CITY OF CEDARBURG
A MEETING OF THE PLAN COMMISSION
MONDAY, JULY 6, 2026 – 7:00 PM

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, July 6, 2026 at 7:00 PM The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers. The meeting can be viewed via the City's YouTube channel: www.youtube.com/@cityofcedarburgwi8412.

AGENDA

1. CALL TO ORDER

   A. Mayor Patricia Thome

2. ROLL CALL

   A. Mayor Patricia Thome, Council Member James Fitzpatrick, Vice Chairman Jack Arnett, Sig Strautmanis, Sherry Bublitz, Jon Scholz, James Hayes.

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES

   A. Discussion and possible action on approval of June 1, 2026 Plan Commission meeting minutes and June 15, 2026 Joint Common Council and Plan Commission meeting minutes.

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

   A. Comments from citizens on a listed agenda item will be taken when the item is addressed by the Plan Commission. At this time, individuals can speak on any topic not on the agenda for up to 2 minutes, time extensions at the discretion of the Mayor. No action can be taken on items not listed except as a possible referral to committees, individuals, or a future Plan Commission agenda item. Written public comment regarding agenda or non-agenda items may be submitted to cityhall@cityofcedarburg.wi.gov by noon on the day of the meeting for distribution to the Plan Commission.

6. REGULAR BUSINESS; AND ACTION THEREON

   A. Applicant/property owner Simon Fast requests approval of a waiver, per Section 13-1-101(g) of the City Code, to permit more than 720 total square feet of area in accessory structures on his Rs-6 Single-Family/Two-Family residentially zoned property. This .60-acre property is located at N62 W5948 Columbia Road.

B. Applicant/property owner William Bayer, in c/o Lucille Sells of North Drawn Design, requests approval of significant architectural modifications to the existing home and detached accessory garage located at N57 W6784 Center Street. This .17-acre property is zoned Rs-5 Single-Family Residential.

C. Applicant/property owners Robert and Brigitte Henry, in c/o Kate Schley of Coach House Homes, request approval of significant architectural modifications to the existing home and detached accessory garage located at W66 N541 Madison Avenue. This .32-acre property is zoned Rs-5 Single-Family Residential

D. Applicant/property owner IY2Q LLC, in c/o Aaron Nagel of Keller, Inc., requests approval of modifications to the existing site and building architecture located at W61 N14250 Taunton Avenue. This 3.48-acre site is zoned M-2 General Manufacturing District.

E. Applicant/prospective new property owner Egan Gardner Development, in c/o Zimmerman Architectural Studios , Inc., requests site and architectural plan approval to develop/construct a 71,100 sq. ft. spec warehouse/light industrial building on the vacant 5.9-acre lot located at N118 W6676 Forward Way. This M-3 Business Park zoned property is currently owned by the City of Cedarburg.

7. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

8. MAYOR'S ANNOUNCEMENTS

9. ADJOURNMENT

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, (262) 375-7606, email: cityhall@cityofcedarburg.wi.gov.

MEMBERS – PLEASE NOTIFY CITY PLANNER'S OFFICE IF UNABLE TO ATTEND THIS MEETING.

CITY OF CEDARBURG
Joint meeting of the Common Council and the Plan Commission
June 15, 2026
Minutes

DRAFT

1. CALL TO ORDER

Mayor Thome called the meeting to order at 7:00 p.m.

2. ROLL CALL

Common Council: Mayor Patricia Thome, Council Members Melissa Bitter, Jim Fitzpatrick, Andrew Mammen, Amanda Didier, Mark Mueller, Robert Simpson (Zoom)

Absent — Council Members Kristian Lindo was excused.

Plan Commission: Mayor Patricia Thome, Council Member James Fitzpatrick, Vice Chairman Jack Arnett, Sig Strautmanis, Sherry Bublitz, James Hayes

Absent - Commissioner Jon Scholz was excused

Also Present: City Administrator Mikko Hilvo, City Planner Mary Censky, Deputy Clerk Theresa Hanaman, Director of Engineering and Public Works Mike Wieser.

3. MOMENT OF SILENCE

A moment of silence was held.

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. STATEMENT OF PUBLIC NOTICE

At Mayor Thome's request, Deputy Clerk Hanaman verified that notice of this meeting was provided to the public by posting in accordance with the Wisconsin Open Meetings Law.

6. COMMENTS AND SUGGESTIONS FROM CITIZENS

None

7. NEW BUSINESS

A. Review, discussion, and consultative feedback to applicant Neumann Developments, Inc. regarding a concept subdivision plat for single-family residential development of 214 acres of land located at the north-west corner of Hwy. 60 and Sheboygan Road (C.T.H I). This property is presently owned by Airport View LLC and Covered Bridge Fields LLC.

Planner Censky reported that Neumann Developments has brought forward preliminary subdivision plans for residential development on this site since early 2024. By early to mid 2025, after several concept reviews, discussions, and public meetings, both the Plan Commission and Common Council withheld support for either project due to unresolved concerns related to traffic, transportation impacts, school capacity, housing supply, and desired growth rate. The staff has reviewed multiple alternatives, with the latest version dated May 11, 2026.

Discussion focused on the Comprehensive Plan's updated land use guidance for SGA 12. Of the total acreage, 56 acres are already within the City and zoned Rs 1; the remaining 158 acres are eligible for annexation. The Plan designates the area for Medium Density Residential uses with target zoning of Rs 3, Rs 4, or Rd 1, depending on lot size and allowable densities.

Current plan characteristics include:
• Overall proposed density: 1.91 units per net buildable acre
• Average proposed lot size: 12,386 sq. ft.
• All units proposed as single-family detached
• Other developable areas remain available in nearby SGAs
• City growth target: 1–1.6% annually, requiring approximately 70 new units per year (based on a 2025 population of 13,000)

Discussions among Council Members and Plan Commissioners centered on several concerns, including the style of homes, the entrance to the subdivision, traffic issues related to Highway 60, and connectivity to the city. They also addressed the sizes of both the lots and the homes. Council Members expressed a preference for setbacks larger than 7 feet. The conversation continued regarding the requirement that any home, along with the sizes of the lots and preliminary plats, must go before the Site and Architectural Review Board and the Plan Commission for approval.

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Many members have expressed their opposition to this type of development, stating they do not want it to resemble what Fairway Village currently offers. They desire a greater variety in the types of homes available. Additionally, they are open to the idea of postponing annexation.

Commissioner Strautmanis suggested adding specific parameters to the covenants and restrictions, while Council Member Fitzpatrick proposed structuring the development agreement to limit the number of homes that could be built each year.

Public Comment

• Travis Keshemberg, 1219 County Road I, expressed concerns regarding traffic issues.
• Kevin Cahill, 2029 Black Smith Road, questioned how the proposed development will impact water resources and traffic conditions.
• Catherine Miller, 6262 Susan Lane, stated concerns about increased traffic on Susan Lane and within the surrounding area.
• Terry King, W63 N762 Sheboygan Road, asserted that the Vierbicher Housing Report contains inaccurate data and stated that annexation cannot be forced upon the City.
• Ethan Northard, N44 W6025 Hamilton Road, recited the City of Cedarburg's mission statement.
• Vicky Rodgers, N44 W6025 Hamilton Road, Apt. 104, does not support the development.
• Linda Johnson, W62 N780 Sheboygan Road, voiced concerns about traffic on Sheboygan Road and expressed opposition to the proposed 394-home subdivision.
• Paul Rushing, W62 N799 Sheboygan Road, supported the concept of establishing a detailed pre-annexation agreement, particularly regarding home styles and types, and referenced the Cedar Pointe subdivision as an example.
• Brook Brown, W62 N667 Riveredge Drive, requested that the City consider zoning the land as RS 4, RS 5, or RS 6 with larger homes and larger lots. Also expressed concerns about pedestrian safety and traffic, and suggested that the matter be taken to a public hearing vote.
• Alex Witzel, W63 N758 Sheboygan Road, stated opposition to the proposed development.

Matt Neumann from Neumann Development followed up with responses to some of the questions and comments from the Common Council, Plan Commission, and residents of Cedarburg.

This item was for discussion and consultative feedback. No action was taken.

8. ADJOURNMENT

A motion was made by Council Member Mueller, seconded by Council Member Didier, to adjourn at 9:24 pm. The motion carried unanimously, with Council Member Lindo and Commissioner Scholz absent.

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CITY OF CEDARBURG

Plan Commission

June 1, 2026

DRAFT Minutes-Unapproved

1. Call to Order

The meeting was called to order at 7:00 P.M. by Mayor Patricia Thome.

2. Roll Call

Present: Mayor Patricia Thome, Vice Chairperson Arnett, Commissioner Scholz, Commissioner Hayes

Excused: Council Member Fitzpatrick, Commissioner Bublitz, and Commissioner Strautmanis

Also Present: City Administrator Mikko Hilvo, City Planner Mary Cenky, Administrative Assistant Ian Surface

3. Statement of Public Notice

Administrative Assistant Ian Surface confirmed that the Plan Commission's Agenda was posted and distributed in compliance with the Wisconsin Open Meetings Law. Notice of the hearing was also mailed to property owners within 300' of the subject property.

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4. Approval of Minutes

A motion was made by Commissioner Scholz, seconded by Vice Chairperson Arnett to approve the minutes of the May 4, 2026 Plan Commission meeting. Motion carried unanimously. Council Member Fitzpatrick, Commissioner Bublitz, and Commissioner Strautmanis excused.

5. Comments and Suggestions from Citizens

No comments were received from citizens regarding agenda or non-agenda items.

6. Public Hearing and Action Thereon

Mayor Thome declared the public hearing open at 7:07pm.

A. *Review, discussion, and possible action on the request of property owner/applicant Andrew and Debra Helgeson for Conditional Use Permit approval to utilize their studio/efficiency apartment located at W56 N6395 Center Street, for short-term rentals with stays as short as 1-night/visit. This .13-acre property is zoned B-3 Central Business District.*

City Planner Mary Censky presented her staff report. The property is located within the B-3 Central Business District, where short-term rentals are listed as a conditional use. She raised no objections to approval subject to standard occupancy and fire safety inspections, room tax compliance, and proper recording of the permit.

No members of the public spoke during the public hearing. A motion to close the public hearing made by Vice Chairperson Arnett, seconded by Commissioner Scholz, roll call conducted, Motion passed unanimously on a roll call vote. Council Member Fitzpatrick, Commissioner Bublitz, and Commissioner Strautmanis excused. The public hearing was closed.

Andy Helgeson stated that the building has remained largely unchanged since the 1950s. The proposed project consists of minor cosmetic interior improvements, including new paint and flooring, with no structural modifications. He explained that the property was previously used for long-term tenants and that the applicants are now seeking to utilize the unit as a short-term rental. Mr. Helgeson also noted that more extensive renovation plans for the rest of the building had been considered in the past but were not financially feasible.

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A motion was made by Vice Chairperson Arnett to approve the Conditional Use Permit, seconded by Commissioner Scholz subject to the Planners' recommendations as follows:

1) Any interior renovations of the space shall be subject to prior review and issuance of a permit if/as may be required through the Building Inspections Department.

2) Applicant to receive an Occupancy Permit and Room Tax Permit from the City prior to the start of rentals at this location.

3) Applicant commits to payment of their ¼'ly room tax payments to the City Treasurer as required pursuant to City of Cedarburg Ordinance #94-39 Room Tax.

4) Full execution and recording of the CUP document prior to the start of short-term rental use.

Motion carried unanimously. Council Member Fitzpatrick, Commissioner Bublitz, and Commissioner Strautmanis excused.

7. Regular Business and Action Thereon

A. *Discussion and possible action on annual certification of the Ethics Code.*

Mayor Patricia Thome asked whether all Plan Commissioners had received and reviewed their copies of the City's Code of Ethics. All attendees responded affirmatively, and there were no questions.

8. Comments and Announcements by Plan Commissioners

None.

9. Mayor's Announcements

None.

10. Adjournment

A motion was made by Vice Chairperson Arnett, seconded by Commissioner Scholz to adjourn at 7:15p.m. Motion carried unanimously. Council Member Fitzpatrick, Commissioner Bublitz, and Commissioner Strautmanis excused.

DRAFT

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: July 6, 2026

General Information:

Agenda Item: 7.A.

Applicant/Property Owner:	Simon Fast
Requested Action:	Approval of a waiver to permit more than 720 sq. ft. of total/cumulative space in detached accessory structures on one Rs-6 Single-family/Two-Family Residential zoned property.
Current Zoning:	Rs-6 Single-Family/Two-Family Residential
Current Master Plan Classification:	Mixed Single-Family/Two Family Residential
Surrounding Zoning/Land Use:	North: Interurban Trail/Cemetery South: Rs-6 Single-Family/Two-Family Residential East: Rs-6 Single-Family/Two-Family Residential West: Rs-6 Single-Family/Two-Family Residential
Lot Size:	~ .60-acres (26,135 sq. ft.)
Location:	N62 W5948 Columbia Road

Discussion:

Section 13-1-101(g) of the City Zoning Code provides that "All accessory structures combined, in a single-family and two-family residential district, shall not exceed 720 square feet in area". This same paragraph goes on to say that "Appeals for a waiver to the restriction on the size of accessory structures shall be made to the Cedarburg Plan Commission".

The applicant currently has two detached accessory structures on this site, a small single-stall detached garage approximately 228 sq. ft. in area, and a 10' x 18' (180 sq. ft.) garden shed for a combined total of ~408 sq. ft. in existing detached accessory structures.

Mr. Fast recently received a variance approval to place his proposed new/replacement detached garage with exceptions as to minimum separation from the principal structure and for location partly in the side yard. The applicants proposed new garage size is 22' x 30' (660 sq. ft.). Plan Commission approval of a waiver for 840 sq. ft. (proposed) vs 720 sq. ft. (Code maximum) will be required unless the proposed new/replacement garage plans are otherwise altered/reduced as to size.

Even with the requested 120 square feet of overage in detached accessory storage building space, it appears the site would still be well within the Code specified maximum limits of 30% total lot coverage area, and 36% total floor area.

Google Maps – Street View of Fast site
From Columbia Road

Recommendation:

The Planner recommends the following conditions be attached to any approval the Plan Commission may be inclined toward granting in this matter:

1) Prior to the start of work, applicant to secure the required Raze and Building Permits for the removal and replacement of the existing detached garage.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N62 W5948 COLUMBIA RD 53012

APPLICANT/BUSINESS NAME: SIMON FAST

APPLICANT/BUSINESS ADDRESS: SAME

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

PHONE: EMAIL:

PROPERTY OWNER (IF DIFFERENT): _____

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 _____

DESCRIBE REQUEST: over # accessory bldgs approval

PLEASE INCLUDE WITH YOUR APPLICATION:

One (1) copy of the full electronic set of application, narrative, sketches, plans, and photos of the proposal or request (in PDF format).

Three (3) Full-scale sets of supporting drawings, sketches, or survey maps-FOR STAFF USE

*Ten (10) Reduced scale sets of plans (11" x 17" SIZE) For **PLAN COMMISSION REVIEW***

*Eight (8) Reduced scale sets of plans (11" x 17" SIZE) For **SITE AND ARCHITECTURAL REVIEW BOARD***

SUBMIT ELECTRONIC COPIES TO MCENSKY@CITYOFCEDARBURG.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: 6-12-26

FOR CITY STAFF USE ONLY

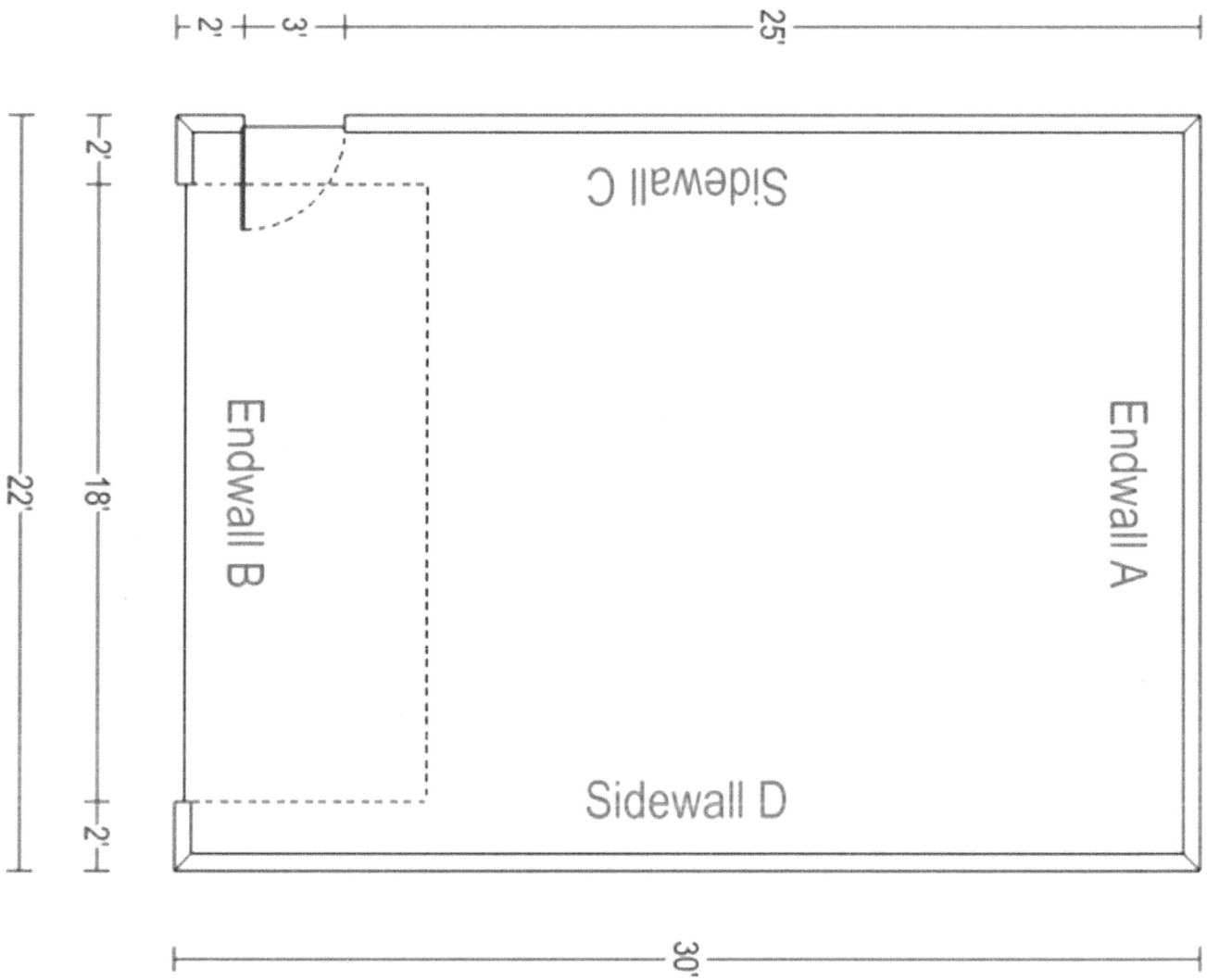
TOTAL FEE: $ 100.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 6-12-26

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

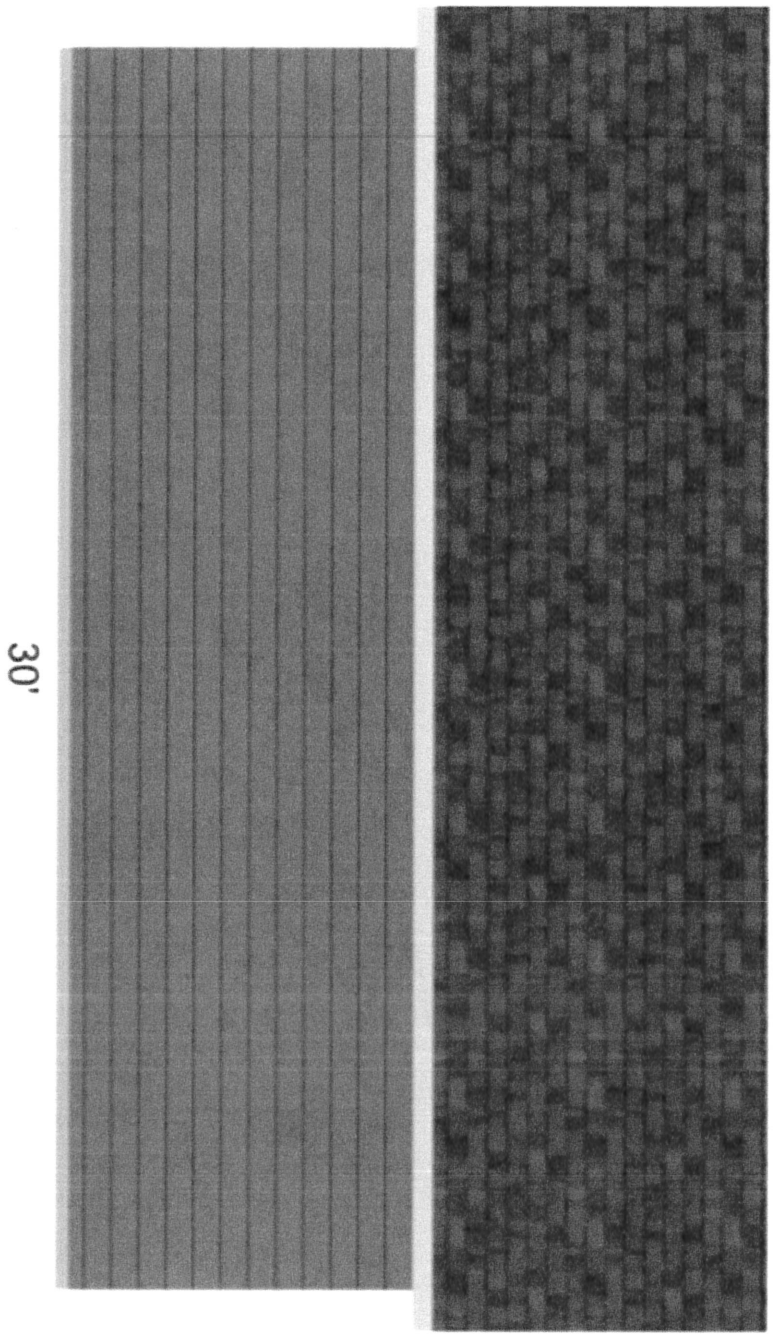
ATTACHMENTS (CHECK IF RECEIVED):

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-050-16-07-001

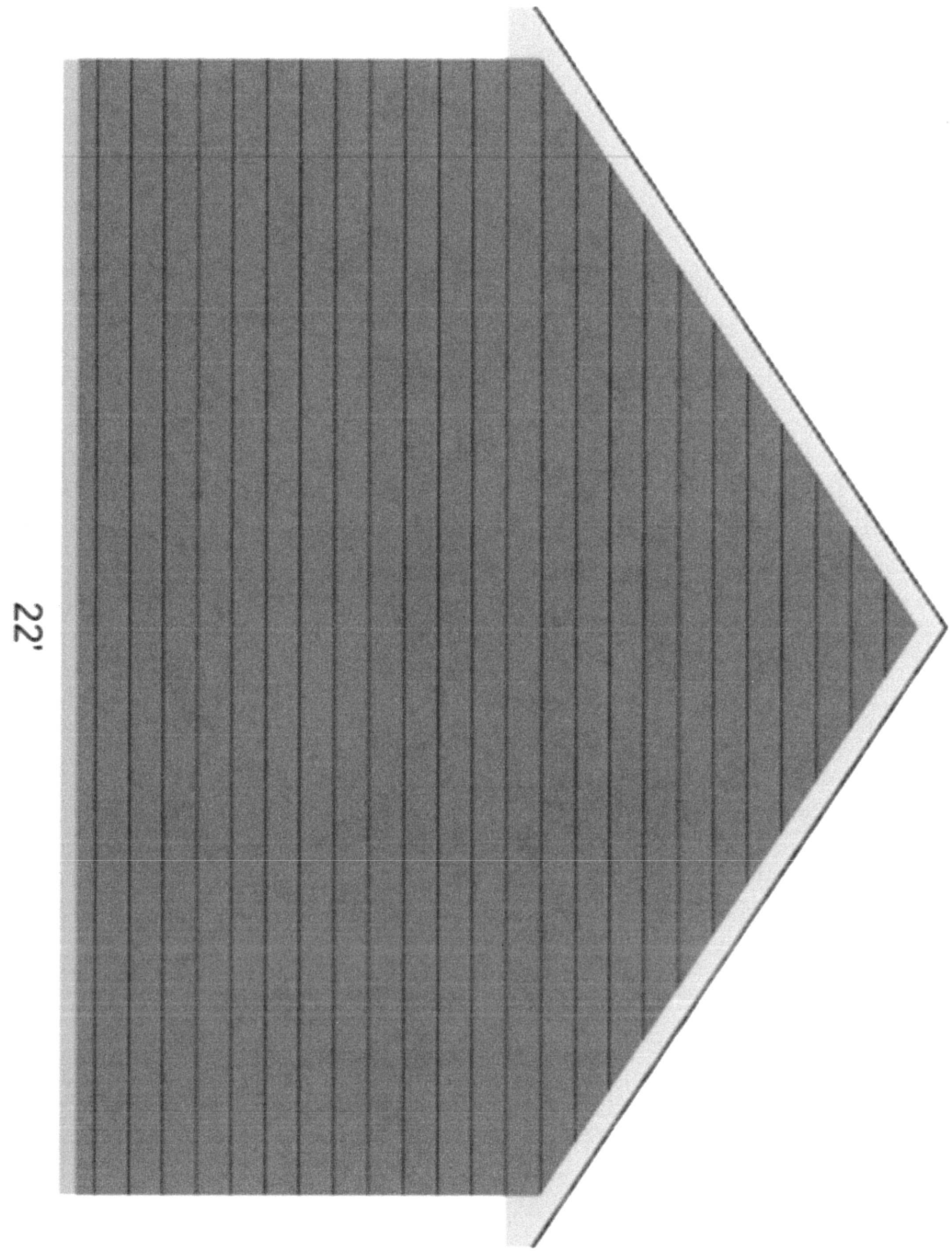
ZONING: _____ ALDERMANIC DISTRICT: 6 PREVIOUS MEETING: N/A


2'
3'
25'
22'
2'
18'
2'
Sidewall C
Endwall B
Endwall A
Sidewall D
30'

8/12
16'
1'
2'
18'
2'


30'

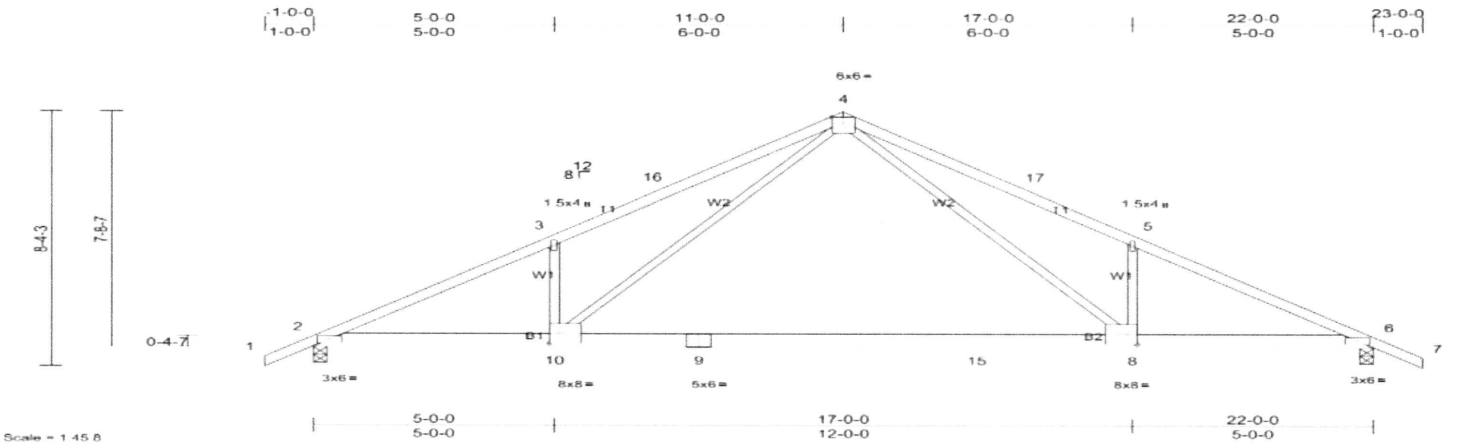
25'
3'
2'


22'

Job	Truss	Truss Type	Qty	Ply	
QTREC0862200	SW1	COMMON	10	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI — Run: 8.8 S 0 Feb 12 2024 Print: 8.800 S Feb 12 2024 MiTek Industries, Inc. Tue Jul 30 14:10:07 — Page 1

ID:cxy9fv6Fo61qxU9EluB7AVyuWPi-s5ZJt8vHDzb1wPu7Cb47HfZBJIi5xvlVTk6lV2ysrzk



Scale = 1:45.8

Plate Offsets (X, Y): [8:0-2-8,0-4-0], [10:0-2-8,0-4-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.81	Vert(LL)	-0.48	8-10	>546	240	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.55	Vert(TL)	-0.67	8-10	>395	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.61	Horiz(TL)	0.03	6	n/a	n/a		
BCLL	25.0 *	Code	IRC2009/TPI2007	Matrix-MS								
BCDL	10.0										Weight: 104 lb	FT = 15%

LUMBER
TOP CHORD 2x4 SPF 1650F 1.5E
BOT CHORD 2x6 SP 2400F 2.0E
WEBS 2x3 SPF No.2 *Except* W1:2x3 SPF Stud

REACTIONS (lb/size) 2=1775/0-3-8, (min. 0-1-8), 6=1772/0-3-8, (min. 0-1-8)
Max Horiz 2=-173 (LC 7)
Max Uplift 2=-114 (LC 9), 6=-114 (LC 10)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=-2885/122, 3-16=-2925/243, 4-16=-2803/260, 4-17=-2797/260, 5-17=-2919/243, 5-6=-2879/122
BOT CHORD 2-10=-72/2332, 9-10=0/1236, 9-15=0/1236, 8-15=0/1236, 6-8=-17/2327
WEBS 4-10=-126/1762, 4-8=-125/1754, 3-10=-438/217, 5-8=-438/217

JOINT STRESS INDEX
2 = 0.84, 3 = 0.51, 4 = 0.67, 5 = 0.51, 6 = 0.84, 8 = 0.44, 9 = 0.84 and 10 = 0.44

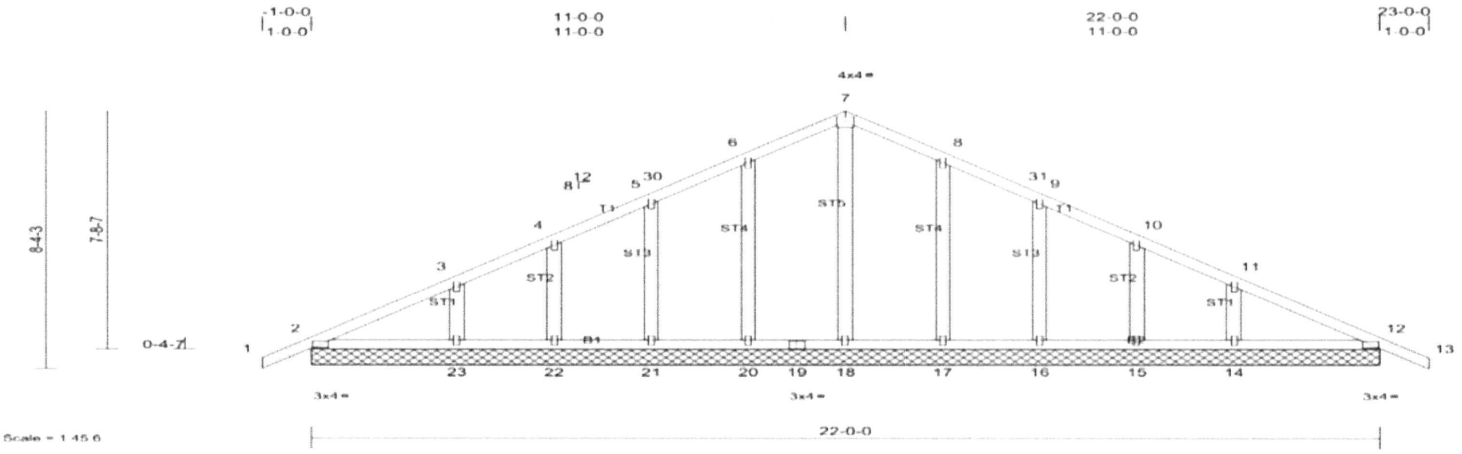
BRACING
TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-05; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
4) Roof design snow load has been reduced to account for slope.
5) Unbalanced snow loads have been considered for this design.
6) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 114 lb uplift at joint 2 and 114 lb uplift at joint 6.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	
QTREC0907877	T1E	COMMON	2	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI — Run: 8.8.5.0 Feb 12 2024 Print: 8.800.5 Feb 12 2024 MiTek Industries, Inc. Mon May 19 11:14:06 — Page 1
ID:YuRXlvpaLAghuNr6CA47d3zEvRR-W_qZOmuTq0LHXp_9Hl9TbKXwsS7JNU6MZF9PDZzEvOI



Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.07	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.04	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.17	Horiz(TL)	0.00	27	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-MS								
BCDL	10.0										Weight: 101 lb	FT = 15%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF Stud *Except* ST5:2x4 SPF No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS All bearings 22-0-0.
(lb) - Max Horiz 2=-173 (LC 7), 24=-173 (LC 7)
Max Uplift All uplift 100 (lb) or less at joint(s) 2, 12, 14, 15, 16, 17, 20, 21, 22, 23, 24, 27
Max Grav All reactions 250 (lb) or less at joint(s) 2, 12, 14, 15, 16, 18, 21, 22, 23, 24, 27 except 17=264 (LC 4), 20=264 (LC 3)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-05; Pr=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
8) All plates are 1.5x4 MT20 unless otherwise indicated.
9) Gable requires continuous bottom chord bearing.
10) Gable studs spaced at 2-0-0 oc.
11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
12) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 12, 20, 21, 22, 23, 17, 16, 15, 14, 2, 12.

LOAD CASE(S) Standard

BUILDING PERMIT APPLICATION

W63 N645 Washington Avenue, PO Box 49
Cedarburg, WI 53012
Ph: 262-375-7609
www.cityofcedarburg.wi.gov

CEDARBURG
WISCONSIN

APPLICATION DATE 2-17, 2026

PROJECT ADDRESS N62 W 5948 Colombia Road **Unit/Lot #:** 7

PROPERTY OWNER INFORMATION

Name(s) Rachel Fast Simon Fast

Phone (414) 467-7797 Cell/Home Email Fastrachel2@Gmail.com

Mailing Address N62 W 5948 Colombia Road

City Cedarburg State WI Zip 53012

APPLICANT/CONTRACTOR INFORMATION *(If property owner put "SELF" and include completed Cautionary Statement Form)*

Name North Shore Garage Builders

Mailing Address 361 Falls Road Ste 123

City Grafton State WI Zip 53024

Primary Contact Tom Office Phone (414) 324-6939

Mobile Phone (____) ____-____ Email NorthShoreWI@yahoo.com

*WI Contractor Lic. #: 1014000415, Exp: 10-26 *WI Qualifier Lic. #: 1014000955, Exp: 10-26

License Information is required for contractors wanting to obtain a permit for work on a 1 or 2 Family Dwelling ONLY. Copies are preferred.

PROJECT INFORMATION

Project Description Demo existing 1 car Garage, Construct a new 2 car Garage

Size of Building (or remodeled area) 660 SQ FT, 22 X 30

TOTAL Cost of Project $59,000.00

Cost of Building, HVAC, and Labor ONLY ____

(Do NOT include the cost of plumbing, electrical, landscaping, etc.)

