirements

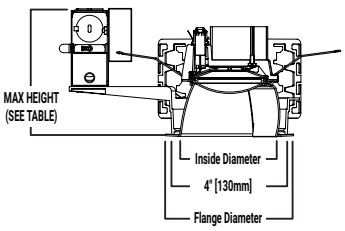
Dimensional and Mounting Details

DOWNLIGHT





WALL WASH



DT4RF=4 inch frosted acrylic ring
See Accessories for Ordering

CLICK HERE dimension information

Fixture Type: OA2 (42") & OA3 (30")

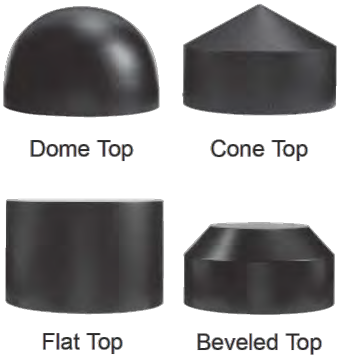
Model Number: _____

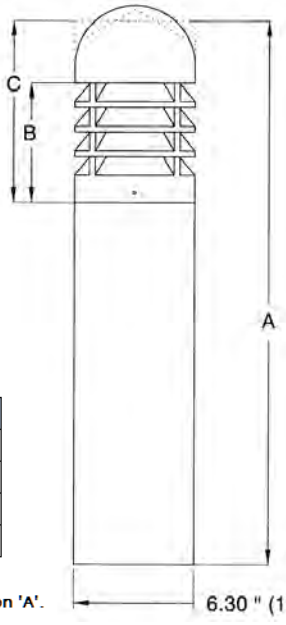
Project Name: _____

intrigue lighting

ALLURE

louvered full cutoff LED bollard





TOP STYLE	A	B	C
Beveled	40.5"	6.3"	9.5"
Cone	41.1"		10.1"
Dome	41.3"		10.3"
Flat	40.5"		9.5"

Note: standard 42" model dimensions.
For 30" models, subtract 12" from dimension 'A'.

General: The cast louvers on the Dark Sky Approved Allure series bollard provide excellent downward light control for low-level walkway installations. Cast louvers shield the light source, reducing glare.

Exterior: Sand cast, marine-grade aluminum top, head, and mounting base. Extruded aluminum bollard tube. Bollard tube can be cut to custom length; consult factory. Stainless steel hardware and fasteners.

Wattage: Available wattages: 15 watt, and 21 watt.
Available color temperatures: 3000K, 4000K, and amber (590nm). CRI>70.

Driver: Constant current; maximum wattage = 40 watts; universal input voltage 120v-277v (50/60Hz); THD<20%. Power Factor >0.90. 0-10V dimming standard for a dim range of 100% down to 10%.

Heat Sink: Finned aluminum heat sink with black electrocoating securing heat sink to LED module.

Finish: Textured polyester powder coat finish. Black, bronze, gray, white, silver, and verde green available. Consult factory for custom finishes.

Gaskets: EPDM gaskets are standard.

Dimensions: 6.30" diameter standard with overall height (OAH) options of 30" and 42".
For custom height options, consult factory.

Tops: Four top styles available: beveled (-B), cone (-C), dome (-D), and flat (-F).

Mounting: Mount bollard using the provided cast mounting base, template, and (4) ½" anchor bolts.

Options: Recessed outlet box/cover (-GFI)
PIR Motion Sensor (-PIR)
Houseside Shields (-180HSS and -270HSS)

Certifications: ANSI/UL 1598, 8750
Operating temperature: -40°C to +50°C
Florida Fish & Wildlife Conservation Commission approval 2017-007
IDA Dark Sky Approved *(3000K or Amber LED)*

BUY AMERICAN ACT COMPLIANT · MARINE GRADE ALUMINUM · DIMMABLE · DARK SKY APPROVED · WILDLIFE LIGHTING · INTERTEK ETL LISTED C US

content of specification sheet is subject to change.

N60 W14592 Kaul Avenue
Menomonee Falls, WI 53051
P 877 965 0005
intrigueled.com

Aug-21

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: March 3, 2025

General Information:

Agenda Item: 6.C.

Applicant: NA/This item is City initiated

Property Owners: W61 N506 Washington Avenue
The Photo Shop LLC

W61 N508-10 Washington Avenue
Burg 653 LLC

Requested Action: Recommendation to the Common Council to rezone these properties as a matter of map correction.

Current Zoning of Both Parcels: I-1 Institutional and Public Service District w/ Historic Preservation District Overlay.

Proposed Zoning of Both Parcels: B-3 Central Business District w/ Historic Preservation District Overlay.

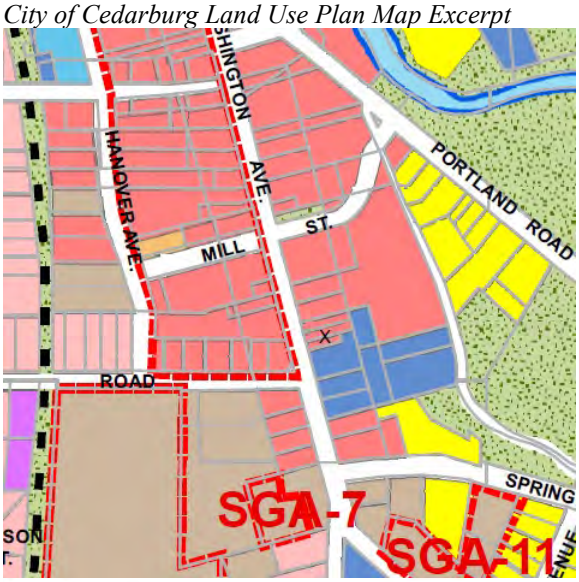
Location: W61 N506-510 Washington Avenue (includes two separate parcels).

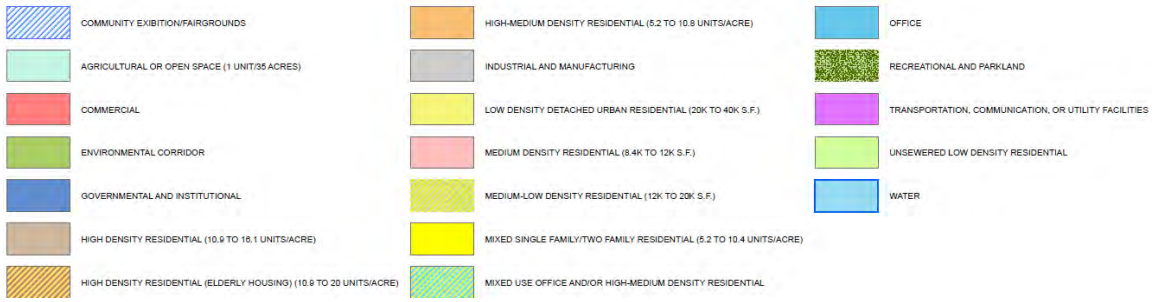
Discussion:

Someone recently inquired about the zoning district classification of one of these parcels and requested a list of the permitted uses within that district. On close review of the Zoning Map (current and past editions), it was discovered that, despite these properties having been treated as B-3 Central Business District w/ HPD Historic Preservation District Overlay in past Plan Commission matters, these properties are mapped in the I-1 Institutional and Public Service District. It doesn't appear that either of these buildings was associated with the historic, adjoining I-1 use, Immanuel Lutheran Church. There is no record of these properties ever having been rezoned from I-1 to another district. The City's current Land Use Plan/Map classifies these properties as Commercial.

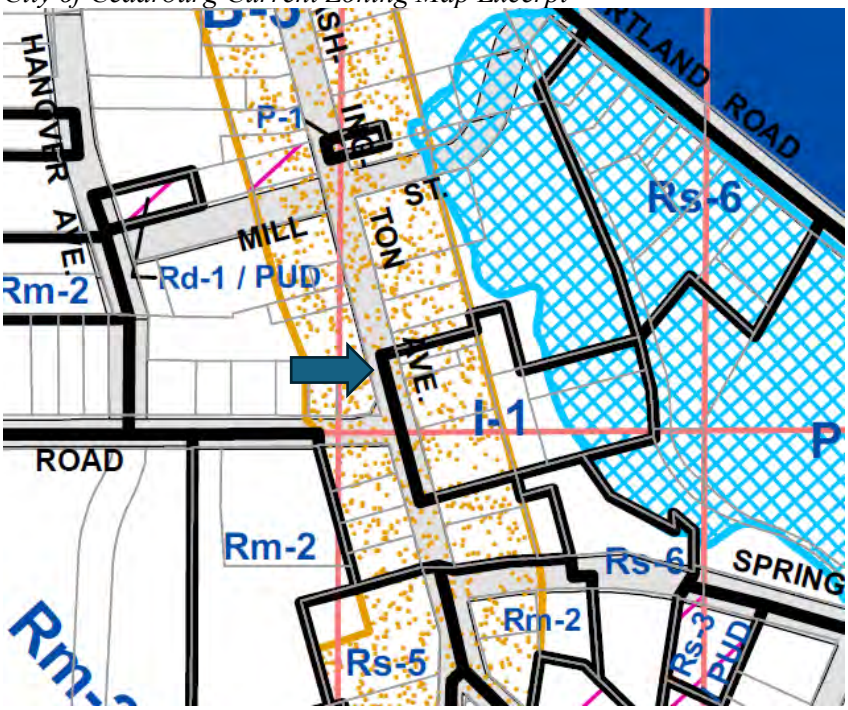
Ozaukee County GIS Map Excerpt

City of Cedarburg Land Use Plan Map Excerpt





City of Cedarburg Current Zoning Map Excerpt



Google Maps Street View

Recommendation:

The Planner supports favorable recommendation of this rezoning to the Common Council as a matter of map correction. Doing so will comport with the Land Use Plan/Map classification of the properties. Further, it will correctly convey to current and prospective future owners of the properties – what are the permitted uses and related spatial/bulk restrictions.

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: March 3, 2025

General Information:

Agenda Item: 6.E.

Applicant: City initiated item

Request: Review, discussion and possible recommendation to the Common Council to amend City Code Section 15-5-11(h), as might allow signs that are painted directly on the surface of a building wall in the B-3 Central Business District and/or the HPD Historic Preservation Overlay District.

Discussion:

Presently, City Code Section 15-5-11(h) of the Sign Code lists "Painted wall signs which are painted directly on the surface of the building." among the sign types that are prohibited City-wide.

The question was recently asked, should this prohibition continue to be applied quite so strictly within the City's Central Business District and/or Washington Avenue Historic Preservation District, where such signs are thought to have been at least somewhat common in the past. On inquiry, the Plan Commission did, on February 3, 2025, consider and refer this matter to the Landmarks Commission for consideration and possible recommendation back to the Plan Commission.

On February 27, 2025, the Landmarks Commission considered the matter in concept. There was general support for this change provided, among other things, that no sign painting could be applied to masonry surfaces. At that meeting, Staff was requested to return with a draft of language that would enact this change.

On February 13, 2025, the Landmarks Commission reviewed a draft of proposed Code changes to effectuate this change and favorably recommended it to the Plan Commission. The DRAFT of changes is provided below:

City of Cedarburg Code of Ordinances Title 15, Chapter 5

Sec. 15-5-11 - Prohibited signs.

The following signs shall be prohibited within all zoning districts in the City of Cedarburg:

(a) Abandoned signs. See section 15-5-10.

(b) Flashing, alternating, rotating or swinging signs. Flashing, alternating, rotating or swinging signs or devices, whether illuminated or not, visible from the public right-of-way.

...

(h) Painted wall signs*. Painted wall signs which are painted directly on the surface of the building. ***In the B-3 and/or Historic Preservation Overlay Zoning District, the Landmarks Commission may consider and approve signs painted directly on the surface of the building provided:**

1) Such signs (and any related lighting) shall be determined by the Landmarks Commission to be complimentary to the architectural style and character of the building, and suitable in the context of its surroundings, or they shall not be approved. Specific findings in support of any approval or denial shall be made by the Commission.

2) Colors (including depth/richness of the color tone, and finish) and manner of application to the building surface are first reviewed and approved by the Landmarks Commission.

3) Such signs shall attempt to emulate the local historic practice and style of painting sign content directly on the surface of a building.

4) No sign shall be painted, in whole or part, directly upon any masonry building surface.

5) Signs painted directly on the surface of a building shall be counted toward the cumulative maximum quantity and square footage of wall signs permitted on any given building or property.

6) The area of a sign painted on the surface of a building shall be calculated as the smallest regular polygon that can be drawn around all lettering, wording and accompanying designs or symbols, together with any background of a different color than the natural color or finish material of the building.

7) For signs painted directly on the surface of a building, a full color, scaled, and dimensioned, detailed graphic representation of the plan shall be submitted at the time of Sign Permit application. The Building Inspector shall refer all such applications to the Landmarks Commission for consideration and possible approval prior to issuing a Sign Permit.

8) For the purposes of this specific section of the City Sign Code only, sign shall have the meaning "Any display which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, brand, product, service, event, or location including words, letters, figures, designs, symbols, colors, or illumination".

9) Any sign approved to be painted directly on to the surface of a building shall use materials and methods of application that are non-destructive to the surface of the building wall.

Recommendation:

If the Plan Commission supports this change, a favorable recommendation to the Common Council would be an appropriate action at this time.

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date: March 3, 2025

General Information:

Agenda Item: 7.D.

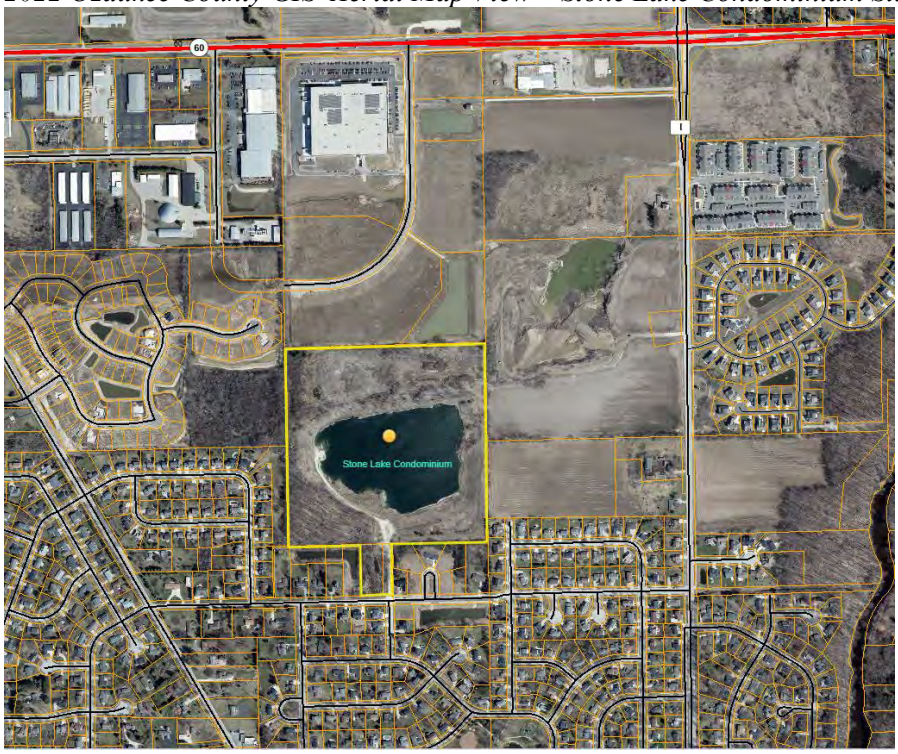
Applicant/Property Owner:	Stone Lake Development, Inc., in c/o Craig Caliendo
Requested Action:	Recommendation to the Common Council for non-substantial amendment to the PUD as to building setbacks from the public road, and the addition of one more double-front-facing-garage twin-home plan. Also seeking clarification as to the extent of Developer flexibility in reference to building footprint locations, garage stall additions, decks, patios, and similar.
Current Zoning:	Rd-1 (PUD) Two-Family District with the Planned Unit Development Overlay District
Current Master Plan Classification:	High-Medium Density Residential
Surrounding Zoning/Land Use:	North: M-3 Business Park District South: Single-Family Residential East: Part Town of Cedarburg/part A-1 Agricultural District/Temporary Zoning West: Part Single-Family Residential and part open space
Lot Size:	~ 41.36 acres
Location:	6660 Susan Lane

Discussion:

The Stone Lake Condominium project was approved with a Planned Unit Development (PUD) Overlay Zoning classification. Within this PUD, the specific plans and terms of

approval, including some exceptions from the base zoning district (i.e., Rd-1 Two-Family Residential District) standards, are memorialized. Section 13-1-69(o)(3) of the Code states that "Any subsequent change or addition to the plans or uses shall first be submitted for approval to the city plan commission and if in the opinion of the city plan commission such change or addition constitutes a substantial alteration of the original plan, a public hearing before the city common council shall be required…"

2022 Ozaukee County GIS Aerial Map View – Stone Lake Condominium Site



The various component plans for this project were approved over the course of several meetings.

Architecture. In 2023, the architectural plans (and plan locations) for the various buildings that would be constructed in this condominium were reviewed and approved by the Plan Commission (see documents attached). The Castillion Model Double-Forward/Double-Front-Facing garage plan was limited to use only on buildings 9, 25, and 32 of the site plan. At this time, the applicant is requesting permission to use a Castillion Model Double-Forward/Double-Front-Facing garage plan for building 15 of the original site plan as well. This building was originally approved for a double-front-facing (not double-forward) Breton model.

Building Setbacks. On January 30, 2023 the Common Council approved reduction of the standard setback (i.e., 25') for this development to 20', "from the right-of-way of all streets". Staff is planning to use the edge of pavement as synonymous with edge of right-of-way as to the private street. Along the public street, the applicant is requesting approval to use 25-foot setback from the back-of-curb which translates into a building setback of 12.5-feet from the

back of the sidewalk. Staff would suggest that, if the Plan Commission favors this reduction in setback for the buildings along the public street, the buildings must be arranged in a manner that ensures there is adequate outdoor space (i.e., not less than 9-feet wide and 20-feet in length per vehicle) available to each unit to park at least two vehicles between the garage door and the street without encroaching upon the sidewalk.

Clarifications. The applicant (and Staff) also request clarification from the Plan Commission as to the extent of flexibility the developer has when it comes to final spatial location of the building footprints, the addition of extra garage stalls, decks, patios, sunrooms,... and similar.

Recommendation:

If the Plan Commission feels that the architectural plan change for the building identified as 15 on the original site plan, together with the setback modification from the public street are considered 'non-substantial alterations' to the approved plans, then a motion to approve or deny these requests would be appropriate at this time. If they are considered 'substantial' alterations to the approved plans, then a motion to recommend an action to the Common Council would be appropriate at this time.

The Planner recommends the following conditions be considered for attachment to any approval(s) the Planning Commission may be inclined to make in this matter:

1) If the Plan Commission favors the proposed reduction in setback for the buildings along the public street (to 25-feet back from curb), the adjacent buildings must be arranged in a manner that ensures there is adequate outdoor space (i.e., not less than 9-feet wide and 20-feet in length per vehicle) available to each unit to park at least two vehicles between the garage door and the street without encroaching upon the sidewalk.

Commissioner Cain posed a concern that this might set a precedent in the historical district for what would be allowed as a principal structure and suggested it just be defined as an accessory structure and relocated to the rear yard since it also did not fit the definition of what a principal structure is.

Action: A motion was made by Mayor O'Keefe, seconded by Commissioner Wiza, to approve placement of the Camper trailer on a permanent basis as an accessory use in the rear yard. Commissioner Strautmanis excused.

REQUEST APPROVAL FOR ARCHITECTURAL PLANS FOR THE STONELAKE DEVELOPMENT LOCATED AT 6660 SUSAN LANE

Stonelake Development presented architectural plans per the request of the Commission at a previous meeting. Planner Censky added that one structure in the plans was removed, thus having 35 structures with 70 units instead of the previous 36 structures with 72 units. Per the request of the Commission, the number of front-facing garages was reduced. The plans showed that the garage doors were staggered so that the streets did not have a line of front-facing garages as the focal point of the townhouses.

Petitioner Caliendo's plans showed that he would have three different building models with units ranging in size from 1,600 sf. to 2,200 sf. The three models: Breton, Castillian, and Dartmoor/ Estonian, all offered various garage placements as a means to reduce the impact of front garages. He emphasized that these buildings would be low maintenance and high longevity, which was highly appealing to buyers.

Commissioners Strautmanis and Voltz looked over each individual building, offering suggestions on which buildings could be altered to avoid a line of front garages. Specifically, they discussed Breton and Castillian designs, stating which ones would need to be changed to avoid too many front-facing garages.

Commissioner Wiza asked if every building would have a basement and whether bedrock would be an issue, due to concerns with blasting. Petitioner Caliendo stated that every building did indeed come with a basement, and that since the bedrock was further underground, there would be no issues with blasting.

A neighbor of the property, Robert Vanden Noven, who lives on Kensington Avenue, thanked the Commission for assuring that the wooded area be protected. He asked whether there would be a fence maintained by the border of the protected area so that more trees than allotted would not be removed. Planner Censky assured that the City Engineer would be requiring a fence to border the protected area.

Mark Tegge, who lives off the corner of Susan Court and Susan Lane posed a concern about construction traffic, asking if there were any alternative roads that could be taken by construction trucks coming in and out of the Quarry. Planner Censky responded that due to the nature of the surrounding site being private property within the Town of Cedarburg, there was no clear possibility of alternative routes.

Action: A motion was made by Mayor O'Keefe to approve the architectural plans on the caveat that only buildings 9, 26, and 32 were allowed to be Castillian Model, double-forward front-facing garage buildings. Motion seconded by Commissioner Kinzel.

REQUEST CONCEPT REVIEW FOR PROPOSED 2 4-UNIT TOWNHOUSE PROJECT ON PROPERTY LOCATED SOUTH OF W61N449 WASHINGTON AVENUE

Planner Censky explained that Petitioner Jordan Larson was requesting a concept review for a proposed project of two four-unit townhomes on the landlocked site behind his other property at W61 N449 Washington Avenue. Planner Censky stated that the property is currently zoned as RM-1. Mr. Larson would need to combine his two parcels and pursue a Planned Unit Development (PUD). There is currently a shared driveway with the parcel to the north of the property.

Planner Censky stated Mr. Larson was working with M Squared Engineering to create a driveway and that Fire Department approval would be needed for the driveway to ensure proper access to the site was granted. Commissioner Strautmanis asked about the requirements for the driveway. Planner Censky stated that it would follow the guidelines of a private drive rather than a road, but also stated that more detailed plans needed to be submitted regarding the driveway. The petitioner should examine the possibility of sharing a driveway with the Landmark Court Apartments to the south of the property as a second access point.