Notice: *By signing above, applicant agrees to comply with the applicable requirements of City of Cedarburg Code of Ordinances, State of WI Administrative Codes, and to obey any and all lawful orders of the Building Inspector and all state laws regarding the construction, alteration, repair, removal and safety of buildings and other structures. This permit shall become VOID if work does not commence within six (6) months of date of issuance.*

APPLICANT *(Please Print)* Tom Pecoio

APPLICANT SIGNATURE Tom Pecoio DATE: 2-17-26

(SIGNATURE REQUIRED)

Office Only

Permit Fee $	**Plan Review Fee $**	**Other Fee $**	
Total Due $	**Permit #**	**Tax Key #**	
Payment Type: CH / CC / Cash	**Check / Rcpt #**	**Received By:**	
Approved By:	**Cert #**	**Date:**	

Cornerstone Land Surveying, Inc.

Plat of Survey

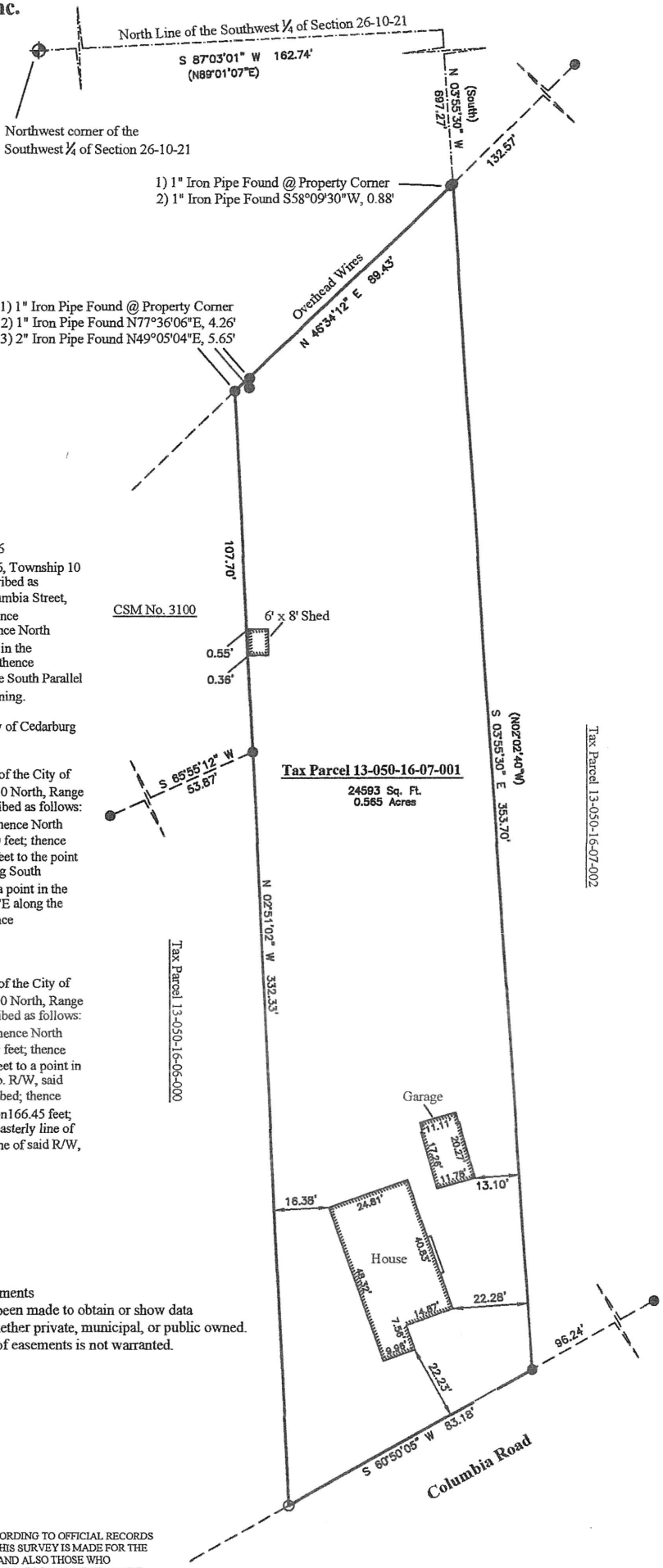
Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

Address:
N62 W5948 Colombia Road
Cedarburg, WI 53012

Scale 1"= 30'

0' 60' 60'

Legend:
- Denotes Iron Pipe Found
- Denotes Iron Rod Set



Description: As described on Document No. 0853006
A parcel of land situated in the Southwest ¼ of Section 26, Township 10 North, Range 21 East, Ozaukee County, Wisconsin, described as follows: Commencing at a point in the North line of Columbia Street, 125.30 feet East of the West line of said Southwest ¼; thence Northeasterly along said Columbia Street, 79.86 feet; thence North parallel with the West line of said Southwest ¼ to a point in the Southerly line of the Milwaukee Northern Right of Way; thence Southwesterly along said Right of Way, 95.70 feet; thence South Parallel to the West line of said Southwest ¼ to the point of beginning.

Also known as Lot 7 Block 16, Assessor's Plat of the City of Cedarburg

Also,
That part of the of Lot 8 and 9, Block 16, Assessor's Plat of the City of Cedarburg, in the Southwest ¼ of Section 26, Township 10 North, Range 21 East, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said ¼ section, thence North 89°01'07"E along the North line of said ¼ section, 192.60 feet; thence South parallel to the West line of said ¼ section, 858.83 feet to the point of beginning of the land to be described; thence continuing South parallel to the West line of said ¼ section, 196.69 feet to a point in the Northwesterly line of Columbia Road, thence N62°42'30"E along the Northwesterly line of said Columbia Road, 7.76 feet; thence N02°02'40"W, 193.26 feet to the point of beginning.

Excepting,
That part of the of Lot 8 and 9, Block 16, Assessor's Plat of the City of Cedarburg, in the Southwest ¼ of Section 26, Township 10 North, Range 21 East, Ozaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said ¼ section, thence North 89°01'07"E along the North line of said ¼ section, 192.60 feet; thence South parallel to the West line of said ¼ section, 692.38 feet to a point in the Southeasterly line of the Wisconsin Electric Power Co. R/W, said point being the point of beginning of the land to be described; thence continuing South parallel to the West line of said ¼ section166.45 feet; thence N02°02'40"W, 161.35 feet to a point in the Southeasterly line of said R/W; thence N47°54'00"E along the Southeasterly line of said R/W, 7.76 feet to the point of beginning.

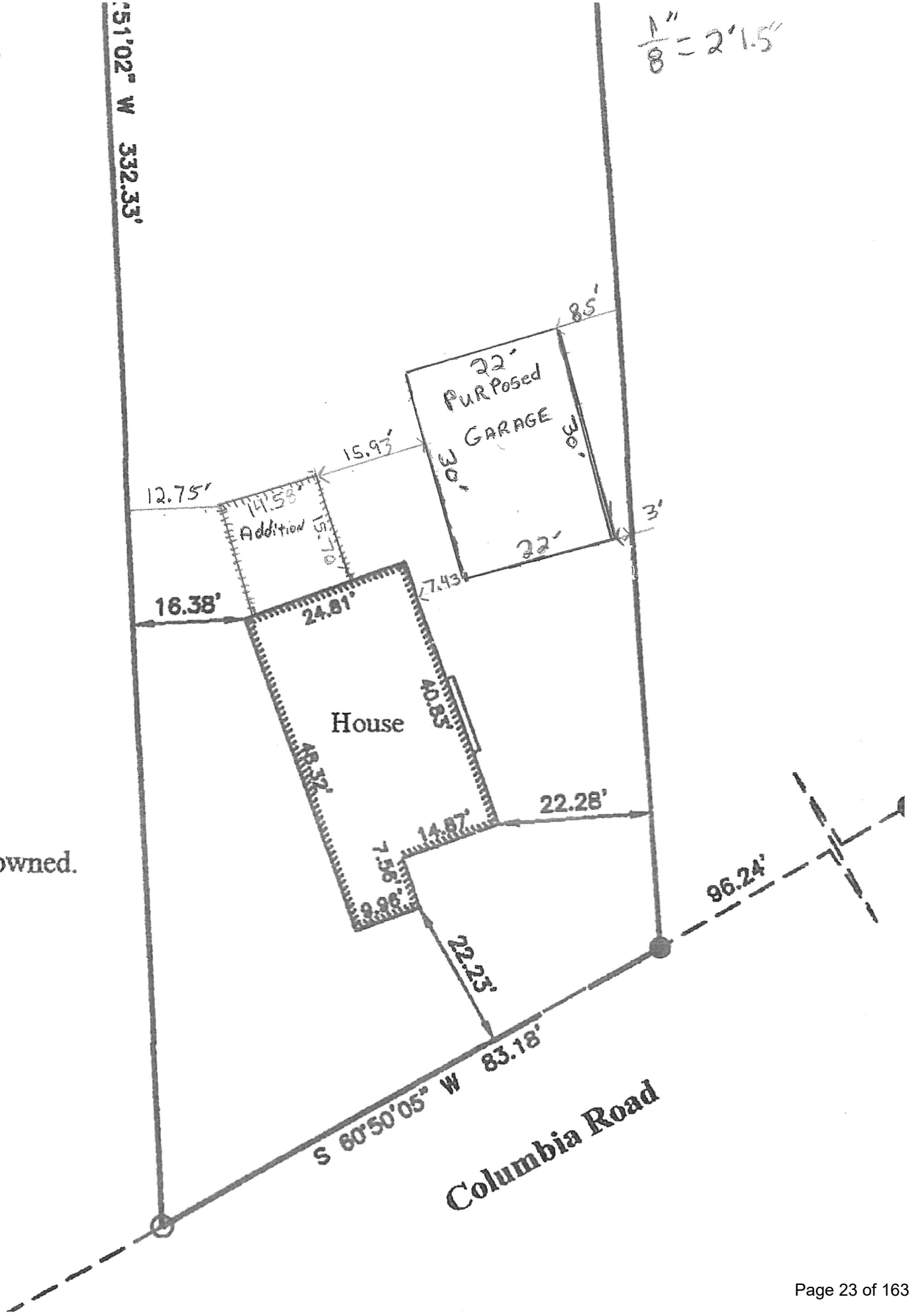
Notes:
1) Bearings or Distances in ( ) are Recorded Measurements
2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
3) No Title Policy furnished therefore completeness of easements is not warranted.

Survey For: Simon and Rachel Fast
Dated this 26th day of March, 2021.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Tax Parcel 13-050-16-06-000

data
public owned.
d.



GARAGE CROSS SECTION

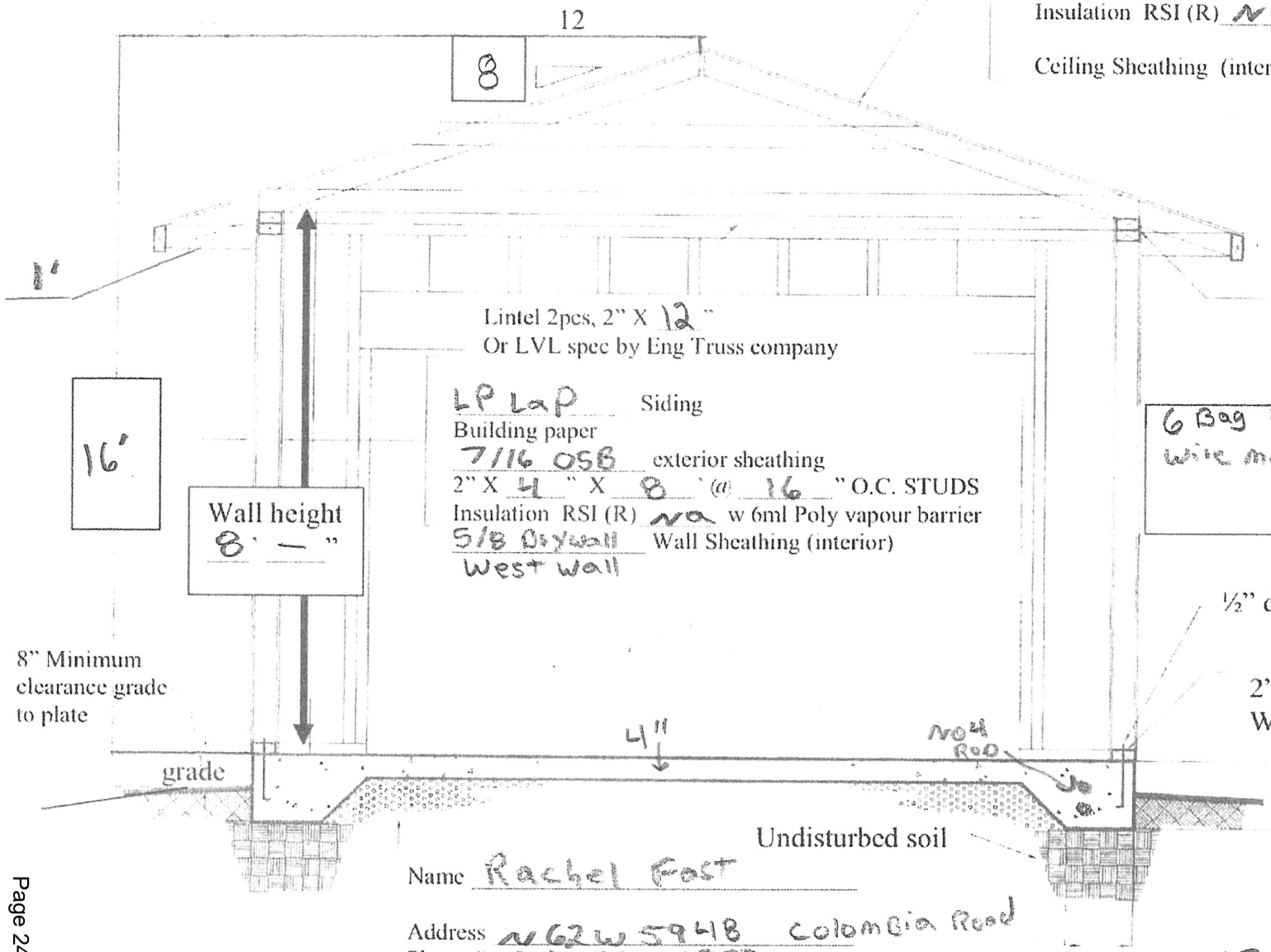
asphalt to match house Shingles

½" OSB Roof Sheathing

PRE-ENGINEERED TRUSSES @ 24 " O.C.

Insulation RSI (R) NA with 6 mil Poly vapour barrier

Ceiling Sheathing (interior) NA



Lintel 2pcs, 2" X 12 "
Or LVL spec by Eng Truss company

LP LaP Siding
Building paper
7/16 OSB exterior sheathing
2" X 4 " X 8 @ 16 " O.C. STUDS
Insulation RSI (R) na w 6ml Poly vapour barrier
5/8 Drywall Wall Sheathing (interior)
West wall

2pcs. 2" X 4 Top plate

6 Bag 4500 PSI concrete with 10Gau wire mesh 6X6 Sheets.

½" dia. Anchor bolts

2" X 4 " Bottom plate
With sill plate gasket

12 " Footing depth

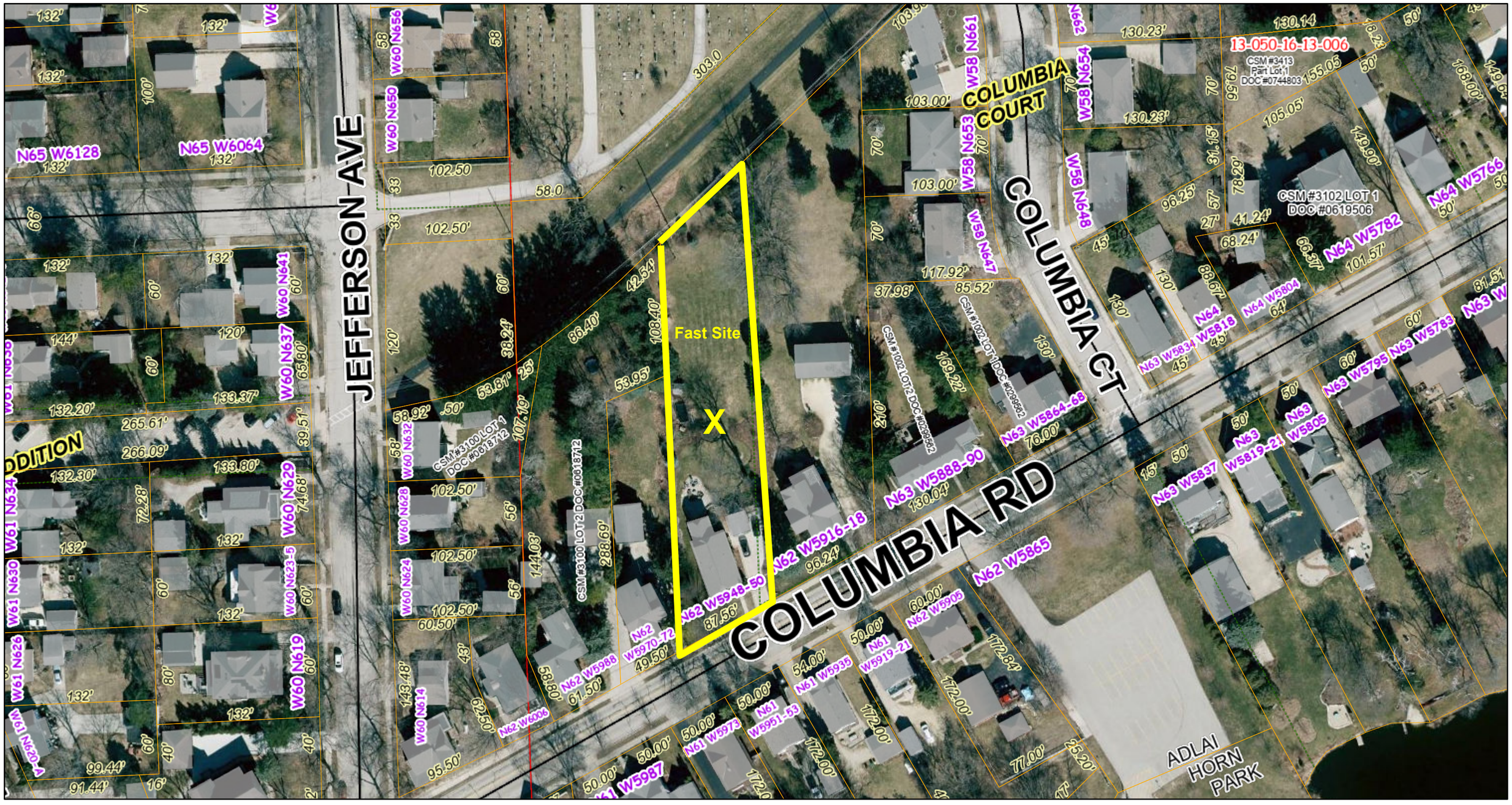
Undisturbed soil

12 " Footing width

Name Rachel Fast

Address N62W5948 Colombia Road
Phone # 414-324-6939
Date 2-17-26

Fast Property Map



6/18/2026, 8:42:02 AM

1:926

Parcels
- Road Reservation
- Road Right-of-Way
- Condominium
- Gap
- Overlap
- Tax Parcel
- Asset Tax Parcel

Local Roads
- Local
- Historical Parcel Lines
- Building Footprints

- PLSS Townships
- PLSS Sections
- PLSS Quarter Sections
- Control Survey Diagram

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

Ozaukee County

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: July 6, 2026

General Information:

Agenda Item: 7.B.

Applicant:	Lucille Sells of North Drawn Design on behalf of …
Property Owner:	William Bayer
Request:	Approval of significant architectural modifications to an existing residence.
Current Zoning:	Rs-5 Single-Family Residential District
Current Master Plan Classification:	Medium Density Residential
Surrounding Zoning/Land Use:	North: Rs-5 Single-Family Residential District South: Rs-5 Single-Family Residential District East: Rs-3 Single-Family Residential District West: Rs-5 Single-Family Residential District
Lot Size:	~.17 Acres (~7,405 sq. ft.)
Location:	N57 W6784 Center Street

Discussion:

The applicant proposes to raise the roof over the front facing ½ of their existing home. The rear facing ½ of the roof was raised previously. They also propose to raise and modify the form of the existing detached garage. Detailed plans are attached in the packet. Below are links to the more detailed material specifications.

Shingle Roof:
https://www.homedepot.com/p/GAF-Timberline-HDZ-Slate-Algae-Resistant-Laminated-High-Definition-Shingles-33-33-sq-ft-per-Bundle-0487750/309755283

Metal Roof:
https://centralstatesco.com/products/metal-roofing/central-loc/

Shake Siding:
https://homeimprovementsupply.com/p-8815-certainteed-cedar-impressions-double-7-inch-straight-edge-perfection-shingle-siding-12-square.aspx

Trim Boards:
https://www.jameshardie.com/product-catalog/trim-products/hardie-trim-boards/smooth/statement-collection-colors/?color=arctic-white

Shutters:
https://exteriorsolutions.com/p-131-traditional-wood-open-louver-shutters-w-full-louver

Below, for the Boards reference in reviewing this plan, is the recently updated ARTICLE F - SITE PLAN AND ARCHITECTURAL REVIEW ORDINACE. It includes the recently added subsection 13-1-122.5 Architectural Guidelines Specific To All Residential Buildings.

Updated Discussion:

On June 23, 2026, the Site and Architectural Review Board (SARB) recommended approval of this plan set subject to certain specific conditions regarding the front porch skirting and the south facing primary dormer window (see Draft SARB Minutes attached in packet). The applicant has submitted a revised plan set (see attached in packet) intended to address these conditions.

Google Map Street Views of existing Conditions- N57 W6784 Center Street, 2024

Recommendation:

If the Plan Commission is inclined toward an approval of this site and house design plan as revised, the Planner recommends the following conditions be considered for attachment thereto:

1) Applicant to secure a building permit prior to the start of work on this project.

STATE OF WISCONSIN CITY OF CEDARBURG OZAUKEE COUNTY

CITY OF CEDARBURG ORDINANCE NO. 2026-07

AN ORDINANCE REPEALING AND RECREATING TITLE 13, CHAPTER 1 ZONING CODE, ARTICLE F SITE PLAN AND ARCHITECTURAL REVIEW, SECTIONS 13-1-120THROUGH 13-1-127 SITE PLAN AND ARCHITECTURAL REVIEW

The Common Council of the City of Cedarburg, Wisconsin, hereby ordains as follows:

SECTION 1:
Title 13, Chapter 1 Zoning Code, Site Plan and Architectural Review is hereby repealed and recreated in its entirety as follows:

Sec.13-1-120 Purpose of site plan and architectural review.

For the purpose of promoting compatible development, stability of property values, fostering the attractiveness and functional utility of the community as a place to live and work, preserving the character and quality of the built environment by maintaining the integrity of those areas which have a discernible character or are of a special historic significance, protecting certain public investments in the area, and raising the level of community expectations for the quality of its environment, this section requiring site plan and architectural review is intended.

Sec. 13-1-121 Site plan review principles and standards.

To implement the purposes set forth in section 13-1-120, the city plan commission shall following due consideration of the recommendation(s) of the Site and Architectural Design Review Board (SARB), review the site, existing and proposed structures, neighboring uses, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading (in the case of commercial and industrial uses), highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation for all new and modified commercial/office/industrial/institutional sites. The city plan commission will approve said site plans only after determining that:

(a) The proposed use(s) conform(s) to the uses permitted in that zoning district.

(b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback, and height restrictions of this chapter.

(c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses.

(d) There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic.

(e) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress,

interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws.

(t) Natural features of the landscape are retained where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood.

(g) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping, as provided or required in this chapter.

(h) Land, buildings, and structures are readily accessible to emergency vehicles and the handicapped.

(i) The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property, and to facilitate existing community development plans.

(j) The site plan is consistent with the public goals, objectives, principles, standards, policies, and urban design criteria set forth in the city's adopted community master plan or components thereof.

Sec. 13-1-122 Architectural review principles, standards and procedures.

Architectural review and standards are applicable to all new commercial/office/industrial/institutional buildings and all new principal buildings proposed for construction on all new lots created bya subdivision plat, by Certified Survey Map and on all infill lots. Architectural style is not restricted; however, structures must be compatible with the surrounding area. To provide criteria for the implementation of the purposes set forth in section 13-1-120, the following architectural review principles, criteria, and procedures are established:

(a) Building scale and mass. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered. New buildings and additions to existing buildings shall harmonize and correspond to the existing character of the immediate neighborhood. Building scale/ massing shall be reasonably proportionate to the proposed lot size and surrounding structures. In approving infill projects, the FAR standard for the zoning district in which the building is located shall not govern the building size, but rather, building size will be established, on a case-by-case basis, to reflect the existing character of the neighborhood.

(b) *Building rooflines and roof shapes.* The visual continuity of roofs and their contributing elements (parapet walls, coping, cornices, etc.) shall be maintained in building development or redevelopment.

(c) *Materials.* Material selection for architectural design shall be based upon the prevailing material already used on existing buildings in the area. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with other building facades in the area and which presents an unattractive appearance to the public and surrounding properties.

(d) *Colors.* Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, color shall be selected in general harmony with the existing neighborhood buildings.

(e) *Building location.* No building shall be permitted to be sited in a manner which would. unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.

(!) *Historic structures.* Any construction, rehabilitation and/or restoration of any landmark or historic building or structure within the Washington Avenue Historic District and proposed for any locally designated historic building shall conform to all the requirements of this chapter and with the terms and conditions outlined by the landmarks commission and included in the city's Building/Historic Code.

(g) *Infill lot.* An infill lot is a single vacant lot located in a predominately built-up area, which is bounded on two or more sides by existing development. In addition any lot which contains an existing building, which will be removed and replaced with a new building, shall also be considered an infill lot. The infill status of a lot shall continue until building plans have been approved by the SARB, a building permit acquired and the building constructed in accordance with the approved plans and an occupancy permit issued. Once the occupancy permit is issued, the status of the lot shall change to non-infill and any additions or modifications thereafter shall be processed under normal procedures in accordance with article F.

(h) *Application of standards and review procedures.*

(1) Architectural standards for new buildings on lots created by a subdivision plat or by Certified Survey Map shall be submitted to the SARB for review, consideration and recommendation to the Plan Commission as covenants or deed restrictions to be applied to any approval granted by the plan commission and/or council at the time of an approval of the Certified Survey Map or preliminary and final plat. The plan commission and council shall consider the recommendation(s) of the SARB, apply the above principles and criteria, and either approve, approve conditionally or reject the proposed architectural covenants or deed restrictions.

(2) The city plan commission shall, following due consideration of the recommendation(s) of the SARB, review the proposed architectural style/design, materials, and colors, in the context of the surrounding area and the purpose set forth in Section 13-1-120 above, for all new or substantially modified buildings located on commercial/office/industrial/institutional sites. The city plan commission will approve said site plans only after determining that these plans comply with the architectural review principles and criteria set forth in Section 13-1-122 (a)-(g) above.

(3} On infill lots, architectural plans and data in accord with section 13-1-124 shall be submitted to the SARB. The plan commission, giving due consideration to the recommendations of the SARB, and applying the above principles/criteria, shall either approve, approve conditionally or reject the architectural plans.

Sec. 13-1-122.5 Architectural guidelines specific to all residential buildings.

(a) All elevations of the principal structure and any accessory buildings upon the same lot shall reflect a cohesive relationship between materials, colors, and architectural style.

(b) Upon each individual building, changes in materials, colors and design details shall be made at appropriate transition points/places within the design to mitigate the adverse aesthetic impact of abrupt changes. Transitions in materials, colors and architectural style/details shall be smooth, not abrupt or conspicuous and should occur at thoughtful points upon the facade such as, for instance, inside corners, steps, and floors.

(c) Designs shall be unique and timeless, an approach intended to prevent both intra- and inter-subdivision/neighborhood architectural monotony, as well as incongruous or conspicuous departures from the established residential architectural themes of the immediately surrounding area or the City of Cedarburg as a whole.

(d) Sizeable (i.e., **1**0' x 10' target minimum as might accommodate 4 chairs around a small table), covered front/street facing porches are strongly encouraged.

(e) Garages shall not dominate the primary fac;:ade of a residence. Preferred garage entrance designs include side-load, canted or courtyard minimum 20 to maximum 90 degree angle to the front facade} or, placed to the rear of the home.-A front entry garage maybe permitted, up to two single stalldoors not exceeding 10'w x 8'th/each, or one double stall door not to exceed 16'w x 8'h , but care should be taken to create a design that deemphasizes the garage and provides architectural detail to the front elevation. Front entry garage (doors) should be set back from the right-of-way line at least 6-feet further than the frontmost building fac;:ade element/or covered front porch of the principal building. Front entry garage doors must be decorative, with architectural interest in a style complimentary to the home.

(f} Vertical and/or horizontal articulation and/or window fenestration is required to break up long wall planes.

(g) Repetition of identical or nearly identical front fa9ade elevations within 590-1000 feet of one-another is discouraged. In neighborhoods where 1 or few different builders will be designing and/or constructing the homes, multiple approved fa9ade options and the proposed locations thereof must be preapproved. Variations in rooflines, materials, and/or fa9ade elements between adjacent homes is required.

(h) Color variations within a cohesive neighborhood palette are encouraged. Muted or historically appropriate color palettes are encouraged while excessively bright, reflective, or high-contrast color schemes are not. Accent colors should be limited and complementary.

(i) Exterior building materials shall be durable, high-quality, and appropriate for long-term residential use. On front elevations, materials such as brick, natural stone, fiber cement/natural wood/engineered wood siding, and clear glass are preferred on walls, paired with dimensional asphalt shingles and standing seam metal roofing materials.

U) Long, uninterrupted wall planes on street-facingfa9ades shall be prohibited. Blank fa9ades on primary or secondary street elevations are prohibited.

(k) Roof forms shall be consistent with traditional residential proportions and neighborhood character. Overly complex, exaggerated, or visually dominant roof forms are prohibited. Dormers, chimneys, and roof features shall be proportionate to the structure and functionally integrated. Principal roof pitch, if not 'flat' (i.e., 2:12 pitch or less), shall be no less than 6:12.

(l) Well-proportioned roof overhangs contribute to Cedarburg's architectural character by casting consistent, readable shadow lines along exterior walls. These shadows help define floor levels, window groupings, and building mass, creating a sense of depth and permanence. Shallow or minimal overhangs that fail to produce shadow relief tend to result in flat, visually weak fa9ades and are, therefore, discouraged.

(m) Shutters shall be designed to be or appear as authentic and functional.

(n) Windows on front fa9ade, and for the most part throughout the other elevations as well, shall be clear/transparent glass material.

(o) To ensure that significant additions or alterations to existing residential structures remain compatible with the architectural character and scale of the City of Cedarburg neighborhoods, any addition or remodeling that increases the total gross floor area of an existing dwelling by 25% or more, or any significant change proposed to building form or massing (i.e., alterations that modify roof shape, height, or principal fa9ade orientation) shall be subject to plan review and recommendation by the SARB, with final action/decision on those plans by the Plan Commission - prior to permit issuance.

Sec. 13-1-123 Compliance for multiple-family residential and non-residential structures.

(a) *Compliance for multiple-family residential and non-residential structures.* No use or structure [except single-family and two-family non-infill dwellings] shall hereafter

be erected, moved, reconstructed, extended, enlarged, altered, or changed untilthe city SARB has reviewed and made a recommendation to the plan commission as to said plans for the site and structures. The city plan commission shall not approve any plans unless they find after review and study of the application, and giving due consideration to the recommendation(s)s of the SARB, that the use and/or structures, as planned, will not violate the intent and purposes of this chapter, as well as the principles/criteria set forth in sections 13-1-121 and 13-1-122.

Sec. 13-1-124 Applications for site plan review.

Sixteen copies of all building and site plan data shall be submitted to the city planning department not less than 20 days prior to the next regularly scheduled city SARB meeting. The planning department shall transmit all applications and their. accompanying plans to the appropriate city departments and staff and city site and architectural review board fortheirreview. TheSARB shall review and act upon the plans at their next available, regularly scheduled meeting and make its recommendation to the Plan Commission and/or Common Council. Site plan data to be submitted with all site plan review applications shall include the following:

(a) Site plans drawn to a recognized engineering or architectural scale with the name of project noted.

(b) One colored rendering of the site and landscaping plans.

(c) Owner's and/or developer's name and address noted.

(d) Architect's and/or engineer's name and address noted.

(e) Date of plan submittal.

(f) Scale of drawing, site size (area in square feet or acres), and building area and coverage noted on plan.

(g) Existing and proposed topography shown at a contour interval of not less than two feet at National Geodetic Vertical Datum, indicating proposed grade on a grading plan and location of improvements.

(h) The characteristics of soils related to contemplated specific uses.

(i) All building and yard setback lines indicated.

G) Where applicable, both the 100-year recurrence interval floodplain and the floodway indicated.

(k) All drives, curb cuts, and both ingress and egress locations indicated.

(l) The proposed location of all signage to be placed on the site.

(m) The location and type of all outdoor lighting proposed to illuminate the site.

(n) Total number of parking spaces noted.

(o) The type, construction materials, size, and location of all structures with all building dimensions shown.

(p) Indicate height of buildings.

(q) Existing and proposed street names indicated.

(r) Indicate existing and proposed public street rights-of-way and/or reservations and widths.

(s) Indicate and locate all easements on the subject property.

(t) North arrow shown.

(u) Locate existing and general location of proposed sanitary sewers, storm sewers, water mains and fire hydrants (existing and proposed) and proposed electrical service easements. In addition, all locations for the proposed connections to such utilities should be indicated on the site plan.

(v) Locate any proposed stormwater management facilities, including detention/retention areas.

(w) Locate existing trees, including the delineations required in the Tree Preservation Ordinance.

(x) Note location, extent, and type of proposed landscaping and landscape plantings as well as any proposed buffer areas for adjoining properties.

(y) Note location of pedestrian sidewalks and walkways.

(z) A graphic outline of any development staging which is planned.

(aa) If the development abuts an existing or planned arterial street or highway, as identified on the city's master plan or component thereof, all driveway locations of all adjoining property within 200 feet of the subject property shall be indicated on the site plan.

{bb) Written project summary including operational information, building schedule, and estimate of project value including all site improvement costs.

(cc) Other data which may be required by either the city staff or city site and architectural review board to review the site plan.

Sec. 13-1-125 Application for architectural review.

Architectural data shall be submitted to the city planning department not less than 20 days prior to a regularly scheduled SARB board meeting. The planning department shall transmit all applications and their accompanying plans to the appropriate city departments and staff and SARB for their review. The SARB shall review and act upon the plans at their next available, regularly scheduled meeting and make its recommendation to the plan commission and/or common council. Architectural data to be submitted with all architectural review applications shall include the following:

(a) Architectural plans, elevations, and perspective drawings and sketches illustrating the design and character of all proposed structures. A materials and color perspective rendering of the exterior of the proposed building(s) shall be required for review by the site and architectural design review board. Said elevations and perspective drawings shall indicate the location and placement of all auxiliary building equipment such as heating, ventilating, and/or air conditioning equipment. These drawings are to be drawn to a recognized architectural scale with the name of the project noted.

(b) Owner's and/or developer's name and address noted.

{c) Architect's and/or engineer's name and address noted.
(d) Date of submittal of plans.
{e) Scale of drawings noted on each drawing.
{f) The type, size, and location of all structures with all building dimensions shown.
(g) Indication of the height of building(s).
(h) Site plan indicating building location drawn to a recognized engineering or architectural scale, with the name of the project noted and north arrow shown.
(i) Notation on fire protection measures to be installed according to the City of Cedarburg Fire Prevention and Protection Code.
(j) Samples of exterior materials and their colors.
(k) Additional information and data which may be required by the site and architectural design review board may include the following upon request:
(1) Photographs from the site of adjacent neighboring structures.
(2) Detailed drawings of decorative elements of the building(s) or structure(s).
(3) Sectional building or site drawings.

Sec. 13-1-126 Findings lapse of approval.