Commissioner Wiza emphasized the importance of having the driveway have a minimal ramp due to the high traffic on Washington Avenue, recommending that they put in a curb-radial driveway to prevent potential accidents that could occur from slowing down to enter the driveway.

The next concern was with the stormwater drainage in the lot. Commissioner Wiza suggested that they pay special attention to drainage there, since it was a landlocked parcel.

Commissioner Cain asked if there would be any problems with combining the two parcels due to the site on W61 N449 having a historical structure and whether the site being combined with another would impact it. Planner Censky stated that it would be discussed at a future Landmarks Commission meeting.

RECODIFICATION OF TITLE 13 ZONING CODE, SECTIONS B1-B4

Planner Censky asked the Commissioners what suggestions they had for the various districts. Starting with the B-1 District; Commissioners suggested to:

- move liquor stores, meat, fish & poultry shops, and pharmacies to Conditional Uses. Pharmacies will replace pharmacies with drive-thrus on the list of Conditional Uses.
- strike variety stores from permitted uses.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: Stone Lake Circle

APPLICANT/BUSINESSNAME: Stone Lake Development, Inc.

APPLICANT/BUSINESS ADDRESS: 700 Pilgrim Parkway, Suite 100, Elm Grove, WI 53122

STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____

PHONE: 414-333-2059 EMAIL: ccalendo@kingswayhomes.com

PROPERTY OWNER (IF DIFFERENT): SAME

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- ☐ CONCEPT REVIEW
- ☐ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☒ OTHER Approval Bldg Design for Units 25 & 26

DESCRIBE REQUEST: _____

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: _____ DATE: 2/24/25

FOR CITY STAFF USE ONLY

TOTAL FEE: $ _____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____

APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: Stone Lake Circle

APPLICANT/BUSINESSNAME: Stone Lake Development, Inc.

APPLICANT/BUSINESS ADDRESS: 700 Pilgrim Parkwway, Suite 100, Elm Grove, WI 53122

STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____

PHONE: 414-333-2059 EMAIL: ccaliendo@kingswayhomes.com

PROPERTY OWNER (IF DIFFERENT): SAME

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- ☐ CONCEPT REVIEW
- ☐ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☒ OTHER Approval of Bldg Design for Units 25 & 26, etc

DESCRIBE REQUEST: 1) Request of specific Buidling Design for Units 25 & 26 - double front entry garage;

2) Clarification of building floor plan substituions, additions of sunrooms and 3-car garages;

3) Request for 25' Building setback from edge of curb on public road section instead of 20' from right-of-way

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

The undersigned certifies that he/she has familiarized themselves with the State and Local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

PROPERTY OWNER(S) SIGNATURE: _____ DATE: 2-27-2025

FOR CITY STAFF USE ONLY

TOTAL FEE: $ _____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____

APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

STONE LAKE UNIT FLOOR PLAN NAME CHART

The Building Construction Plans submitted to the City of Cedarburg in connection with the Stone Lake Condominium included the Unit names that were adopted by the Developer for its project in Pabst Farms, Oconomowoc. The building floor plans for the Stone Lake Condominium are the same base floor plans, however, the names have been changed so that the Unit names are specific to the Stone Lake Condominium. The Developer uses different Unit names for each of its condo developments, however, the base plans are the same and the first letter of the name of each Unit corresponds with the same floor plan (i.e. the "B" floor plan for Pabst Farms is called the Breton and for Stone Lake it is called the Bluestone).

Original Pabst Farms Name	New Stone Lake Name
BRETON	**BLUESTONE**
CASTILLIAN	**COBALT**
DARTMOOR	**DIAMON**
ESTONIAN	**EMERALD**

Request for Approval of Double Front Entry Custom Stone Lake Condominium Building – Units 25 & 26

Property - **6660 Susan Lane – 40-acre former quarry in the City of Cedarburg**

Project - **70 Unit Condominium project comprised of 35 side-by-side ranch style 2-Unit buildings**

Developer - **Stone Lake Development, Inc. ("Developer")**

REQUEST: **Developer is requesting approval of a Double Front Entry Garage for a Custom building containing an "Emerald" Unit and "Cobalt" Unit.**

The City approvals for the Stone Lake Condominium Development limited the number of double front entry garages for buildings containing double "C" or "Cobalt" Units. Attached to this Request for Approval is a copy of the Original Proposed Building Layouts for the Stone Lake Development. The highlighted buildings show the number of double front-entry buildings in Phase I, consisting of "B" and "C" Units. Also attached to this Request is a Site Plan showing the Current Building Layouts for 11 buildings in Phase 1 that have actual sold Units. Developer has sought to achieve staggered garages wherever possible and based upon the current sold Units, has reduced the number of double front-entry garages in Phase 1 to three (3) buildings, including the proposed request for Units 25 & 26.

Also attached to this Request is a copy of the Building Construction Plans for Units 25 & 26. Both Units have buyers and they both desire 3-garages and highly customized floor plans resulting in a hybrid building containing an "Emerald" Unit and "Cobalt" Unit, rather then two "C" or "Cobalt" Units. Due to limitations on the depth of the building site due to the distance between the Road and the Lake, the only way to accommodate the desired building features is to provide double front-entry garages.

The garages are slightly staggered as shown on the Building Construction Plans. In addition, there are only buildings on one side of the Road in the subject location so there is no double front entry corridor, and the Developer has been able to reduce the total number of double front entry garage style buildings in Phase 1.

Based on these factors, the Developer respectfully requests approval of the proposed Double Front Entry Garage Plans for a Custom building containing an "Emerald" Unit and "Cobalt" Unit for Units 25 & 26, as shown on the attached Site Plan and Building Construction Plans.

Respectfully submitted,

Stone Lake Development, Inc.

Craig A. Caliendo, President

PLANS AS SUBMITTED, REVIEWED, AND CONDITIONALLY APPROVED BY PLAN COMMISSION ON MARCH 6, 2023

Architectural Review Application – Stone Lake Condominium Project, Cedarburg

Property - **6660 Susan Lane – 40-acre former quarry in the City of Cedarburg**

Project - **~~72~~ 72 Unit Condominium project comprised of ~~36~~ 36 side-by-side ranch style 2-Unit buildings**

Developer - **Stone Lake Development, Inc. ("Developer")**

The Developer is submitting for architectural review and approval the Building Plans and exterior Elevations for the proposed side-by-side (2-Unit), ranch style condominium buildings that Developer is proposing to construct in the Stone Lake Condominium Project (collectively the "Plans"). Attached to this submittal are the following Building Plans for three (3) "Model Floor Plans" (i.e. building styles) that contain four (4) different Unit floor plans with six (6) different garage entries:

1. Breton Model - Double Front Entry Garages
2. Breton Model - 1 Front/1 Side Entry Garage
3. Castillian Model - Double Front Entry Garages
4. Castillian Model - 1 Front/1 Side Entry Garage
5. Castillian Model - Double Inside/Side Entry Garages
6. Dartmoor/Estonian - 1 Front/1 Inside Side Garage (always)

Breton is n/k/a BLUESTONE

Castillion is n/k/a COBALT

Dartmoor is n/k/a DIAMOND
Estonion is n/k/a EMERALD

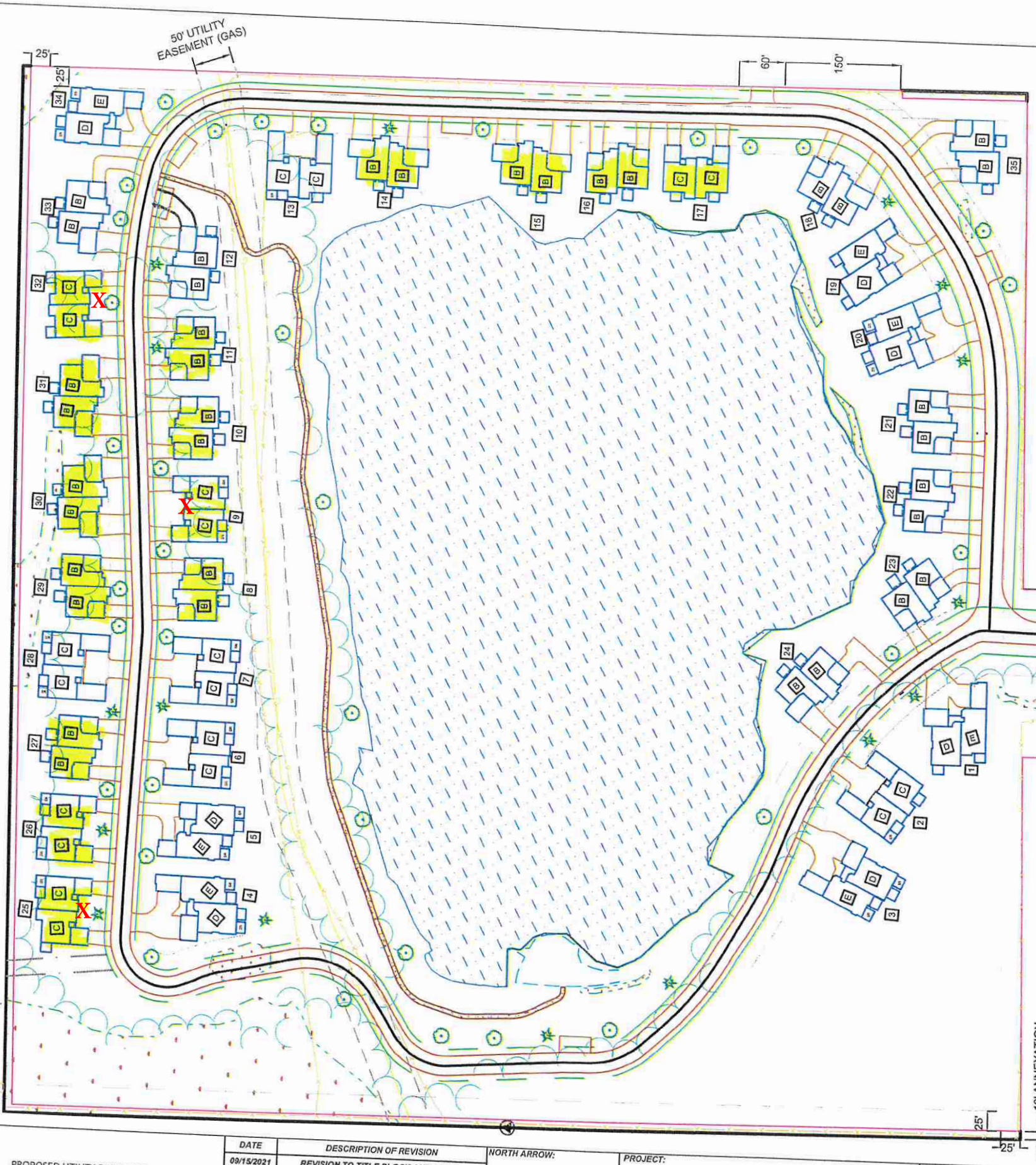
Over the past ten years Developer has sold over 100 condominium units based on these Plans. During that period the Plans have been value engineered and refined to meet what customers in the target demographic desire. The Plans are a culmination of hundreds of hours of design work, customer feedback analysis, focus groups and the incorporation of Developer's 40 plus years of custom homebuilding experience to create dynamic floor plans and exterior elevations that are attractive to the high-end, "semi-customizable" condominium market.

The Plans are the same Plans submitted as part of Developer's Preliminary Review submittals for the proposed Condominium Development made to the Plan Commission on September 8, 2021 and November 1, 2021, and to the Common Council on September 27, 2021 and November 8, 2021, and were the basis for the Developer's Annexation Petition for the subject property made in February of 2022. Furthermore, the civil engineering plans for the Stone Lake Condominium Project, including detailed Grading Plans, have been based upon the Plans and significant changes to the Plans would require comprehensive changes to the Grading Plans for the development.

The units' range in size from approximately 1,600 sq. ft. to 2,100 sq. ft., with additional square footage for sunroom options and finished lower-level options available. Garage doors facing the road are staggered as much as possible to avoid multiple garage door fronts facing the road and give the appearance that the 2-unit buildings are large single-family buildings. Developer

has taken steps since the last Plan Commission meeting to adjust buildings as much as possible to further reduce the number of adjacent buildings containing double front-entry garages. Attached to this submittal is a color Site Plan which highlights in yellow the sections of the development where there are 3 or more adjacent buildings with double front-entry garages. The linear nature of the "developable" site, plus the preservation of the woods in the southwest corner and west and northwest sides of the subject property creates unique challenges to fully eliminating adjacent double front-entry garages.

Based upon Developer's 40 plus years in the custom homebuilding business and over a decade of experience in building high-end, ranch style 2-unit condominium buildings, Developer is confident in the construction integrity, marketability, value and "sale ability" of the condominium units to be constructed in the Stone Lake Condominium Project based on the building Plans as submitted and respectfully requests approval of the Plans.



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CITY OF CEDARBURG

LEGEND

- PROPERTY LINE
- PROPOSED ROAD-ROW
- BUILDING SETBACK
- EXISTING GAS EASEMENT
- PROPOSED ROAD
- PROPERTY LINE SETBACK
- WATER SURFACE
- WETLANDS
- PROPOSED WALKING PATH
- PROPOSED PUBLIC PORTION
- PROPOSED UTILITY EASEMENT

DATE	DESCRIPTION OF REVISION
09/15/2021	REVISION TO TITLE BLOCK AND COVER
09/24/2021	REVISION TO COVER SHEET
09/29/2021	REVISION NOTES

NORTH ARROW:

PROJECT: STONE LAKE
6660 SUSAN LN
CEDARBURG, WI 53012

PROJECT #: 21/722/234

DATE: 03/17/2022

DRAWN BY:

CHECKED BY:

PREPARED BY:
M SQUARED ENGINEERING LLC

CLIENT:
KING'S WAY HOMES
700 PILGRIM PKWY STE 100
ELM GROVE, WI 53122

DRAWING TITLE:

SHEET:

PROJECTS\21-722-234 QUARRY - KINGS WAY HOMES\CADD\DEVELOPMENT\DESIGN\22-06-09 CONCEPT PP V3.DWG DATE OF PLOT: 12/20/2023 3:12 PM
COPYRIGHT 2021 M SQUARED ENGINEERING, LLC ALL RIGHTS RESERVED

BRETON MODEL

Breton is n/k/a BLUESTONE

DOUBLE FRONT ENTRY GARAGES

CUSTOMER INFORMATION

Customer Name: DARTMOOR INVESTMENTS
Job Number: VIL5599
Address: 1638 BELMONT LANE

JOB SITE INFORMATION

Subdivision: VILLAGE CROSSLING
Municipality: CITY OF OCONOMOWOC
County: WAUKESHA

CUSTOMER INFORMATION

Customer Name: DARTMOOR INVESTMENTS
Job Number: VIL5600
Address: 1638 BELMONT LANE

JOB SITE INFORMATION

Subdivision: VILLAGE CROSSLING
Municipality: CITY OF OCONOMOWOC
County: WAUKESHA

CUSTOMER SIGNATURE & DATE

CONSTRUCTION SUPERINTENDENT & DATE

SHEET INDEX

1. FRONT ELEVATION
2. FLOOR PLAN
3. BASEMENT PLAN
4. SIDE ELEVATIONS
5. REAR ELEVATION
6. SECTIONS
7. DETAILS
8. FIRST FLOOR ELECTRICAL PLAN
9. SHEAR WALL BRACING PLAN

FRONT ELEVATION

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

VIL5599

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1571 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1571 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	72 S.F.
GARAGE AREA:	458 S.F.
UNFINISHED BASEMENT AREA:	1441 S.F.

ALLIANCE WINDGATE SERIES
WINDOWS & PATIO DOORS

VIL5600

DWELLING SQUARE FOOTAGES

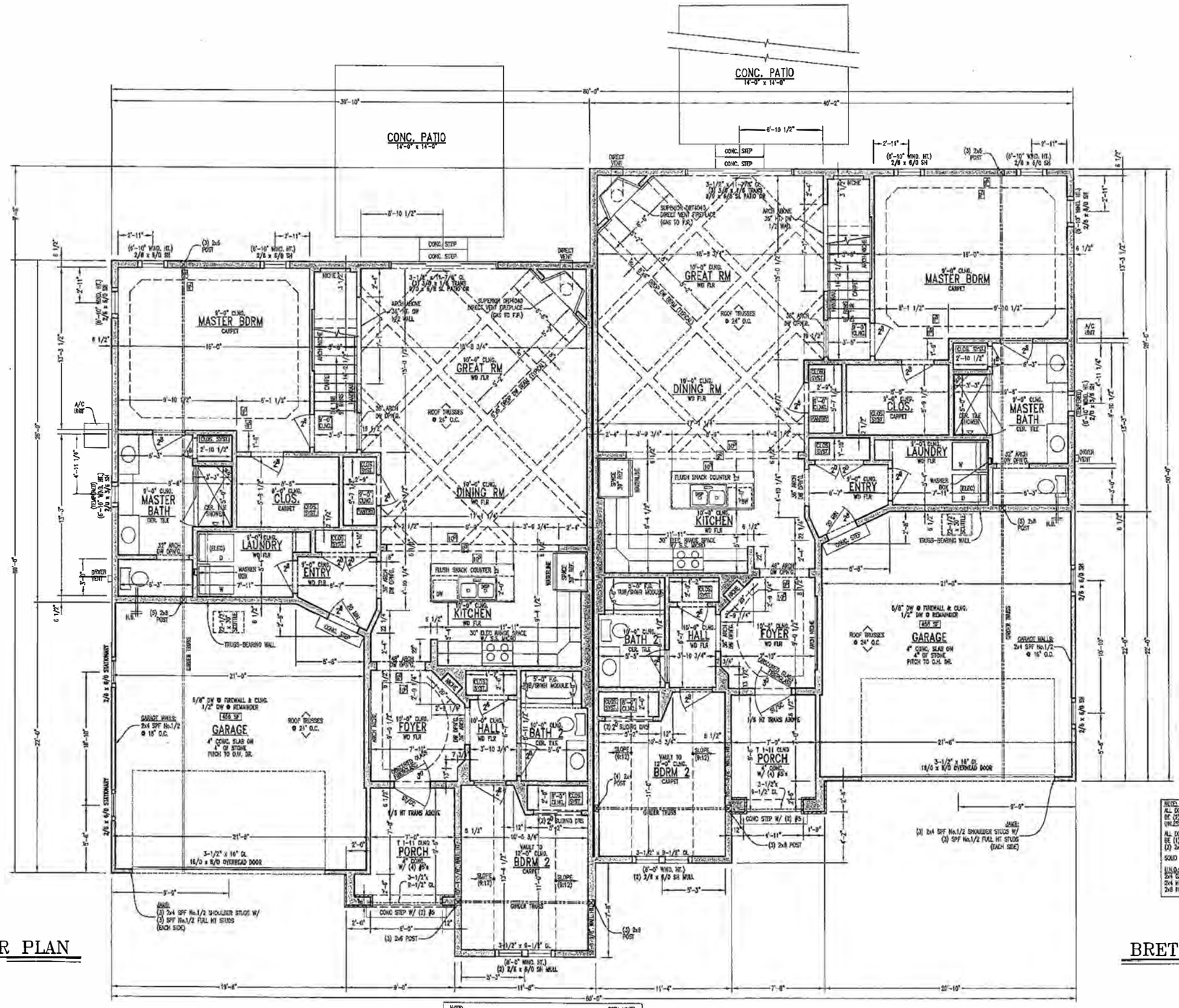
LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1571 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1571 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	88 S.F.
GARAGE AREA:	458 S.F.
UNFINISHED BASEMENT AREA:	1441 S.F.

PURCHASE ORDER
Required

KINGS WAY HOMES, L.L.C.
700 PILGRIM PARKWAY
SUITE 100
ELM GROVE, WI.
Phone (262) 797-3600

MODEL: THE BRETON
VIL5599
VIL5600

DATE REVISED	SHEET NO. #
10/15/18 01/07/20 11/13/18 03/25/19 07/17/19 12/20/19	1


CONC. PATIO
14'-0" x 14'-0"
CONC. PATIO
14'-0" x 14'-0"
80'-0"
39'-10"
40'-2"
8'-10 1/2"
6'-10 1/2"
CONC. STEP
CONC. STEP
DIRECT VENT
(2) 2x6 POST
(6'-10" MIND. HT.) 2/6 x 6/0 SH
2'-11"
3-1/2" x 3-1/2" x 7/16" CL. (3) 3/8 x 3 1/4 TIMBER 6/6 x 6/6 SH PATIO DR
SUPERIOR DIRECT VENT FIREPLACE (DVS TO F.V.)
APRON ABOVE 24" HT. ON 1/2 WALL
MASTER BDRM
9'-0" CLNG.
CARPET
16'-0"
9'-1 1/2"
9'-10 1/2"
GREAT RM
10'-0" CLNG.
WD FLR
18'-3 3/4"
ROOF TRUSSES @ 24" O.C.
2x6 PROP ON SEAM CUTOUT
20" ARCH DW OPENER
DINING RM
10'-0" CLNG.
WD FLR
11'-1 1/2"
KITCHEN
9'-0" CLNG.
WD FLR
30" ELEC. RANGE SPACE W/ S.S. HOOD
FLUSH SNACK COUNTER
SPACE 36" WIDE
WATERLINE
ENTRY
9'-0" CLNG.
WD FLR
LAUNDRY
9'-0" CLNG.
WD FLR
WASHER BOX
DRYER VENT
CLOS.
CARPET
CLOS. SHELF
2'-10 1/2"
MASTER BATH
9'-0" CLNG.
CER. TILE
32" ARCH DW OPENER
A/C UNIT
4'-11 1/4"
(TEMPERED) (6'-10" MIND. HT.) 2/6 x 3/6 SH
MASTER BATH
CER. TILE
CLOS.
CARPET
CLOS. SHELF
LAUNDRY
9'-0" CLNG.
WD FLR
(ELEC)
WASHER BOX
DRYER VENT
ENTRY
9'-0" CLNG.
WD FLR
6'-3"
7'-11"
(5) 2x8 POST
TRUSS-BEARING WALL
5'-0"
21'-0"
5/8" DW @ FIREWALL & CLNG. 1/2" DW @ REMAINDER
456 SF
GARAGE
4" CONC. SLAB ON 4" OF STONE PITCH TO O.H. DR.
GARAGE WALLS: 2x4 SPF No.1/2 @ 16" O.C.
ROOF TRUSSES @ 24" O.C.
2/6 x 6/0 SKYDOMLIT
2/6 x 6/0 SKYDOMLIT
3-1/2" x 16' CL. 16/0 x 8/0 OVERHEAD DOOR
9'-0"
JAMB: (3) 2x4 SPF No.1/2 SHOULDER STUDS W/ (3) SPF No.1/2 FULL HT STUDS (EACH SIDE)
FOYER
10'-0" CLNG.
WD FLR
HALL
10'-0" CLNG.
WD FLR
3'-10 3/4"
BATH
CER. TILE
BATH 2
10'-0" CLNG.
CER. TILE
5'-0"
9'-0" FIG. TUB/SHWR MODULE
ARCH ABOVE
ARCH NICHE
SLOPE (9:12)
PORCH
T-1-11 CLNG.
5" CONC. W/ (4) #5's
3-1/2" x 9-1/2" CL.
BDRM 2
VAULT TO 12'-0" CLNG.
CARPET
11'-0"
CONC STEP W/ (2) #5
(2) 2x8 BLDNG DTLS
GIRDER TRUSS
(2) 3/6 x 8/0 SH WALL
(6'-0" MIND. HT.)
3'-3"
(3) 2x8 POST
11'-8"
11'-4"
7'-8"
20'-10"
80'-0"
6 1/2"
13'-3 1/2"
26'-0"
8'-6"
39'-6"
22'-0"
18'-10"
3'-4"
6 1/2"
8 1/2"
6 1/8"
2'-4"
3'-9 3/4"
3'-9"
2'-9 1/2"
2'-6"
2'-2"
2'-0"
3'-0"
3'-6"
5'-6"
5'-9"
4'-2"
2'-8"
2'-10"
2'-11"
3'-1"
3'-2"
3'-3"
3'-5"
3'-8"
4'-1"
4'-3"
4'-4"
4'-5"
4'-6"
4'-7"
4'-8"
4'-9"
4'-10"
5'-1"
5'-2"
5'-3"
5'-4"
5'-5"
5'-7"
5'-8"
6'-1"
6'-2"
6'-3"
6'-4"
6'-5"
6'-6"
6'-7"
6'-8"
6'-9"
6'-11"
7'-1"
7'-2"
7'-3"
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7'-9"
7'-10"
8'-1"
8'-2"
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8'-4"
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8'-11"
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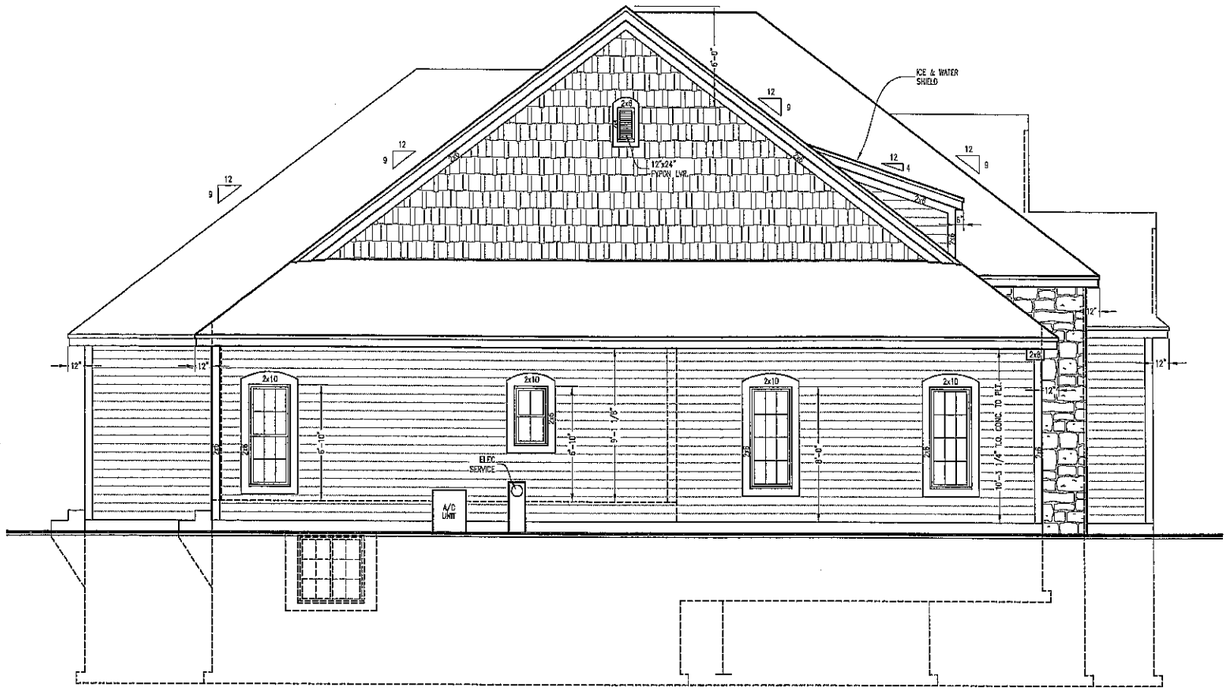
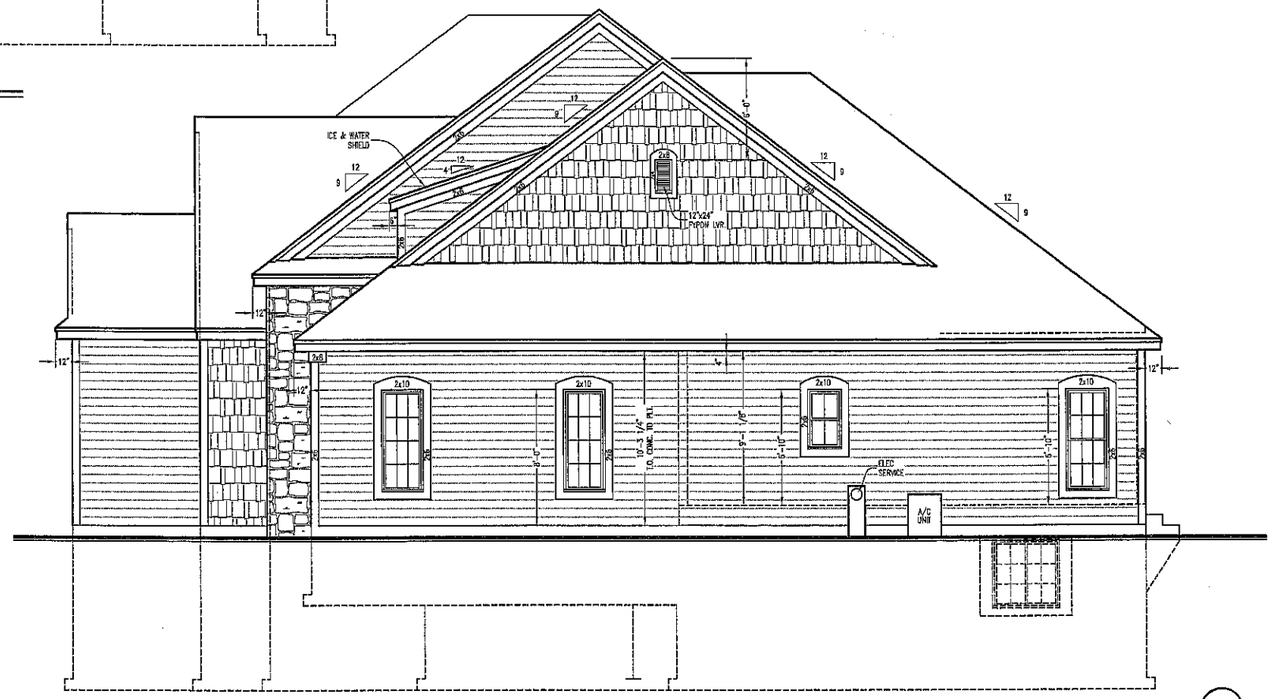
16'-11"
17'-1"
17'-2"
17'-3"



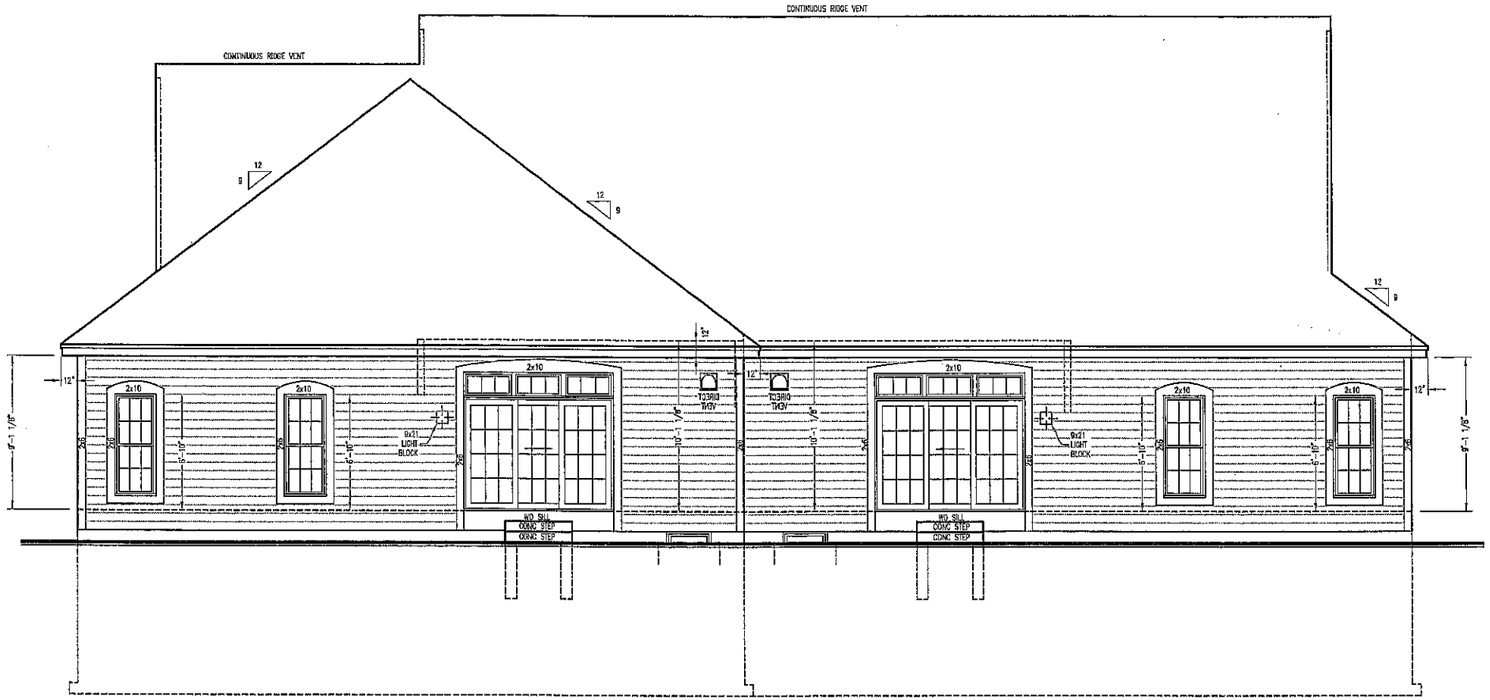
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

BRETON MODEL

Breton is n/k/a BLUESTONE

1 FRONT/ 1 SIDE ENTRY GARAGE

CUSTOMER INFORMATION

Customer Name: WYNDALE INVESTMENTS
Job Number: VIL5566
Address: 1504 PADDOCK COURT

JOB SITE INFORMATION

Subdivision: VILLAGE CROSSING
Municipality: CITY OF OCONOMOWOC
County: WAUKESHA

CUSTOMER INFORMATION

Customer Name: HINKEL
Job Number: VIL5567
Address: 1502 PADDOCK COURT

JOB SITE INFORMATION

Subdivision: VILLAGE CROSSING
Municipality: CITY OF OCONOMOWOC
County: WAUKESHA

CUSTOMER SIGNATURE & DATE

CONSTRUCTION SUPERINTENDENT & DATE

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2. FLOOR PLAN
3. BASEMENT PLAN
4. SIDE ELEVATIONS
5. REAR ELEVATION
6. SECTIONS
7. DETAILS
8. FIRST FLOOR ELECTRICAL PLAN
9. SHEAR WALL BRACING PLAN

FRONT ELEVATION

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

VIL5566

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1571 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1571 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	88 S.F.
GARAGE AREA:	456 S.F.
UNFINISHED BASEMENT AREA:	1441 S.F.

ALLIANCE WINDGATE SERIES
WINDOWS & PATIO DOORS

VIL5567

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1571 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1571 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	72 S.F.
GARAGE AREA:	456 S.F.
UNFINISHED BASEMENT AREA:	1441 S.F.

PURCHASE ORDER
Required

KINGS WAY HOMES, L.L.C.
700 PILGRIM PARKWAY
SUITE 100
ELM GROVE, WI.
Phone (262) 797-3600

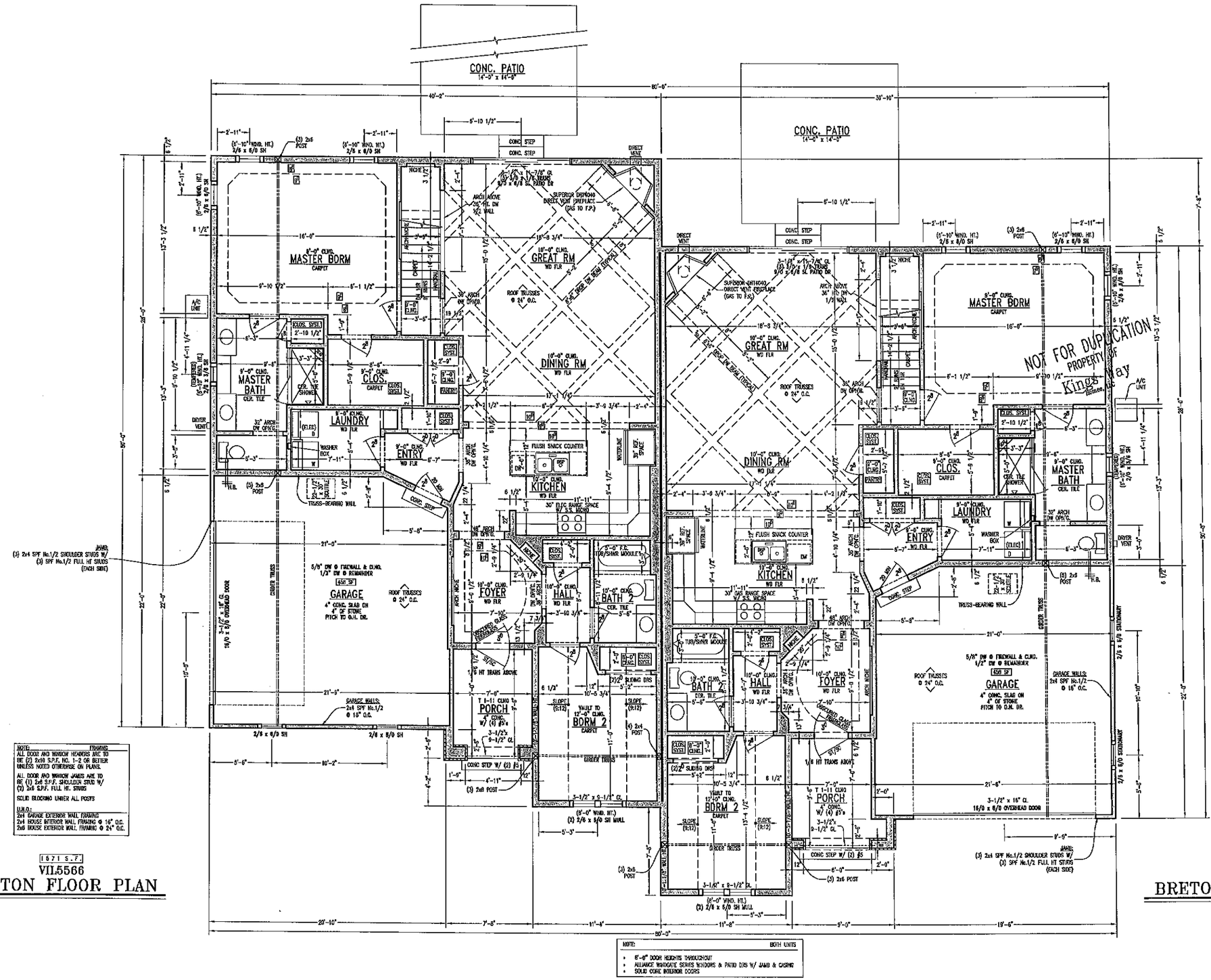
MODEL
THE BRETON

VIL5566
VIL5567

DATE REVISED
10/15/18 05/06/19
11/13/18
01/25/19
04/11/19
04/22/19

SHEET NO. #
1

VIL5566 / VIL5567



NOTE: FRAMING
ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

U.N.O:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

1571 S.F.

VIL5566

BRETON FLOOR PLAN

NOTE: BOTH UNITS
- 6'-8" DOOR HEIGHTS THROUGHOUT
- ALLIANCE WINDGATE SERIES WINDOWS & PATIO DRS W/ JAMB & CASING
- SOLID CORE INTERIOR DOORS

NOTE: FRAMING
ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

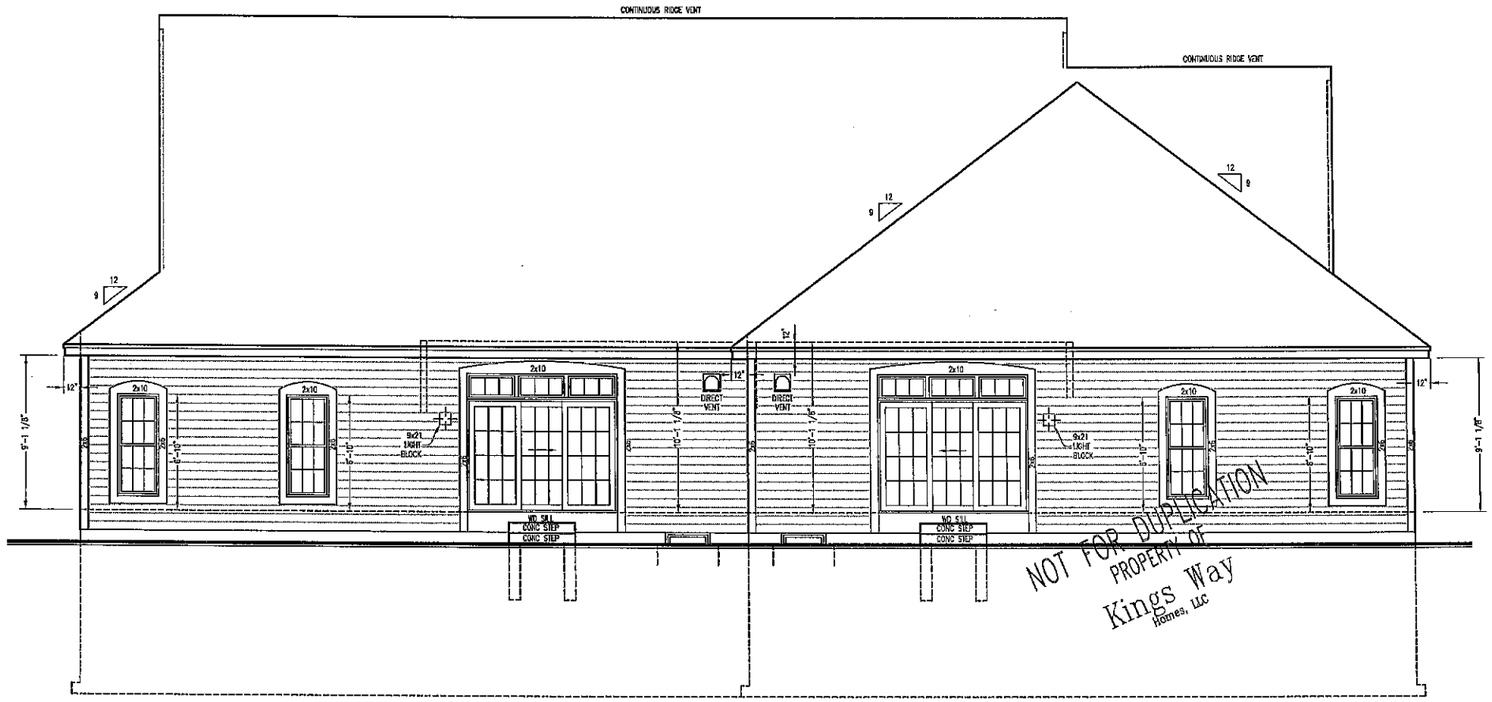
SOLID BLOCKING UNDER ALL POSTS

U.N.O:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

1571 S.F.

VIL5567

BRETON FLOOR PLAN



NOT FOR DUPLICATION
PROPERTY OF
Kings Way
Homes, LLC

REAR ELEVATION

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

CASTILLIAN MODEL Castillion is n/k/a COBALT

DOUBLE FRONT ENTRY GARAGES

CUSTOMER INFORMATION

Customer Name: WYNDALE INVESTMENTS (DORN)
Job Number: VIL5572
Address: 1646 BELMONT LANE

JOB SITE INFORMATION

Subdivision: VILLAGE CROSSING
Municipality: CITY OF OCONOMOWOC
County: WAUKESHA

CUSTOMER INFORMATION

Customer Name: WYNDALE INVESTMENTS (RATHSACK)
Job Number: VIL5573
Address: 1644 BELMONT LANE

JOB SITE INFORMATION

Subdivision: VILLAGE CROSSING
Municipality: CITY OF OCONOMOWOC
County: WAUKESHA

CUSTOMER SIGNATURE & DATE

CONSTRUCTION SUPERINTENDENT & DATE

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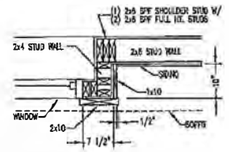
1. FRONT ELEVATION
2. FLOOR PLAN
3. BASEMENT PLAN
4. SIDE ELEVATIONS
5. REAR ELEVATION
6. SECTIONS
7. DETAILS
8. ELECTRICAL PLAN
9. SHEAR WALL BRACING PLAN



BOX WINDOW DTL.

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

FRONT ELEVATION

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

VIL5572

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1529 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1529 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	49 S.F.
GARAGE AREA:	462 S.F.
UNFINISHED BASEMENT AREA:	1276 S.F.

ALLIANCE WINDGATE SERIES
WINDOWS & PATIO DOORS

VIL5573

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1760 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1760 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	49 S.F.
GARAGE AREA:	462 S.F.
UNFINISHED BASEMENT AREA:	1828 S.F.