The city plan commission shall not approve any application unless it finds by a preponderance of the evidence after viewing the site plan and/or building plans and considering the recommendation of the SARB, that the intent and purpose of this chapter, as well as the principles and requirements set forth in sections 13-1-121, 13-1-122, and 13-1-124, have been complied with. The findings of the city plan commission shall be indicated in the minutes of its meeting and shall be a public record. Plans shall be stamped approved, conditionally approved, or denied and signed and dated by the secretary of the plan commission and retained as a permanent record by the city clerk.

Lapse of site plan approval. If a builder or developer of a project which has been granted site and/or architectural plan approval has not obtained and complied with the provisions of a building permit consistent with said site or architectural plan approval within one year of the date of the initial plan commission approval, the plan approval shall lapse. Upon application, the plan commission may renew its approval of the site and/or architectural plans as initially granted or may require changes as deemed appropriate.

Retroactivity. This ordinance shall be retroactive to all site and/or architectural plan approvals for which as of the date of enactment of this ordinance the developer has not obtained and complied with the provisions of a building permit consistent with the initial approval.

Sec. 13-1-127 Appeals.

Any person or persons aggrieved by any decisions of the council or plan commission related to site plan or architectural review, except as to infill lots, may appeal the decision to the zoning board of appeals. Such appeal shall be filed with the city clerk within 30 days after the date of the decision of the plan commission. Person(s) aggrieved by any decision of the plan commission as to infill lots may appeal the decision to the common council within 30 days after the date of the decision of the plan commission.

SECTION 2.

SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3.

EFFECTIVE DATE. This ordinance shall take effect and be in full force after its passage and publication as provided by law.

Passed and adopted by the Common Council of the City of Cedarburg this 9th day of March 2026.

APPROVED:

City of Cedarburg Mayor, Patricia Thome

COUNTERSIGNED:

City Attorney, Michael P. Herbrand

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: N57W6784 Center St.

APPLICANT/BUSINESS NAME: William Bayer

APPLICANT/BUSINESS ADDRESS: —

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

PHONE: _____ EMAIL:

PROPERTY OWNER (IF DIFFERENT): _____

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 _____

DESCRIBE REQUEST: _____

PLEASE INCLUDE WITH YOUR APPLICATION:

One (1) copy of the full electronic set of application, narrative, sketches, plans, and photos of the proposal or request (in PDF format).
Three (3) Full-scale sets of supporting drawings, sketches, or survey maps-FOR STAFF USE
*Ten (10) Reduced scale sets of plans (11" x 17" SIZE) For **PLAN COMMISSION REVIEW***
*Eight (8) Reduced scale sets of plans (11" x 17" SIZE) For **SITE AND ARCHITECTURAL REVIEW BOARD***
SUBMIT ELECTRONIC COPIES TO MCENSKY@CITYOFCEDARBURG.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: 6/12/26

FOR CITY STAFF USE ONLY

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

APPLICATION AND FEE RECEIVED BY: I.S. PLAN COMMISSION MEETING DATE: 7/6/2026

ATTACHMENTS (CHECK IF RECEIVED):

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13 050 06 20 000

ZONING: _____ ALDERMANIC DISTRICT: 3 PREVIOUS MEETING: N/a

NORTH
DRAWN
DESIGN

06/26/26

Bayer Project
N57W6784 Center St.,
Cedarburg WI 53012

STATEMENT OF INTENT

The proposed project intends to change the front roof line to include a new dormer configuration with a central dormer and two flanking shed dormers to create more visual interest on the front façade and better daylighting to the 2nd floor. Below this will be the addition of a front porch built out to the setback line.

At the garage, the existing hipped roof will be removed to have a new gable roof and dormers configured to better match the existing architecture of the house.

Sincerely,

Lucille Sells

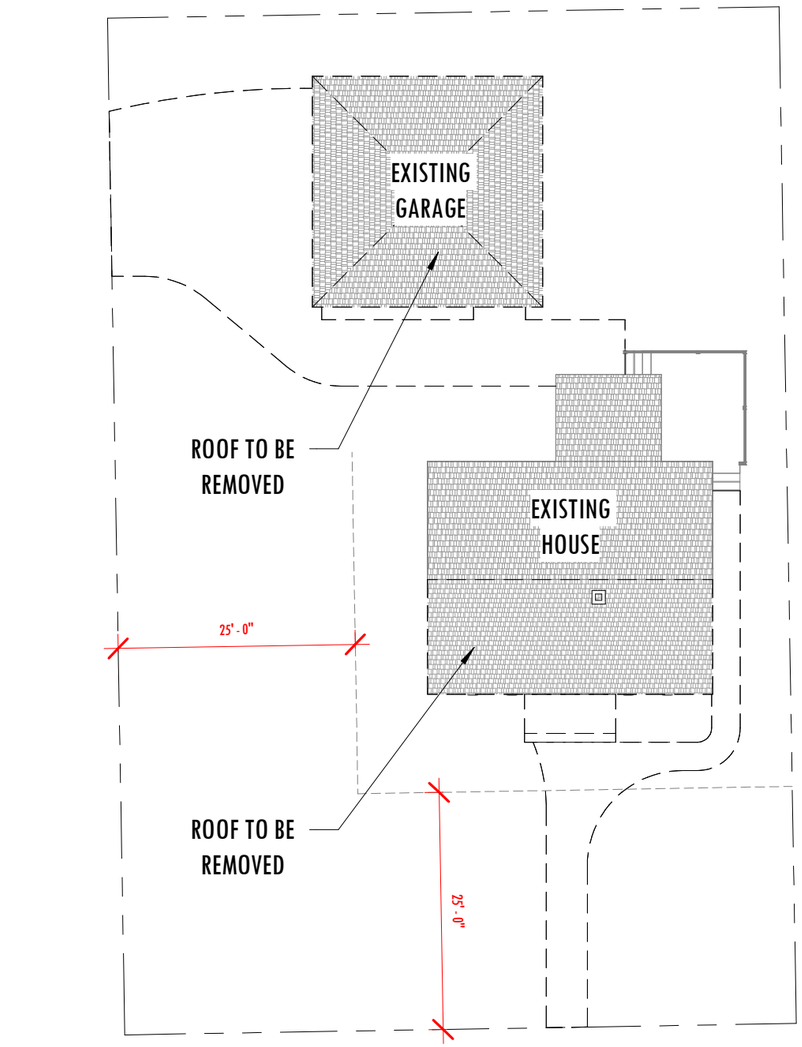
Lucille Sells
Lead Designer/Owner
North Drawn Design

BAYER

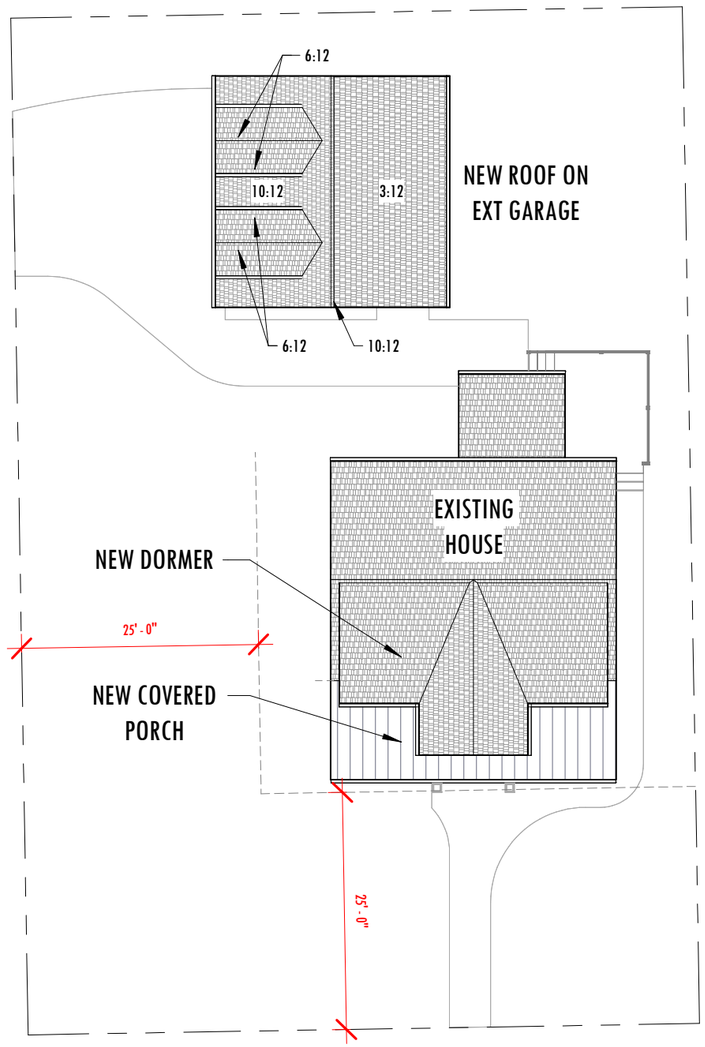
EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH
DRAWN
DESIGN



EXISTING SITE PLAN
Scale: 1/16" = 1'-0"



PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

AD-001

DATE: 06/12/26
NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN

EXISTING CONDITIONS

AD-002

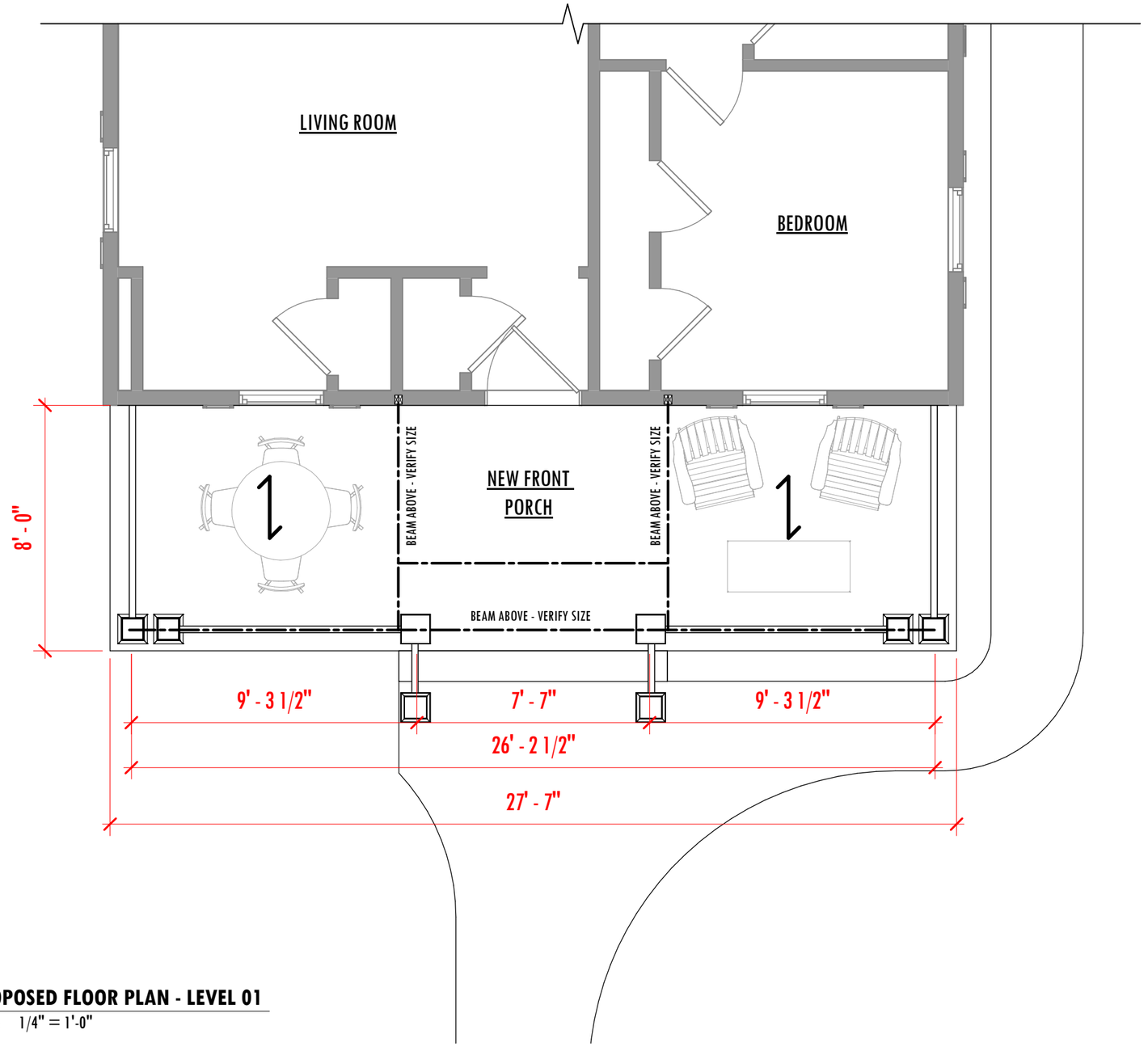
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



PROPOSED FLOOR PLAN - LEVEL 01

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

NEW WORK PLAN LEGEND

EXISTING, TO REMAIN

NEW STUD PARTITION

AD-100

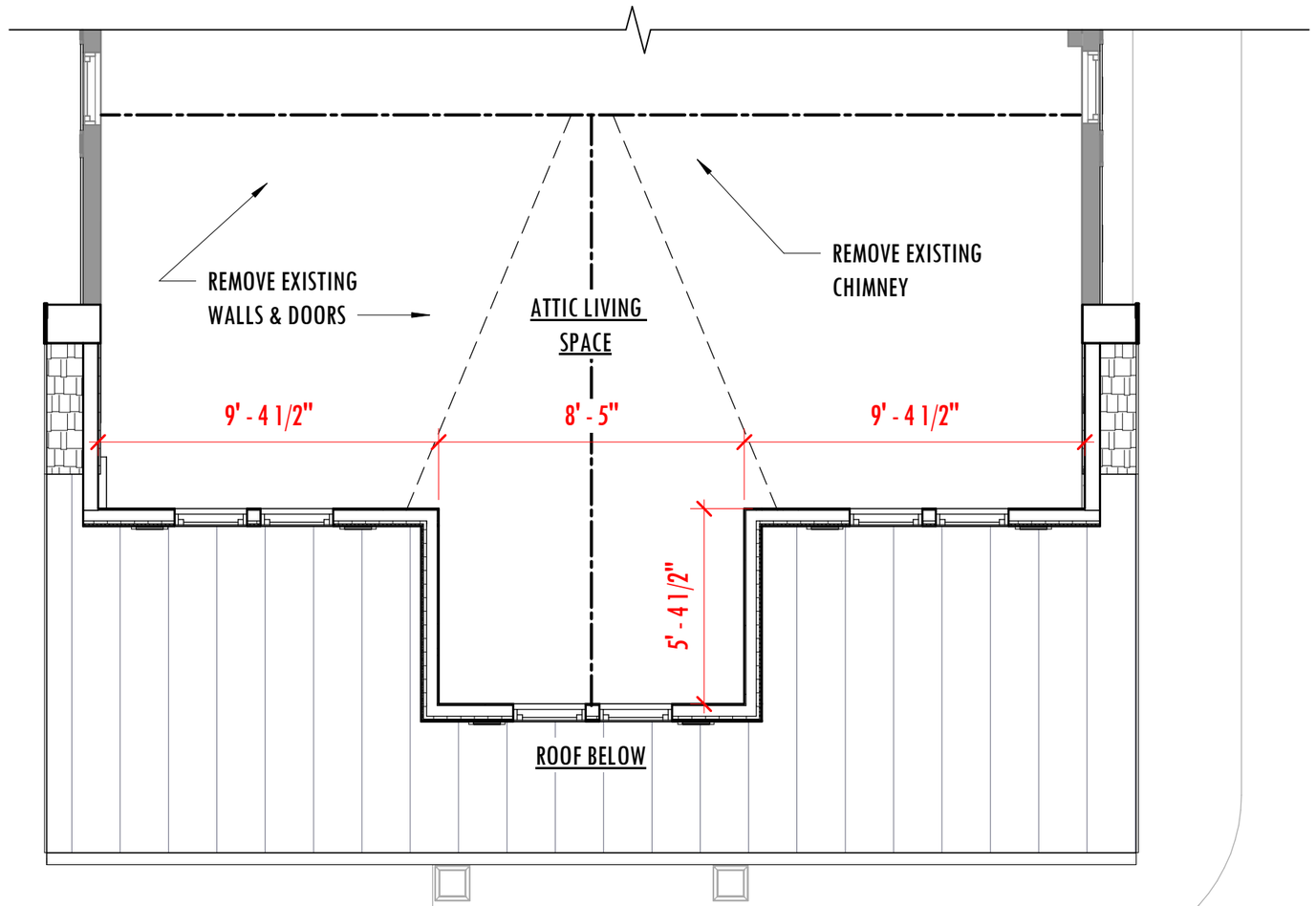
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



PROPOSED FLOOR PLAN - LEVEL 02
Scale: 1/4" = 1'-0"

NEW WORK PLAN LEGEND

EXISTING, TO REMAIN

NEW STUD PARTITION

AD-101

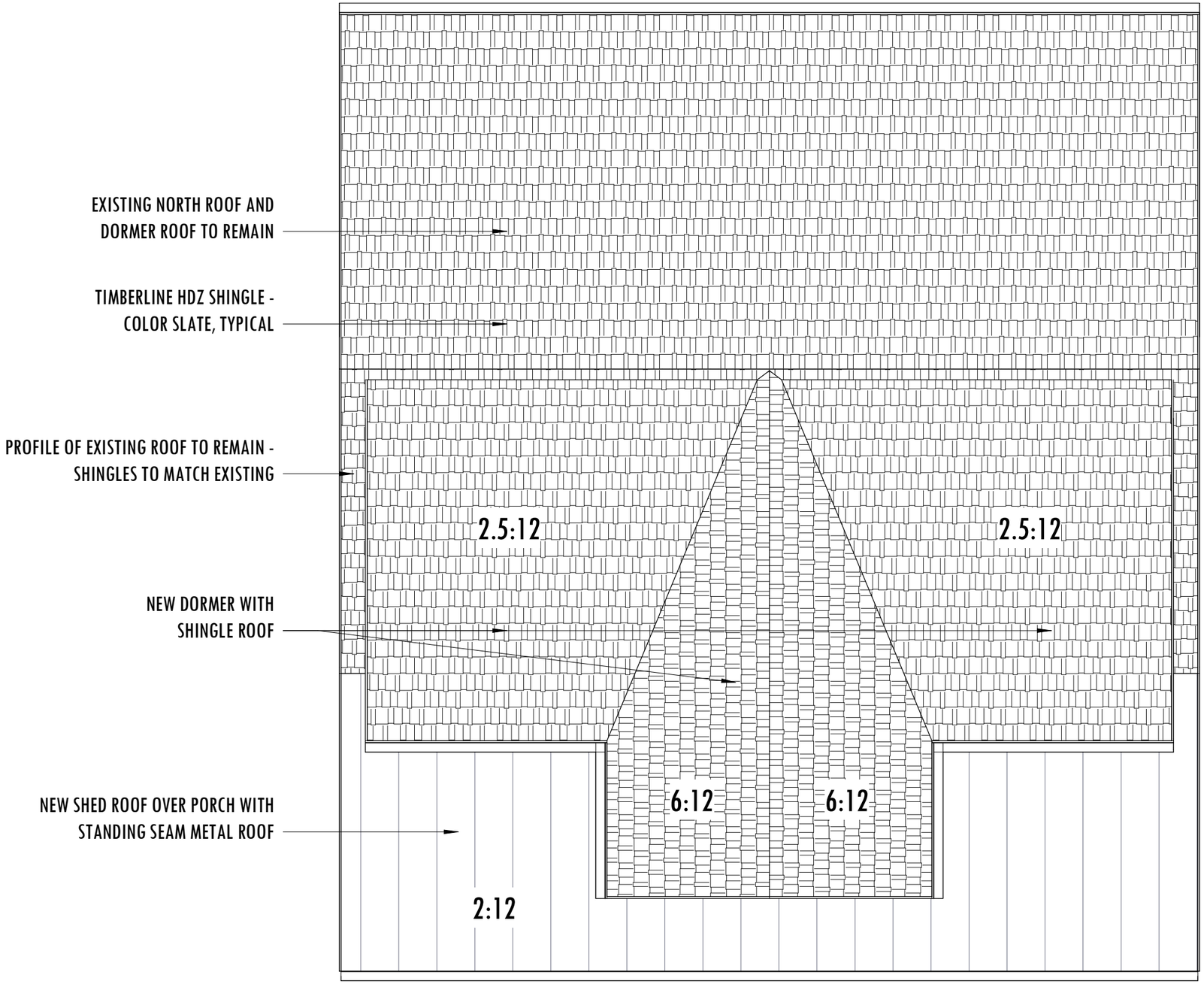
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



NEW WORK - ROOF PLAN
Scale: 1/4" = 1'-0"

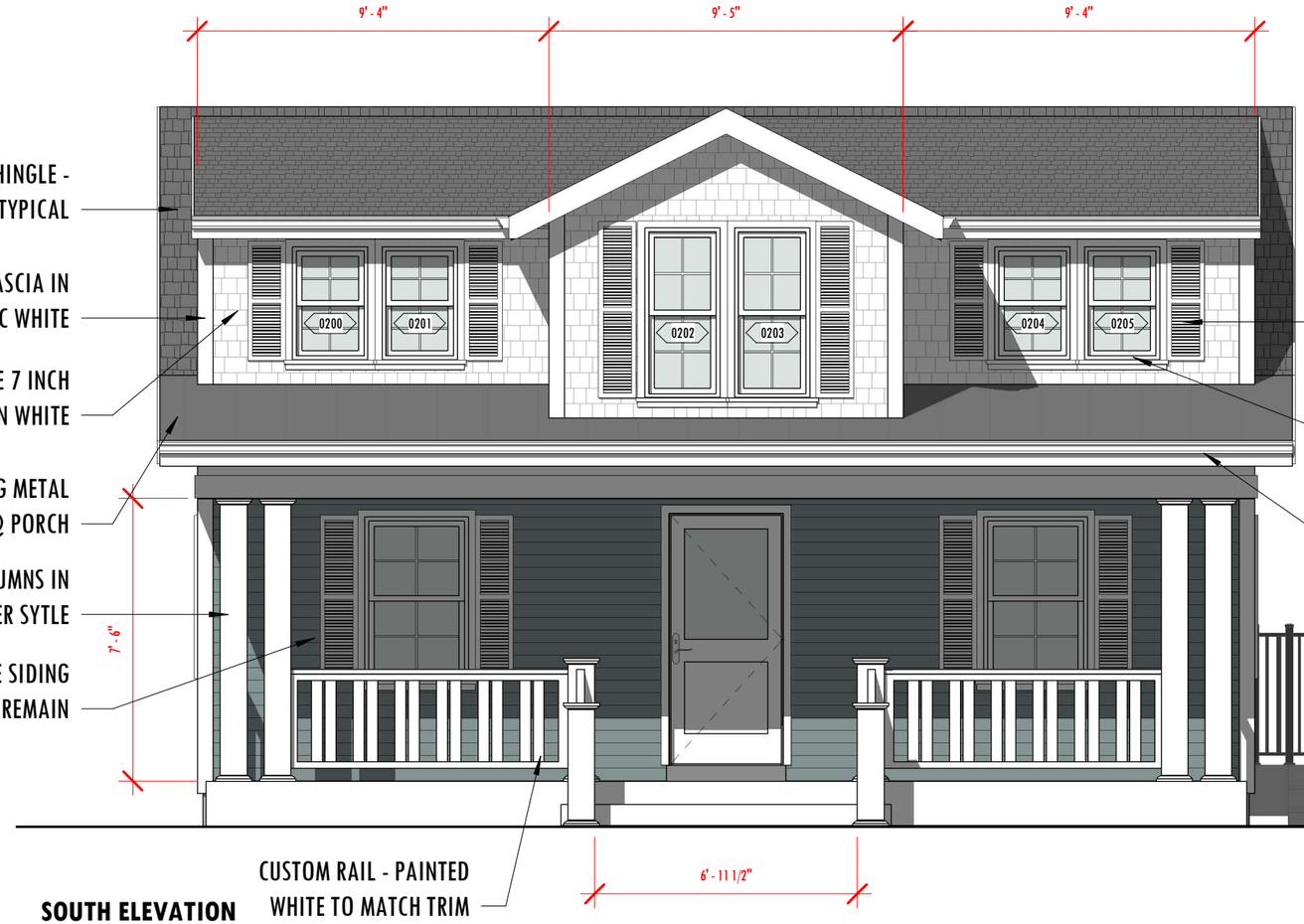
AD-102

DATE: 06/12/26
NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



TIMBERLINE HDZ SHINGLE - COLOR SLATE, TYPICAL

HARDIE TRIM & FASCIA IN ARTIC WHITE

CERTAINTEED CEDAR IMPRESSIONS DOULBE 7 INCH STRAIGHT EDGE PERFECTION SHINGLE IN WHITE

CENTRAL STATES CENTRAL-LOC STANDING METAL SEAM ROOF IN COLOR SMOKE @ PORCH

WRAPPED COLUMNS IN SHAKER SYTLE

EXISTING BLUE SIDING TO REMAIN

CUSTOM RAIL - PAINTED WHITE TO MATCH TRIM

NEW WOOD SHUTTERS PAINTED WHITE TO MATCH EXISTING, TYPICAL AT FRONT DORMERS

MARVIN ELEVATE OR EQUIVALENT WINDOW IN WHITE TO MATCH EXISTING, TYPICAL

GUTTERS AND DOWNSPOUTS WHITE TO MATCH EXISTING

SOUTH ELEVATION

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

WINDOW SCHEDULE - VERIFY SIZE AND LOCATION1

TAG	WINDOW TYPE	HEIGHT	WIDTH
0200	Window-Double-Hung	3' - 0"	2' - 0"
0201	Window-Double-Hung	3' - 0"	2' - 0"
0202	Window-Double-Hung	4' - 6"	2' - 0"
0203	Window-Double-Hung	4' - 6"	2' - 0"
0204	Window-Double-Hung	3' - 0"	2' - 0"
0205	Window-Double-Hung	3' - 0"	2' - 0"

Grand total: 6

AD-200

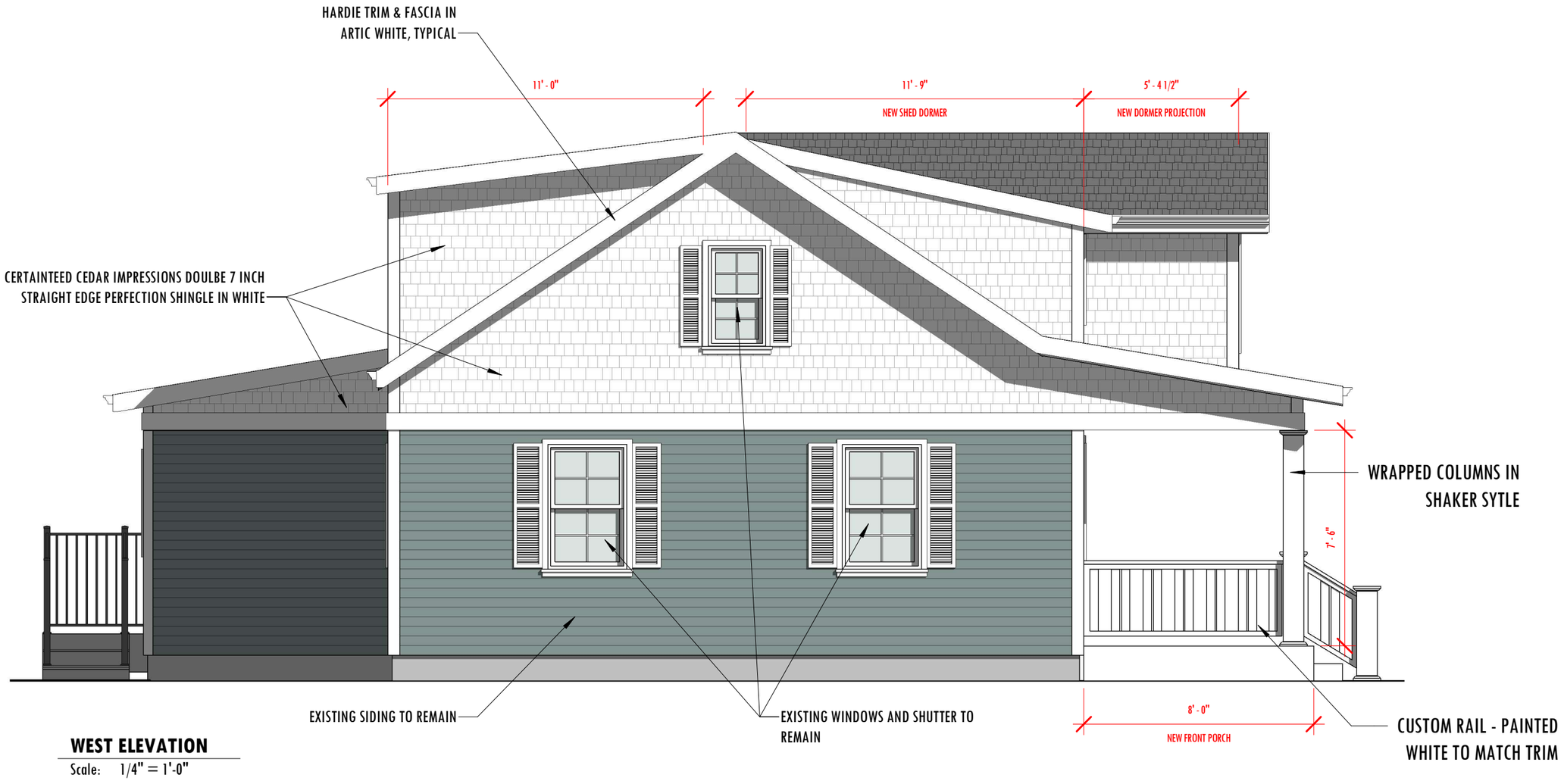
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



WEST ELEVATION

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

AD-201

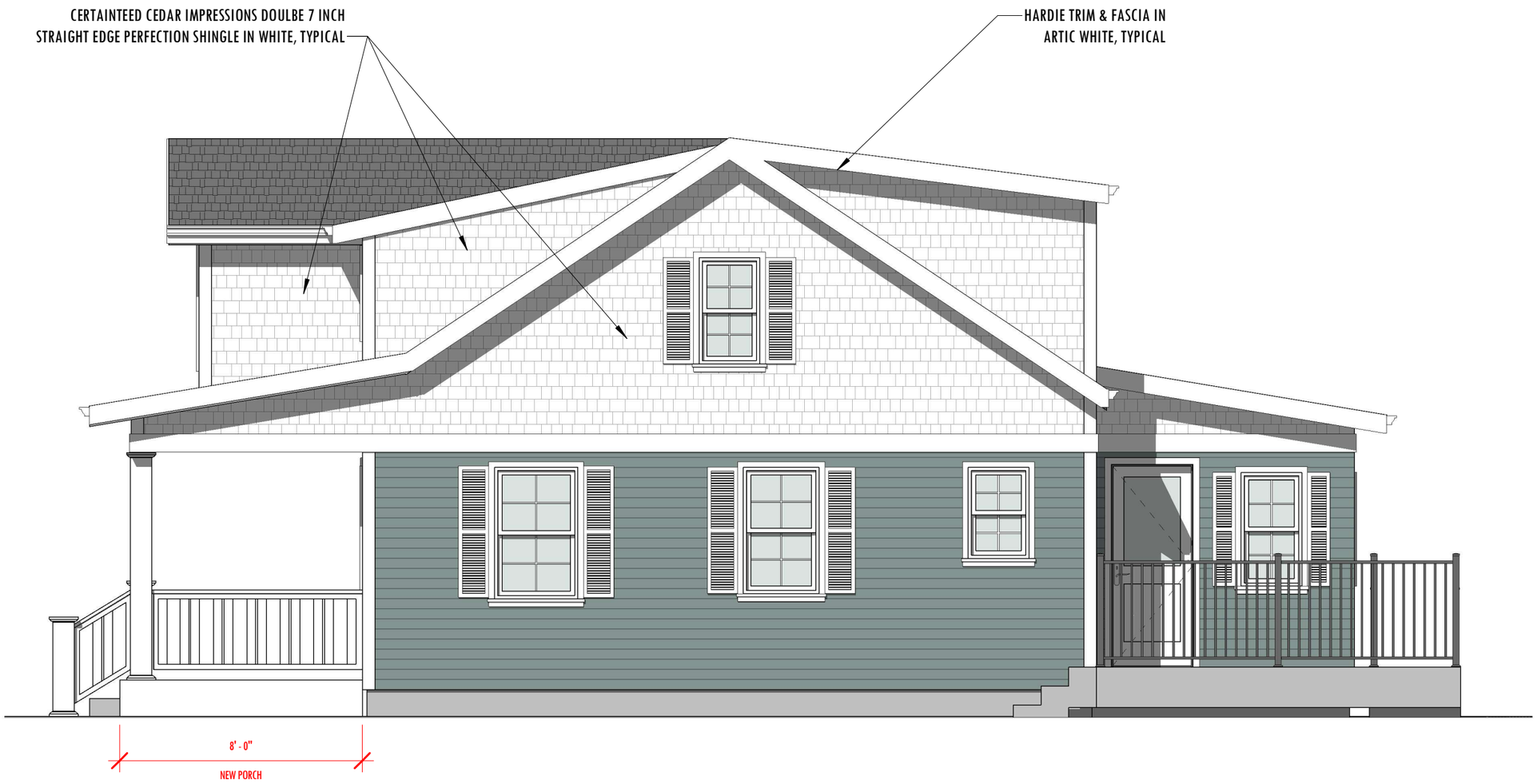
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



EAST ELEVATION
Scale: 1/4" = 1'-0"

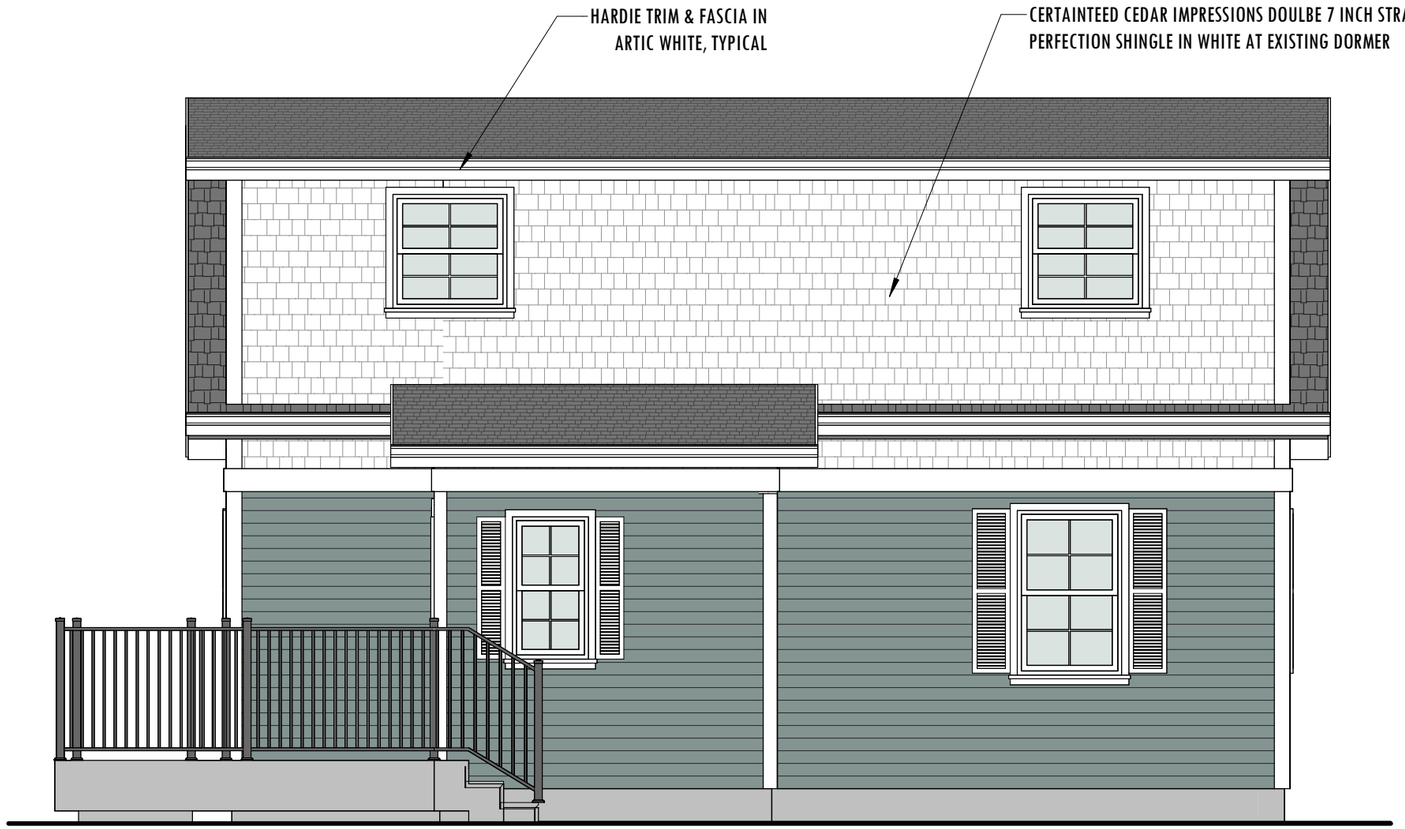
AD-202

DATE: 06/12/26
NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



NORTH ELEVATION
Scale: 1/4" = 1'-0"

AD-203

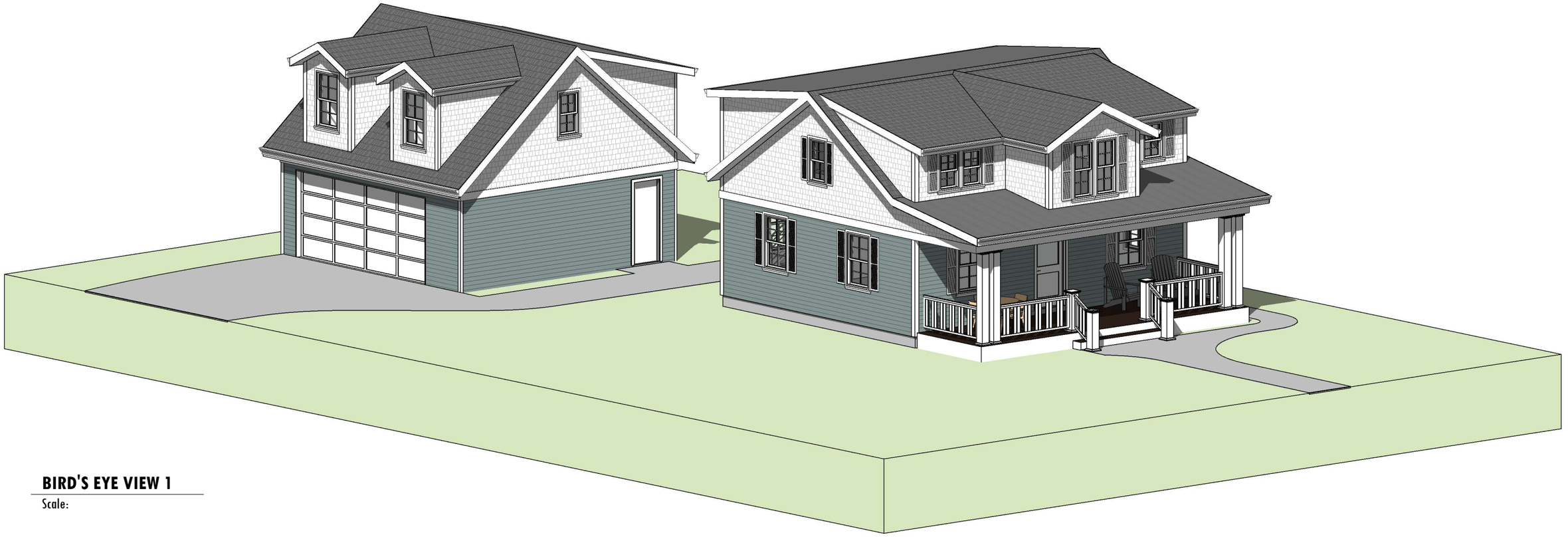
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



BIRD'S EYE VIEW 1

Scale:

AD-300

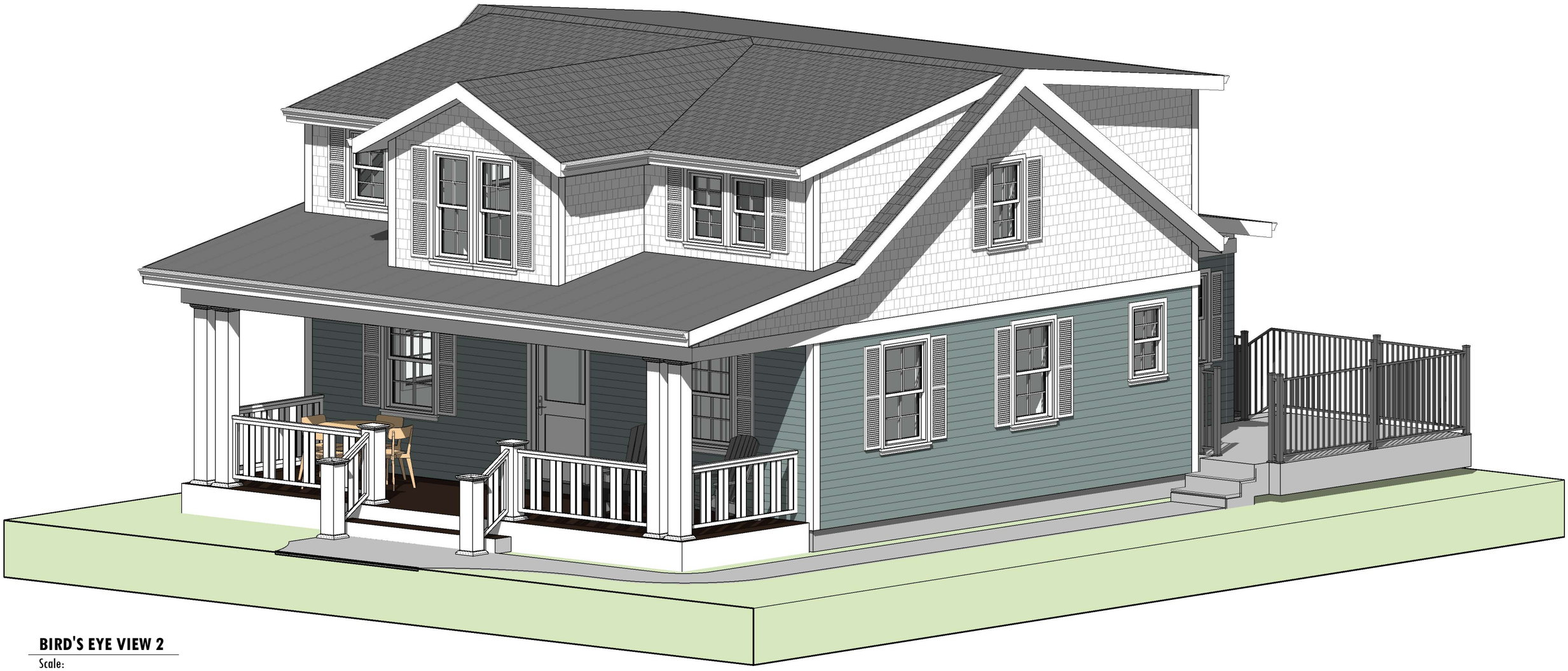
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



BIRD'S EYE VIEW 2

Scale:

AD-301

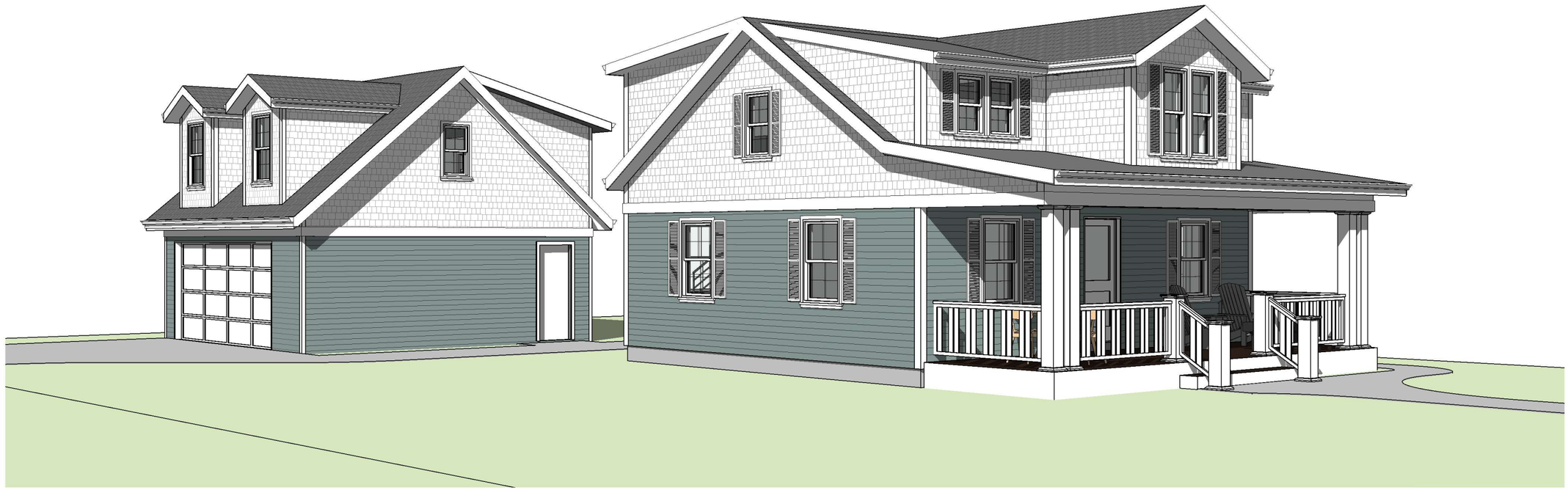
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



PERSPECTIVE 2

Scale:

AD-302

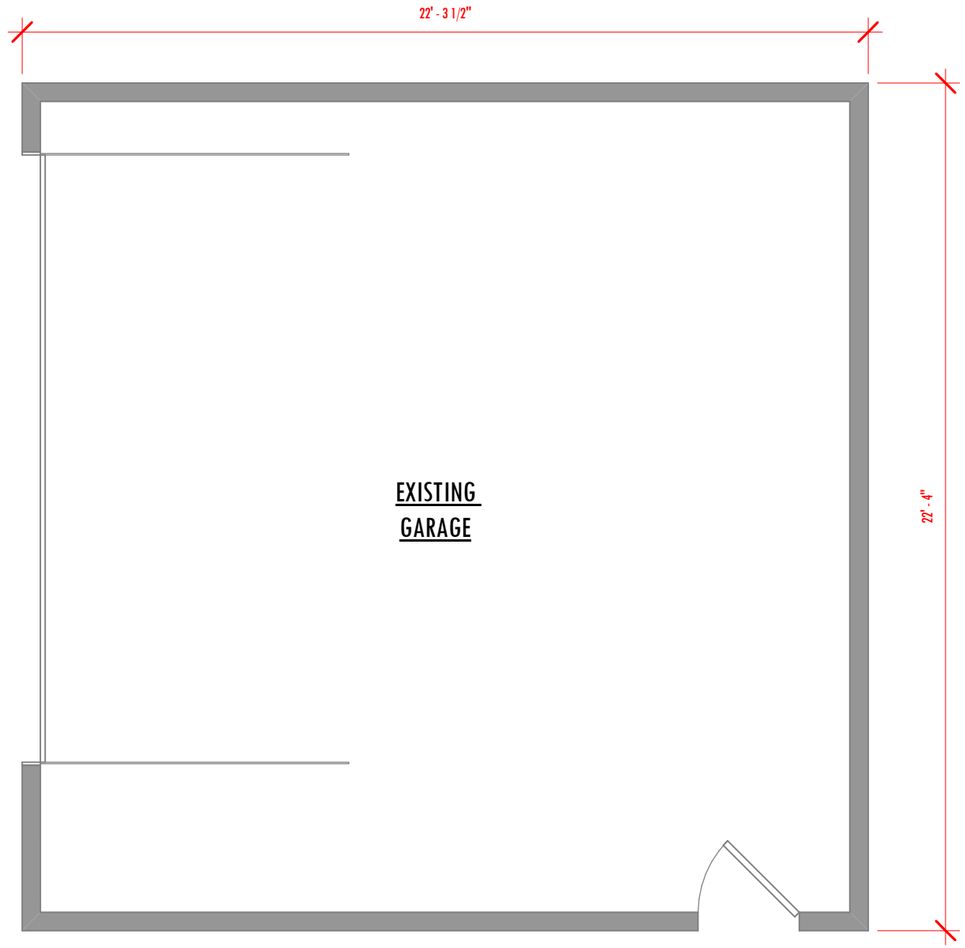
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



GARAGE - FLOOR PLAN
Scale: 1/4" = 1'-0"

AD-400

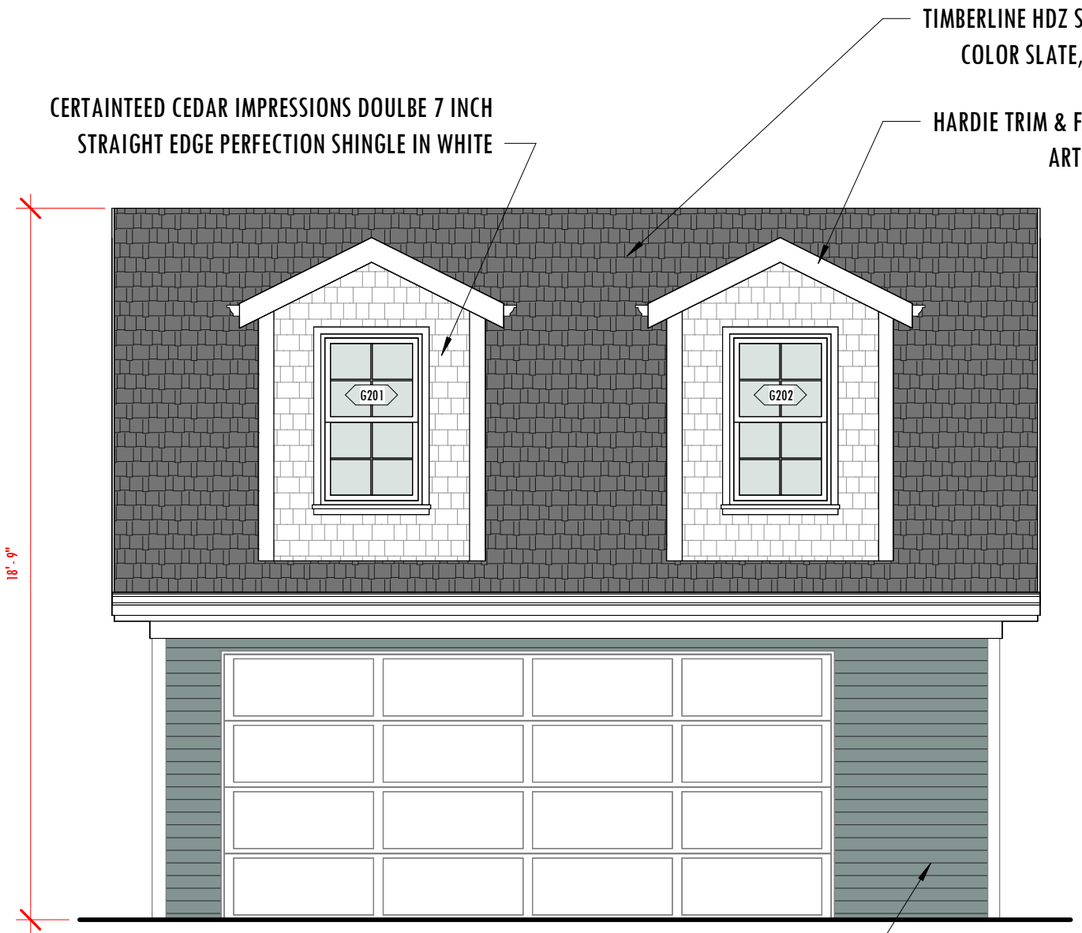
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

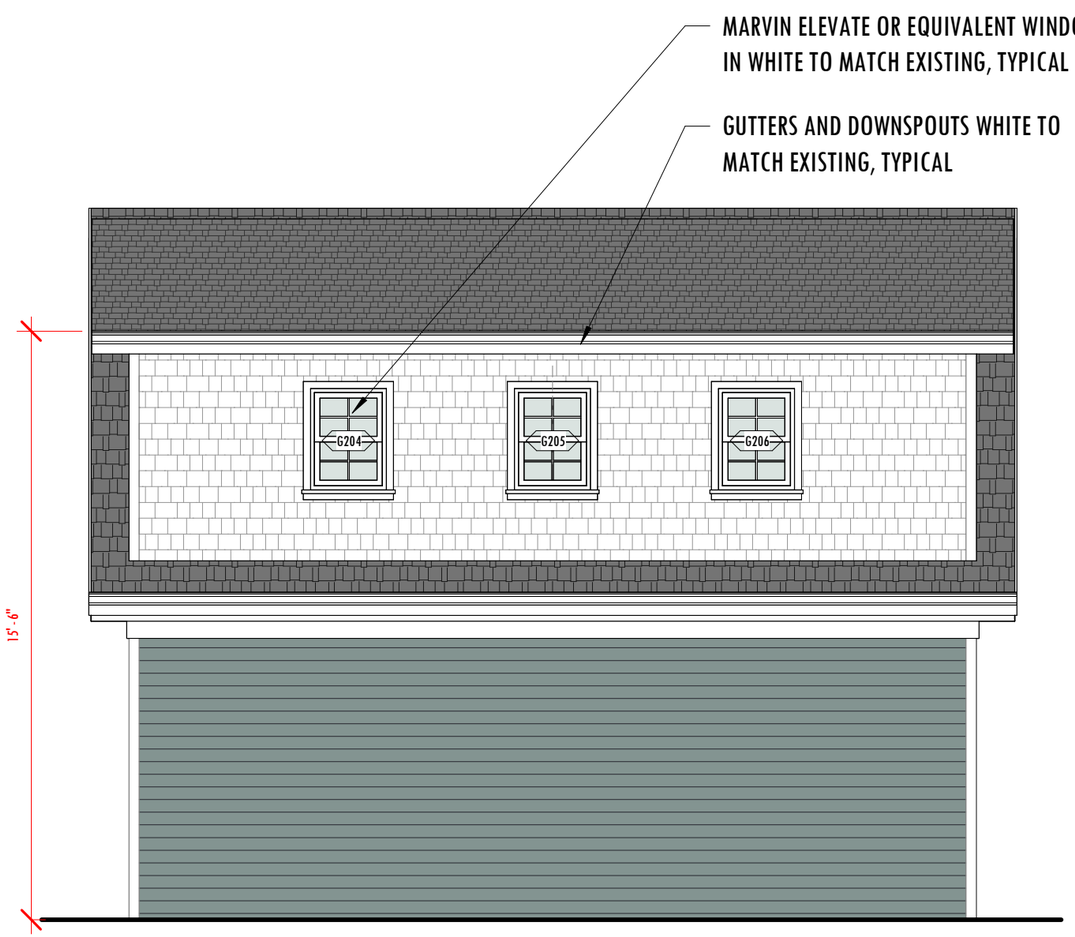
N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



1 GARAGE - WEST ELEVATION

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



2 GARAGE - EAST ELEVATION

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

GARAGE WINDOW SCHEDULE - VERIFY SIZE AND LOCATION

TAG	WINDOW TYPE	HEIGHT	WIDTH
G201	Window-Double-Hung	4' - 6"	2' - 8"
G202	Window-Double-Hung	4' - 6"	2' - 8"
G203	Window-Double-Hung	3' - 6"	2' - 0"
G204	Window-Double-Hung	2' - 8"	2' - 0"
G205	Window-Double-Hung	2' - 8"	2' - 0"
G206	Window-Double-Hung	2' - 8"	2' - 0"
G207	Window-Double-Hung	3' - 6"	2' - 0"

Grand total: 7

AD-401

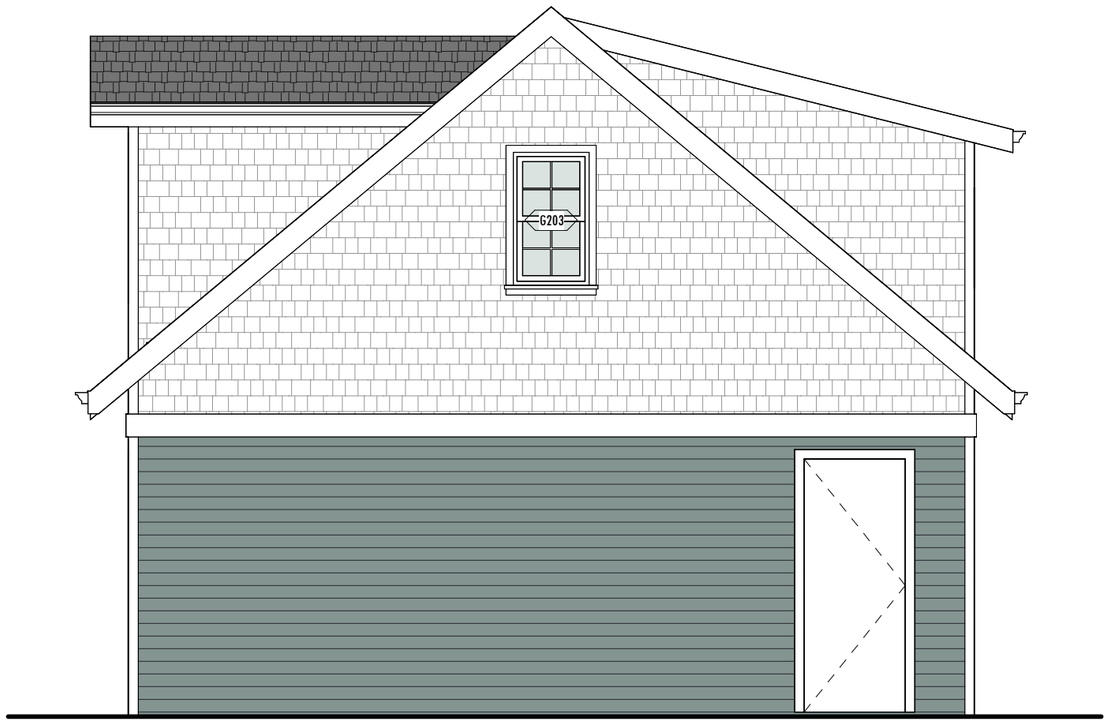
DATE: 06/12/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



1 GARAGE - SOUTH ELEVATION

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

2 GARAGE - NORTH ELEVATION

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

GARAGE WINDOW SCHEDULE - VERIFY SIZE AND LOCATION

TAG	WINDOW TYPE	HEIGHT	WIDTH
G201	Window-Double-Hung	4' - 6"	2' - 8"
G202	Window-Double-Hung	4' - 6"	2' - 8"
G203	Window-Double-Hung	3' - 6"	2' - 0"
G204	Window-Double-Hung	2' - 8"	2' - 0"
G205	Window-Double-Hung	2' - 8"	2' - 0"
G206	Window-Double-Hung	2' - 8"	2' - 0"
G207	Window-Double-Hung	3' - 6"	2' - 0"

Grand total: 7

AD-402

DATE: 06/12/26

NOT FOR CONSTRUCTION

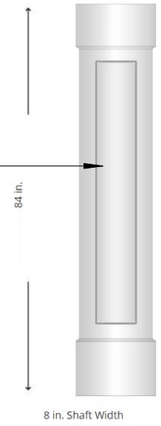
BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN

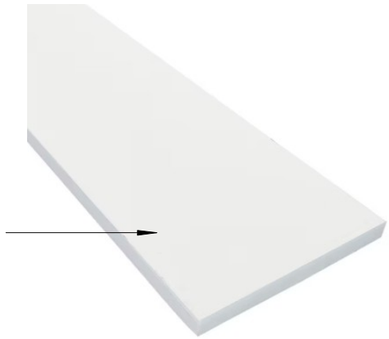
TIMBERLINE HDZ SHINGLE -
COLOR SLATE, TYPICAL

WRAPPED COLUMNS IN
SHAKER SYTLE



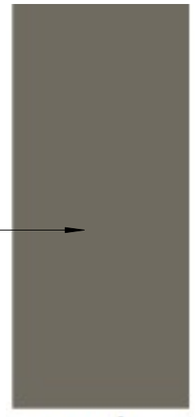
CERTAINTEED CEDAR IMPRESSIONS DOULBE 7 INCH
STRAIGHT EDGE PERFECTION SHINGLE IN WHITE

HARDIE TRIM & FASCIA IN
SMOOTH ARTIC WHITE



EXISTING SIDING

CENTRAL STATES CENTRAL-LOC STANDING METAL
SEAM ROOF IN COLOR SMOKE @ PORCH



AD-500

DATE: 06/12/26
NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN

NORTH
DRAWN
DESIGN

06/26/26

Bayer Project
N57W6784 Center St.,
Cedarburg WI 53012

STATEMENT OF INTENT

The proposed project intends to change the front roof line to include a new dormer configuration with a central dormer and two flanking shed dormers to create more visual interest on the front façade and better daylighting to the 2nd floor. Below this will be the addition of a front porch built out to the setback line.

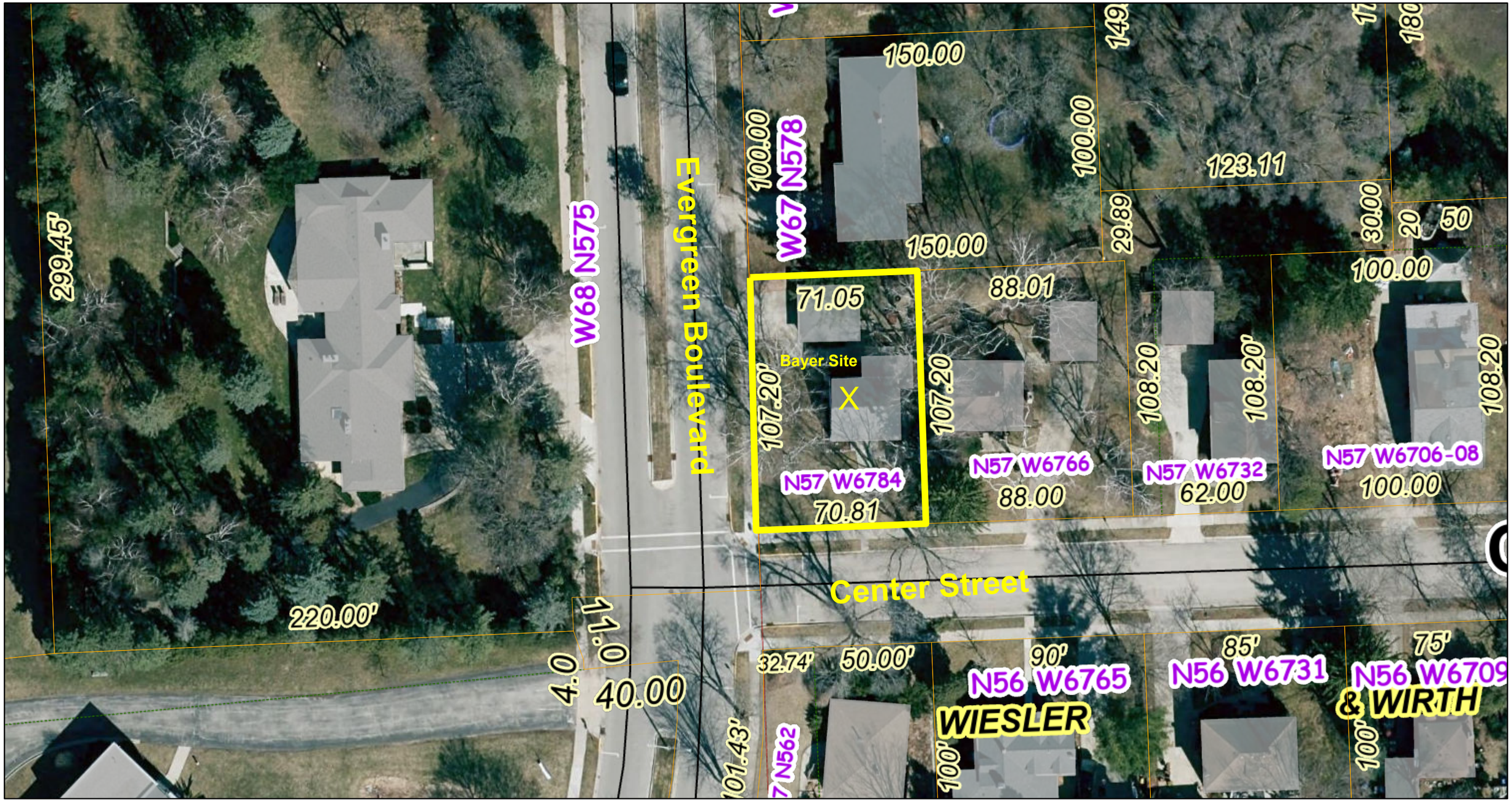
At the garage, the existing hipped roof will be removed to have a new gable roof and dormers configured to better match the existing architecture of the house.

Sincerely,

Lucille Sells

Lucille Sells
Lead Designer/Owner
North Drawn Design

Bayer Property Map



6/18/2026, 9:07:43 AM

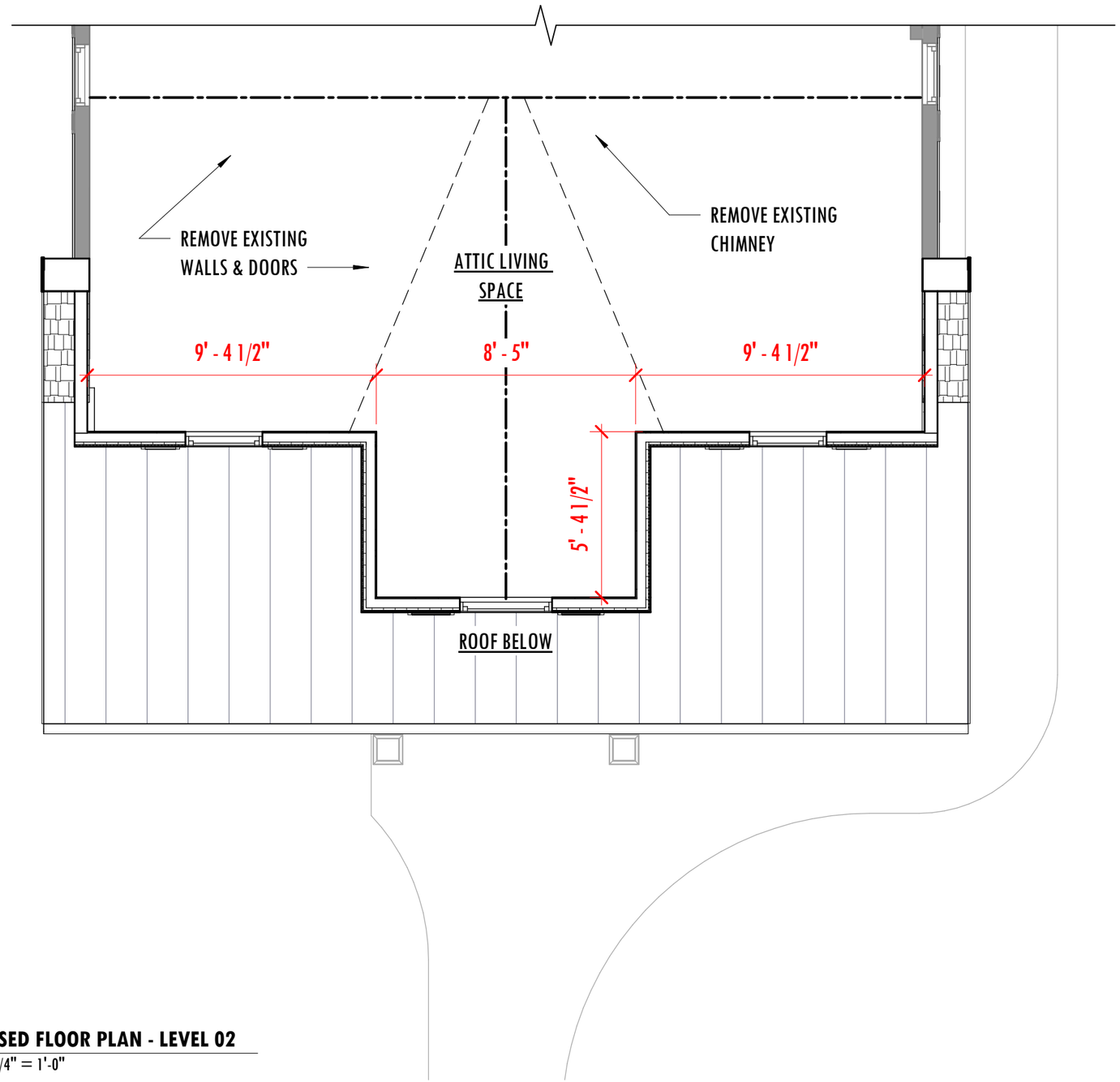
1:485

Parcels
- Road Reservation
- Road Right-of-Way
- Condominium
- Gap
- Overlap
- Tax Parcel
- Asset Tax Parcel

Local Roads
- Local
- Historical Parcel Lines
- Building Footprints
- PLSS Townships
- PLSS Sections
- PLSS Quarter Sections
- Control Survey Diagram

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Ozaukee County



PROPOSED FLOOR PLAN - LEVEL 02
Scale: 1/4" = 1'-0"

NEW WORK PLAN LEGEND

EXISTING, TO REMAIN

NEW STUD PARTITION

AD-101

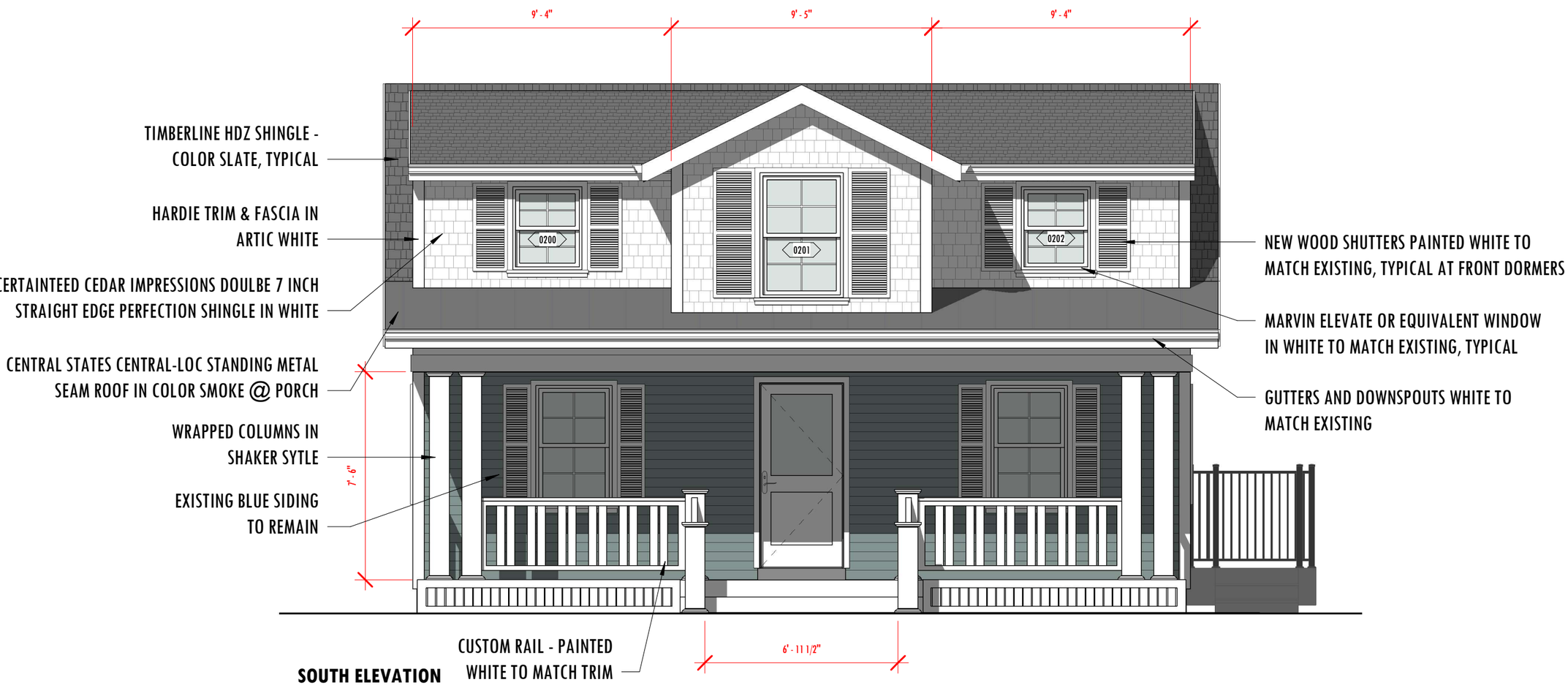
DATE: 07/01/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