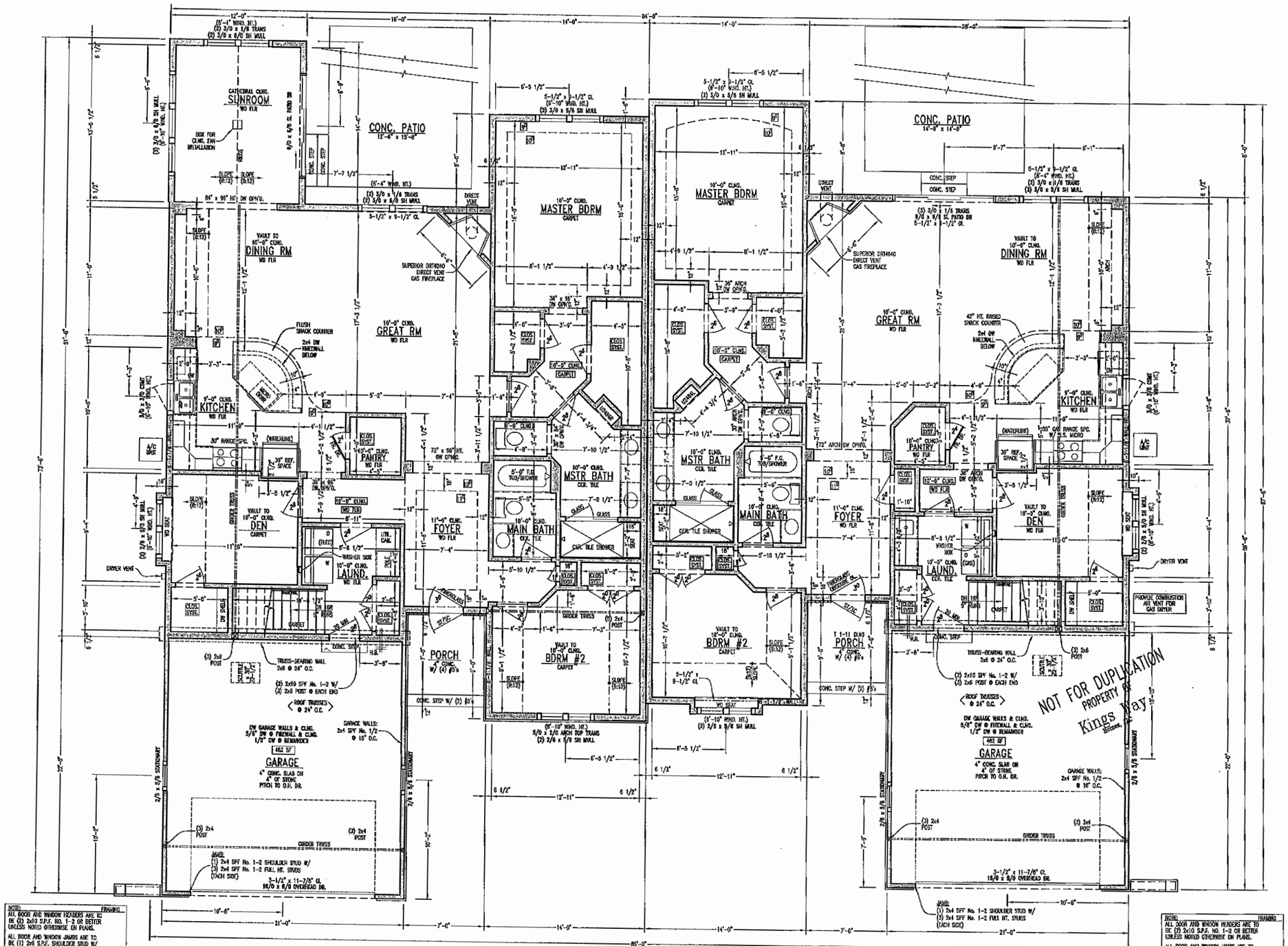
PURCHASE ORDER
Required

KINGS WAY HOMES, L.L.C.
700 PILGRIM PARKWAY
SUITE 100
ELM GROVE, WI.
Phone (262) 787-3600

MODEL
THE CASTILLIAN

VIL5572
VIL5573

DATE REVISED	SHEET NO. #
05/07/19 07/30/19 05/20/19 06/07/19 06/21/19 07/25/19	1



NOTE: FRAMING

ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

U.N.O:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

NOTE: BATH UNITS

- 6'-8" DOOR HEIGHTS THROUGHOUT
- ALLIANCE WINDGATE SERIES WINDOWS & PATIO DRS W/ JAMB & CASING
- SOLID CORE INTERIOR DOORS

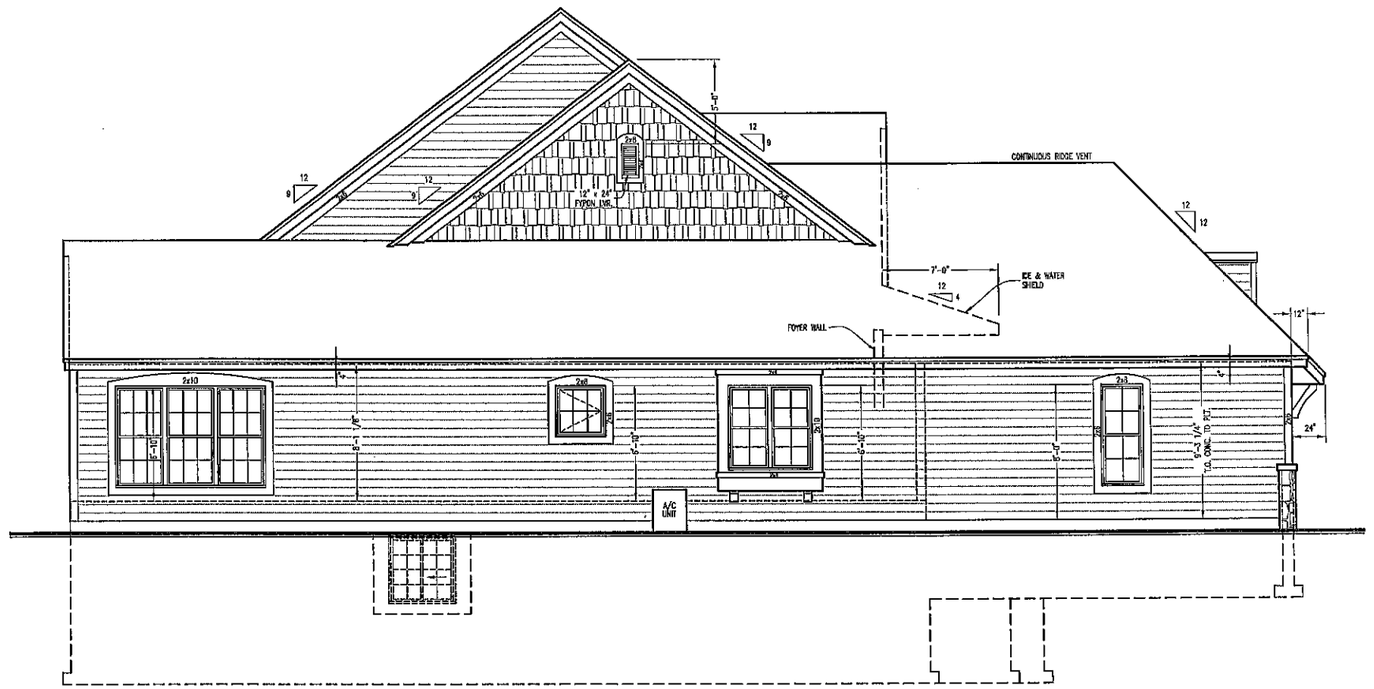
NOTE: FRAMING

ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

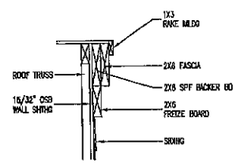
SOLID BLOCKING UNDER ALL POSTS

U.N.O:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.



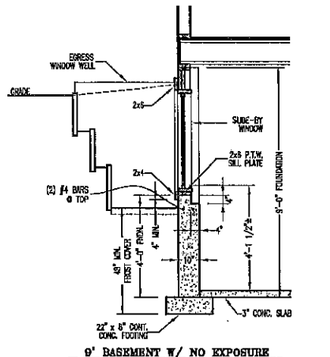
LEFT SIDE ELEVATION

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



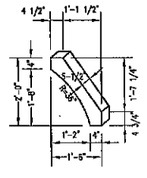
DBL RAKE DETAIL

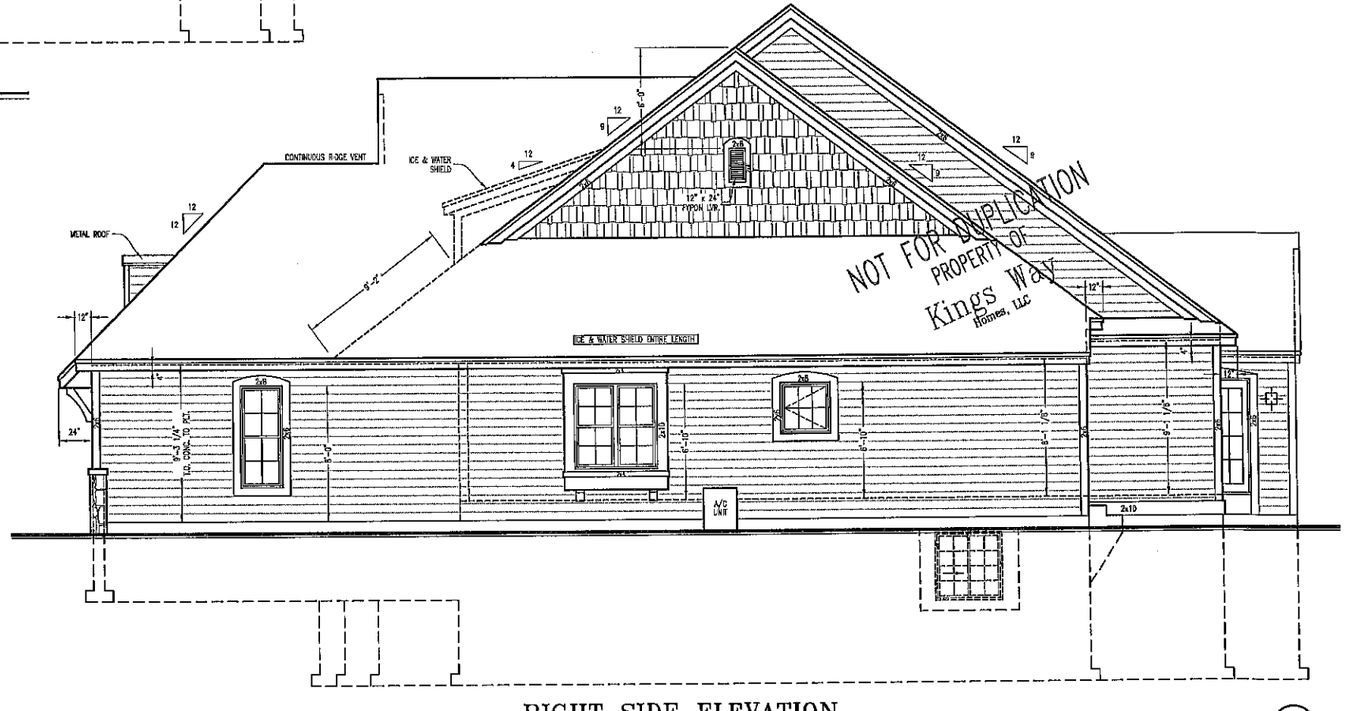
SCALE: 1"=1'-0"



9' BASEMENT W/ NO EXPOSURE
EGRESS WINDOW DETAIL

SCALE: 3/8"=1'-0"

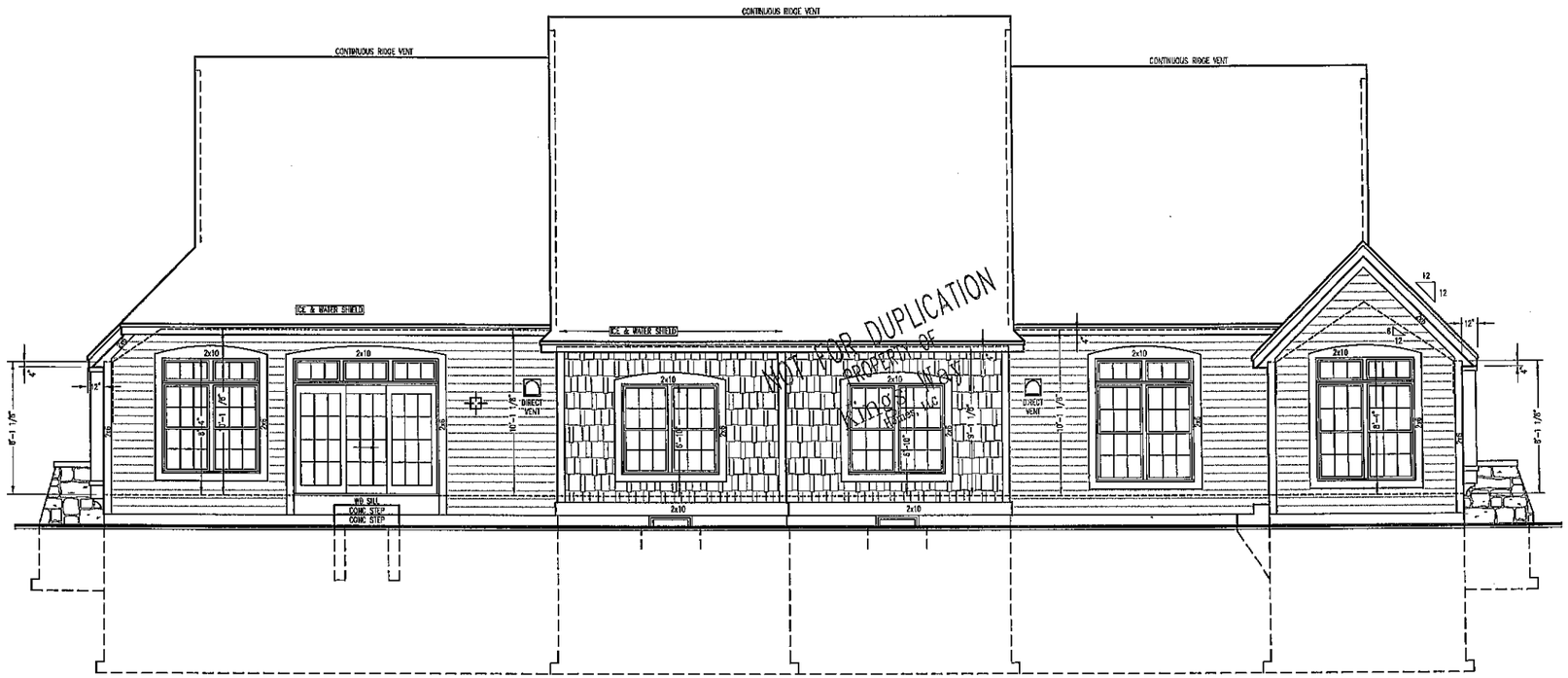




NOT FOR DUPLICATION
PROPERTY OF
Kings Way
Homes, LLC

RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

CASTILLIAN MODEL

Castillion is n/k/a COBALT

1 FRONT/1 SIDE ENTRY GARAGE

Owner: WYNDALE INVESTMENTS
Site: VILLAGE CROSSING, OCONOMOWOC

LEFT UNIT

Job Number: VIL5689
Model: CASTILLIAN
Address: 1774 DERBY LANE– UNIT #77

RIGHT UNIT

Job Number: VIL5690
Model: CASTILLIAN
Address: 1772 DERBY LANE– UNIT #78

CONSTRUCTION SUPERINTENDENT & DATE

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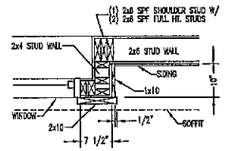
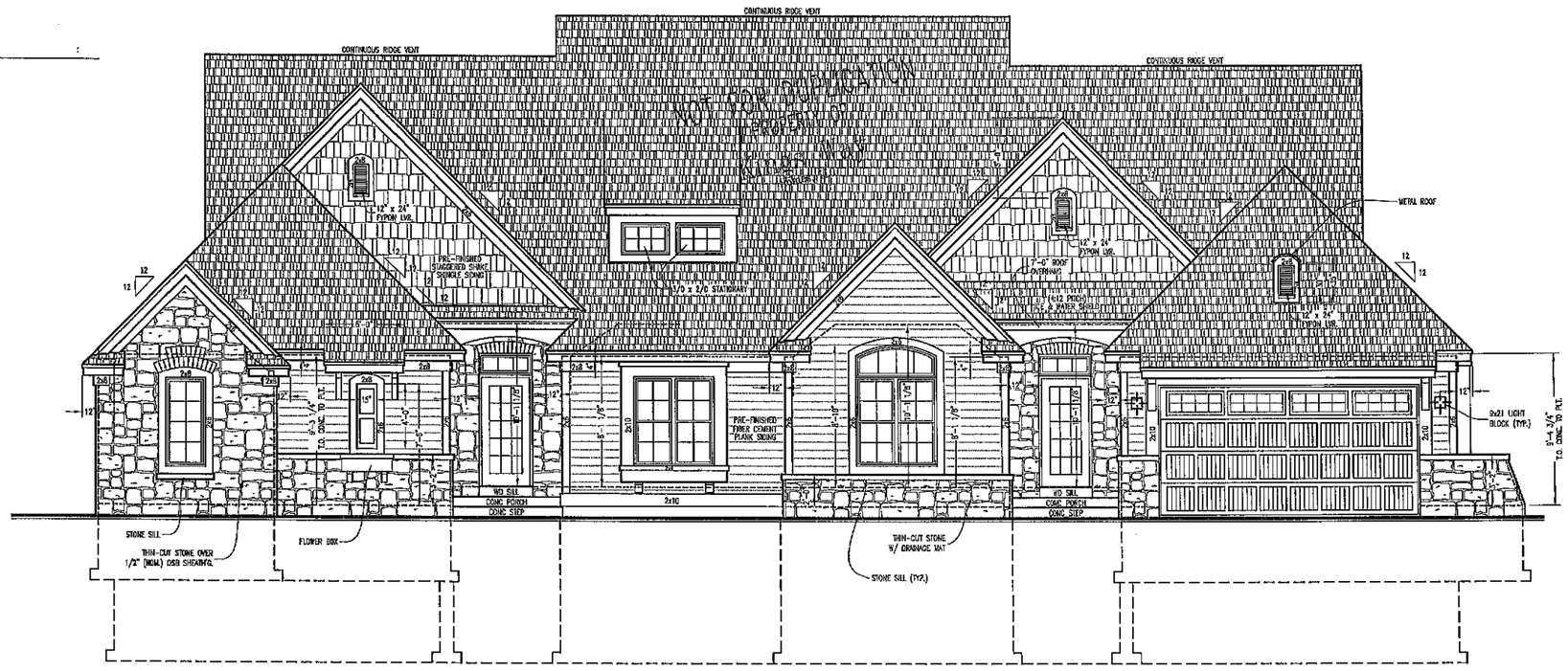
3. BASEMENT PLAN
4. SIDE ELEVATIONS
5. REAR ELEVATION
6. SECTIONS
7. DETAILS
8. ELECTRICAL PLAN
9. SHEAR WALL BRACING PLAN



BOX WINDOW DTL.

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



FRONT ELEVATION

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

VIL5689

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1760 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1760 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	48 S.F.
GARAGE AREA:	447 S.F.
UNFINISHED BASEMENT AREA:	1626 S.F.

ALLIANCE WINDGATE SERIES
WINDOWS & PATIO DOORS

VIL5690

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1760 S.F.
SECOND FLOOR LIVING AREA:	---- S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1760 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	48 S.F.
GARAGE AREA:	462 S.F.
UNFINISHED BASEMENT AREA:	1626 S.F.

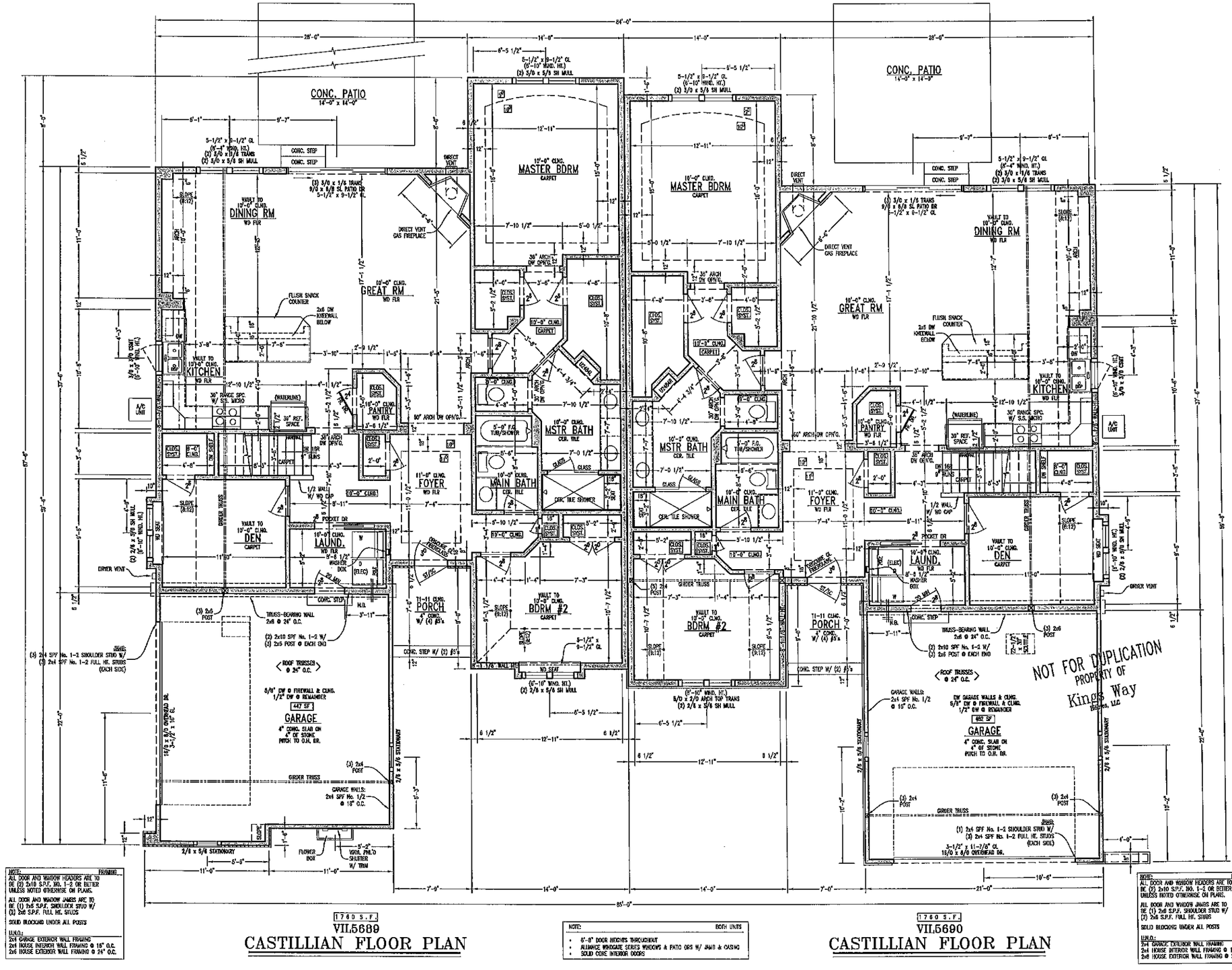
PURCHASE ORDER
Required

KINGS WAY HOMES, L.L.C.
700 PILGRIM PARKWAY
SUITE 100
ELM GROVE, WI.
Phone (262) 797-3636

MODEL: THE CASTILLIAN
VIL5689
VIL5690

DATE REVISED: 04/20/22, 05/02/22

SHEET NO. # 1



1760 S.F.

VIL5689

CASTILLIAN FLOOR PLAN

1760 S.F.

VIL5690

CASTILLIAN FLOOR PLAN

NOTE: FRAMING
ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (3) 2x6 S.P.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