SOUTH ELEVATION

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

HOUSE WINDOW SCHEDULE - VERIFY SIZE AND LOCATION

TAG	WINDOW TYPE	WIDTH	HEIGHT
0200	Window-Double-Hung	2' - 6"	3' - 0"
0201	Window-Double-Hung	3' - 0"	4' - 6"
0202	Window-Double-Hung	2' - 6"	3' - 0"

Grand total: 3

AD-200

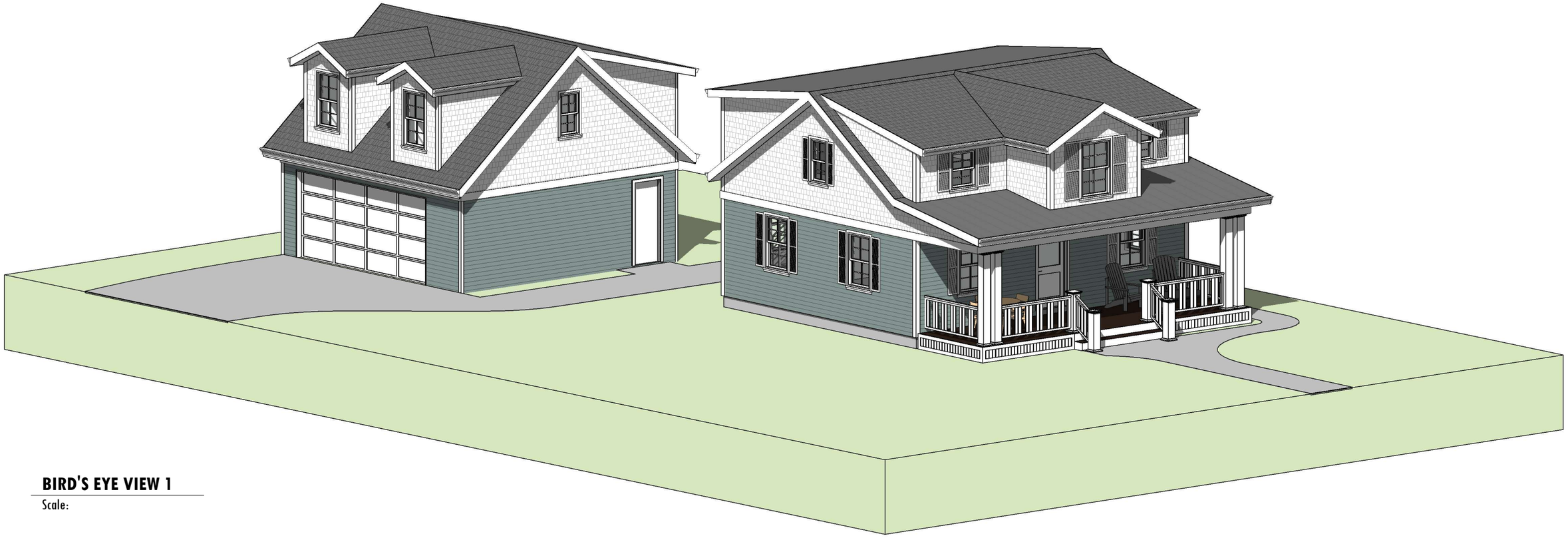
DATE: 07/01/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



BIRD'S EYE VIEW 1
Scale:

AD-300

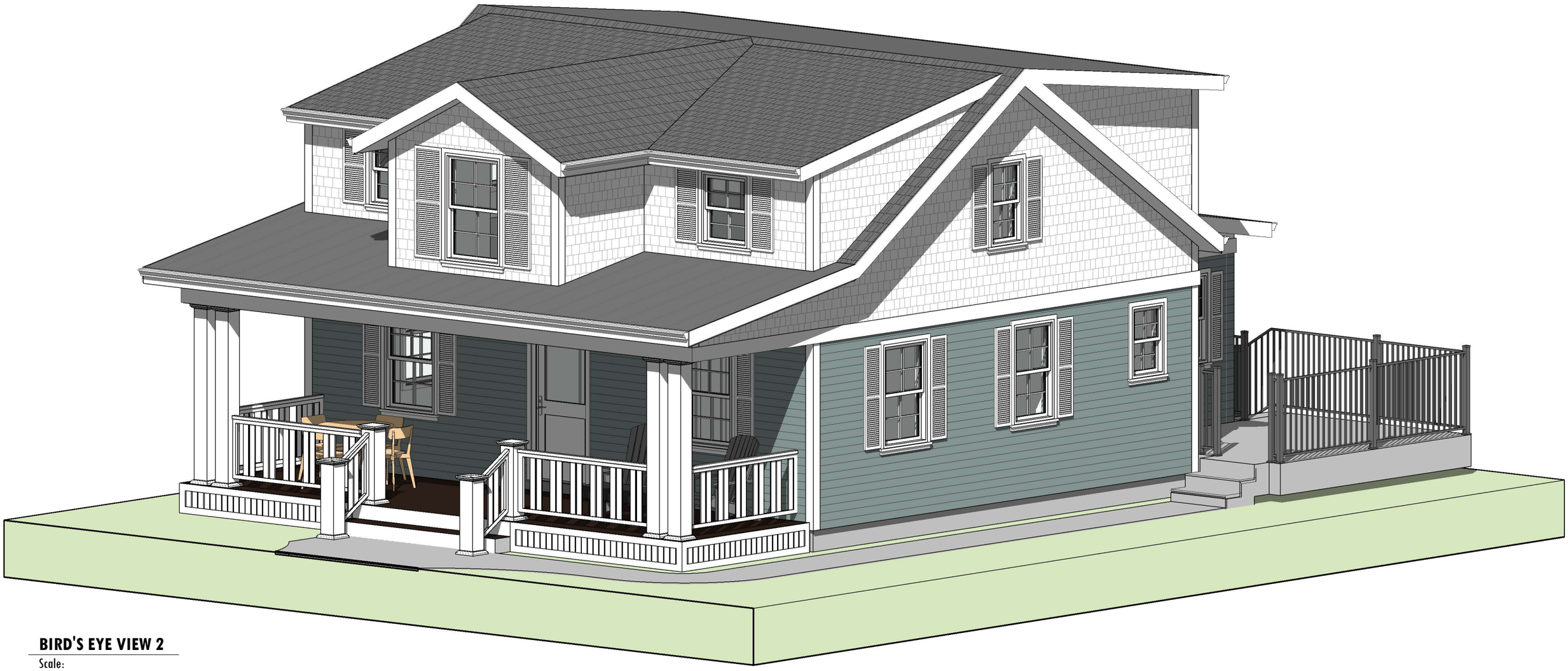
DATE: 07/01/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



BIRD'S EYE VIEW 2
Scale:

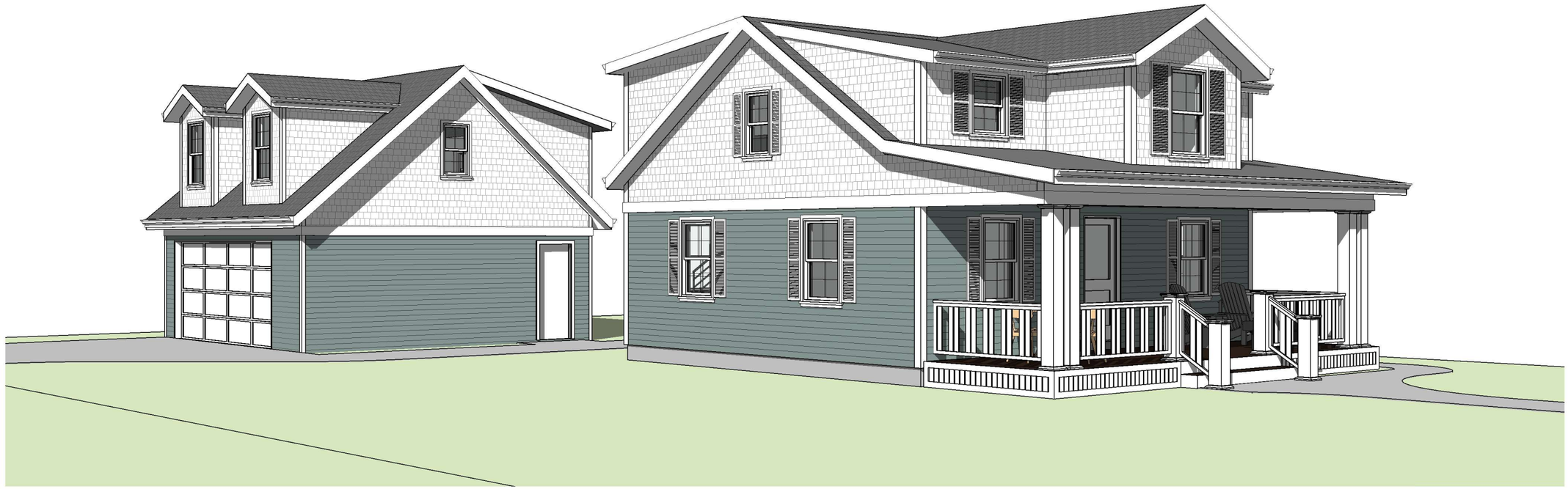
AD-301

DATE: 07/01/26
NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN



PERSPECTIVE 2

Scale:

AD-302

DATE: 07/01/26

NOT FOR CONSTRUCTION

BAYER - EXTERIOR RENOVATION

N57W6784 Center St., Cedarburg WI 53012

NORTH DRAWN DESIGN

06/23/2026 SARB MEETING BAYER EXCERPT

APPLICANT/PROPERTY OWNER WILLIAM BAYER, IN CARE OF LUCILLE SELLS OF NORTH DRAWN DESIGN, REQUESTS RECOMMENDATIONS AND APPROVAL OF SIGNIFICANT ARCHITECTURAL MODIFICATIONS TO THE EXISTING HOME AND DETACHED ACCESSORY GARAGE LOCATED AT N57 W6784 CENTER ST.

City Planner Mary Censky explained that the proposal involves significant architectural modifications to the existing residence and detached accessory garage, including modifications to the roof forms and exterior appearance that require review under the Residential Design Guidelines of the City Code. The applicant presented plans intended to complement the existing architectural character of the home and surrounding Center Street neighborhood.

Board members generally expressed support for the proposal and complimented the applicant on the overall design and compatibility with the surrounding neighborhood. Discussion focused on maintaining architectural authenticity and consistency with the historic character of Center Street. Comments included the placement of trim details, the horizontal transition between siding materials, the design of the proposed porch skirting, and the use of shutters on the double dormer window. Board members suggested that the porch skirting should not be concrete, instead it should be designed in a manner consistent with certain other examples found throughout the neighborhood. They also recommended reconsideration of the shutters' design, noting that they did not appear proportionate to the window configuration. Board members discussed alternative approaches, including eliminating the shutters or modifying the window and trim arrangement so the shutters match the window dimensions if they were to be closed.

A favorable recommendation to the Plan Commission was made by Board Member Rushing, seconded by Chairman Voltz, to approve the application subject to:

1) Modification of the porch skirting design to be consistent with other nonconcrete examples (such as slat wood or similar) found within the Center Street neighborhood;
2) Elimination of the shutters on the double dormer window or placing a single window with shutters that would actually cover the entire window unit if they were to be closed.
3) Applicant to secure a building permit prior to the start of work on this project.

The motion carried unanimously.

DRAFT

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: July 6, 2026

General Information:

Agenda Item: **7.C.**

Applicant:	Kate Schley of Coach House Homes on behalf of …
Property Owner:	Robert and Brigitte Henry
Request:	Approval of significant architectural modifications to an existing residence.
Current Zoning:	Rs-5 Single-Family Residential District
Current Master Plan Classification:	Medium Density Residential
Surrounding Zoning/Land Use:	North: Rs-5 Single-Family Residential District South: Rs-5 Single-Family Residential District East: Rs-3 Single-Family Residential District West: Rs-5 Single-Family Residential District
Lot Size:	~.32 Acres (~13,939 sq. ft.)
Location:	W66 N541 Madison Avenue

Discussion:

The applicant proposes to construct a 901 s.f. two-story addition (142 s.f. on the first floor and 759 s.f. on the second floor) off the rear of this existing 1,784 s.f. two-story home. They also propose to replace the existing 522 s.f. detached garage with a 780 s.f. attached garage. Detailed plans, including color and material specifications, are attached in the packet.

Below, for the Commissions reference in reviewing this plan, is the recently updated ARTICLE F - SITE PLAN AND ARCHITECTURAL REVIEW ORDINACE. It includes the recently added subsection 13-1-122.5 Architectural Guidelines Specific To All Residential Buildings.

Discussion Update:

On June 23, 2026, the Site and Architectural Board (SARB) favorably recommended approval of the plans subject to certain specific changes and conditions (see Draft SARB minutes excerpt attached in packet). The applicant has submitted a revised edition of the proposed exterior elevations in response to the recommendations of the Site and Architectural Review Board. This plan (see Option B plan in packet) is intended to mitigate for the SARB concerns that the use of simulated stucco panels with battened seams appears too dissimilar to the existing primary house materials. The new plan brings shake materials into the south facing recessed door feature. The plan also modifies the overhead garage doors.

Google Map Street Views of existing Conditions- W66 N541 Madison Avenue, 2024

Recommendation:

If the Plan Commission is inclined toward approval of this site and house design plan, the Planner recommends the following conditions be considered for attachment thereto:

1) Applicant to secure a building permit prior to the start of work on this project.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W66N541 Madison Avenue, Cedarburg, WI 53012

APPLICANT/BUSINESSNAME: Kate Schley- Coach House Homes

APPLICANT/BUSINESS ADDRESS: _____

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

PHONE: _____ EMAIL: _____

PROPERTY OWNER (IF DIFFERENT): Robert and Brigitte Henry

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 _____

DESCRIBE REQUEST: SARB Plan Review of Addition for Processing of Building Permit

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: Brigitte Henry DATE: 6/15/26

FOR CITY STAFF USE ONLY

TOTAL FEE: $ 110.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 6-15-2026

APPLICATION AND FEE RECEIVED BY: IS PLAN COMMISSION MEETING DATE: 7-6-2026

ATTACHMENTS (CHECK IF RECEIVED):

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

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-050-07-05-000

ZONING: _____ ALDERMANIC DISTRICT: 3 PREVIOUS MEETING: NA

2 – 9 x 8 Model 5632 Overlay Carriage Style Doors

Prefinished bronze

Omit glass

Polystyrene core R= 17.54

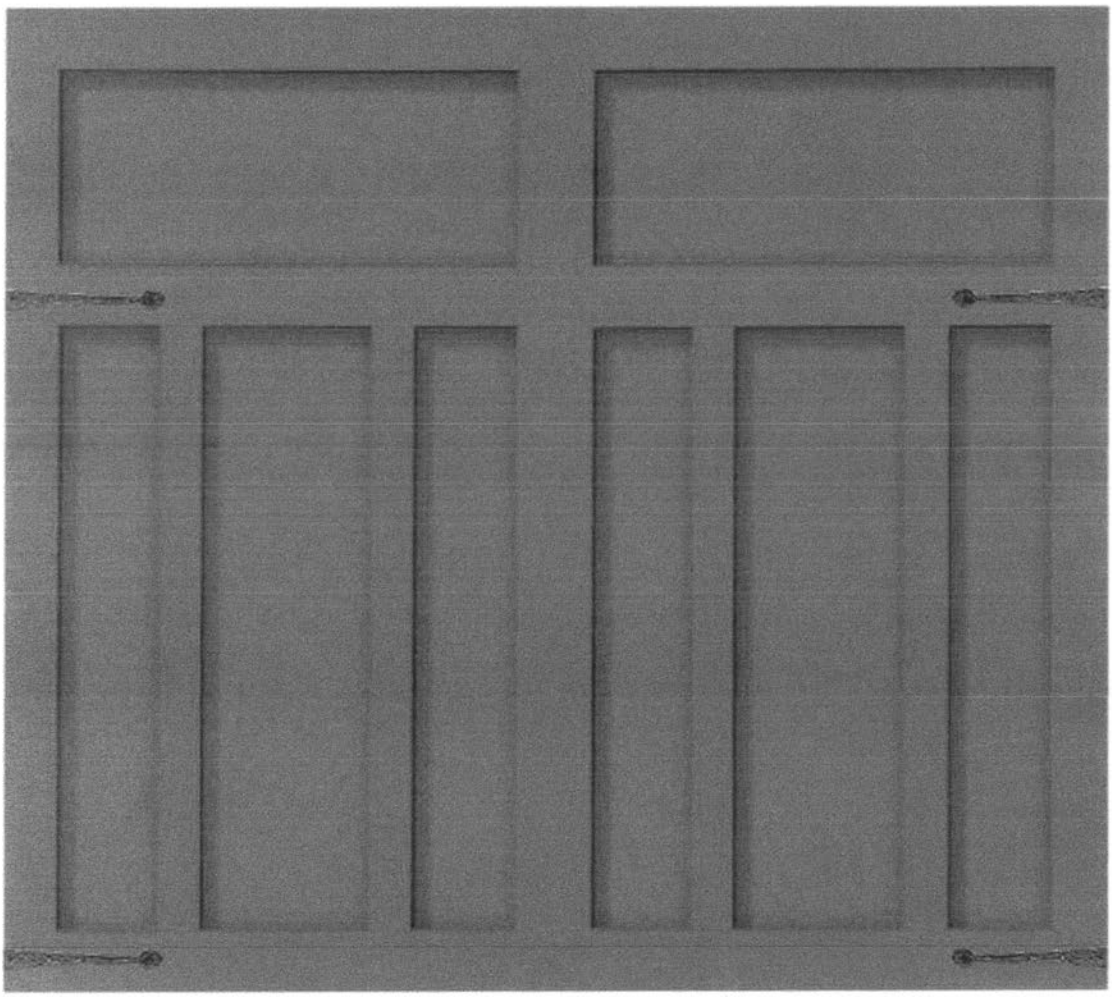
Standard lift

Inside lock

Oper bracket

Wrought iron spade handles & hinges

Select Customer



Please Note: These woodtones, colors, and door panels are to be used as an indication

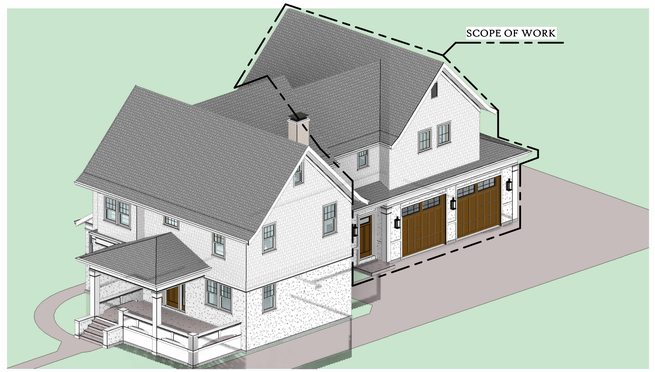
Line Number	Category	Location	Item	Spec
1	08-Roofing	Addition	Roofing	Brand: Certainteed Model: Landmark Architectural Dimensional Shingles Color: Match Existing
2	08-Gutters	Additon	Gutters	.032 5" seamless aluminum gutters Color: White to match existing
3	09-Siding and Trim	Addition	First Floor Panel	Brand: Hardie Model: 4x10 Hardie panel, stucco Finish: Primed, to be painted by painter
4	09-Siding and Trim	Addition	First Floor Batten	Brand: LP Model: 5/4x4 - smooth Finish: Primed, to be painted by painter
5	09-Siding and Trim	Addition	Second Floor Siding	Brand: Hardie Model: 48" staggered edge shingle Finish: Primed, to be painted by painter
6	09-Siding and Trim	Addition	Frieze Board	Brand: Azek Model: 1x4"frontier reversible woodgrain/smooth texture to install: Smooth Finish: White - needs painted
7	09-Siding and Trim	Addition	Soffit	Brand: LP Model: 5/4" x 12" Texture: Smooth Finish: Primed, to be painted by painter
8	09-Siding and Trim	Addition	Fascia	Brand: LP Model: 5/4" x 6" Texture: Smooth Finish: Primed, to be painted by painter
9	09-Siding and Trim	Addition	Rams Crown	Brand: Azek Model: Rams Crown AZM-6934 Color: White, needs painted

10	09-Siding and Trim	Addition	Window Trim	Brand: LP Model: 5/4" x 4" Texture: Smooth Finish: Primed, to be painted by painter
11	09-Siding and Trim	Addition	Window Sill	Brand: Azek Model: AZM-6930 historic sill texture to install: Smooth Finish: White - needs painted
12	09-Siding and Trim	Addition	Window Sill - Cove	Brand: Azek Model: AZM-93 historic sill texture to install: Smooth Finish: White - needs painted
28	11-Exterior Doors	Mudroom	North Storm Door	Brand: Anderson Model: 10 Series full view interchangeable storm door Swing: Right Hand Color: Black
29	11-Exterior Doors	Mudroom	South Storm Door	Brand: Anderson Size: 3/0 x 6/8 Model: 10 Series full view interchangeable storm door Swing: Left hand Color: Black
30	11-Exterior Doors	Mudroom	North Entry Door	Re-install existing entry door

31	11-Exterior Doors	Mudroom	South Entry Door	Brand: Thermatru Model: S23LE1 Smooth Fiberglass 6-panel half lite Size: 3/0x6/8 Jamb: 6 9/16" Swing: Left Hand Hinges and Sill: Bronze Bore: Double Glass: Clear Finish: Primed to be painted
33	11-Exterior Doors	Mudroom	Fire Door	Brand: Thermatru Model: 3 panel craftsman Size: 3/0x6/8 Jamb: 6 9/16" Swing: Left Hand Hinges and Sill: Bronze Bore: Double Finish: Primed, to be painted

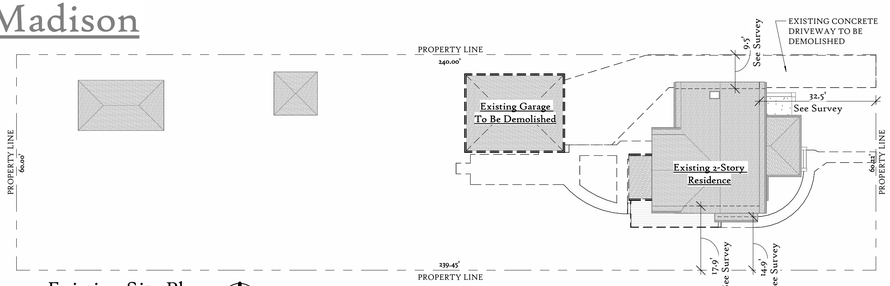
RESIDENTIAL ADDITION WITH ATTACHED GARAGE

Henry Residence - W66N541 Madison

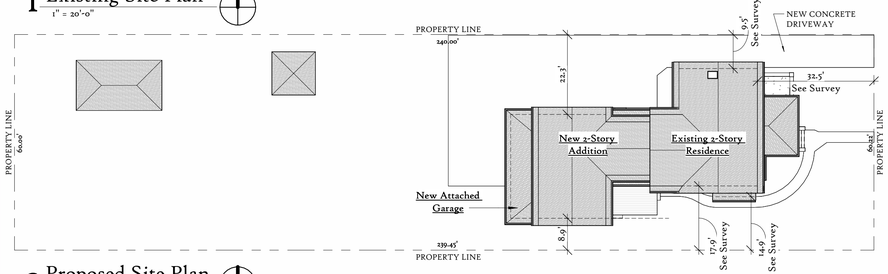


3 Northeast Axonometric View

4 Northwest Axonometric View



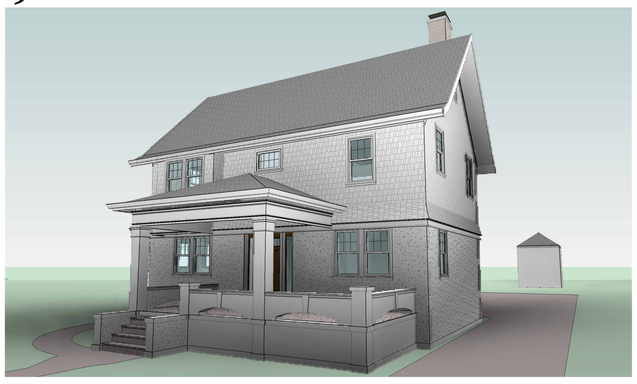
1 Existing Site Plan
1" = 20'-0"



2 Proposed Site Plan
1" = 20'-0"

EXISTING NORTH SIDE OF HOME

EXISTING SOUTH SIDE OF HOME



5 Southeast Axonometric View

6 Southwest Axonometric View

8 Northeast Perspective View

7 Northwest Perspective View

SITE DRAINAGE & EROSION GENERAL NOTES

1. THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST 1/2" PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS

2. WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR EROSION CONTROL AND SEDIMENT CONTROL PRACTICES SHALL BE EMPLOYED, AS NECESSARY, AND MAINTAINED TO PREVENT OR REDUCE THE POTENTIAL DEPOSITION OF SOIL OR SEDIMENT TO ADJACENT PROPERTIES, INCLUDING:
   - ONTO STREETS BY VEHICLES
   - FROM DISTURBED AREAS INTO ONSITE STORM WATER INLETS
   - INTO ABUTTING WATERS
   - DRAINAGE WAYS THAT FLOW OFF THE SITE
   - DISCHARGE FROM DE-WATERING ACTIVITIES
   - DISCHARGE FROM SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS
3. LAND DISTURBING CONSTRUCTION ACTIVITIES, EXCEPT THOSE ACTIVITIES NECESSARY TO IMPLEMENT EROSION OR SEDIMENT CONTROL PRACTICES, MAY NOT BEGIN UNTIL THE SEDIMENT CONTROL PRACTICES ARE IN PLACE.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED. THE DISTURBED AREA SHALL BE CONSIDERED STABILIZED BY VEGITATION WHEN A PERENNIAL COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70%.
5. OFFSITE SEDIMENT DEPOSITION RESULTING FROM THE FAILURE OF AN EROSION OR SEDIMENT CONTROL PRACTICE SHALL BE CLEANED UP BY THE END OF THE NEXT DAY.
6. OFF-SITE SOIL DEPOSITION RESULTING FROM CONSTRUCTION ACTIVITY THAT CREATES A NUISANCE, SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
7. STORM WATER MANAGEMENT PRACTICES SHALL BE EMPLOYED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STATUTES FOUND IN NR151.12

SITE DRAINAGE & EROSION CONTROL LEGEND

EROSION CONTROL BARRIER - SEDIMENT/SOCK

ALL ELEVS. DERIVED FROM SURVEY - SEE SURVEY — 0.00'

SITE DRAINAGE DIRECTION

DOWNSPOUT LOCATION — EXIST. DS, NEW DS, ABOVE GRADE LEADER, BELOW GRADE LEADER

NOTE: DOWNSPOUTS SHALL DISCHARGE 6' FROM THE PROPERTY LINE AND STRUCTURES, INCLUDING EXISTING ADJACENT STRUCTURES.

FLOOR AREA SUMMARY

1st Floor Gross Floor Area:
Existing: 936 sf
Proposed: 1,078 sf
2nd Floor Gross Floor Area:
Existing: 848 sf
Proposed: 1,607 sf
Total Gross Floor Area:
Existing: 1,784 sf
Proposed: 2,685 sf
Garage Floor Area:
Existing (detached): 522 sf
Proposed (attached): 780 sf

DRAWING INDEX

DRAWING INDEX

Sheet Number	Sheet Name
A-001	Cover Sheet & Site Information
A-101	First Floor - Demo & Proposed
A-102	Second Floor - Demo & Proposed
A-103	Basement and Roof Plans
A-201	Exterior Elevations
A-301	Wall Sections

ZONING INFO:

1. Lot Area: 14410 sf

2. Zoning District: Rs-5 (Single Family Residential)

3. Required Minimum Setbacks:
   Front: 25 feet
   Side: 4 feet
   Rear: 25 feet

GENERAL CONTRACTOR:
COACH HOUSE HOMES

ARCHITECT:
KCB
ARCHITECTURE & DESIGN
400 E. Wisconsin Ave. #205
Milwaukee, WI 53202
(414) 261-8956
admin@kcbbuildings.com

PROJECT:
Henry Residence - Addition

OWNER:
Brigitte and Robert Henry

PROJECT ADDRESS:
W66N541 Madison Ave.
Cedarburg, WI 53012

Drawing Issuance Schedule:

No.	Description	Date
1	Bid Drawing Set (DRAFT)	01/13/2026

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:
NOT FOR CONSTRUCTION

Sheet Title:
Cover Sheet & Site Information

Scale: As indicated
Date: 01/13/2026
Sheet No.: A-001

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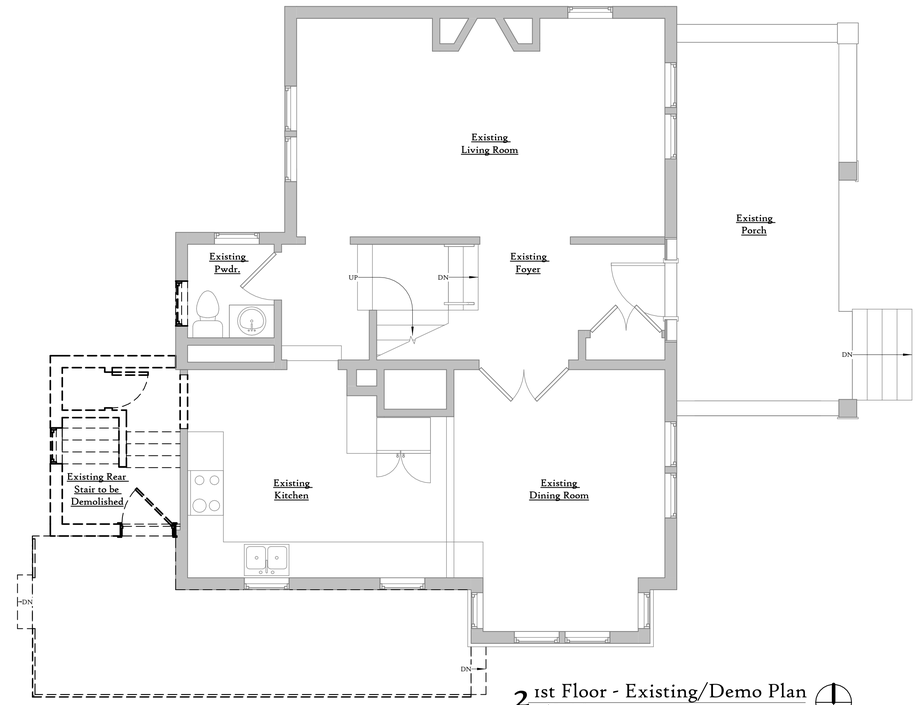
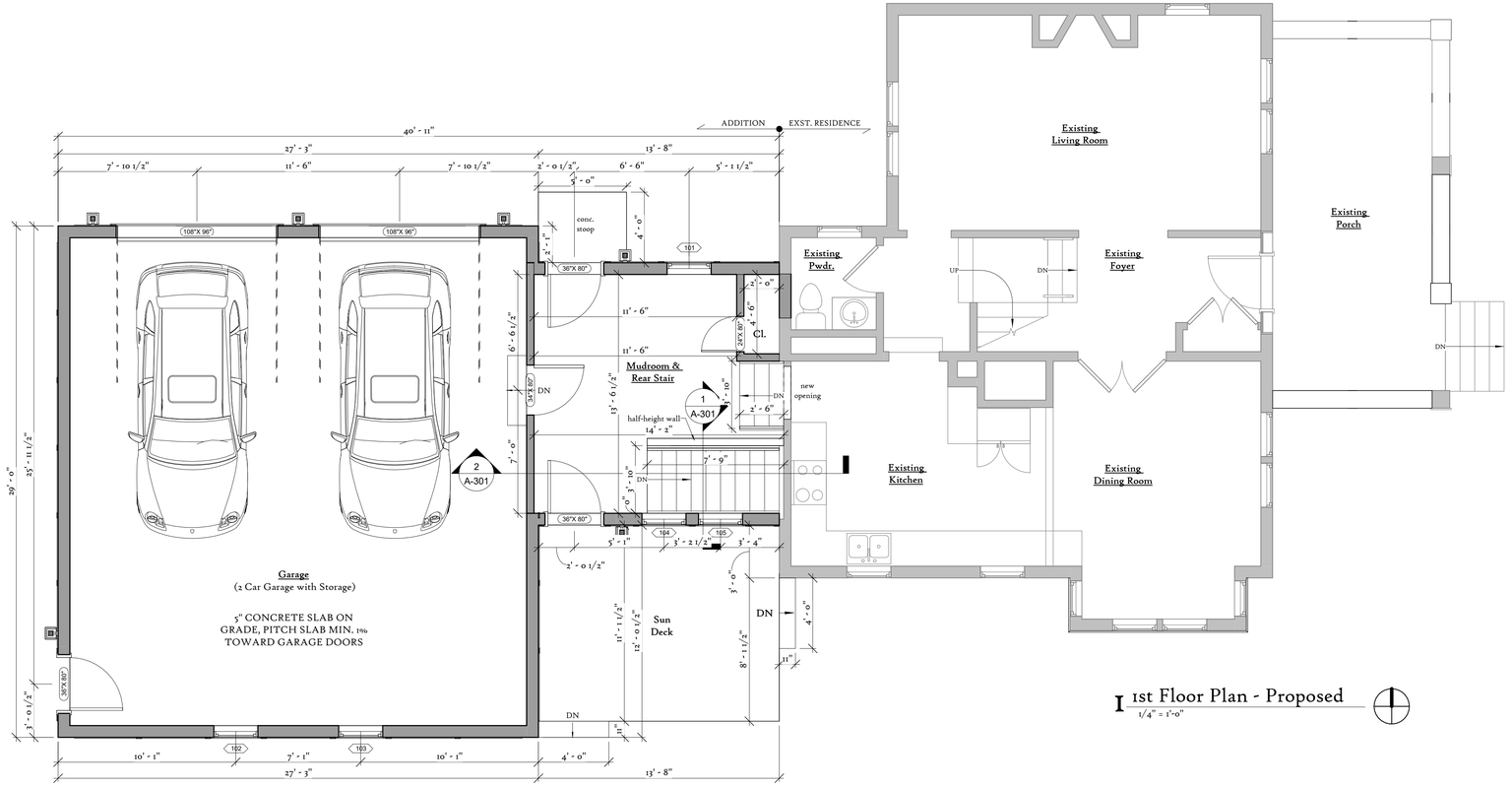


2 1st Floor - Existing/Demo Plan
1/4" = 1'-0"



1 1st Floor Plan - Proposed
1/4" = 1'-0"

GENERAL CONTRACTOR:

COACH HOUSE HOMES

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, WI 53202
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Stamp:

NOT FOR CONSTRUCTION

Sheet Title:

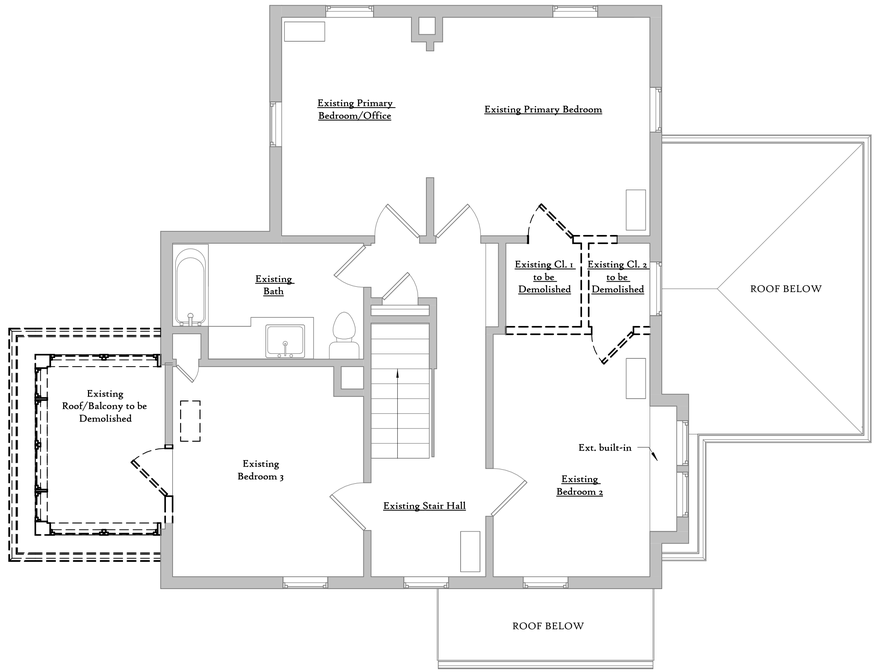
First Floor - Demo & Proposed

Scale	1/4" = 1'-0"
Date	01/13/2026

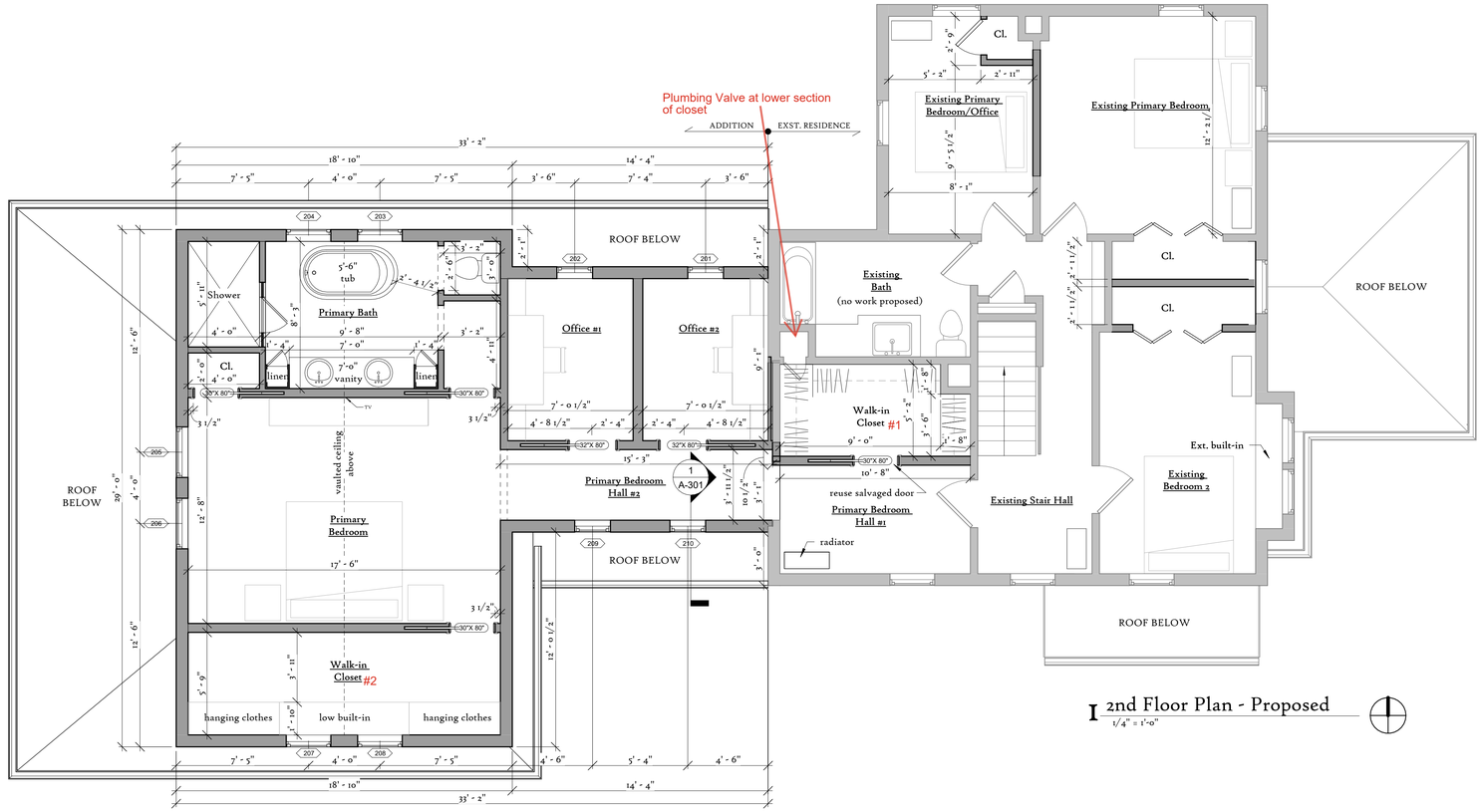
Sheet No.

A-101

MW A5-67-103-9005/505/5/1



2 2nd Floor - Existing/Demo Plan
1/4" = 1'-0"



1 2nd Floor Plan - Proposed
1/4" = 1'-0"

GENERAL CONTRACTOR:

COACH HOUSE HOMES

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
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PROJECT:

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OWNER:

Brigitte and Robert Henry

PROJECT ADDRESS:

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Cedarburg, WI 53012

Drawing Issuance Schedule:

No.	Description	Date
1	Bid Drawing Set (DRAFT)	01/13/2026

General Notes:

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Stamp:

NOT FOR CONSTRUCTION

Sheet Title:

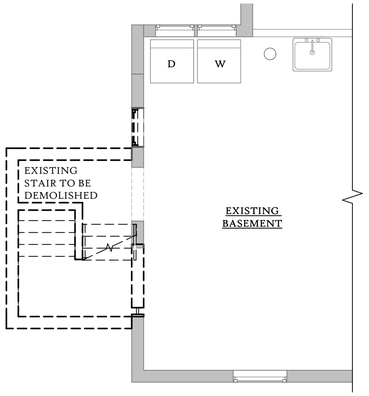
Second Floor - Demo & Proposed

Scale	1/4" = 1'-0"
Date	01/13/2026

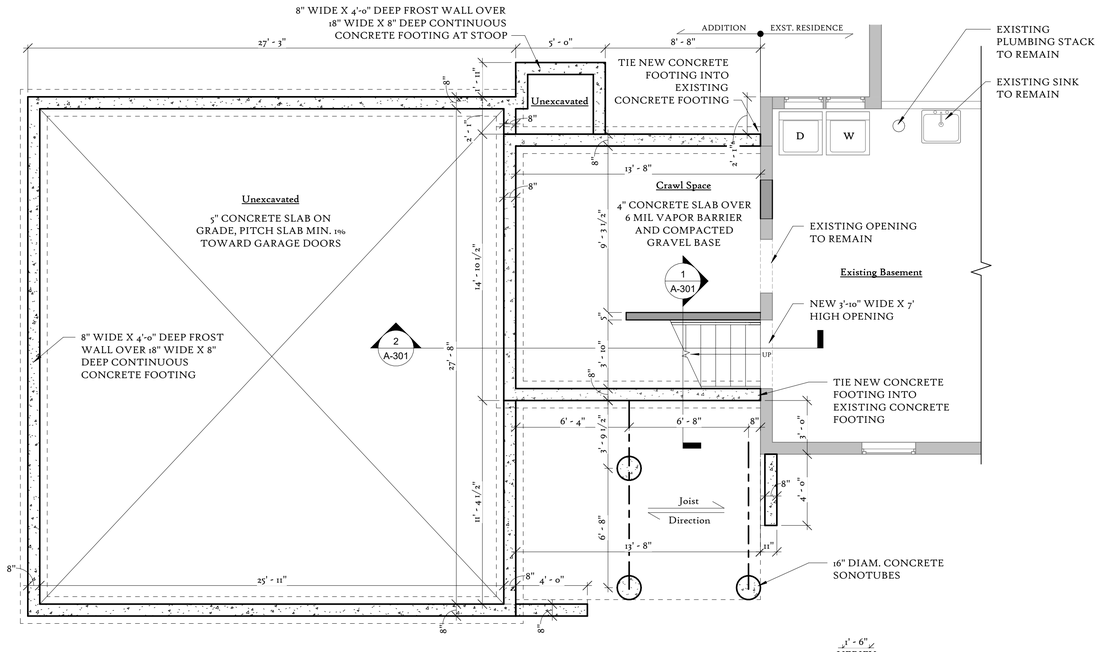
Sheet No.

A-102

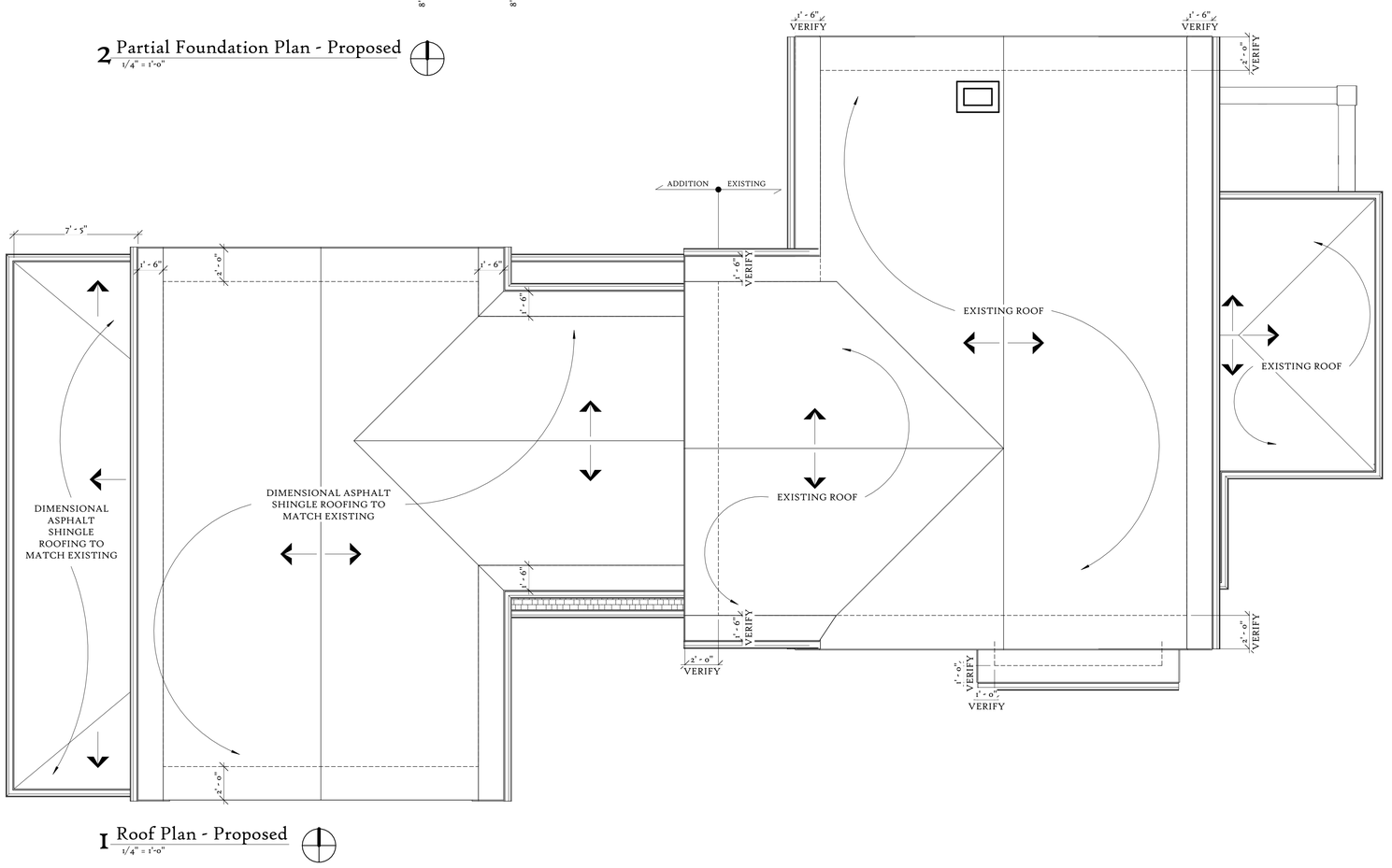
MW 49-15-10 9:05:15 1/1



3 Basement Plan - Existing/Demo
1/4" = 1'-0"



2 Partial Foundation Plan - Proposed
1/4" = 1'-0"



1 Roof Plan - Proposed
1/4" = 1'-0"

GENERAL CONTRACTOR:

COACH HOUSE HOMES

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

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Milwaukee, WI 53202
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PROJECT:

Henry Residence - Addition

OWNER:

Brigitte and Robert Henry

PROJECT ADDRESS:

W66N541 Madison Ave.
Cedarburg, WI 53012

Drawing Issuance Schedule:

No.	Description	Date
1	Bid Drawing Set (DRAFT)	01/13/2026

General Notes:

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No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:

NOT FOR CONSTRUCTION

Sheet Title:

Basement and Roof Plans

Scale	1/4" = 1'-0"
Date	01/13/2026

Sheet No.

A-103

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Window Schedule

Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
101	Window-Double-Hung	4' - 2"	2' - 6"	2' - 6"	6' - 8"	
102	Window-Double-Hung	4' - 2"	2' - 6"	3' - 6"	7' - 8"	
103	Window-Double-Hung	4' - 2"	2' - 6"	3' - 6"	7' - 8"	
104	Window-Double-Hung	4' - 2"	2' - 6"	2' - 6"	6' - 8"	
105	Window-Double-Hung	4' - 2"	2' - 6"	2' - 6"	6' - 8"	
201	Window-Double-Hung	3' - 6"	2' - 0"	3' - 2"	6' - 8"	
202	Window-Double-Hung	3' - 6"	2' - 0"	3' - 2"	6' - 8"	
203	Window-Awning-Single	3' - 2"	2' - 6"	3' - 7"	6' - 9"	2
204	Window-Awning-Single	3' - 2"	2' - 6"	3' - 7"	6' - 9"	2
205	Window-Double-Hung	4' - 2"	2' - 10"	2' - 7"	6' - 9"	1
206	Window-Double-Hung	4' - 2"	2' - 10"	2' - 7"	6' - 9"	1
207	Window-Awning-Single	3' - 2"	2' - 6"	3' - 6"	6' - 8"	
208	Window-Awning-Single	3' - 2"	2' - 6"	3' - 7"	6' - 9"	
209	Window-Double-Hung	3' - 6"	2' - 0"	3' - 3"	6' - 9"	
210	Window-Double-Hung	3' - 6"	2' - 0"	3' - 3"	6' - 9"	
303	Window-Louvers	2' - 4"	1' - 2"	5' - 6"	7' - 10"	
304	Window-Louvers	2' - 4"	1' - 2"	5' - 6"	7' - 10"	

Grand total: 17

WINDOW SCHEDULE KEYED NOTES:

1. SIZED FOR EGRESS (MIN. CLEAR OPENING SIZE OF 20"X24" - WINDOW VENDOR TO CONFIRM CLEARANCES ARE PROVIDED)
2. TEMPERED GLASS

GENERAL WINDOW SCHEDULE NOTES:

1. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR.
2. ALL NEW WINDOWS TO BE MARVIN FIBERGLASS ELEVATE WINDOWS - WHITE EXTERIOR FINISH AND WOOD INTERIOR. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING, ALL DIVIDED LITES SHALL BE SDLS WITH BLACK SPACER BARS.

EXTERIOR KEYED NOTES

1. LP (OR SIMILAR) COMPOSITE SHAKE LAP SIDING - ON ADDITION AND EXISTING HOUSE, PAINTED
2. COMPOSITE PANEL SIDING (LP STUCCO TEXTURE OR SIMILAR) AND TRIM (LP SMOOTH TEXTURE), PAINTED
3. LP (OR SIMILAR) FRIEZE BOARD TRIM, SMOOTH TEXTURE, PAINTED
4. NEW DIMENSIONAL ASPHALT ROOF SHINGLES TO MATCH EXISTING
5. LP (OR SIMILAR) FASCIA TRIM,SMOOTH TEXTURE, PAINTED
6. PREFINISHED ALUMINUM GUTTER TO MATCH EXISTING
7. NEW DECORATIVE WALL SCONCES AS SELECTED BY OWNER
8. PAINTED DECORATIVE PILASTERS
9. NEW ENTRY DOOR
10. INSULATED COMPOSITE OVERLAY GARAGE DOOR (CHI OR SIMILAR)
11. 14"W x 28"H LOUVER VENT

EXTERIOR GENERAL NOTES

1. FINAL DOWNSPOUT LOCATIONS TBD W/ GC IN ACCORDANCE WITH SITE DRAINAGE PLAN.

4 East Elevation
3/16" = 1'-0"

3 North Elevation
3/16" = 1'-0"

2 West Elevation
3/16" = 1'-0"

1 South Elevation
3/16" = 1'-0"

GENERAL CONTRACTOR:

COACH HOUSE HOMES

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

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Milwaukee, WI 53202
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PROJECT:

Henry Residence - Addition

OWNER:

Brigitte and Robert Henry

PROJECT ADDRESS:

W66N541 Madison Ave.
Cedarburg, WI 53012

Drawing Issuance Schedule:

No.	Description	Date
1	Bid Drawing Set (DRAFT)	01/13/2026

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

All work shall be done in compliance with local codes, ordinances, rules and regulations.

No work shall be started until plans have been approved by the building inspector and all other agencies having jurisdiction.

Stamp:

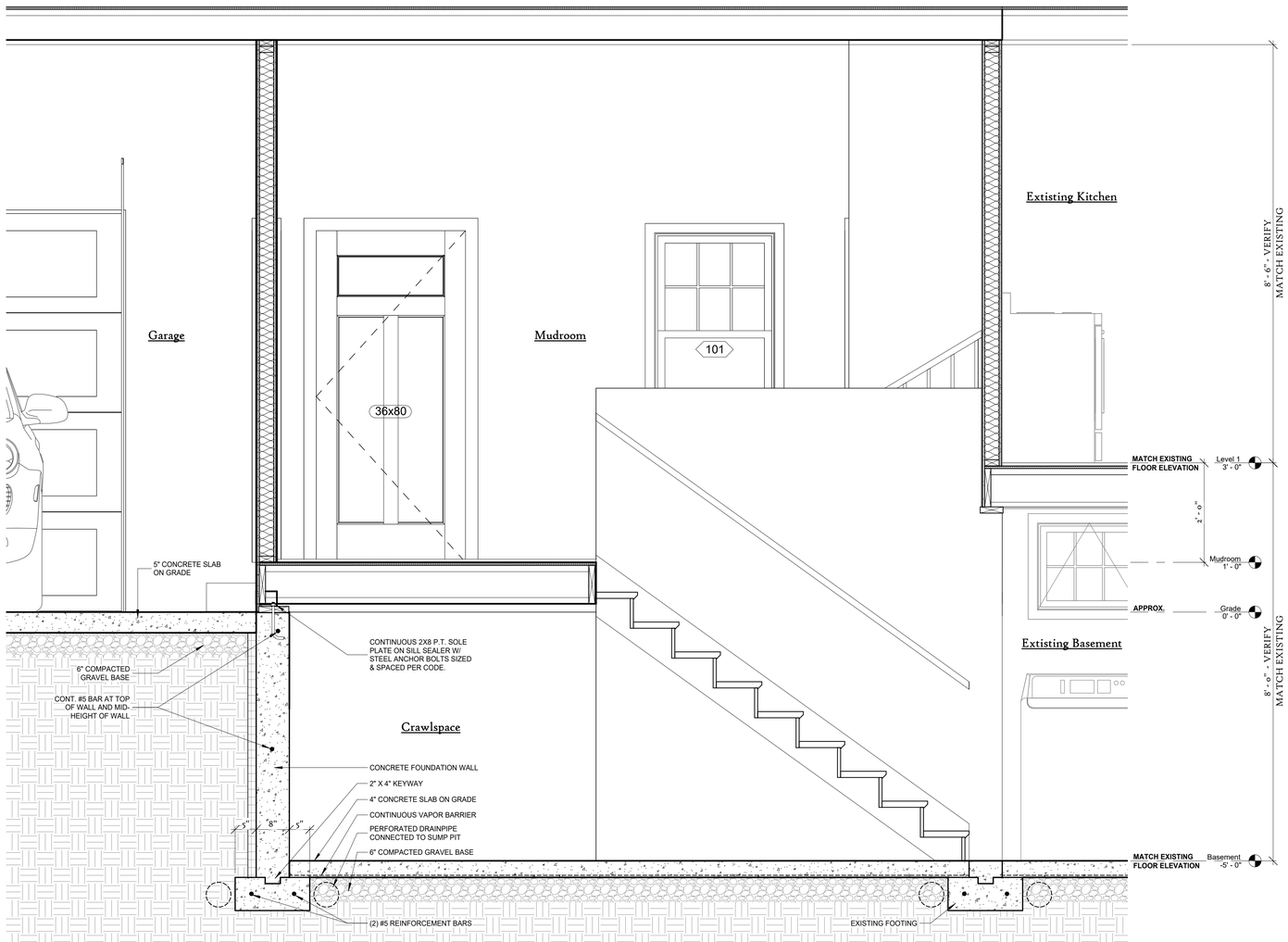
NOT FOR CONSTRUCTION

Sheet Title:

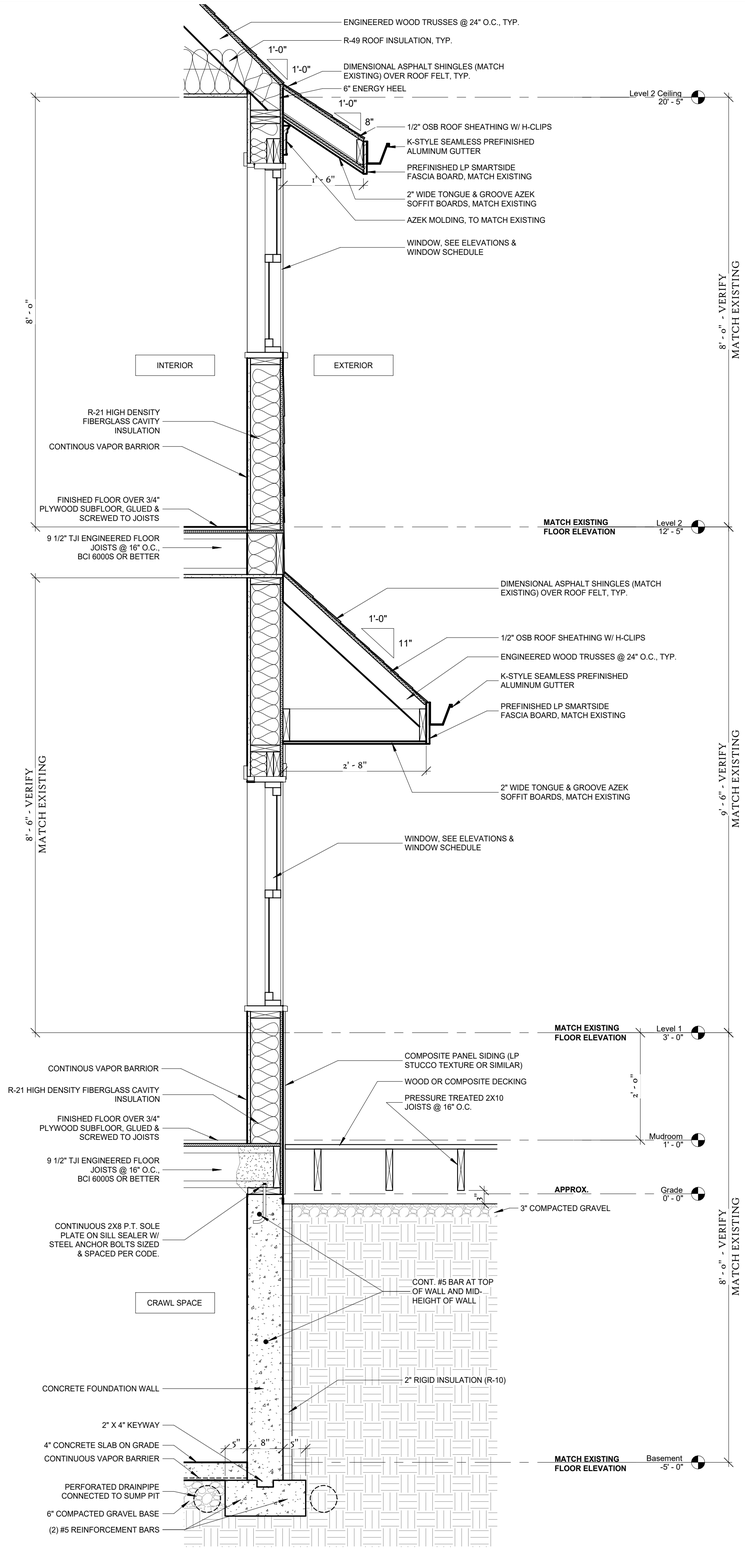
Exterior Elevations

Scale	As indicated
Date	01/13/2026
Sheet No.	A-201

1/15/2026 10:37:51 AM



2 Interior Section
3/4" = 1'-0"



1 Wall Section
3/4" = 1'-0"

GENERAL CONTRACTOR:

COACH HOUSE HOMES

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, WI 53202
(414) 261-8956
admin@kcbbuildings.com

PROJECT:

Henry Residence - Addition

OWNER:

Brigitte and Robert Henry

PROJECT ADDRESS:

W66N541 Madison Ave.
Cedarburg, WI 53012

Drawing Issuance Schedule:

No.	Description	Date
1	Bid Drawing Set (DRAFT)	01/13/2026

General Notes:

Contractor to field verify all dimensions, levels and datums prior to starting the work. Any discrepancies or omissions shall be reported to the General Contractor and/or Architect.

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Stamp:

NOT FOR CONSTRUCTION

Sheet Title:

Wall Sections

Scale	3/4" = 1'-0"
Date	01/13/2026

Sheet No.

A-301

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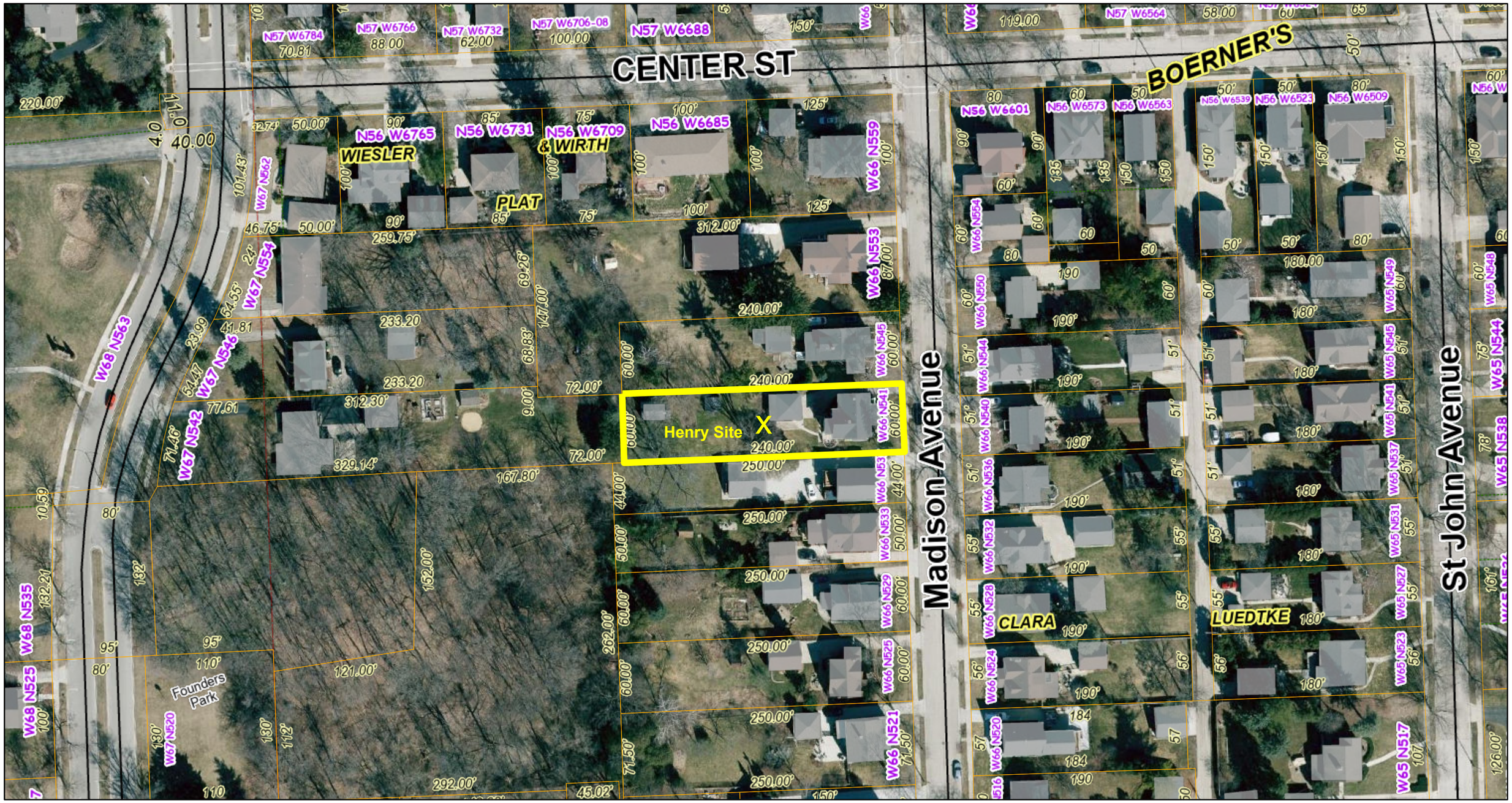
Henry Property Map



6/18/2026, 9:29:41 AM

1:980

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Ozaukee County

Parcels
- Road Reservation
- Road Right-of-Way
- Condominium

- Gap
- Overlap
- Tax Parcel
- Asset Tax Parcel

Local Roads
- Local
- Historical Parcel Lines
- Building Footprints

- PLSS Townships
- PLSS Sections
- PLSS Quarter Sections
- Control Survey Diagram

From: Kate at Coach House
To: City of Cedarburg - Mary Censky; Keith BARNES
Cc: Josh Gradman; Brigitte; Robbie Henry
Subject: Updated Options for Henry- Madison Addition
Date: Thursday, June 25, 2026 6:16:54 PM
Attachments: image001.png
Exterior Option B.pdf
Exterior Madison Ave_Henry_Siding Revisions_Option D.pdf
Importance: High

This email comes from outside the organization.

Do not click links or open attachments unless it is an email you expected to receive.

Hello Mary,
I am attaching here two options that we would like consideration on for the Plan Commission Submittal. After the feedback from SARB, we appreciate and value the boards feedback, and agree that we want to maintain the character and charm of this home. We worked with the KCB team and Home Owners to come up with the attached two options.

1. Both attempt to minimize the batten strips applied vertically to better match the front porch wainscoted stucco design, with a horizontal panel install. (which matches the layout of the front porch)
2. The Second Option does add more shake siding as suggested by the board, but does not over power the addition with all hardi shake. The shake was added to a portion of the first floor connection area to the garage, but is paired with a panel wainscot below to blend with the design of the front porch.
3. We did try two other options that incorporated more shake siding, as suggested, but unfortunately both of those options became extremely busy. We sensed it took away from the beauty of the existing stucco. It also seemed to "fight" with the existing siding proportions, as the existing home has no shake on the first floor at all… introducing a hardi shake to the entire addition was not pleasing to the team, nor do the home Owners really care for shake siding. They would hate to have such a large addition finished in a product that isn't as prominent on the existing house.

While I agree and understand that it is always preferred to match historical materials on the exterior of a home, the use of Hardi or LP materials have become an acceptable and embraced practice over the years, with many of the ARCH boards we work with. See this article from the National Trust for Historic Preservation: A More Flexible Approach to Historic Building Exteriors | National Trust for Historic Preservation

Using the Hardi Plank Shakes did not seem to be a sticking point of the review as a supplement to wood shakes, so I was surprised the Hardi Stucco Panels were a sticking point. I know we are learning and working thru this process all together, and happy to be a part of it! However, we would like to caution, which historical materials will be required to be replicated, and which must match with original materials… for instance:

1. If the existing home has cedar lap siding, we typically use a smooth Hardi or LP lap siding on

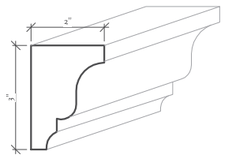
an addition, as that will look closest in the size and reveal of cedar lap siding.

2. For shake, we use Hardi Shake as that is the closest look to cedar vs. the LP Shake that you see in a lot of new construction
3. Copper roofs or gutters, we match the size and style, but typically Home Owners choose an aluminum bronze color to match the patina of the copper.
4. Windows… If there are true divided glass windows on the existing, will the city require all new windows to also have true divide or will SDL- Simulated dividers be acceptable.
5. Etc….

We have done several projects in historical areas on the east side of Milwaukee, that have these regulations, so we are familiar with those requirements. Just food for thought when thinking about how Cedarburg wants to start building their SARB requirements.
Kindly,

Kate Schley- President

COACH HOUSE HOMES, LLC.
www.coachhousehomes.com
C: 414.422.5952



5 Rams Crown Detail
6" = 1'-0"

Window Schedule

Tag	Window Type	Height	Width	Sill Height	Head Height	Notes
101	Window-Exterior-Sidelight	6' - 8"	1' - 2"	0' - 0"	6' - 8"	
102	Window-Fixed	4' - 2"	2' - 6"	3' - 6"	7' - 8"	
103	Window-Fixed	4' - 2"	2' - 6"	3' - 6"	7' - 8"	
104	Window-Double-Hung	4' - 2"	2' - 6"	2' - 6"	6' - 8"	
105	Window-Exterior-Sidelight	6' - 8"	1' - 2"	1' - 0"	7' - 8"	
201	Window-Double-Hung	3' - 6"	2' - 0"	3' - 2"	6' - 8"	
202	Window-Double-Hung	3' - 6"	2' - 0"	3' - 2"	6' - 8"	
203	Window-Fixed	3' - 2"	2' - 6"	3' - 7"	6' - 9"	2
204	Window-Fixed	3' - 2"	2' - 6"	3' - 7"	6' - 9"	2
205	Window-Casement-Single Left	3' - 8"	2' - 10"	2' - 9"	6' - 5"	1, 2
206	Window-Casement-Single Right	3' - 8"	2' - 10"	2' - 9"	6' - 5"	1
207	Window-Fixed	3' - 2"	2' - 6"	3' - 7"	6' - 9"	
208	Window-Fixed	3' - 2"	2' - 6"	3' - 7"	6' - 9"	
209	Window-Double-Hung	3' - 6"	2' - 0"	3' - 3"	6' - 9"	
210	Window-Double-Hung	3' - 6"	2' - 0"	3' - 3"	6' - 9"	
211	Window-Double-Hung	4' - 5"	2' - 6"	1' - 1"	5' - 6"	

Grand total: 16

WINDOW SCHEDULE KEYED NOTES:

1. SIZED FOR EGRESS (MIN. CLEAR OPENING SIZE OF 20"X24" - WINDOW VENDOR TO CONFIRM CLEARANCES ARE PROVIDED)
2. TEMPERED GLASS

GENERAL WINDOW SCHEDULE NOTES:

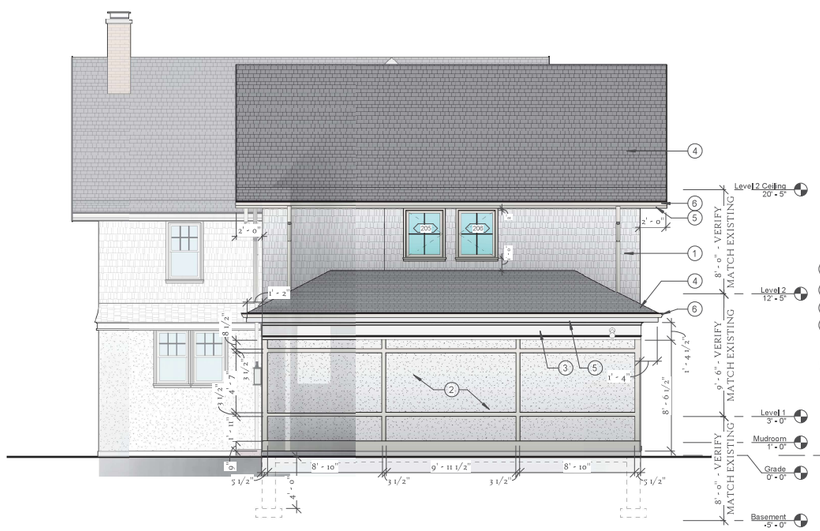
1. VERIFY ALL ROUGH OPENING SIZES WITH SELECTED WINDOW VENDOR.
2. ALL NEW WINDOWS TO BE MARVIN FIBERGLASS ELEVATE WINDOWS - WHITE EXTERIOR FINISH AND WHITE INTERIOR. ALL GLAZING SHALL BE CLEAR INSULATED GLASS WITH ULTRA CLEAR LOW-E COATING, ALL DIVIDED LITES SHALL BE SDLS WITH STAINLESS SPACER BARS, ALL HARDWARE TO BE WHITE FINISH.