U.N.O.:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

NOTE: BOTH UNITS
- 6'-8" DOOR HEIGHTS THROUGHOUT
- ALLIANCE WINDGATE SERIES WINDOWS & PATIO DRS W/ JAMB & CASING
- SOLID CORE INTERIOR DOORS

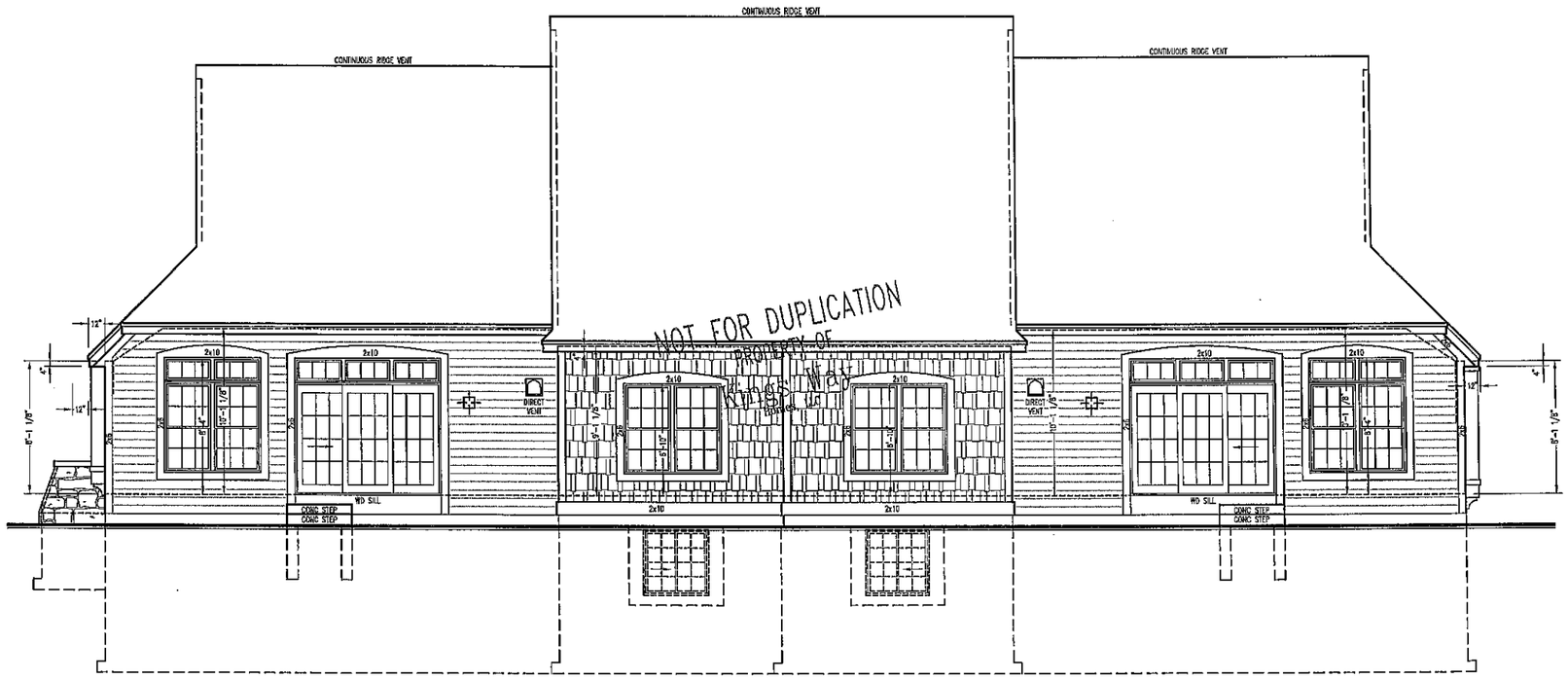
NOTE: FRAMING
ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (3) 2x6 S.P.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

U.N.O.:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

NOT FOR DUPLICATION
PROPERTY OF
Kings Way
Homes, LLC



REAR ELEVATION

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

CASTILLIAN MODEL

Castillion is n/k/a COBALT

DOUBLE INSIDE/SIDE ENTRY

Owner: SANDHILL OF HARTLAND
Site: SANDHILL HARTLAND

LEFT UNIT

Job Number: SAN0021
Model: CROSSBILL
Address: ----

RIGHT UNIT

Job Number: SAN0022
Model: CROSSBILL
Address: ----

CONSTRUCTION SUPERINTENDENT & DATE

CROSSBILL – SAN0021

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1927 S.F.
FINISHED LOWER LEVEL LIVING AREA:	841 S.F.
TOTAL LIVING AREA:	2768 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	35 S.F.
GARAGE AREA:	723 S.F.
UNFINISHED BASEMENT AREA:	881 S.F.

ALLIANCE WINDGATE SERIES
WINDOWS & PATIO DOORS

CROSSBILL – SAN0022

DWELLING SQUARE FOOTAGES

LIVING AREAS:	
1ST FLOOR LIVING AREA:	1279 S.F.
2ND LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	1879 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	35 S.F.
GARAGE AREA:	713 S.F.
UNFINISHED BASEMENT AREA:	1848 S.F.

SHEET INDEX

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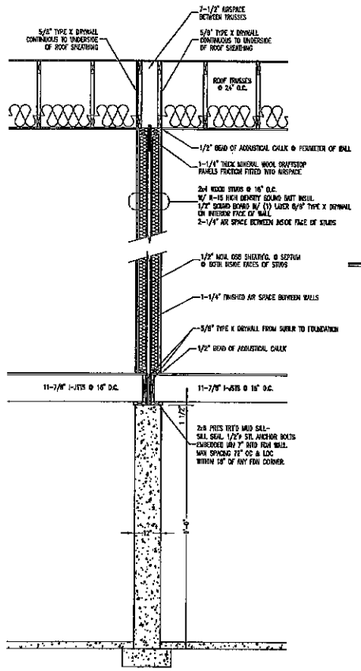
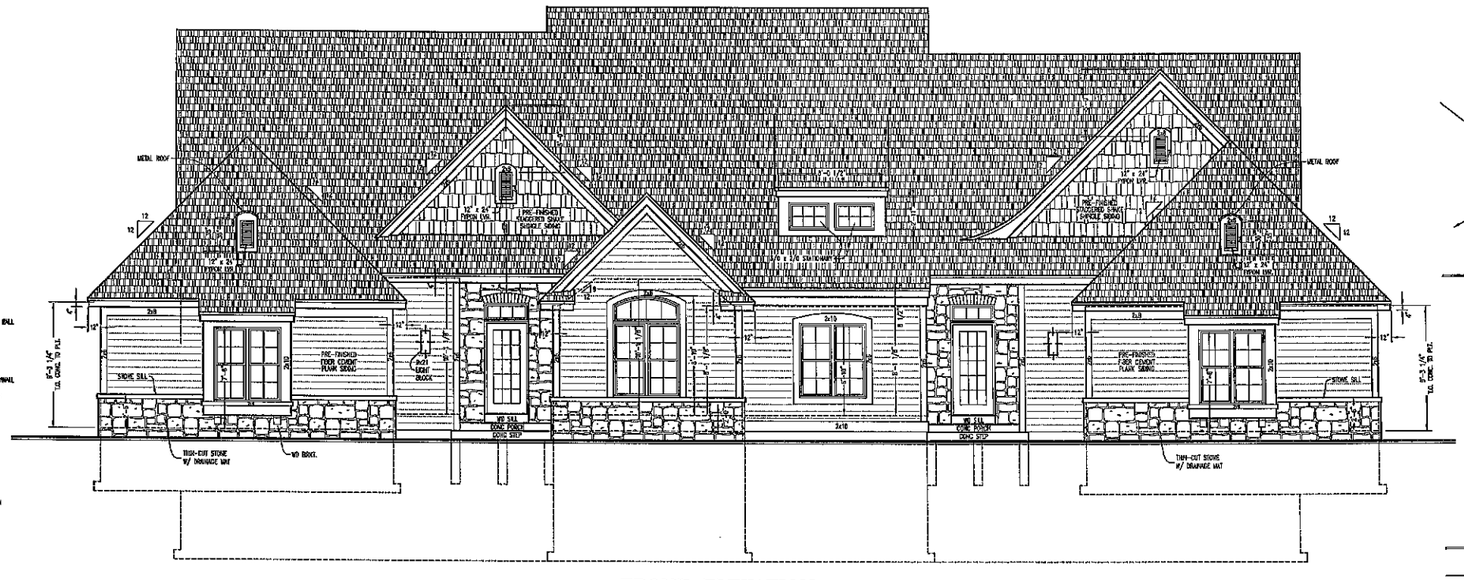
2. FLOOR PLAN
3. BASEMENT PLAN
4. FINISHED LOWER LEVEL PLAN
5. SIDE ELEVATIONS
6. CABINET ELEVATIONS
7. ELECTRICAL PLAN
8. SHEAR WALL BRACING PLAN



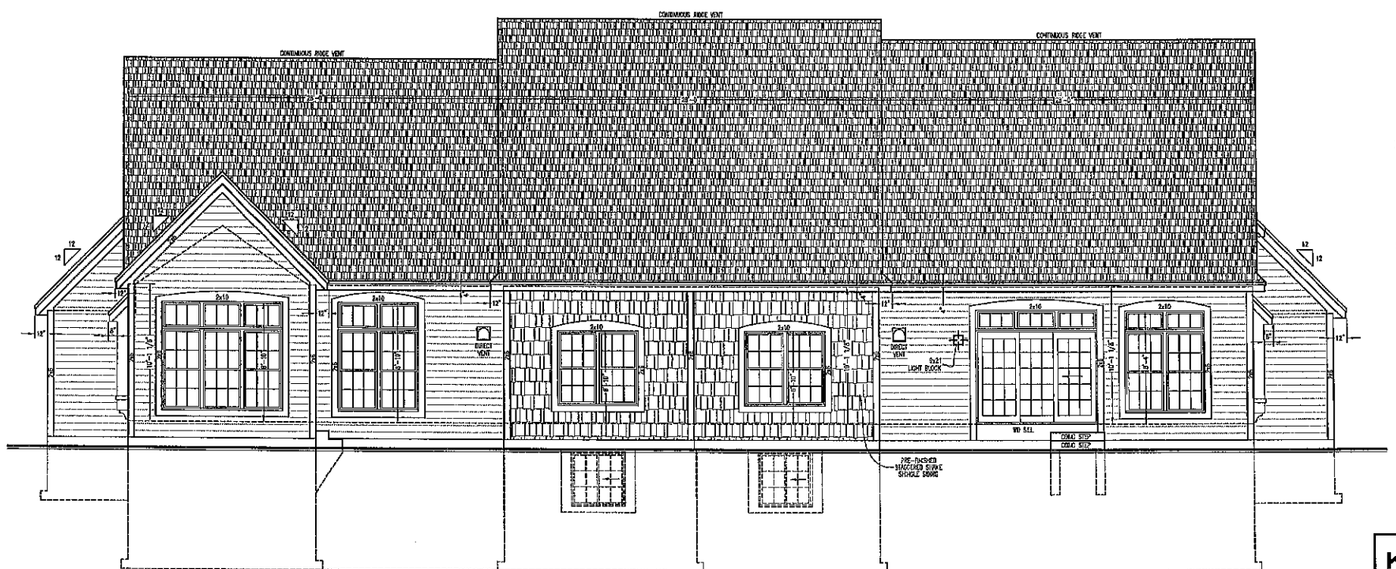
UNIT SEPARATION ASSEMBLY

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



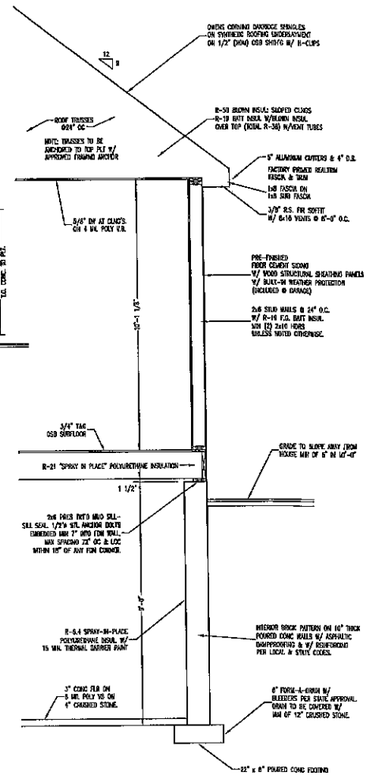
FRONT ELEVATION

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



REAR ELEVATION

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



HOUSE SECTION

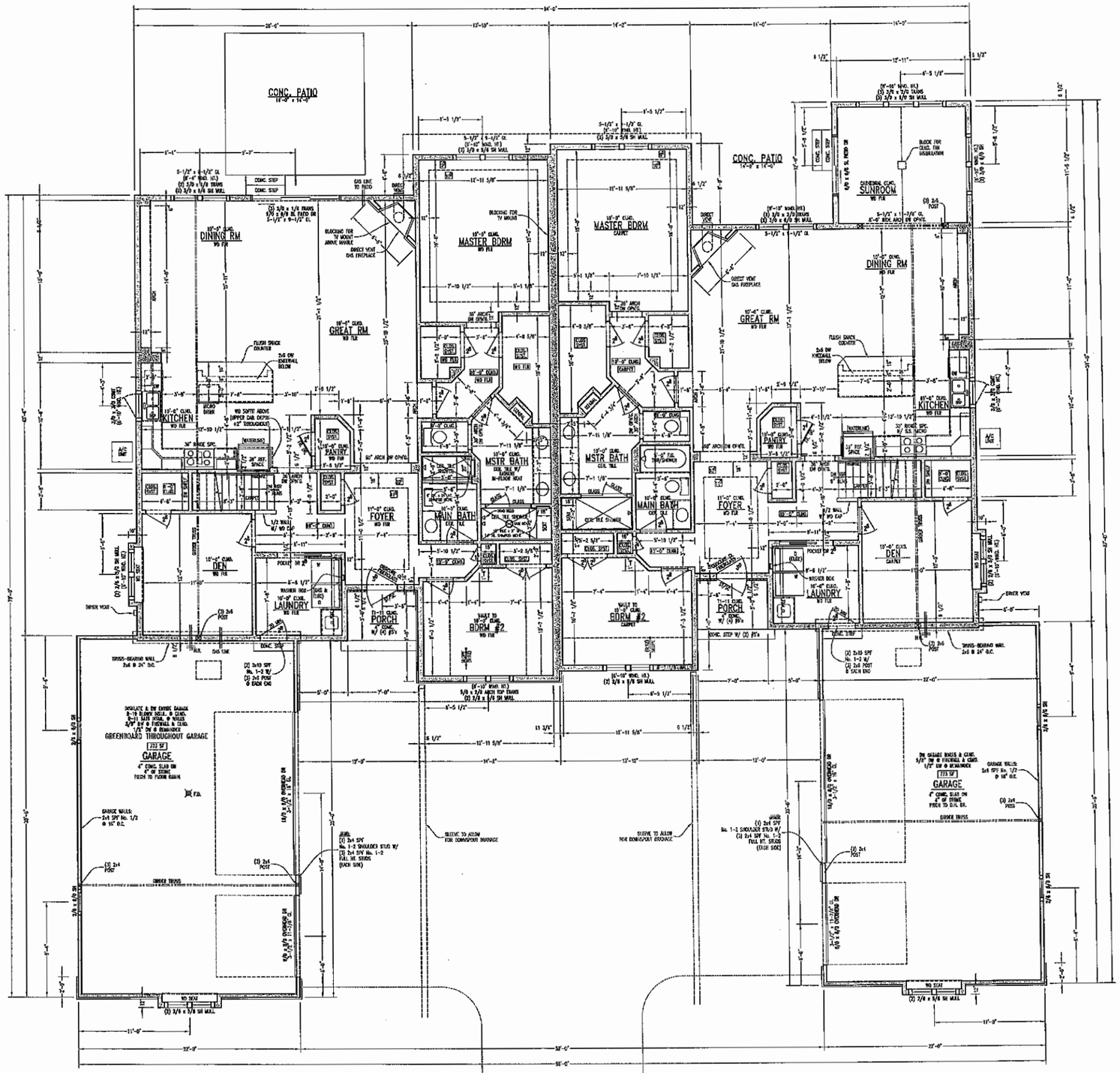
SCALE: 1/2"=1'-0"

PURCHASE ORDER

Required

KINGS WAY HOMES, L.L.C. 700 PILGRIM PARKWAY SUITE 100 ELM GROVE, WI. Phone (262) 797-3636	CROSSBILL / CROSSBILL RESIDENCE FOR: SAN0021 SAN0022
DATE REVISED 03/31/22 05/13/22 05/25/22 06/21/22 07/20/22 08/15/22	SHEET NO. # 1

SAN0021/SAN0022



CROSSBILL SAN0021 FLOOR PLAN

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

CROSSBILL SAN0022 FLOOR PLAN

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

NOTES: SAN0021

- APPLIANCES SUPPLIED BY OWNER

NOTE: BOTH UNITS

- 6'-8" DOOR HEIGHTS THROUGHOUT
- ALLIANCE WARGENT SERIES WINDOWS & PATIO DRS W/ SAND & CASTED
- SOLID CORE INTERIOR DOORS

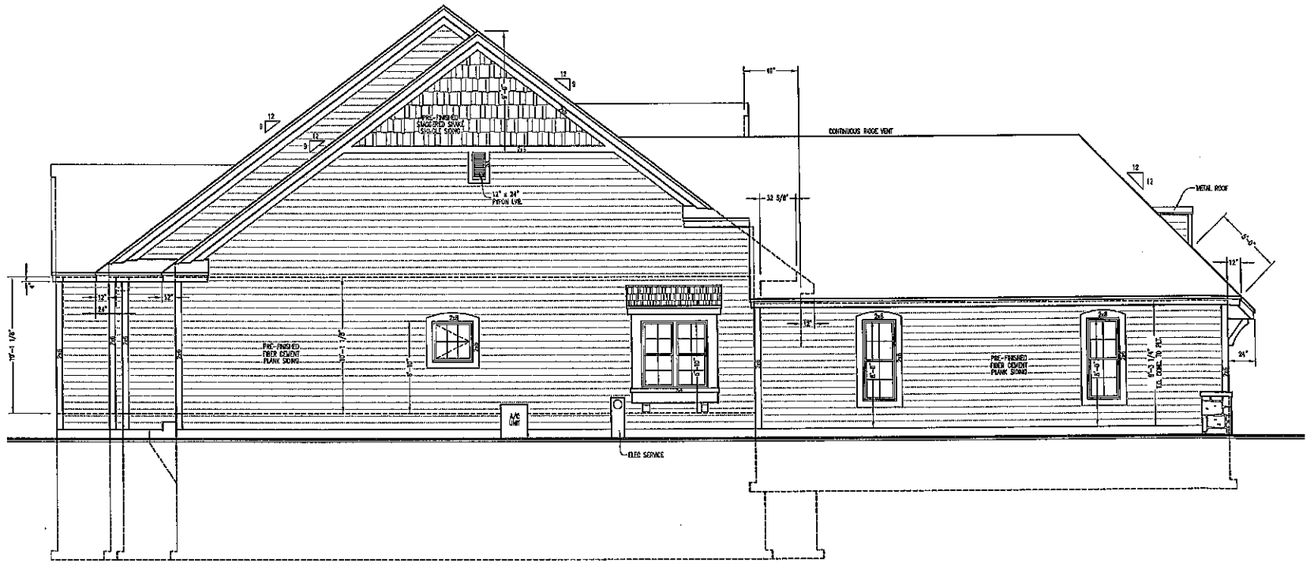
NOTES: FRAMING

ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x10 S.P.F. NO. 1-2 DR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. SHOULDER STUD W/ (2) 2x6 S.P.F. FULL HT. STUDS

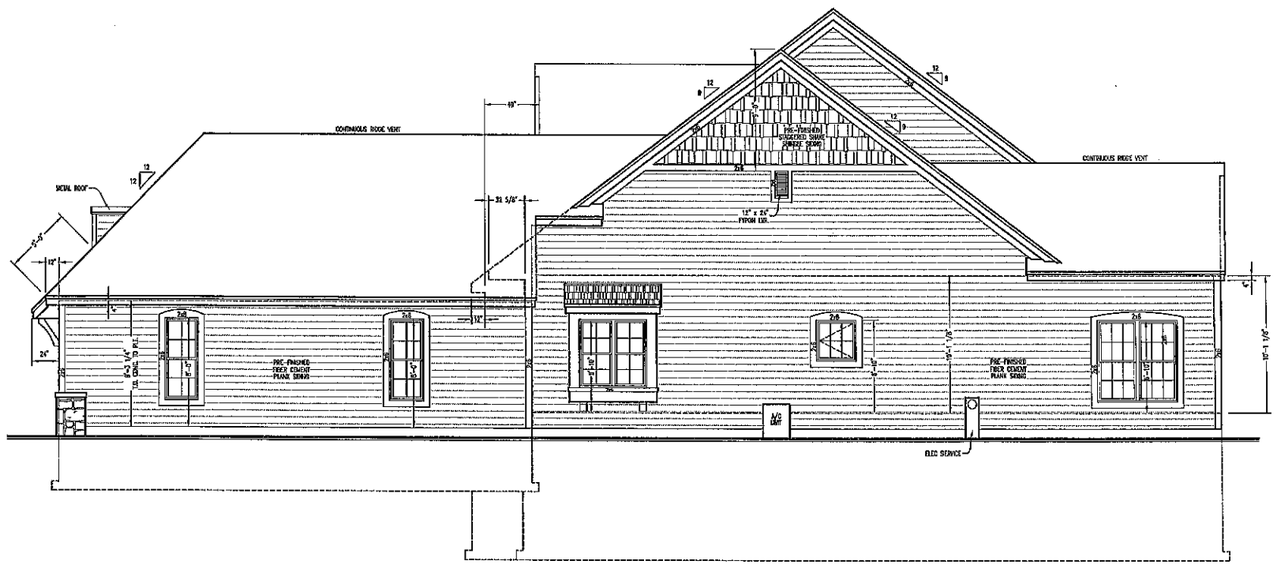
SOLID BLOCKING UNDER ALL POSTS

KEY:
2x4 GARAGE EXTERIOR WALL FRAMING
2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C.
2x4 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.