EXTERIOR KEYED NOTES

1. HARDI-CEDAR COMPOSITE SHAKE LAP SIDING - ON ADDITION AND EXISTING HOUSE, PAINTED
2. COMPOSITE PANEL SIDING (LP STUCCO TEXTURE OR SIMILAR) AND TRIM (LP SMOOTH TEXTURE), PAINTED
3. LP (OR SIMILAR) FRIEZE BOARD TRIM, SMOOTH TEXTURE, PAINTED
4. NEW DIMENSIONAL ASPHALT ROOF SHINGLES TO MATCH EXISTING
5. LP (OR SIMILAR) FASCIA TRIM, SMOOTH TEXTURE, PAINTED
6. PREFINISHED ALUMINUM GUTTER TO MATCH EXISTING
7. NEW DECORATIVE WALL SCONCES AS SELECTED BY OWNER
9. NEW ENTRY DOOR
10. INSULATED COMPOSITE OVERLAY GARAGE DOOR (CHI OR SIMILAR)
11. 14"W X 18"H LOUVER VENT

4 East Elevation
3/16" = 1'-0"

3 North Elevation
3/16" = 1'-0"



2 West Elevation
3/16" = 1'-0"

1 South Elevation
3/16" = 1'-0"

OPTION B

ARCHITECT:

KCB
ARCHITECTURE & DESIGN

400 E. Wisconsin Ave. #205
Milwaukee, Wi 53202
(414) 261-8956
admin@kcbbuildings.com

PROJECT:

Henry Residence - Addition

OWNER:

Brigitte and Robert Henry

PROJECT ADDRESS:

W66N541 Madison Ave.
Cedarburg, WI 53012

Drawing Issuance Schedule:

No.	Description	Date
1	Bid Drawing Set (DRAFT)	01/13/2026
2	Mudroom Room and Shower Door Update	03/16/2026
3	Updated Drawing Set	04/06/2026
4	CD Set - DRAFT	04/24/2026
5	CD Set	05/12/2026
6	Siding Revisions	06/24/2026

General Notes:

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Stamp:

WISCONSIN
KEITH C. BARNES
A-11822-5
BROOKLYN, NY
ARCHITECT

Sheet Title:

Exterior Elevations

Scale	As indicated
Date	03/19/2026
Sheet No.	A-201

6/24/2026 12:23:23 PM

06/23/2026 SARB MEETING HENRY HOUSE EXCERPT

APPLICANT/PROPERTY OWNERS ROBERT AND BRIGITTE HENRY, IN CARE OF KATE SCHLEY OF COACH HOUSE HOMES, REQUESTS RECOMMENDATIONS AND APPROVAL OF SIGNIFICANT ARCHITECTURAL MODIFICATIONS TO THE EXISTING HOME AND DETACHED ACCESSORY GARAGE LOCATED AT W66 N541 MADISON AVENUE. THIS .32-ACRE PROPERTY IS ZONED RS-5 SINGLE-FAMILY RESIDENTIAL.

Planner Censky explained that the proposed addition adds more than 25% of the existing square footage to the existing home. She noted that the proposal includes an addition to the rear of the existing residence including living area and an attached garage. The existing detached garage will be razed/removed. The applicant has attempted to maintain the overall architectural character of the home with respect to materials and colors.

Board members discussed the proposed exterior materials, including the use of composite panels and batten board detailing. Discussion centered on maintaining better architectural compatibility with the existing structure and neighborhood character vs introducing the new batten style vertical elements. Additional comments were provided favoring removal of the decorative garage door hardware and potential alternative wall material/style design treatments such as a skirt board topped with shake instead of the board/batten.

A favorable recommendation to the Plan Commission was made by Plan Commission Representative Arnett, seconded by Chairman Voltz, subject to the following conditions:

1) Applicant to secure a building permit prior to the start of work on this project.
2) Applicant further examine/modify the proposed composite panel and batten board treatment, considering alternative design approaches that are more consistent with the existing home;
3) Applicant to modify or remove the proposed decorative garage door hardware.

The motion carried unanimously**.**

DRAFT

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: July 6, 2026

General Information:

Agenda Item: 7 .D.

Applicant:	Aaron Nagel of Keller, Inc. on behalf of …
Property Owner:	IY2Q LLC
Request:	Approval of architectural and site plan modifications.
Current Zoning:	M-2 General Manufacturing District
Current Master Plan Classification:	Industrial and Manufacturing
Surrounding Zoning/Land Use:	North: M-2 General Manufacturing District South: City of Mequon East: Railroad/ M-2 General Manufacturing District West: Rm-2 Multiple Family Residential
Lot Size:	~3.48 Acres
Location:	W61 N14250 Taunton Avenue

Discussion:

The applicant proposes to cut in four new overhead doors and a man-door on this on the north elevation of this existing storage/warehouse building. The one existing overhead door and man-door will remain. They also plan to re/pave over a portion of the existing asphalt area and gravel drive extending across the front of this building and extending eastward to the existing onsite stormwater management pond. Detailed plans and specifications, including as to materials and colors, are provided in the attached plan files. This plan is made in support of the applicants' plan

to remodel an interior space in the northwest corner of the building from existing parking/storage use to an active shop use/occupancy. This change in use also precipitates the need for a new sanitary sewer lateral and some new stormwater management infrastructure.

Below is the Site and Architectural Plan Review Matrix to guide the Commission in its review and discussion of this plan.

Updated Discussion:

On June 23, 2026, the Site and Architectural Review Board (SARB) recommended to the Plan Commission in favor of approving this plan subject to the conditions listed below. An excerpt of those Draft SARB minutes is also attached in the packet.

Google Maps Street View 2024 – IY2Q on Taunton Avenue

Recommendation:

If the Plan Commission is inclined toward an approval of the site and building design plans as presented, the Planner recommends the following conditions be considered for attachment thereto:

1) Applicant to provide a site landscaping plan for review and approval by staff prior to issuance of a building permit.
2) Applicant to provide an exterior lighting plan for review and approval by staff prior to issuance of a building permit. All light fixtures shall be of cutoff design. Any pole mounted fixtures may not be mounted at a height greater than the building height.
3) Applicant to provide a dumpster location and screening plan for review and approval by staff prior to issuance of a building permit.

4) Applicant to secure a building permit prior to the start of work on this project.
5) City Engineer review and approval of all grading, drainage, erosion control, stormwater management, and utility plans prior to issuance of a building permit.

SARB PLAN REVIEW GUIDE

Sec. 13-1-120 Purpose of site plan and architectural review.

For the purpose of promoting compatible development, stability of property values, fostering the attractiveness and functional utility of the community as a place to live and work, preserving the character and quality of the built environment by maintaining the integrity of those areas which have a discernible character or are of a special historic significance, protecting certain public investments in the area, and raising the level of community expectations for the quality of its environment, this section requiring site plan and architectural review is intended.

Sec. 13-1-121 Site plan review principles and standards.

To implement the purposes set forth in section 13-1-120, the city plan commission shall following due consideration of the recommendation(s) of the Site and Architectural Design Review Board (SARB), review the site, existing and proposed structures, neighboring uses, utilization of landscaping and open space, parking areas, driveway locations, loading and unloading (in the case of commercial and industrial uses), highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation for all new and modified commercial/office/industrial/institutional sites. The city plan commission will approve said site plans only after determining that:

(a) The proposed use(s) conform(s) to the uses permitted in that zoning district. **TBD**

(b) The dimensional arrangement of buildings and structures conform to the required area, yard, setback, and height restrictions of this chapter. **Per existing conditions**

(c) The proposed use conforms to all use and design provisions and requirements (if any) as found in this chapter for the specified uses. **TBD**

(d) There is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic. **TBD based on proposed use**

(e) The proposed on-site buildings, structures, and entryways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress, interior/exterior traffic flow, storm water drainage, erosion, grading, lighting, and parking, as specified by this chapter or any other codes or laws. **Essentially per existing conditions**

(f) Natural features of the landscape are retained where they can enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood. **Existing landscaping in front of building will be fully removed. No space remains for front of street landscaping.**

(g) Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by appropriate screening, fencing, or landscaping, as provided or required in this chapter. **Exterior lighting plan TBD**

(h) Land, buildings, and structures are readily accessible to emergency vehicles and the handicapped. **Essentially per existing conditions**

(i) The site plan is consistent with the intent and purpose of this chapter, which is to promote the public health, safety, and general welfare, to encourage the use oflands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards oflife and property, and to facilitate existing community development plans. **Essentially per existing conditions**

(j) The site plan is consistent with the public goals, objectives, principles, standards, policies, and urban design criteria set forth in the city's adopted community master plan or components thereof. **Essentially per existing conditions**

Sec. 13-1-122 Architectural review principles and standards.

Architectural review and standards are applicable to all new commercial, office, industrial, and institutional buildings and all new principal buildings proposed for construction on all new lots created by a subdivision plat, by Certified Survey Map and on all infill lots. Architectural style is not restricted; however, structures must be compatible with the surrounding area. To provide criteria for the implementation of the purposes set forth in section 13-1-120, the following architectural review principles, criteria, and procedures are established:

(a) Building scale and mass. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered. New buildings and additions to existing buildings shall harmonize and correspond to the existing character of the immediate neighborhood. In approving infill projects, the FAR standard for the zoning district in which the building is located shall not govern the building size, but rather, building size will be established, on a case-by-case basis, to reflect the existing character of the neighborhood. **Essentially per existing conditions**

(b) Building rooflines and roof shapes. The visual continuity of roofs and their contributing elements (parapet walls, coping, cornices, etc.) shall be maintained in building development or redevelopment. **Essentially per existing conditions**

(c) Materials. Material selection for architectural design shall be based upon the prevailing material already used on existing buildings in the area. No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with other building facades in the area and which presents an unattractive appearance to the public and surrounding properties. **Essentially consistent with existing building materials and colors.**

(d) Colors. Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, color shall be selected in general harmony with the existing neighborhood buildings. **Essentially consistent with existing building materials and colors.**

(e) Building location. No building shall be permitted to be sited in a manner which would-unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties. **Essentially per existing conditions**

(f) Historic structures. Any construction, rehabilitation and/or restoration of any landmark or historic building or structure within the Washington Avenue Historic District and proposed for any locally designated historic building shall conform to all the requirements of this chapter and with the terms and conditions outlined by the landmarks commission and included in the city's Building/Historic Code. **N/A**

(g) Infill lot. An infill lot is a single vacant lot located in a predominately built-up area, which is bounded on two or more sides by existing development. In addition any lot which contains an existing building, which will be removed and replaced with a new building, shall also be considered an infill lot. The infill status of a lot shall continue until building plans have been approved by the SARB, a building permit acquired and the building constructed in accordance with the approved plans and an occupancy permit issued. Once the occupancy permit is issued, the status of the lot shall change to non-infill and any additions or modifications thereafter shall be processed under normal procedures in accordance with article F. **N/A**

(2) The city plan commission shall, following due consideration of the recommendation(s) of the SARB, review the proposed architectural style/design, materials, and colors, in the context of the surrounding area and the purpose set forth in Section 13-1-120 above, for all new or substantially modified buildings located on commercial/office/industrial/institutional sites. The city plan commission will approve said site plans only after determining that these plans comply with the architectural review principles and criteria set forth in Section 13-1-122 (a)-(g) above.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: W61 N14280 TAUNTON AVE

APPLICANT/BUSINESS NAME: AARON NAGEL- KELLER INC

APPLICANT/BUSINESS ADDRESS: _____

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

PHONE: _____ EMAIL: _____

PROPERTY OWNER (IF DIFFERENT): IYQ2 LLC

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 _____

DESCRIBE REQUEST: Modify existing building to cut in (4) new overhead doors and (1) service door. Includes new concrete & asphalt paving in front of doors & adding a sanitary lateral from Taunton Ave. for new bathroom on interior.

PLEASE INCLUDE WITH YOUR APPLICATION:

One (1) copy of the full electronic set of application, narrative, sketches, plans, and photos of the proposal or request (in PDF format).

Three (3) Full-scale sets of supporting drawings, sketches, or survey maps-FOR STAFF USE

*Ten (10) Reduced scale sets of plans (11" x 17" SIZE) For **PLAN COMMISSION REVIEW***

*Eight (8) Reduced scale sets of plans (11" x 17" SIZE) For **SITE AND ARCHITECTURAL REVIEW BOARD***

***SUBMIT ELECTRONIC COPIES TO** MCENSKY@CITYOFCEDARBURG.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: _____

FOR CITY STAFF USE ONLY

TOTAL FEE: $ 150.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 6-4-2026

APPLICATION AND FEE RECEIVED BY: IS PLAN COMMISSION MEETING DATE: 7/6/26

ATTACHMENTS (CHECK IF RECEIVED):

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-002-06-004.00

ZONING: M-2 General ALDERMANIC DISTRICT: 5 PREVIOUS MEETING: N/A

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
D1.0 FLOOR PLAN - DEMOLITION
A1.0 FLOOR PLAN - PROPOSED
A2.0 ELEVATIONS - PROPOSED & DEMOLITION

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	41,967 S.F.	------ S.F.	------ S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	------ S.F.	------ S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	41,967 S.F.	------ S.F.	------ S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	41,967 S.F.	------ S.F.	------ S.F.
REMODEL AREA TOTALS	6,480 S.F.	15.44% OF BUILDING AREA	

BUILDING CODE ANALYSIS

APPLICABLE CODES
2021 International Building Code (w/ WI Amendments)
2021 IEBC (Level 2 Alteration)

OCCUPANCY
S1
Accessory Use

Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: 20'-2" Maximum Allowed: N/A
Number of Stories: 1 Maximum Allowed: 4
Total Building Area: 41,967 S.F. Maximum Allowed: 70,000 S.F.
Total Fire Area: 41,967 S.F. Maximum Allowed: 70,000 S.F.
Mixed Occupancies
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification 2B
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NFPA (EX. ASSUMED)
Fire Alarm System YES (EX. ASSUMED)

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category 2
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load 5 psf
Wood Truss
Top Chord Dead Load -- psf
Bottom Chord Load -- psf
Mezzanine/Second Floor/Basement
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 30 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 107 MPH
Surface Roughness B
Exposure Category B
Earthquake Load Criteria
Soil Site Class D
Ss --
S1 --

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES
Ambulatory Stall Required NO

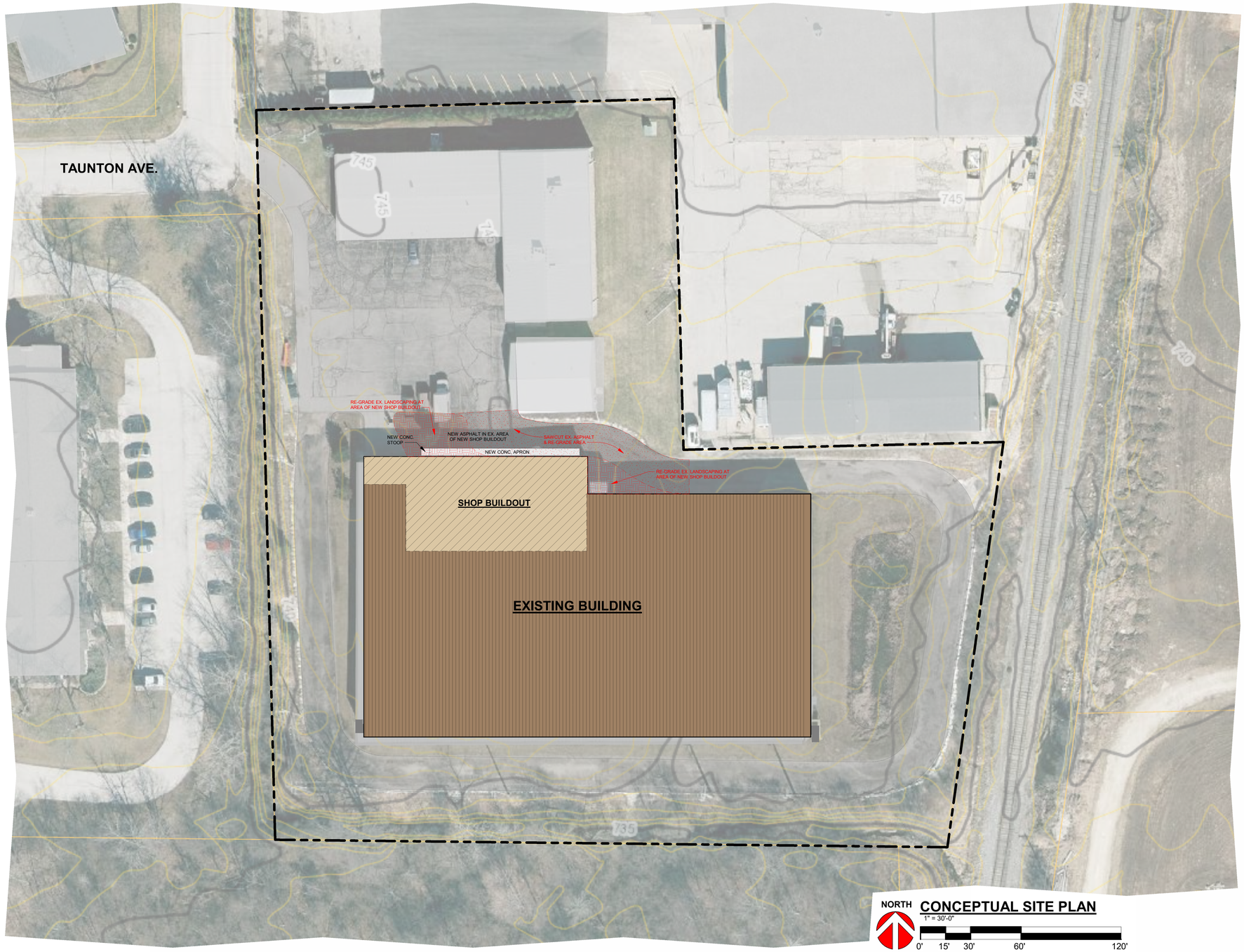
MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15 PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT

Building Size	41,967 S.F. + 12,285 S.F. = 54,252 S.F.	32.83%
Hard Surface	35,830 S.F.	26.66%
Green Space	61,342 S.F.	40.51%
Parcel Size (Approx.)	151,424 S.F.	3.48 Acres
Parking Provided	N/A Stalls	
Area of Disturbance	-,--- S.F.	

ZONING
Property Zoning --
Setbacks FY -'--" SY -'--" RY -'--"
Hard Surface Setback -'--"
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure NO
RTU SCREENING NO



NORTH

CONCEPTUAL SITE PLAN

1" = 30'-0"

0' 15' 30' 60' 120'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED SHOP BUILDOUT FOR:

TAUNTON AVE STORAGE

CEDARBURG, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED SHOP BUILDOUT FOR:
TAUNTON AVE STORAGE
W61 N14280 TAUNTON AVE.,
CEDARBURG, WISCONSIN 53012

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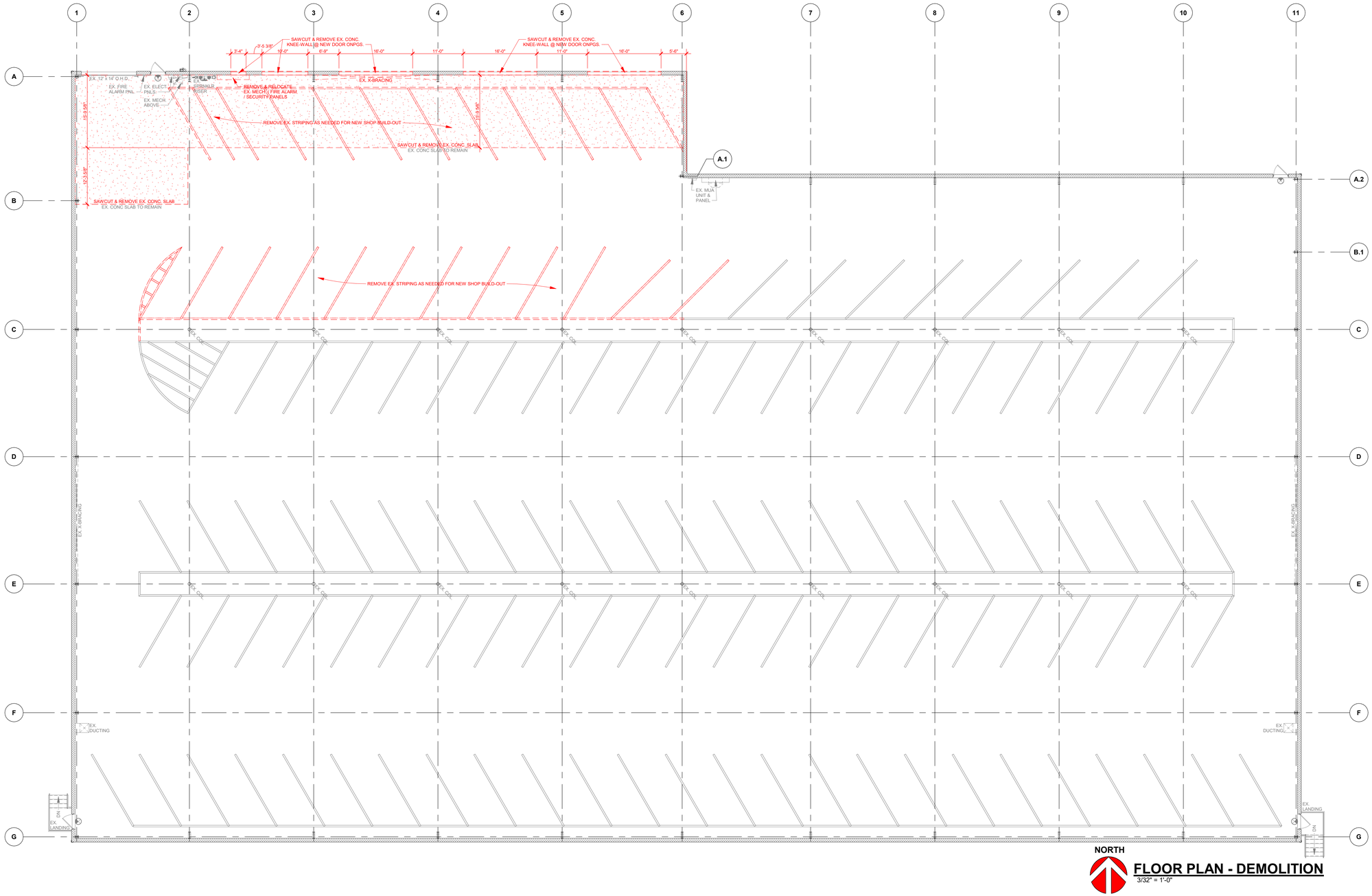
REVISIONS

1	04.15.2026	I. HAUN
2		
3		
4		
5		
6		

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: A. NAGEL
DESIGNER: C. MANSKE
INTERIOR DESIGNER: -------
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P26083
CONTRACT NO: -------
DATE: 04.06.2026
SHEET: C1.0



NORTH

FLOOR PLAN - DEMOLITION

3/32" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

Keller

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PROPOSED SHOP BUILDOUT FOR:

TAUNTON AVE STORAGE

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INTERIOR DESIGNER: -------

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EXPEDITOR: -------

SUPERVISOR: -------

PRELIMINARY NO: P26083

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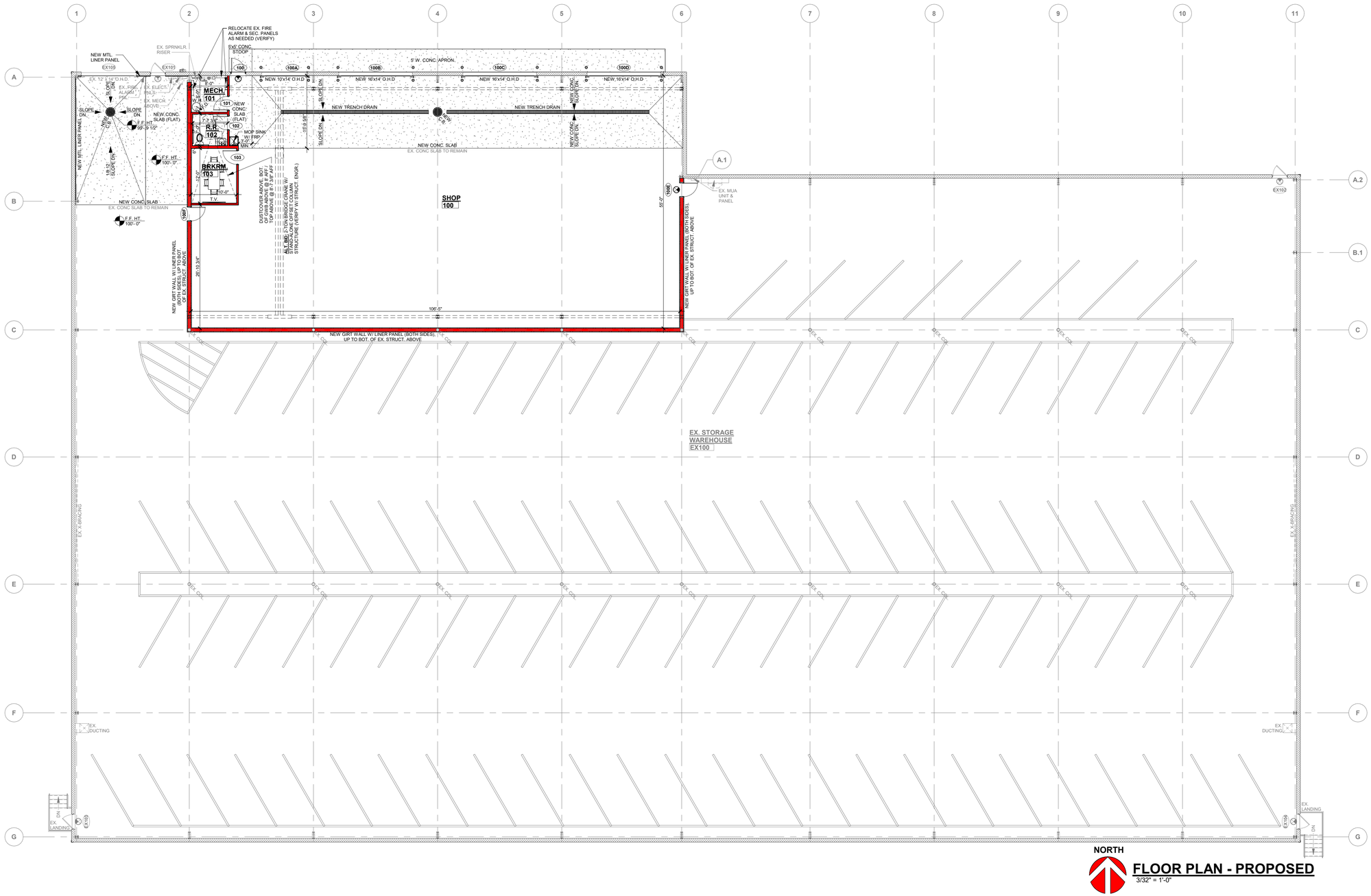

NORTH

FLOOR PLAN - PROPOSED

3/32" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
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INTERIOR DESIGNER: -------

DRAWN BY: I. HAUN

EXPEDITOR: -------

SUPERVISOR: -------

PRELIMINARY NO: P26083

CONTRACT NO: -------

DATE: 04.06.2026

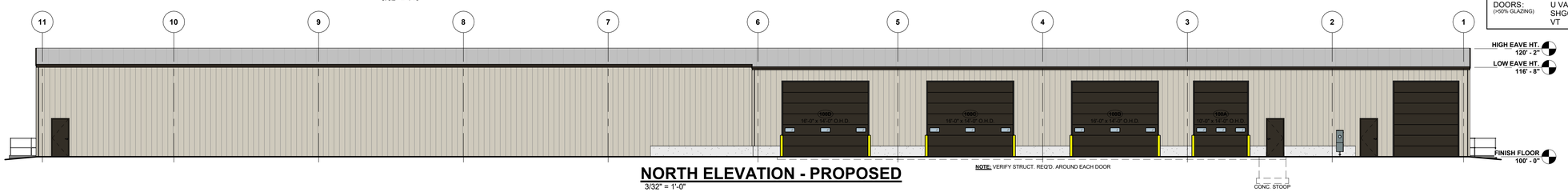
SHEET: A1.0

PRELIMINARY - NOT FOR CONSTRUCTION

EAST ELEVATION - DEMOLITION

3/32" = 1'-0"

DOOR & WINDOW VALUES		
WINDOWS:	U VALUE	0.--
	SHGC	0.--
	VT	0.--
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.11
DOORS: (>50% GLAZING)	U VALUE	0.--
	SHGC	0.--
	VT	0.--



NORTH ELEVATION - PROPOSED

3/32" = 1'-0"

NORTH ELEVATION - DEMOLITION

3/32" = 1'-0"

Keller
PLANNERS | ARCHITECTS | BUILDERS

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PROPOSED SHOP BUILDOUT FOR:

TAUNTON AVE STORAGE

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CEDARBURG, WISCONSIN 53012

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REVISIONS

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PROJECT MANAGER: A. NAGEL
DESIGNER: C. MANSKE
INTERIOR DESIGNER: -------
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P26083
CONTRACT NO: -------
DATE: 04.06.2026
SHEET: A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

TAUNTON AVE STORAGE

CEDARBURG, WISCONSIN

Keller
Planners | Architects | Builders
Offices in the Five Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY

0 30 60

LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TAUNTON AVENUE STORAGE
W61 N14280 TAUNTON AVE
CEDARBURG, WI 53012

PLAN TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY:
RSF

DESIGNED BY:
RSF

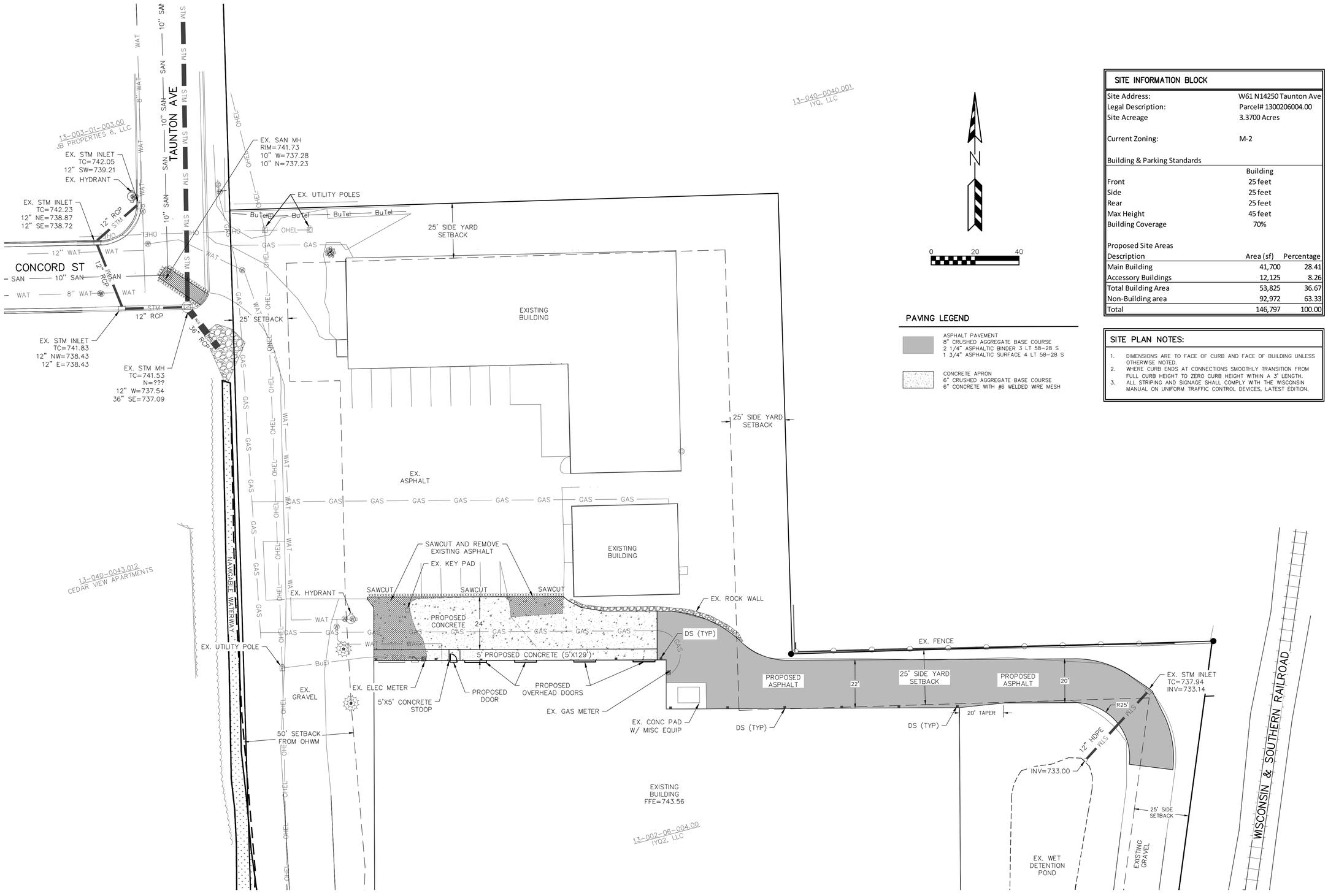
CHECKED BY:
KJP

PLAN DATE:
5/30/2026

PROJECT NO:
\SR-15-16

PRELIMINARY

SHEET NO:
C1.01



PAVING LEGEND

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

CONCRETE APRON
6" CRUSHED AGGREGATE BASE COURSE
6" CONCRETE WITH #6 WELDED WIRE MESH

SITE INFORMATION BLOCK

Site Address:	W61 N14250 Taunton Ave
Legal Description:	Parcel# 1300206004.00
Site Acreage	3.3700 Acres
Current Zoning:	M-2

Building & Parking Standards

	Building
Front	25 feet
Side	25 feet
Rear	25 feet
Max Height	45 feet
Building Coverage	70%

Proposed Site Areas

Description	Area (sf)	Percentage
Main Building	41,700	28.41
Accessory Buildings	12,125	8.26
Total Building Area	53,825	36.67
Non-Building area	92,972	63.33
Total	146,797	100.00

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TAUNTON AVENUE STORAGE
W61 N14280 TAUNTON AVE
CEDARBURG, WI 53012

PLAN TITLE:
PROPOSED SITE PLAN

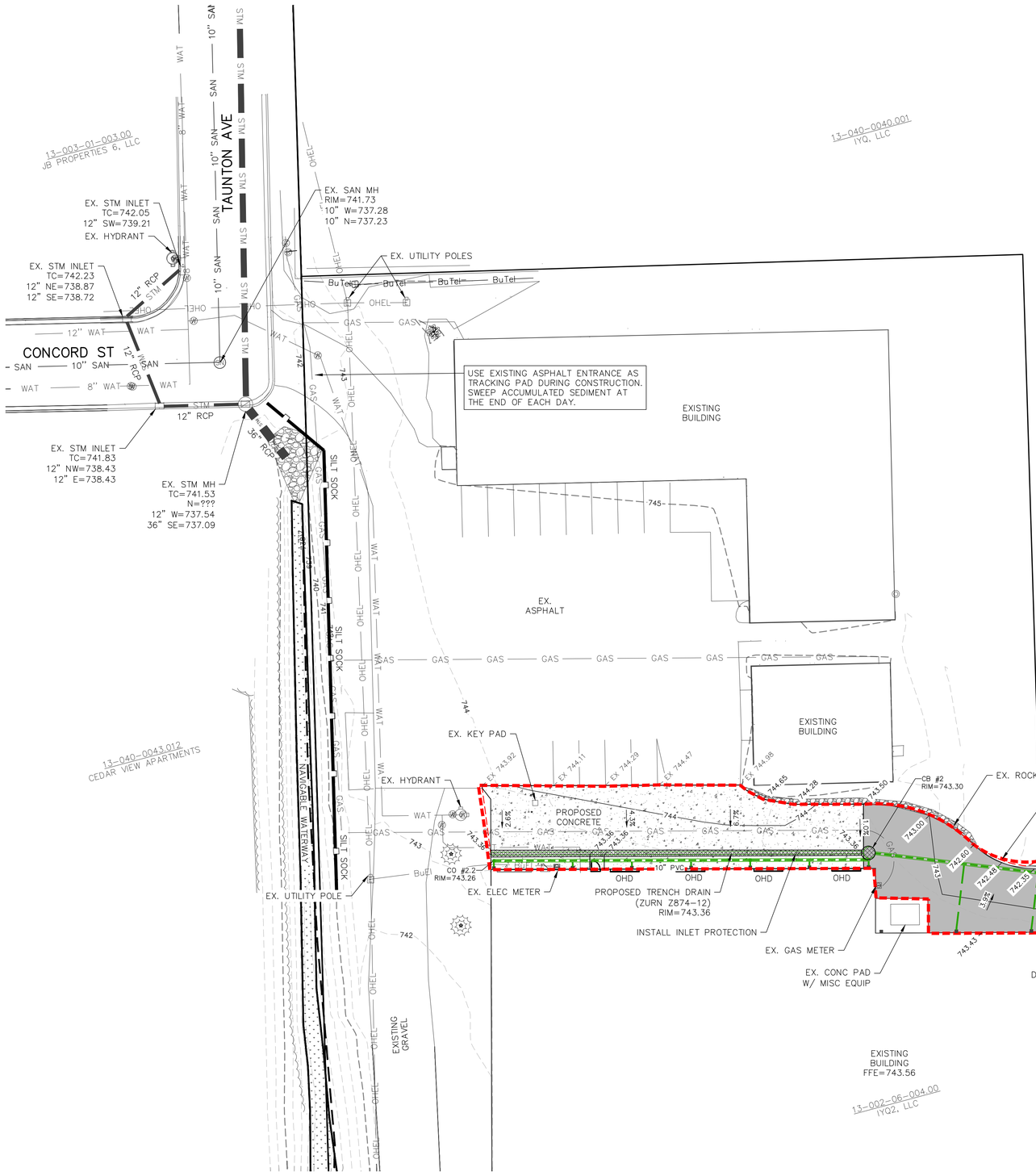
DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **5/30/2026**

PROJECT NO: **\SR-15-16**

PRELIMINARY

SHEET NO:
C1.02



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED ASPHALT/CONCRETE ELEVATION.
- FFE 934.23 – BUILDING FIRST FLOOR ELEVATION.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL WISDOT TYPE B INLET PROTECTION.
- – DISTURBED AREA
- – INSTALL SILT SOCK

STAGES OF CONSTRUCTION TIME SCHEDULE:

JULY 20, 2026

1. INSTALL SILT SOCK PRIOR TO SANITARY SEWER EXTENSION. INSTALL INLET PROTECTION FOLLOWING INSTALLATION OF CATCH BASINS.

JULY 21 – SEPTEMBER 1, 2026

2. STRIP TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION.
3. COMPLETE ROUGH GRADING.
4. INSTALL SANITARY AND STORM SEWER.
5. INSTALL OVERHEAD DOORS AND COMPLETE BUILDING IMPROVEMENTS.
6. COMPLETE FINISH GRADING.
7. INSTALL BASE COURSE, PAVEMENT AND REGRADE GRAVEL DRIVEWAY.