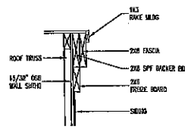
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



DBL RAKE DETAIL

SCALE: 1"=1'-0"

DARTMOOR/ESTONIAN MODEL

Dartmoor is n/k/a DIAMOND
Estonion is n/k/a EMERALD

ALWAYS 1 FRONT – 1 INSIDE/SIDE GARAGE

Owner: WYNDALE INVESTMENTS
Site: VILLAGE CROSSING, OCONOMOWOC

LEFT UNIT

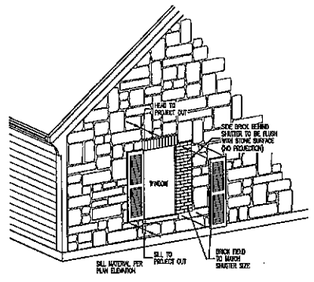
Job Number: VIL5678 – HANON
Model: DARTMOOR
Address: 1779 DERBY LANE

RIGHT UNIT

Job Number: VIL5679 – BORGAY
Model: ESTONIAN
Address: 1781 DERBY LANE

CONSTRUCTION SUPERINTENDENT & DATE

CHF

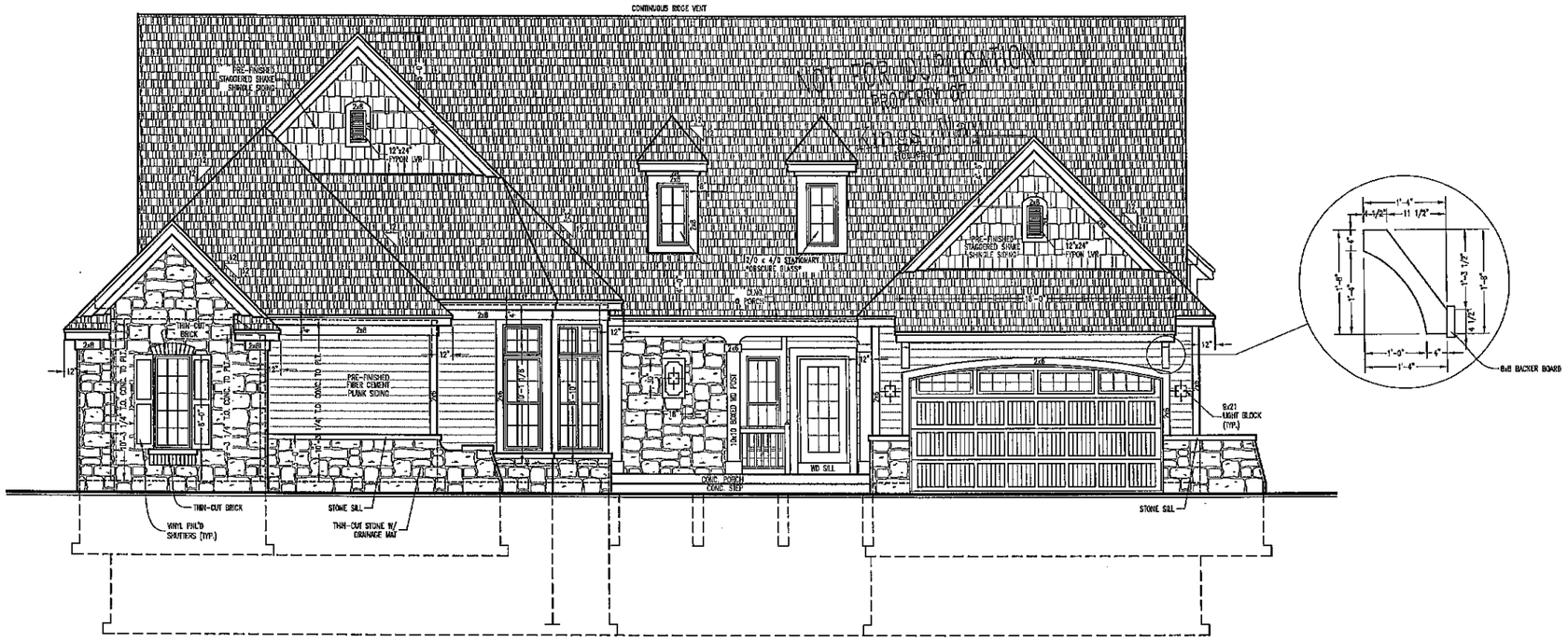


FULL OR THIN-CUT BRICK
BEHIND SHUTTER DETAIL

SCALE: 3/8"=1'-0"

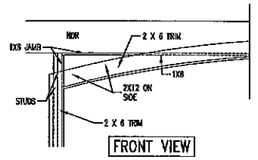
SHEET INDEX

1. FRONT ELEVATION
2. FLOOR PLAN
3. BASEMENT PLAN
4. FINISHED LOWER LEVEL PLAN
5. RIGHT SIDE ELEVATION
6. LEFT SIDE ELEVATION
7. REAR ELEVATION
8. ESTONIAN HOUSE SECTION
9. DARTMOOR HOUSE SECTION
10. CABINET ELEVATIONS
11. FIRST FLOOR ELECTRICAL PLAN
12. SHEAR WALL BRACING PLAN

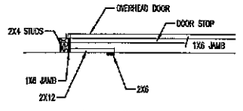


FRONT ELEVATION

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



FRONT VIEW



OVERHEAD VIEW

ARCHED GARAGE DOOR
A JAMB DETAIL
SCALE: 1/2"=1'-0"

DARTMOOR VIL5678
DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	2014 S.F.
FINISHED LOWER LEVEL LIVING AREA:	1153 S.F.
TOTAL LIVING AREA:	3167 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	80 S.F.
GARAGE AREA:	462 S.F.
UNFINISHED BASEMENT AREA:	765 S.F.

ALLIANCE WINDGATE SERIES
WINDOWS & PATIO DOORS

ESTONIAN VIL5679
DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	2110 S.F.
FINISHED LOWER LEVEL LIVING AREA:	---- S.F.
TOTAL LIVING AREA:	2110 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	111 S.F.
GARAGE AREA:	462 S.F.
UNFINISHED BASEMENT AREA:	1953 S.F.

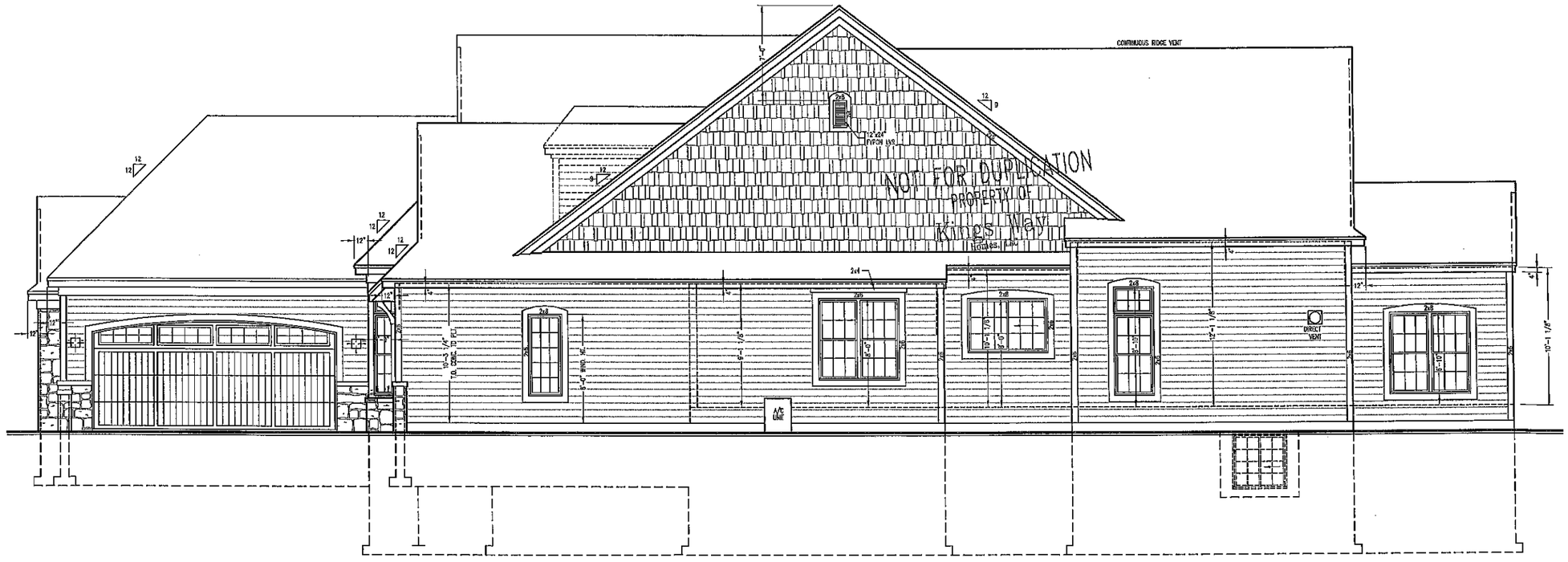
PURCHASE ORDER
Required

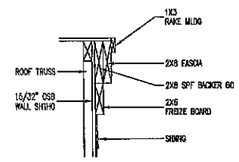
KINGS WAY HOMES, L.L.C.
700 PILGRIM PARKWAY
SUITE 100
ELM GROVE, WI.
Phone (262) 797-3636

DARTMOOR / ESTONIAN

RESIDENCE FOR:
VIL5678
VIL5679

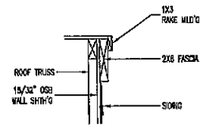
DATE REVISED	SHEET NO. #
07/11/19 09/09/21	1
07/22/19 09/13/21	
05/11/21 10/15/21	
07/15/21 10/19/21	
08/27/21 10/19/21	


CONTINUOUS RIDGE VENT
12
9
12
12
12



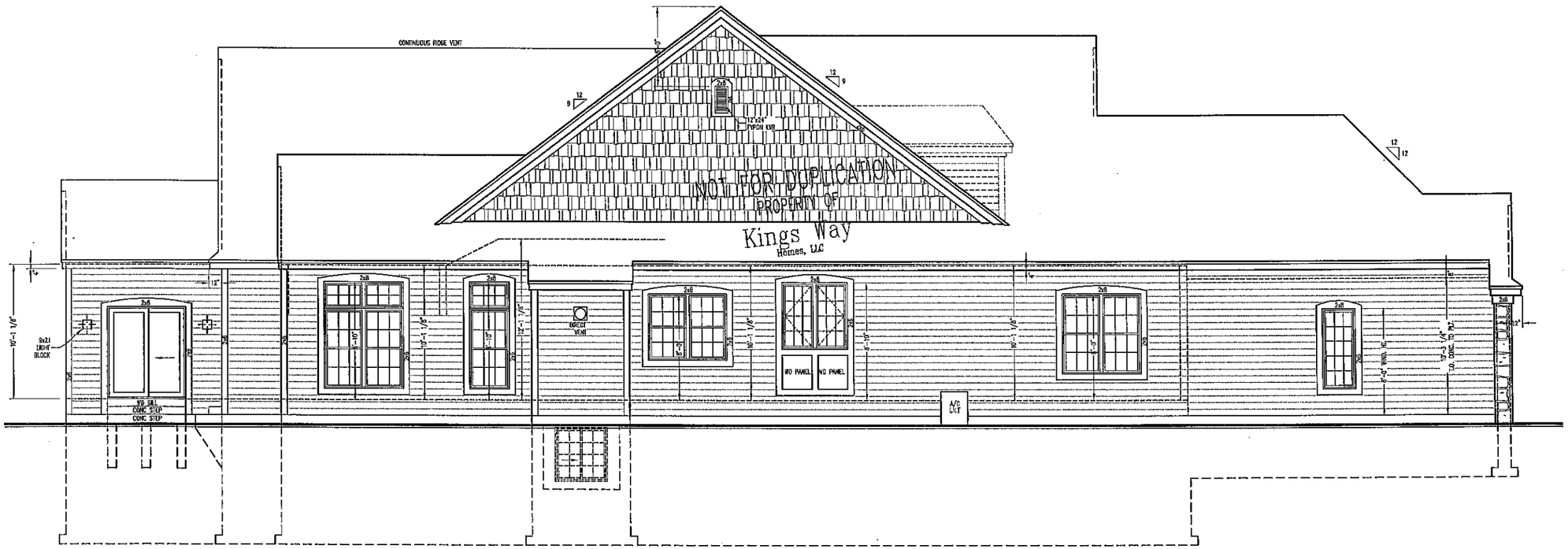
DBL RAKE DETAIL

SCALE: 1"=1'-0"



SINGLE RAKE DETAIL

SCALE: 1"=1'-0"


CONTINUOUS RIDGE VENT
12
9
12
9
2x8
12"x24"
TYPON VNR
12
12
Not FOR DUPLICATION
PROPERTY OF
Kings Way
Homes, LLC
2x8
2x8
2x8

Commissioner Cain posed a concern that this might set a precedent in the historical district for what would be allowed as a principal structure and suggested it just be defined as an accessory structure and relocated to the rear yard since it also did not fit the definition of what a principal structure is.

Action: A motion was made by Mayor O'Keefe, seconded by Commissioner Wiza, to approve placement of the Camper trailer on a permanent basis as an accessory use in the rear yard. Commissioner Strautmanis excused.

REQUEST APPROVAL FOR ARCHITECTURAL PLANS FOR THE STONELAKE DEVELOPMENT LOCATED AT 6660 SUSAN LANE

Stonelake Development presented architectural plans per the request of the Commission at a previous meeting. Planner Censky added that one structure in the plans was removed, thus having 35 structures with 70 units instead of the previous 36 structures with 72 units. Per the request of the Commission, the number of front-facing garages was reduced. The plans showed that the garage doors were staggered so that the streets did not have a line of front-facing garages as the focal point of the townhouses.

Petitioner Caliendo's plans showed that he would have three different building models with units ranging in size from 1,600 sf. to 2,200 sf. The three models: Breton, Castillian, and Dartmoor/ Estonian, all offered various garage placements as a means to reduce the impact of front garages. He emphasized that these buildings would be low maintenance and high longevity, which was highly appealing to buyers.

Commissioners Strautmanis and Voltz looked over each individual building, offering suggestions on which buildings could be altered to avoid a line of front garages. Specifically, they discussed Breton and Castillian designs, stating which ones would need to be changed to avoid too many front-facing garages.

Commissioner Wiza asked if every building would have a basement and whether bedrock would be an issue, due to concerns with blasting. Petitioner Caliendo stated that every building did indeed come with a basement, and that since the bedrock was further underground, there would be no issues with blasting.

A neighbor of the property, Robert Vanden Noven, who lives on Kensington Avenue, thanked the Commission for assuring that the wooded area be protected. He asked whether there would be a fence maintained by the border of the protected area so that more trees than allotted would not be removed. Planner Censky assured that the City Engineer would be requiring a fence to border the protected area.

Mark Tegge, who lives off the corner of Susan Court and Susan Lane posed a concern about construction traffic, asking if there were any alternative roads that could be taken by construction trucks coming in and out of the Quarry. Planner Censky responded that due to the nature of the surrounding site being private property within the Town of Cedarburg, there was no clear possibility of alternative routes.

Action: A motion was made by Mayor O'Keefe to approve the architectural plans on the caveat that only buildings 9, 26, and 32 were allowed to be Castillian Model, double-forward front-facing garage buildings. Motion seconded by Commissioner Kinzel.

REQUEST CONCEPT REVIEW FOR PROPOSED 2 4-UNIT TOWNHOUSE PROJECT ON PROPERTY LOCATED SOUTH OF W61N449 WASHINGTON AVENUE

Planner Censky explained that Petitioner Jordan Larson was requesting a concept review for a proposed project of two four-unit townhomes on the landlocked site behind his other property at W61 N449 Washington Avenue. Planner Censky stated that the property is currently zoned as RM-1. Mr. Larson would need to combine his two parcels and pursue a Planned Unit Development (PUD). There is currently a shared driveway with the parcel to the north of the property.

Planner Censky stated Mr. Larson was working with M Squared Engineering to create a driveway and that Fire Department approval would be needed for the driveway to ensure proper access to the site was granted. Commissioner Strautmanis asked about the requirements for the driveway. Planner Censky stated that it would follow the guidelines of a private drive rather than a road, but also stated that more detailed plans needed to be submitted regarding the driveway. The petitioner should examine the possibility of sharing a driveway with the Landmark Court Apartments to the south of the property as a second access point.

Commissioner Wiza emphasized the importance of having the driveway have a minimal ramp due to the high traffic on Washington Avenue, recommending that they put in a curb-radial driveway to prevent potential accidents that could occur from slowing down to enter the driveway.

The next concern was with the stormwater drainage in the lot. Commissioner Wiza suggested that they pay special attention to drainage there, since it was a landlocked parcel.

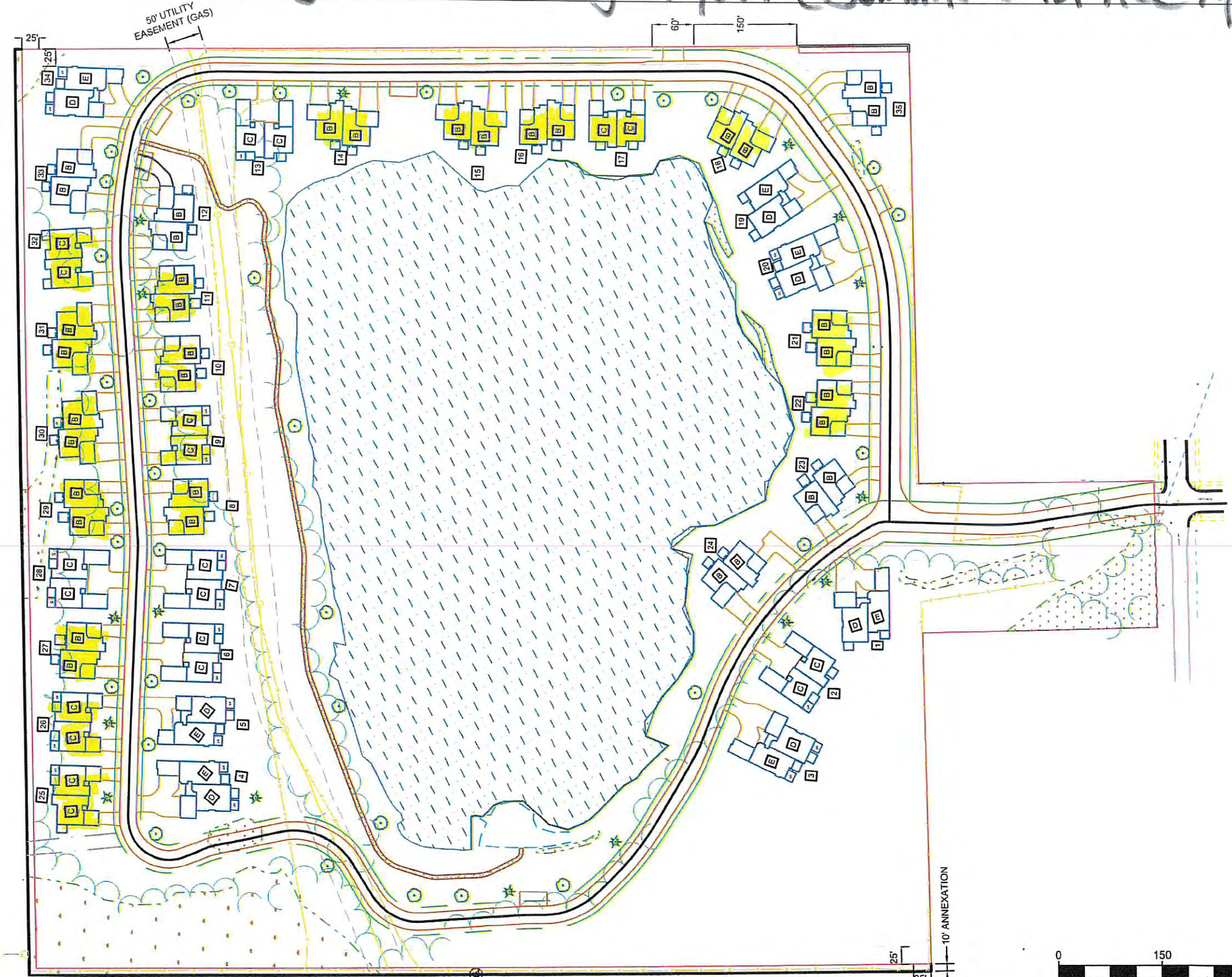
Commissioner Cain asked if there would be any problems with combining the two parcels due to the site on W61 N449 having a historical structure and whether the site being combined with another would impact it. Planner Censky stated that it would be discussed at a future Landmarks Commission meeting.

RECODIFICATION OF TITLE 13 ZONING CODE, SECTIONS B1-B4

Planner Censky asked the Commissioners what suggestions they had for the various districts. Starting with the B-1 District; Commissioners suggested to:

- move liquor stores, meat, fish & poultry shops, and pharmacies to Conditional Uses. Pharmacies will replace pharmacies with drive-thrus on the list of Conditional Uses.
- strike variety stores from permitted uses.

Original Est. Bldg Layout (Submitted for ACC Approval)



LEGEND

- PROPERTY LINE
- PROPOSED ROAD-ROW
- BUILDING SETBACK
- EXISTING GAS EASEMENT
- PROPOSED ROAD
- EXISTING TREELINE
- PROPERTY LINE SETBACK
- WATER SURFACE
- WETLANDS
- PROPOSED WALKING PATH
- PROPOSED PUBLIC PORTION
- PROPOSED VEGETATION
- PROPOSED UTILITY EASEMENT

DATE	DESCRIPTION OF REVISION
09/15/2021	REVISION TO TITLE BLOCK AND COVER
09/24/2021	REVISION TO COVER SHEET
09/29/2021	REVISION NOTES

NORTH ARROW: N

PROJECT: STONE LAKE
6650 SUSAN LN
CEDARBURG, WI 53012

PROJECT #: 21/722/234
DATE: 03/17/2022
DRAWN BY: PP
CHECKED BY: MPH

PREPARED BY:
M SQUARED ENGINEERING LLC
MSQUAREDENGINEERING.COM
CEDARBURG - (262) 376-4246

CLIENT:
KING'S WAY HOMES
700 PILGRIM PKWY STE 100
ELM GROVE, WI 53122

DRAWING TITLE: CONCEPTUAL PLAN
SHEET:

F:\PROJECTS\21-722-234 QUARRY - #KINGS WAY HOMES\CADD\DEVELOPMENT\DESIGN\22-09-09 CONCEPT PP V1.DWG DATE OF PLOT: 1/20/2023 3:12 PM

COPYRIGHT 2021 M SQUARED ENGINEERING, LLC ALL RIGHTS RESERVED

Current Building Layout 2-20-25
(Based on SOLD Units)

Subject Buildings
(Units 25 & 26)

Units in 11 Buildings Sold

O- Circled Buildings represent actual garage/driveway Configurations

Building Plans - Units 25 & 26

Owner: STONE LAKE CONDOMINIUM
Site: STONE LAKE, CITY OF CEDARBURG

LEFT UNIT
Job Number: ST00025 -- HAUGLAND
Model: EMERALD
Address: ----

RIGHT UNIT
Job Number: ST00026 -- HANNAM
Model: COBALT
Address: ----

CONSTRUCTION SUPERINTENDENT & DATE

Craig

SHEET INDEX

1. FRONT, REAR ELEVATION & SECTIONS
2. FLOOR PLAN
3. BASEMENT PLAN
4. SIDE ELEVATIONS
5. CABINET ELEVATIONS
6. ELECTRICAL PLAN
7. SHEAR WALL BRACING PLAN

FRONT ELEVATION

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

EMERALD ST00025

DWELLING SQUARE FOOTAGES

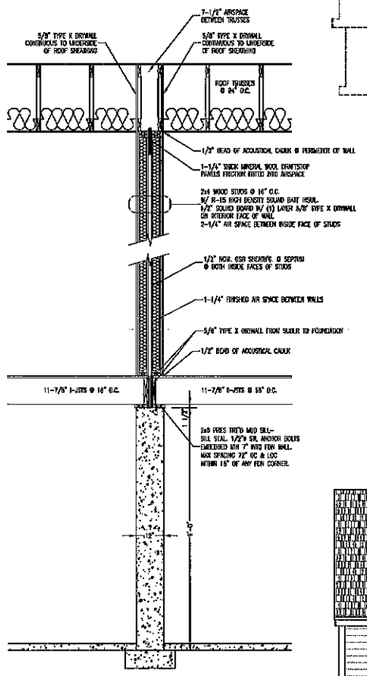
LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1100 S.F.
TOTAL LIVING AREA:	1100 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	81 S.F.
BALCONY AREA:	241 S.F.
GARAGE AREA:	710 S.F.
UNFINISHED BASEMENT AREA:	1061 S.F.

ALLIANCE WINDGATE SERIES
WINDOWS & PATIO DOORS

COBALT ST00026

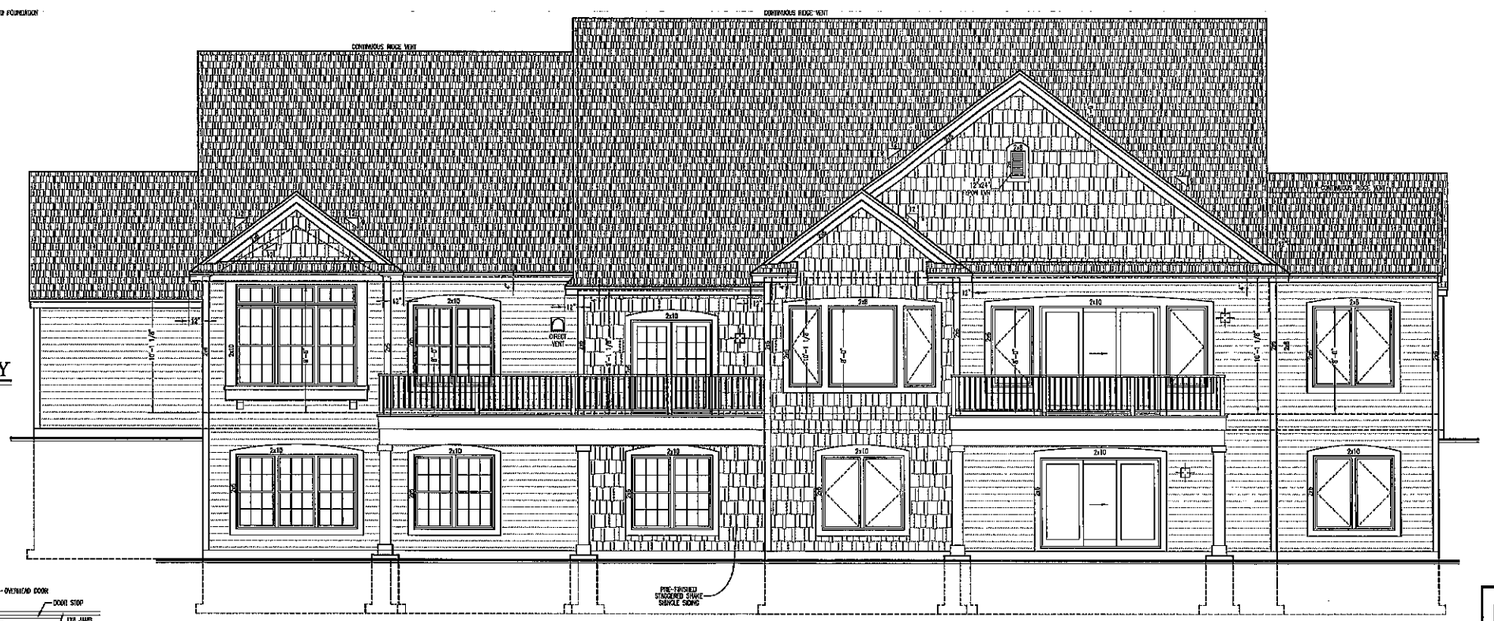
DWELLING SQUARE FOOTAGES

LIVING AREAS:	
FIRST FLOOR LIVING AREA:	1015 S.F.
TOTAL LIVING AREA:	1015 S.F.
NON-LIVING AREAS:	
FRONT PORCH AREA:	31 S.F.
BALCONY AREA:	336 S.F.
GARAGE AREA:	710 S.F.
UNFINISHED BASEMENT AREA:	1015 S.F.



UNIT SEPARATION ASSEMBLY

SCALE: 1/2"=1'-0"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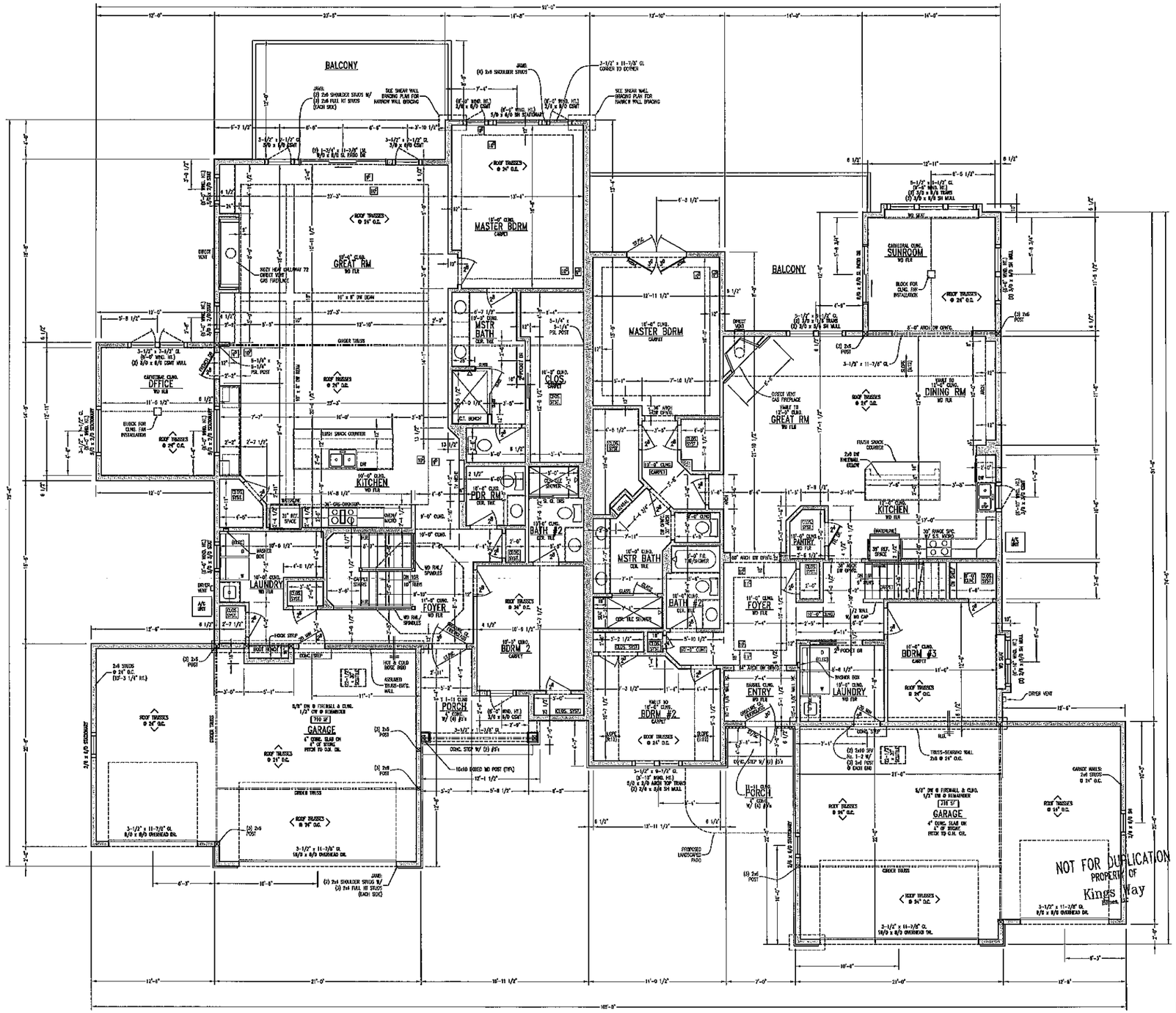
CONTINUOUS RIDGE VENT
2x10
2x10
2x10



2198 S.F.

EMERALD ST00025 FLOOR PLAN

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

NOTE:	ST00025
•	8'-0" HT. INTERIOR & EXTERIOR DOORS

NOTE:	BOTH UNITS
•	ALLIANCE WINDGATE SERIES WINDOWS & PATIO DRS W/ GRIDS & CASING
•	SOLID CORE INTERIOR DOORS

2615 S.F.

COBALT ST00026 FLOOR PLAN

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

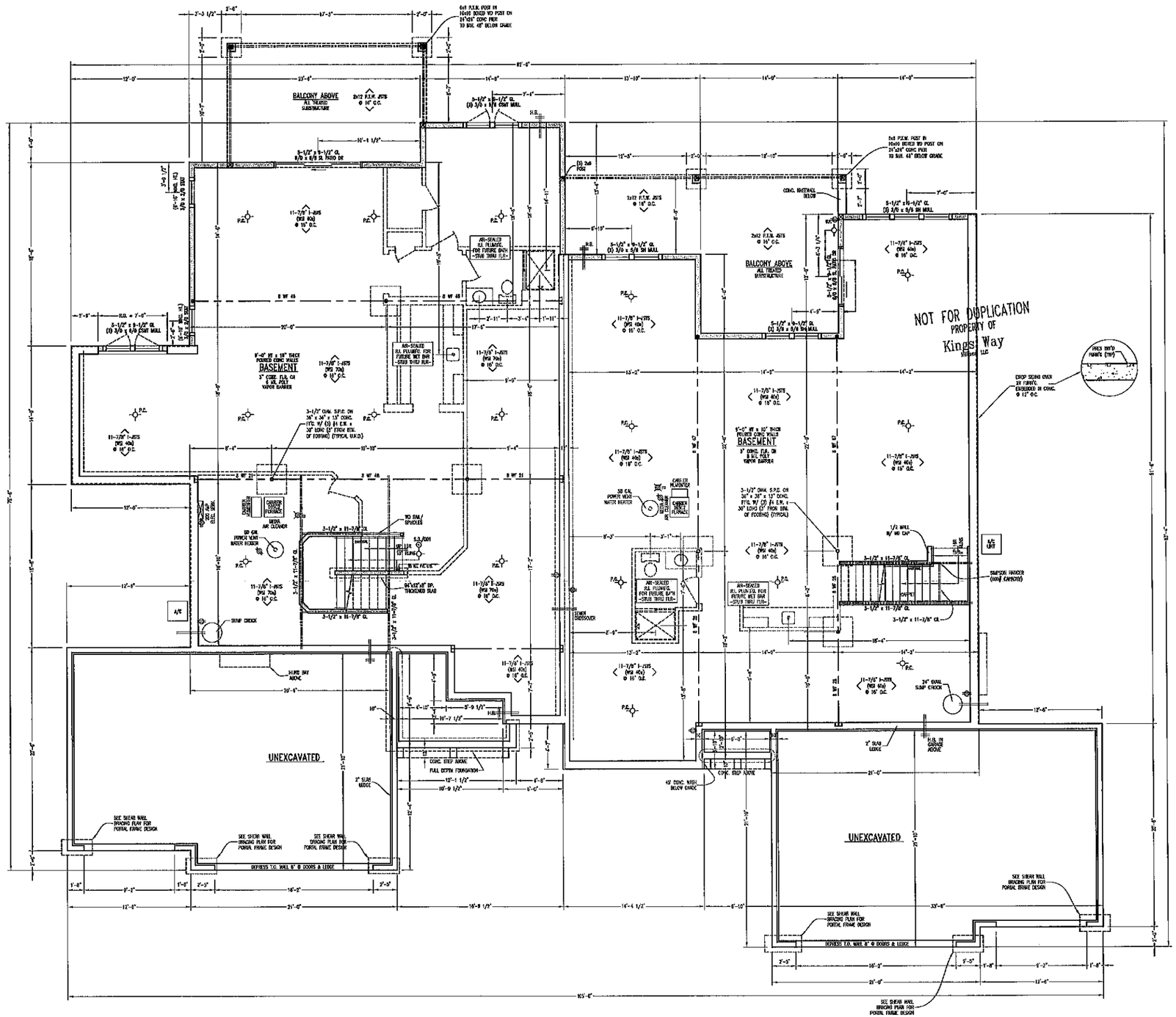
NOTE:	ST00026
•	8'-0" HT. INTERIOR & EXTERIOR DOORS-UNLESS NOTED OTHERWISE

NOTE: FRAMING
ALL DOOR AND WINDOW HEADERS ARE TO BE (2) 2x8 S.P.F. NO. 1-2 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.

ALL DOOR AND WINDOW JAMBS ARE TO BE (1) 2x6 S.P.F. STUD/JACK STUD W/ (1) 2x6 S.P.F. FULL HT. STUDS

SOLID BLOCKING UNDER ALL POSTS

WALL:
THE GARAGE EXTERIOR WALL FRAMING IS 2x4 HOUSE INTERIOR WALL FRAMING @ 16" O.C. 2x6 HOUSE EXTERIOR WALL FRAMING @ 24" O.C.

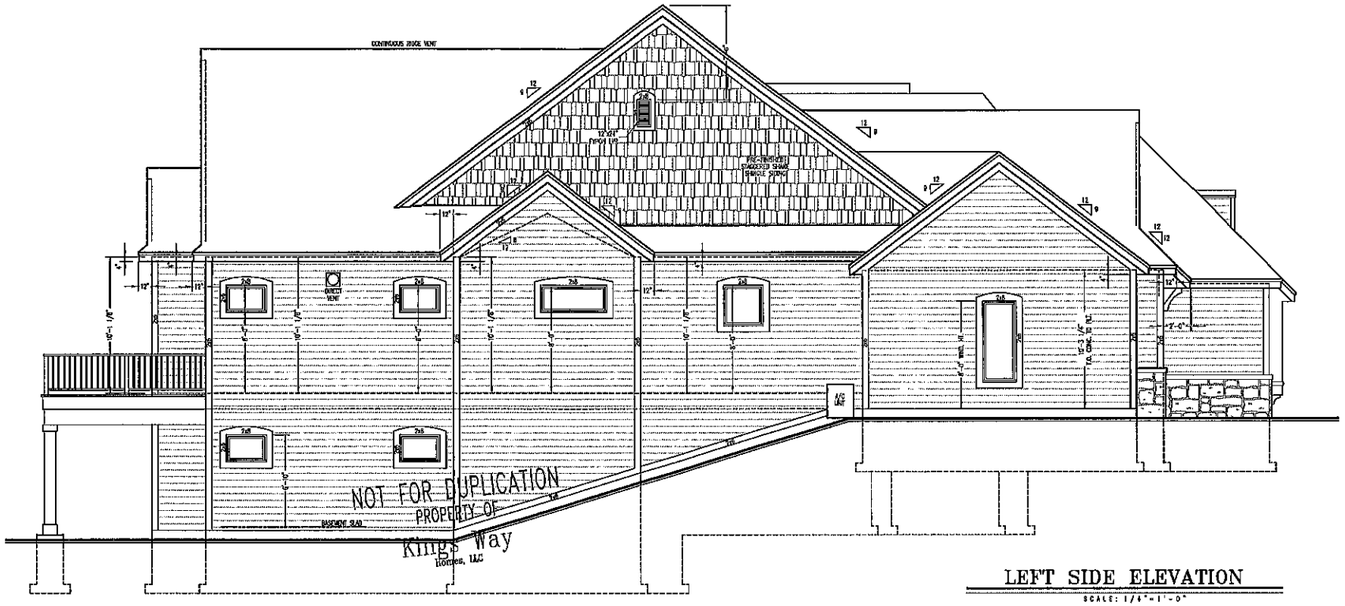


NOTE:
- DENOTES LIGHTS
- ACTIVE RADON MITIGATION SYSTEM

INSULATION:
- R-24 SPRAY-IN-PLACE POLYURETHANE BOARD W/ 15 MIL THERMAL BARRIER PAINT @ UNFINISHED FOUNDATION WALLS
- 2.5" SPRAY-IN-PLACE POLYURETHANE WALL @ FINISHED COVER LEVEL WALLS ADJUTING FOUNDATION (SEE FINISHED LOWER LEVEL PLAN)
- NO SPRAY FOAM ON SEPARATION WALL

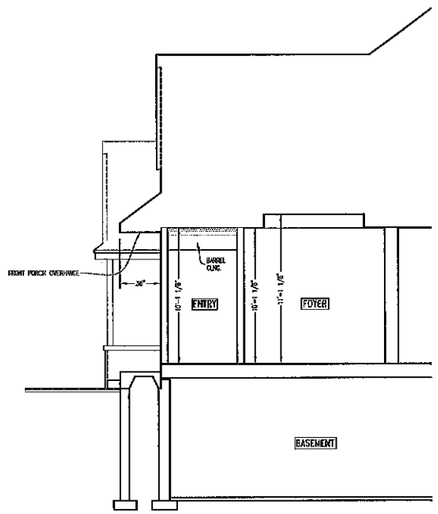
BASEMENT PLAN

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



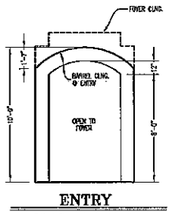
LEFT SIDE ELEVATION

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



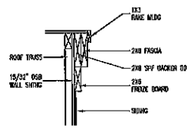
ST00026 FRONT ENTRY SECTION

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



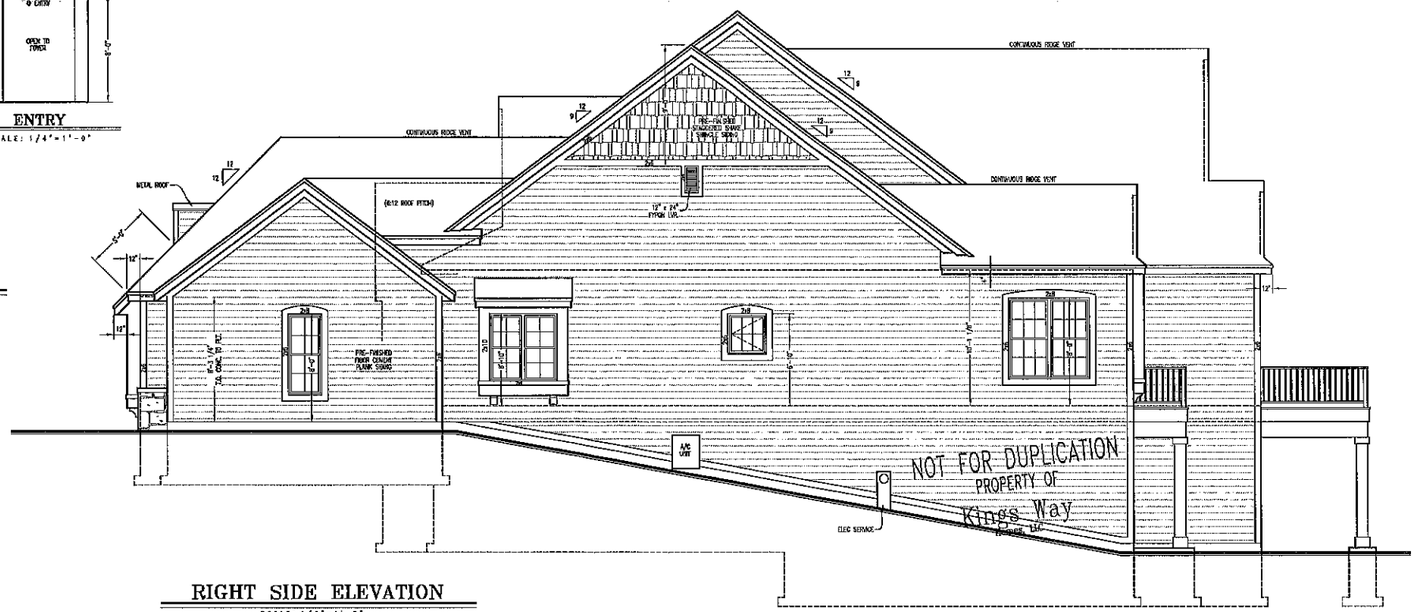
ENTRY

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



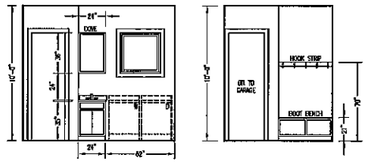
DBL RAKE DETAIL

SCALE: 1"=1'-0"



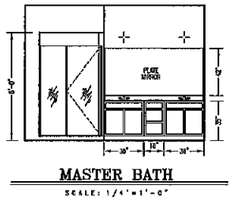
RIGHT SIDE ELEVATION

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



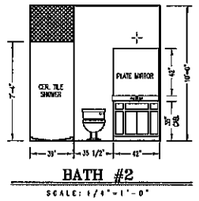
LAUNDRY

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



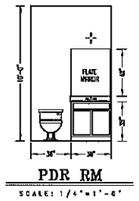
MASTER BATH

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



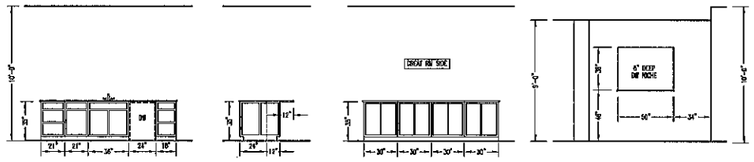
BATH #2

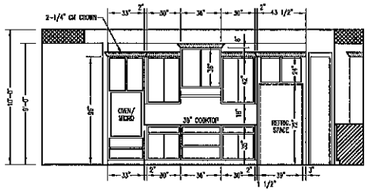
SCALE: 1/4"=1'-0"

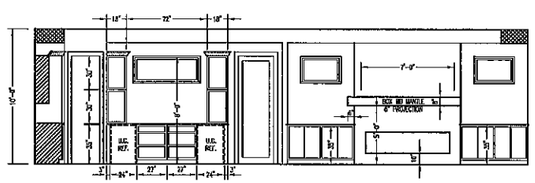


PDR RM

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







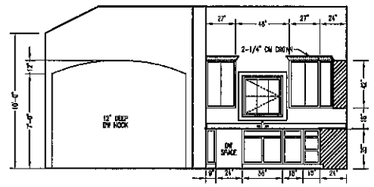
KITCHEN CABINET ELEVATIONS ROLL-OUT TRAY @ KITCHEN BASE CABS.

GREAT RM

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

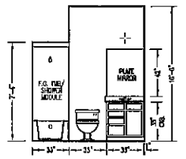
EMERALD STOCK

COBALT STOCK



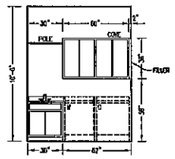
KITCHEN CABINET ELEVATIONS ROLL-OUT TRAY @ KITCHEN BASE CABS.

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



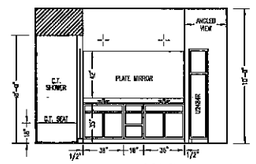
BATH #2

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



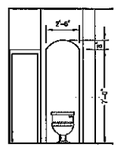
LAUNDRY RM

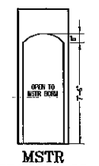
SCALE: 1/4"=1'-0"



MASTER BATH

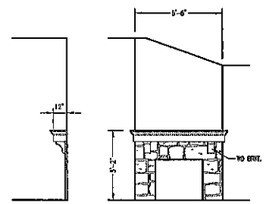
SCALE: 1/4"=1'-0"





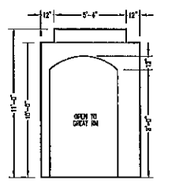
MSTR BDRM HALL

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



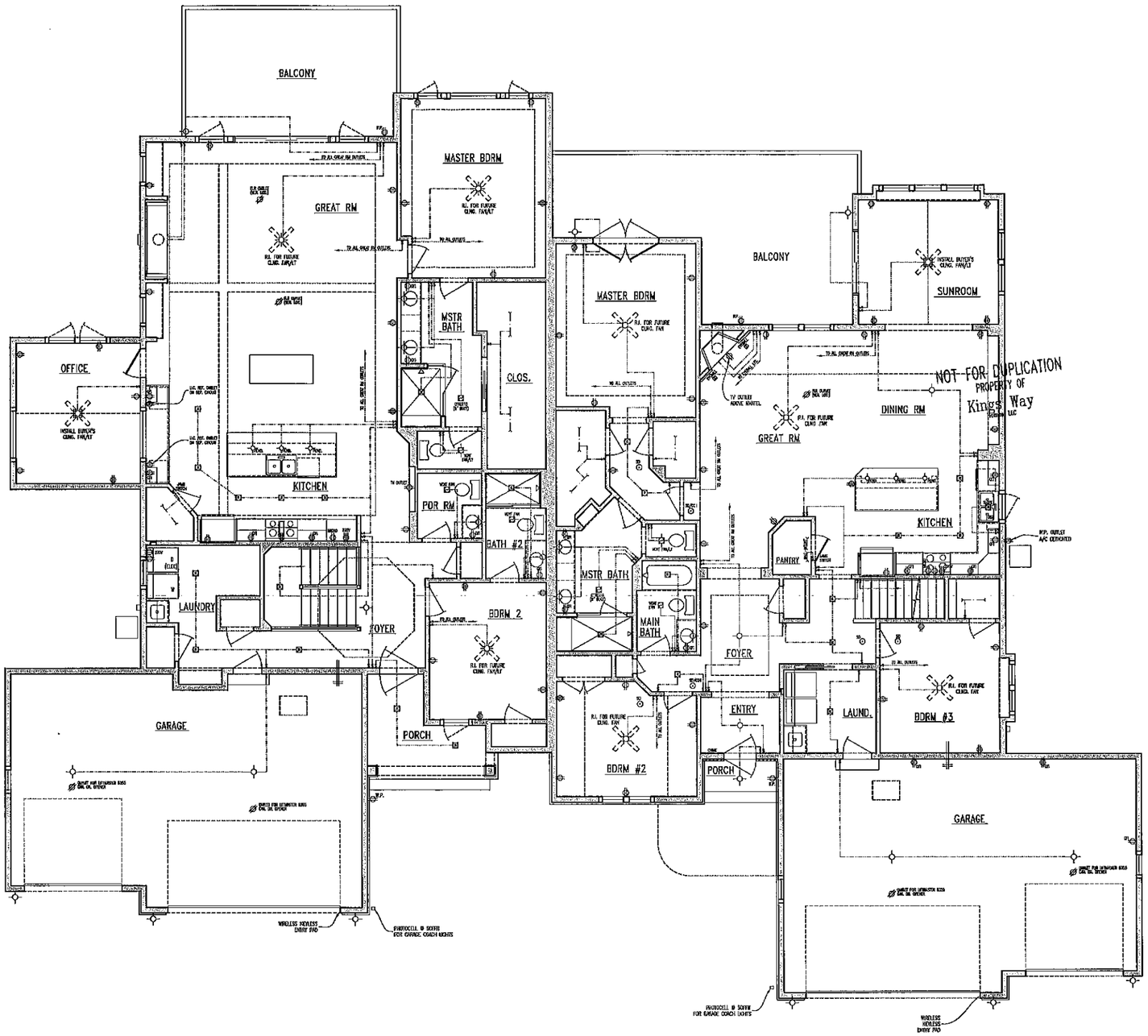
GREAT RM

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



FOYER TO GREAT RM

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



NOT FOR DUPLICATION
PROPERTY OF
Kings Way LLC

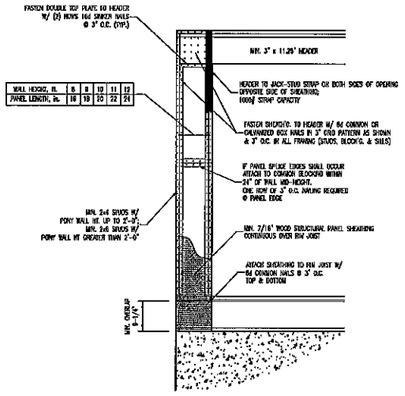
EMERALD ST00025
ELECTRICAL PLAN

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

NOTE:
- (4) LOCATIONS CAT6/RG6QS SINGLE PLATE JACKS

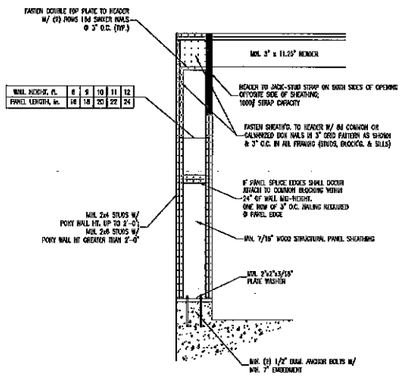
COBALT ST00026
ELECTRICAL PLAN

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



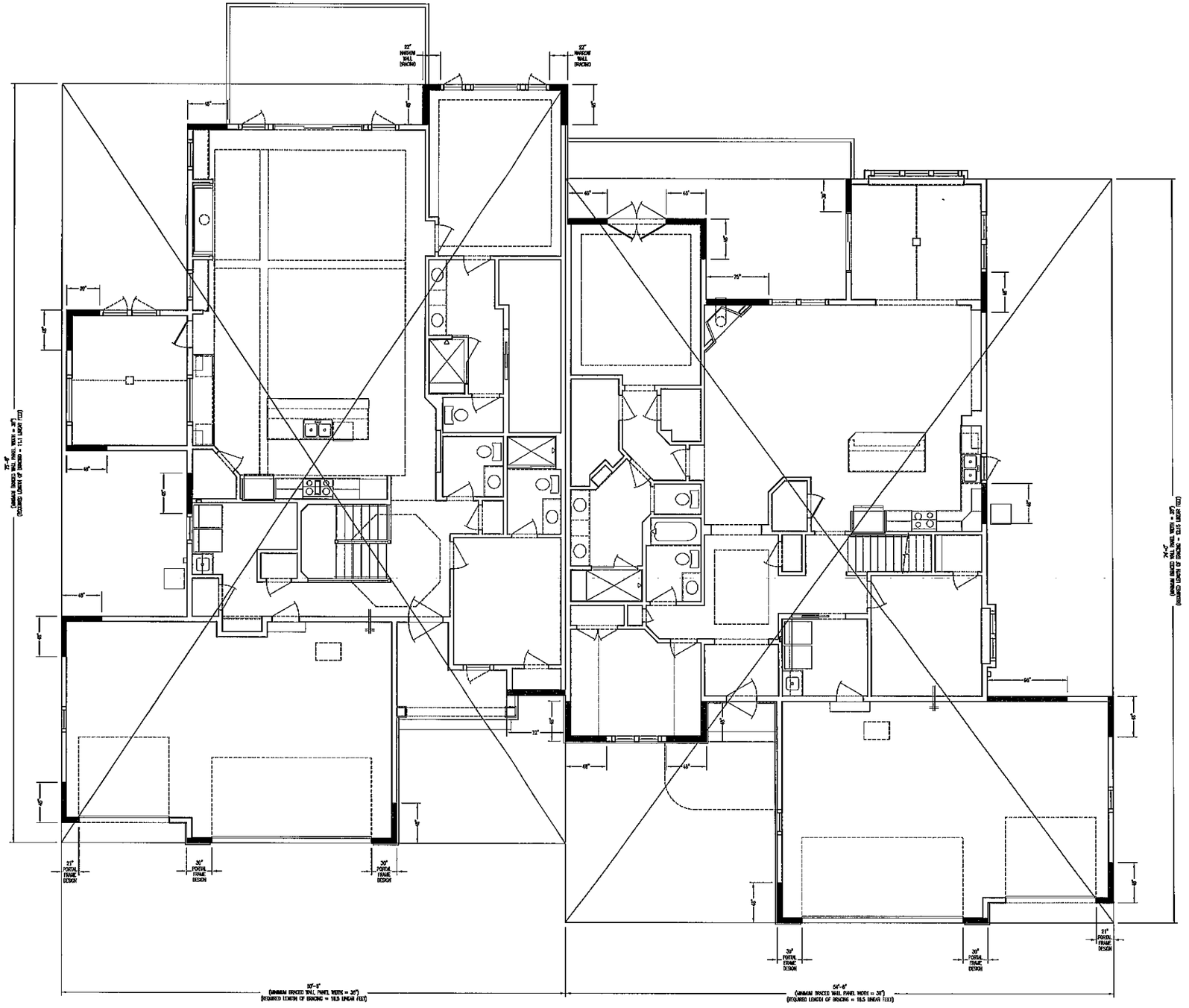
NARROW WALL BRACING

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



PORTAL FRAME DESIGN

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

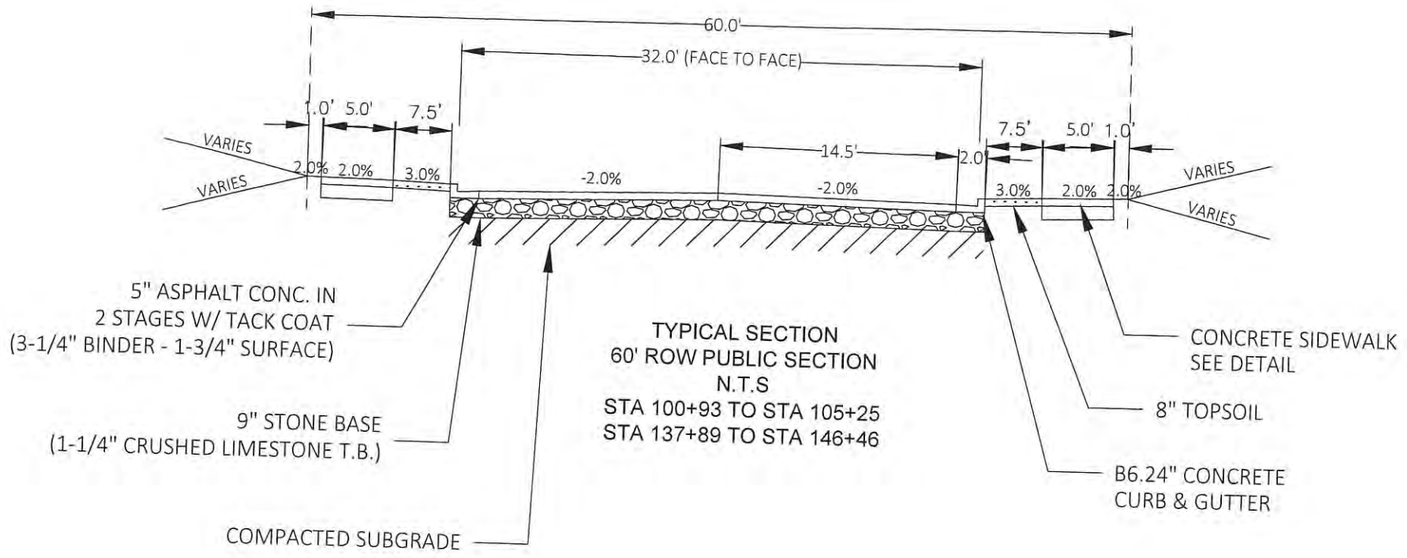


BRACING METHOD:
CS-WSP STRUCTURAL SHEATHING

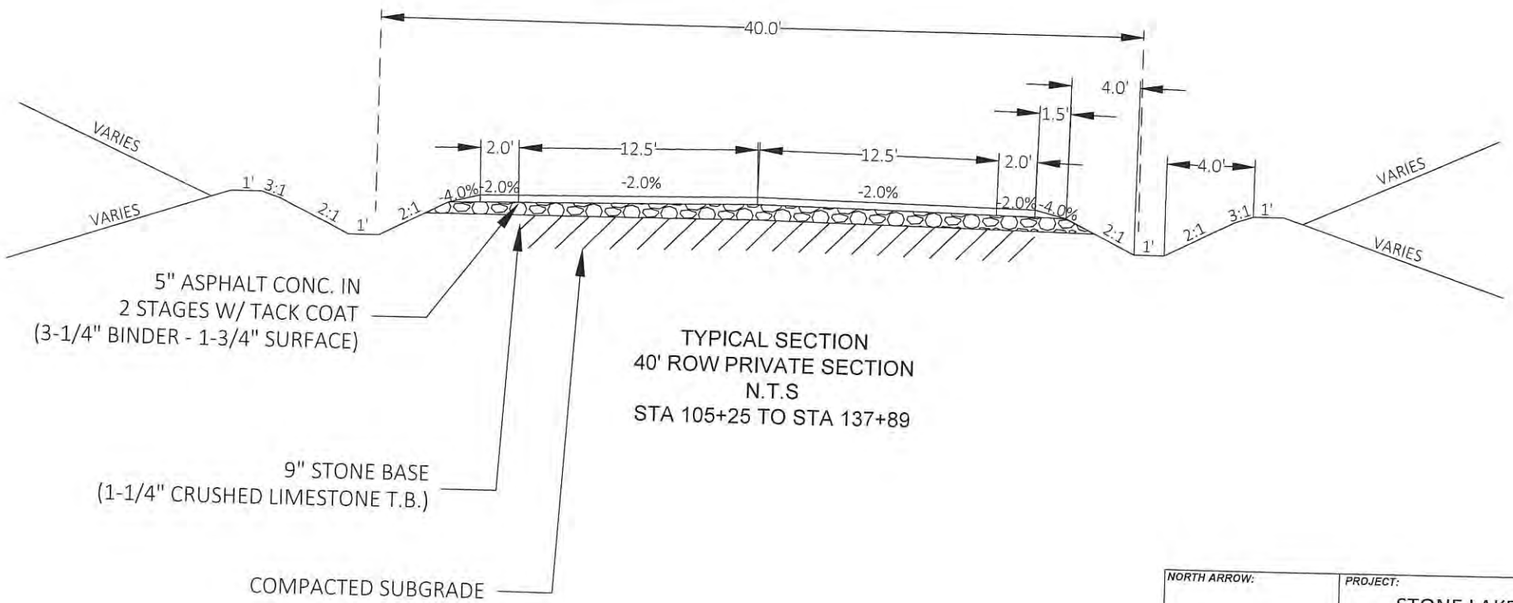
BRACED WALL PANEL FASTENING:
FASTEN TO STUDS USING 8d COMMON OR DEFORMED NAILS (2-1/2" LONG) OR 7/16" CROWN 16 GAGE STAPLES (1-1/4" LONG)
SPACING (MAX.)
NAILS:
6" @ SHEATHING PANEL EDGES
12" @ FIELD
STAPLES:
3" @ SHEATHING PANEL EDGES
6" @ FIELD

SHEAR WALL BRACING PLAN

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



TYPICAL SECTION
60' ROW PUBLIC SECTION
N.T.S
STA 100+93 TO STA 105+25
STA 137+89 TO STA 146+46



TYPICAL SECTION
40' ROW PRIVATE SECTION
N.T.S
STA 105+25 TO STA 137+89

GENERAL NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

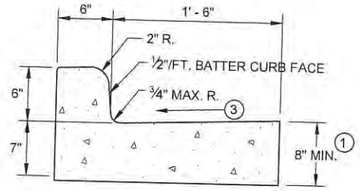
INTEGRAL CURB AND GUTTER SHALL CONFORM TO THE DETAILS SHOWN FOR CONCRETE CURB AND GUTTER INCLUDING THE TRANSVERSE GUTTER SLOPE.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2' - 0" BEHIND THE BACK OF CURBS.

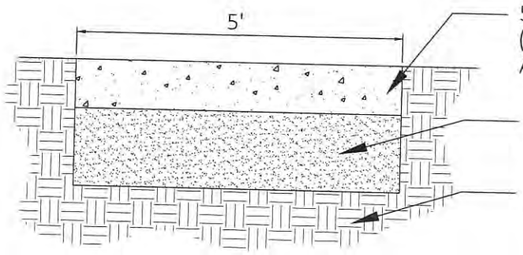
(1) THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

(2) UNLESS OTHERWISE NOTED, FOR STAKING PURPOSES THE FACE OF CURB IS 6" FROM THE BACK OF CURB.

(3) USE 6.25% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.



TYPICAL 24-INCH CURB DETAIL
N.T.S.



TYPICAL SIDEWALK CROSS-SECTION
N.T.S.

NOTE:
1. CONCRETE SIDEWALK THICKNESS AND COMPACTED BASE COURSE THICKNESS SHALL BOTH BE INCREASED TO 6" WHERE SIDEWALKS CROSS PROPOSED DRIVEWAY APRONS.
2. 3" COMPACTED DENSE GRADED BASE COURSE TO BE REPLACED WITH OPEN GRADED STONE WHERE CALLED OUT ON THE PLANS. THE COST FOR THIS STONE SHALL BE INCIDENTAL TO THE COST FOR THE COMPACTED DENSE GRADED BASE COURSE.

NORTH ARROW:	PROJECT: STONE LAKE CONDOMINIUM 6660 SUSAN LN CEDARBURG, WI 53012	PREPARED BY: M SQUARED ENGINEERING, LLC MSQUAREDENGINEERING.COM CEDARBURG - (262) 275-4246	CLIENT: KINGS WAY HOMES 700 PILGRIM PKWY STE 100 ELM GROVE, WI 53122
	PROJECT #: 21-722-234 / DATE: 04/10/2024		DRAWING TITLE: DETAILS / SHEET: 47
	DRAWN BY: R. HERB / CHECKED BY: M. HAHM		

DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO 2023-03 AMENDING THE CITY OF CEDARBURG COMPREHENSIVE LAND USE PLAN-2025 FOR THE STONE LAKE DEVELOPMENT LOCATED NORTH OF SUSAN LANE (TAX KEY 13-022-03-001.00)

A motion was made by Council Member Burkart, seconded by Council Member Arnett, to approve Resolution No. 2023-03 amending the City of Cedarburg Comprehensive Land Use Plan-2025 for the Stone Lake Development located north of Susan Lane (tax key 13-022-03-001.00). Motion carried without a negative vote.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE NO 2023-02 TO REZONE THE APPROXIMATE 41-ACRE PARCEL LOCATED NORTH OF SUSAN LANE (TAX KEY 13-022-03-001.00)

A motion was made by Council Member Burkart, seconded by Council Member Arnett, to approve Ordinance No. 2023-02 to rezone the approximate 41-acre parcel located north of Susan Lane (tax key 13-022-03-001.00) subject to City Planner Censky's comments located in the packet. Motion carried without a negative vote.

The comments referenced in the motion are listed below:

- **Code Requirement:** Setback and yards. There shall be a minimum setback of twenty-five (25) feet from the right-of-way of all streets.
  Departure – The plan proposes a setback of 20'.
- **Code Requirement:** Lot area and width. Lots shall be a minimum of twelve thousand (12,000) square feet in area and shall be no less than one hundred (100) feet in width at the setback line.
  Departure - There will be no formal lots within this project and therefore no lot area and width calculations as this is a condominium development.
- The private road section is designed as a rural cross-section with a 24' wide paved surface and 2' shoulders ditches and no sidewalks.
- The asphalt width of the public road section will be 32' wide curb-to-curb with a 24" gutter and 5' sidewalk on both sides.
- Where the sidewalk is directly behind the curb the sidewalk width shall be 6'.
- The developer shall provide streetlights along the public road section in accordance with Cedarburg Light & Water requirements.
- The developer shall stub the public road section to the east property line.
- Developer shall be responsible for the cost of running sewer and water facilities from Forward Way to this property.
- The developer shall reimburse the City $49,397 for the cost of running sewer and water facilities from Forward Way to the property line.
- Fire hydrants to be determined by the Cedarburg light & Water and the Fire Department.
- Engineering Department review and approval of all grading, drainage, storm water management and erosion control plans.
- Engineering Department review and approval of all in infrastructure plans.
- The applicant must submit a street tree planting plan for the public portion of the roadway.

DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATION FROM POLICE CHIEF TO DENY NEW OPERATOR'S LICENSE APPLICATION OF TY ZACHARY RAFN