SEPTEMBER 2 – 15, 2026

8. INSTALL LANDSCAPING.
9. APPLY FINAL STABILIZATION TO ENTIRE SITE.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF CEDARBURG PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TAUNTON AVENUE STORAGE
W61 N14280 TAUNTON AVE
CEDARBURG, WI 53012

PLAN TITLE:
GRADING & EROSION CONTROL PLAN

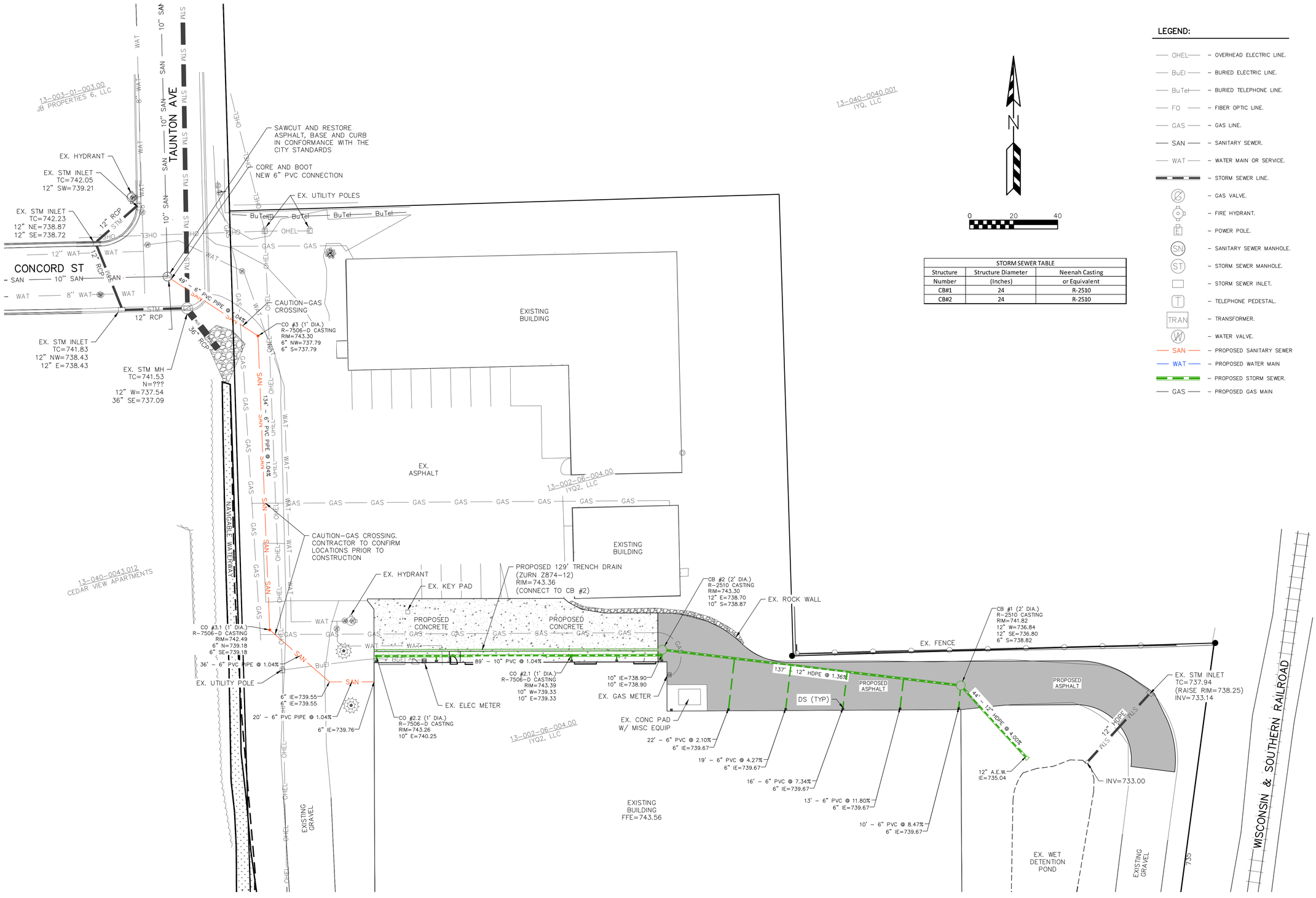
DRAWN BY: **RSF**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **5/30/2026**

PROJECT NO: **\SR-15-16**

PRELIMINARY

SHEET NO:
C1.03



13-040-0040.001
IYQ, LLC

0 20 40

STORM SEWER TABLE		
Structure Number	Structure Diameter (Inches)	Neenah Casting or Equivalent
CB#1	24	R-2510
CB#2	24	R-2510

LEGEND:

- OHEL — OVERHEAD ELECTRIC LINE.
- BuEl — BURIED ELECTRIC LINE.
- BuTel — BURIED TELEPHONE LINE.
- FO — FIBER OPTIC LINE.
- GAS — GAS LINE.
- SAN — SANITARY SEWER.
- WAT — WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SANITARY SEWER MANHOLE.
- STORM SEWER MANHOLE.
- STORM SEWER INLET.
- TELEPHONE PEDESTAL.
- TRANSFORMER.
- WATER VALVE.
- SAN — PROPOSED SANITARY SEWER
- WAT — PROPOSED WATER MAIN
- PROPOSED STORM SEWER.
- GAS — PROPOSED GAS MAIN

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
TAUNTON AVENUE STORAGE
W61 N14280 TAUNTON AVE
CEDARBURG, WI 53012

PLAN TITLE:
UTILITY PLAN

DRAWN BY:
RSF

DESIGNED BY:
KJP

CHECKED BY:
KJP

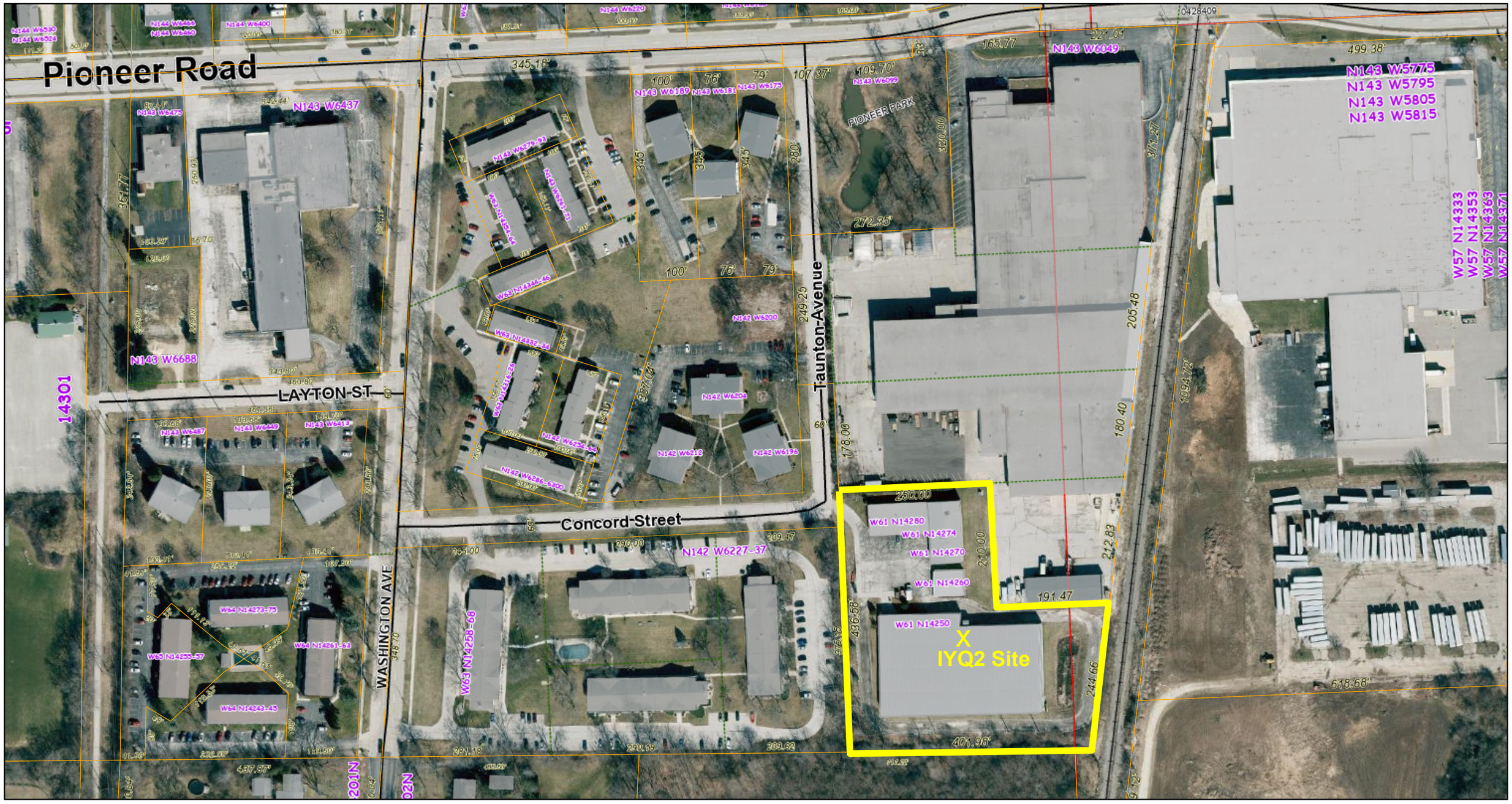
PLAN DATE:
5/30/2026

PROJECT NO:
\SR-15-16

PRELIMINARY

SHEET NO:
C1.04

IYQ2 Property Map



6/18/2026, 2:07:11 PM

1:1,908

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.15 km

Ozaukee County

Parcels
- Road Reservation
- Road Right-of-Way
- Condominium
- Gap
- Overlap
- Tax Parcel
- Asset Tax Parcel

PLSS Corners
- Section Corner
- Railroad Centerline

Local Roads
- Local
- Historical Parcel Lines
- Building Footprints

- PLSS Townships
- PLSS Sections
- PLSS Quarter Sections
- Control Survey Diagram

ILLUMINATING US lighting

WALL PACK

TYPE: _____

DESCRIPTION

Slim wall pack is available in two watts for a variety of applications including building perimeter, entrances, stairways and security lighting. IMWP10 series of luminaries provides a low-profile architectural style with the power of bright, energy efficient LEDs. It has a rugged aluminum construction with multi-mount capabilities. 0° to +90° tilt adjustments. For a building that has a modern or futuristic look.

Small size: 40W Medium size:67W/80W

SPECIFICATION FEATURES

Construction
- Rugged cast-aluminum housing with bronze polyester powder paint for outdoor applications.
- The LED module and power bin separation design with excellent thermal management that both enhances LED efficiency and extends component life.

Optics
- Single CCT 3000k, 4000K and 5000K are available for standard version, and the 27W, 40W & 80W offer the color tunable version, the CCT can be changed to 3000K/4000K/5000K.
- Scalable Lumen Packages from 1,600 to 12,200 Lumens.
- Tempered UV coated flat lens provide outstanding performance, uniformity and glare control.

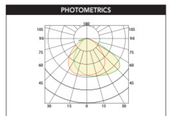
Electrical
- Standard drivers feature electronic universal voltage (120-277 50/60hz) operation.
- Optional 0-10V dimming and dimming range from 10%-100%.
- Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments.

Certifications
- UL cUL wet location listed.
- DesignLights Consortium™ Qualified.
  Note: DesignLights Consortium™ Qualified and classified for DLC Premium (all lumen packages), refer to www.designlights.org for details.

Lifespan
- Estimated 50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Warranty
- Five-year limited warranty.

PHOTOMETRICS



ACCESSORIES

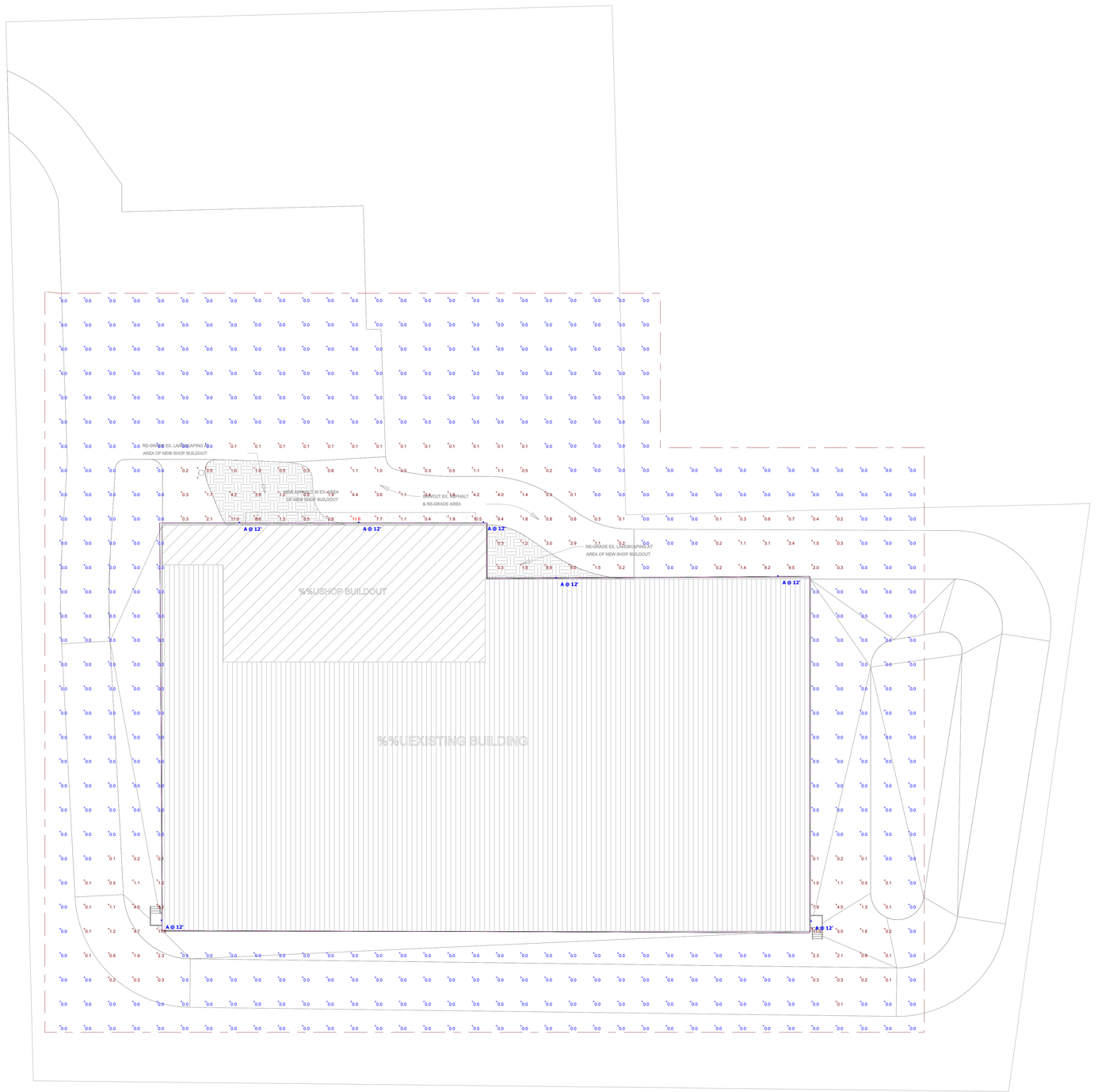
Photocell(Optional)
120-277V Integrated Photocell's are available and can be customized to meet customer needs. To utilize this service, please contact us

CCT and Wattage controller
Description:
Allowing the contractor to set the lumen value and CCT of the fixture at the installation site.

CCT AND WATTAGE CONTROLLER

This fixture has the function of adjusting the lumens output and color temperature on-site.

Wattage selectable: 100%, 80%, 60%, 40%
CCT selectable: 3000K, 4000K, 5000K



Plan View
Scale - 1" = 20ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		7	ILLUMINATING US	IMWP1040W27VDDKDAD			1	5031	0.96	41.1	Max: 2110cd

Gillitzer Electric Services

Taunton Ave Storage
Cedarburg, WI

Designer
BGG
Date
06/30/2026
Scale
Not to Scale
Drawing No.

Summary

1 of 1

06/23/2026 SARB MEETING IYQ2 EXCERPT

IY2Q LLC, IN CARE OF AARON NAGEL OF KELLER, INC., FOR APPROVAL OF MODIFICATIONS TO THE EXISTING SITE AND BUILDING ARCHITECTURE LOCATED AT W61 N14250 TAUNTON AVENUE. THE 3.48-ACRE PROPERTY IS ZONED M-2 GENERAL MANUFACTURING DISTRICT.

Board members reviewed the proposed modifications. They discussed the overall appearance of the project and its compatibility with the existing building and surrounding industrial area. The Board generally expressed support for the proposed modifications and found the project to be consistent with the character and intent of the existing development. Comments focused on the architectural presentation and overall site appearance.

A favorable recommendation to the Plan Commission was made by Member Rushing, seconded by Plan Commission Representative Arnett, to approve the application subject to following conditions:

1) Applicant to provide a site landscaping plan and for review and approval by staff prior to issuance of a building permit.
2) 2) Applicant to provide an exterior lighting plan for review and approval by staff prior to issuance of a building permit. All light fixtures shall be of cutoff design. Any pole mounted fixtures may not be mounted at a height greater than the building height.
3) Applicant to provide a dumpster location and screening plan for review and approval by staff prior to issuance of a building permit.
4) Applicant to secure a building permit prior to the start of work on this project.
5) City Engineer review and approval of all grading, drainage, erosion control, stormwater management, and utility plans prior to issuance of a building permit.

The motion carried unanimously.

DRAFT

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: July 6, 2026

General Information:

Agenda Item: **7.E.**

Applicant:	Zimmerman Architectural Studios, Inc.on behalf of …
Property Owner:	Egan Gardner Development
Request:	Approval of architectural, site, landscaping, dumpster location/screening, and exterior lighting plans.
Current Zoning:	M-3 Business Park District
Current Master Plan Classification:	Industrial and Manufacturing
Surrounding Zoning/Land Use:	North: M-3 Business Park District South: M-3 Business Park District East: M-3 Business Park District West: P-1 Park & Recreation District
Lot Size:	~5.9 Acres
Location:	N118 W6676 Forward Way (directly south of existing Wilo)

Discussion:

The applicant requests approval to develop a ~71,100 sq. ft. industrial spec office/manufacturing/warehouse flex use building on this vacant site. Future tenants are not yet determined.

The M-3 Business Park District lists 'manufacture and fabrication of goods within the confines of a building', and 'business offices' as permitted uses that can be considered for approval by the Plan Commission.

The applicant's plans have been reviewed against the City's Code standards for the M-3 Business Park Zoning District and the requirements set forth in the Declaration of Restrictions and Covenants for the Highway 60 Business Park. Significant findings include:

As compared to the M-3 Zoning District Standards…

- Plans comply with the lot area, lot width, lot coverage and minimum open space requirements.
- Plans comply with the building setback, yard, and maximum height requirements.
- Parking requirements are TBD, based upon proposed future tenant occupancies.
  - For Business Offices. One space per 200 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees, is required. (*If 30% of 71,100 is office, Code requirement would be ~125 stalls*).
  - For Manufacturing, Processing, Fabrication, and Storage Operations. One space per employee for the two consecutive work shifts with the largest number of employees is required. *(If 30% of 71,100 is manufacturing, Code requirement would be ~54 stalls).*
  - For Warehouse. One space per employee for the work shift with the largest number of employees, plus one space per 5,000 square feet of gross floor area, is required. *(If 40% of 71,100 is warehouse, ~12 stalls would be required)*.
  - Total parking stalls shown on the plan is 86.
  - Parking stall sizes, at 10'w x 18'd (as measured to back of curb) are Code compliant.
  - The loading dock and truck traffic center of this plan faces almost due north toward the south side of the Wilo building. Due to the curve in the road, traffic from the north will have a clear view of this area when headed south on Forward Way. The applicant has included a thoughtful plan to buffer this view with landscape plantings.

As compared to the Declaration of Restrictions and Covenants for the Highway 60 Business Park…

- Maintained (vs natural) landscaping should be maintained throughout the front building setback, from side lot line to side lot line. *Plan is suitable ~~except as to the west side yard, where a planting plan should be developed and presented prior to Plan Commission review of this project.~~*
- Buildings shall be designed by an architect or engineer. All sides, elevations or facades of all buildings and structures shall be visually pleasing and architecturally and aesthetically compatible with the surrounding environment, as determined by the Plan Commission. Building materials shall be selected for their ability to present a visual statement of a building's purpose, attractiveness and permanence. The building materials used shall be harmonious with the general character of other buildings and structures on the property. ~~*SARB review pending*~~. *Refer to SARB Draft Minutes in packet.*
- The front, side and rear walls of all buildings shall be faced with brick, decorative masonry, stone, or architecturally-finished (including, without limitation, painted)

precast concrete panels or other decorative material approved by the Plan Commission. For the purpose of this architectural standard, light weight or cinder concrete block shall not be considered a decorative masonry material. Exterior gutters and downspouts shall be permitted only along the side and rear of buildings. ~~*SARB review pending*~~. *Refer to SARB Draft Minutes in packet.*

- Metal siding shall be used only as a minor building component not to exceed twenty-five percent (25%) of exterior wall surface, excluding roofing, in combination with one of the above materials unless there is Plan Commission approval to exceed this amount. The metal panels must be attractive, durable, of an earth tone or compatible color and not merely an inexpensive method of building. *ok*
- No building., structure or improvement shall be in excess of forty-five (45) feet in height above grade, excluding any utility penthouse. *ok*
- The architectural standards and design of any accessory buildings shall be consistent with the design and materials of the principal buildings(s). *N/A*
- Prefinished metal siding on rear or side walls shall be permitted until all expansions have been completed. At the time of completion, all side and rear walls shall have finished materials as agreed upon by the Plan Commission. *N/A*

General site landscaping is well thought out. It includes a green and colorful variety, and appropriate quantities of, trees, shrubs, perennials, and turf around the site, building, and parking areas. *Ok ~~except as to west side yard~~.*

Exterior lighting of the site and building calls for use of full cut-off type fixtures and recessed or downlights. This will mitigate concerns as to glare. *Maximum footcandles on the ground at the lot lines appear to be less than .5 throughout except along the south ½ of the west lot line where it reaches +/- 1 footcandle.* Here is a link to the proposed light pole and fixture details including cutsheets.

Suitable dumpster location and screening designs are provided. *Further detail as to the CMU color and finish are requested.*

Recommendation:

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

1) The rear loading dock and extensive paved circulation area to the north shall not be used as a parking lot (with the exception of vehicles temporarily backed-up to dock doors).

2) Outside storage of materials equipment and supplies at this site is neither proposed nor permitted at this time.

3) Rooftop HVAC shall not extend higher than the height of the shortest parapet wall on the building. All HVAC shall be screened from the surrounding view.

4) Any signs to be placed at this site/building shall be subject to the requirements of the City Sign Code and the Declaration of Restrictions and Covenants for the Highway 60 Business Park. A Sign Permit is required prior to the placement of any signs at this site.

5) Exterior gutters and downspouts shall be permitted only along the side and rear of buildings.
6) The dumpster enclosure(s) shall specify split-face CMU material and color matched to the primary building color.
8) Prior to any occupancies in this building, the applicant agrees that the City Planner shall review and consider the scale and nature of each proposed use/tenancy and its operating characteristics to determine if the use indeed complies with the permissions of the M-3 Zoning District and the Declaration of Restrictions and Covenants for the Highway 60 Business Park. The City Planner shall also consider whether the site has sufficient parking to support the proposed use. If the City Planner determines that a proposed future use/tenancy does not appear to be a suitable fit for this building given the types of uses permitted in the M-3 Zoning District, the types of uses permitted under the Declaration of Restrictions and Covenants for the Highway 60 Business Park, and/or the parking limitations of the site, the applicant may request a final determination of suitability from the Plan Commission.
9) City Engineer review and approval of all final grading, drainage, utility, erosion control, and stormwater management plans prior to issuance of a building permit.
10) Applicant to satisfy the requirements of City Engineer, Fire Department, Utility and other departments as to, for instance, but not necessarily limited to (see review/comments below):

Egan Gardner Staff Plan Review/Comments ref 6-1-26 Plan Set

- I see on pages 10 & 11 of the Plan Commission set they show street trees as part of the landscaping plan. The City will plant all street trees in the public right-of-way after construction is completed. The developer is <u>not</u> required to plant street trees. The developer would be required to pay for street trees which goes into a fund (Developer's Tree Planting Account). Please see excerpt below from Policy PR-2 Street Tree Planting Policy.

  B. Initial Planting in New Subdivisions or Developments. *The City Forester shall determine the species and locations of trees to be planted on each of the streets or other public areas within new subdivisions or developments.*
  (1) The initial cost of street trees and tree planting for all newly platted subdivisions, commercial, business or industrial development shall be assessed as a fee paid by the subdivider or developer pursuant to Section 14.1.100 (h) of the Cedarburg Code of Ordinances.
  (2) The fee shall be computed as follows: (a/b) x c = n where a = total linear feet of curb frontage in subdivision; b = 50(avg. spacing); c = $450 (avg. cost per tree including planting); n = fee assessed. Item c may be increased annually by an amount equal to the increase in the consumer price index from the previous calendar year.
  (3) Fees shall be collected prior to the recording of the final plat.
  (4) Fees collected shall be used only for planting operations in the specific subdivision or development for which the fees were paid.
  (5) The City Forester shall plant, irrigate and maintain such trees at such times and places as the development of the subdivision, its occupants, and other conditions make feasible. Trees shall be planted after construction and landscape installation is completed.

  Please let me know if you have any questions. Thank you.

  Kevin Westphal
  City Forester
  Cedarburg, WI
  kwestphal@cityofcedarburg.wi.gov
  (262) 375-7662

- My previous comments still hold true. By the looks of the plans, they have included them. Only thing I do think will happen is the fire department may/will require the water main to go around the building completely to include additional fire hydrants as well. I would like a note added that a pre-construction meeting with city staff before construction starts will be required.

  Tim Martin
  414-313-0736
  tmartin@clwuc.gov

- Building should be equipped with a fire alarm system capable of notifying all occupants of the building, initiated by fire sprinkler activation and complying with NFPA 72
  Multiple Knox boxes will be needed for this building
  - One (1) centrally located on the South side of the building next to the Fire Sprinkler Riser room exterior door, One (1) located on the North side, East end of the building. Both boxes should be the 4400 series boxes (single lock, no tamper) and fully equipped with keys/fobs to access all units, and mounted at a height of 5' from the ground.
  - For optimal performance, we would prefer that a fire hydrant be added to the NW corner of the property, and that the main be looped to all hydrants.

  - Ensure parking lots and turning radii are appropriately sized for fire apparatus (Apparatus size - 44' long, 258" wheelbase).

  Thank you,

  Blake R. Karnitz, FO, FM
  Deputy Chief of Community Risk Reduction
  Cedarburg Fire Department
  W61N631 Mequon Ave.
  PO Box 327
  Cedarburg, WI 53012
  Office – (262)375-7632

- I have nothing new to add. Thank you.

  Jeff Thierfelder
  Utility Engineer
  Cedarburg Light & Water Utility
  262-375-7650

Egan Gardner 3/17/26 Concept Plans - Staff Comments

- **WATER** Concept is ok. There are two existing 8" PVC water services serving this lot. Whichever one that is not used will be required to be abandoned at the water main. All drinking water infrastructure (mains, hydrants & valves) on this property will be considered private but will be required to be installed according to Cedarburg Light & Water Construction specifications. Valve and hydrant locations can be discussed once we get closer to a final design.
  Timothy D. Martin, Water Utility Superintendent
  Cedarburg Light and Water Utility
  Office – 262-375-7650
  Cell – 414-313-0736
  tmartin@clwuc.gov

- **ELECTRIC** Currently there is no electric on this lot. There are empty conduits to the south side of the lot (stopped in the parkway) to provide electric. The customer would need to pay for a primary extension to the new transformer location. There will be credits available to offset the cost of the installation based on how much electricity will be used. CL&W will need an easement for the primary route.
  Jeff Thierfelder, Utility Engineer
  Cedarburg Light & Water Utility
  262-375-7650

- **FIRE**
  1. Clarification will be needed on the occupancy types as the project progresses, as the general description could classify it as Factory or Storage.
     a. Needed to ensure appropriate rated fire separations
  2. Building must be equipped with Knox boxes - multiple boxes will be needed.
  3. Building is required to be fully sprinklered and equipped with occupant notification throughout.
     a. System components (FDC, alarm panels, Knox boxes, etc.) locations shall be approved by the Cedarburg Fire Department
  4. Relocate the hydrant in the East parking lot to the North entrance/island of the East parking lot.
  5. Ensure turning radius of parking lots are sufficient for fire apparatus.

  Blake R. Karnitz, FO, FM - Deputy Chief of Community Risk Reduction
  Cedarburg Fire Department
  W61N631 Mequon Ave.
  PO Box 327
  Cedarburg, WI 53012
  Office – (262)375-7632

- **ENGINEERING/PUBLIC WORKS**
  My initial comments are below:
  1. The flow for the truck traffic seems less than ideal. I would think a drive through scenario would be best.
  2. The four driveways seem to be more than expected. Is there a way to group the driveways together?
  3. These comments are not deal breakers just my observations. I will likely have further comments when more detailed plans are received.

  Mike Wieser, P.E.
  Director of Engineering & Public Works
  CITY OF CEDARBURG
  (262) 375-7610
  New Email Address: mwieser@cityofcedarburg.wi.gov

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: Parcel ID: 130220200200 Street: Forward Way

APPLICANT/BUSINESS NAME: Egan Gardner Development

APPLICANT/BUSINESS ADDRESS: _____

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

PHONE: _____ EMAIL: _____

PROPERTY OWNER (IF DIFFERENT): City of Cedarburg

PROPERTY OWNER MAILING ADDRESS: W63 N645 Washington Avenue, Cedarburg, WI 53012

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 _____

DESCRIBE REQUEST: Requesting review and approval from the Site and Architectural Review Board and the Plan Commission

PLEASE INCLUDE WITH YOUR APPLICATION:

One (1) copy of the full electronic set of application, narrative, sketches, plans, and photos of the proposal or request (in PDF format).

Three (3) Full-scale sets of supporting drawings, sketches, or survey maps-FOR STAFF USE

*Ten (10) Reduced scale sets of plans (11" x 17" SIZE) For **PLAN COMMISSION REVIEW***

*Eight (8) Reduced scale sets of plans (11" x 17" SIZE) For **SITE AND ARCHITECTURAL REVIEW BOARD***

SUBMIT ELECTRONIC COPIES TO MCENSKY@CITYOFCEDARBURG.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: June 03, 2026

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):

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

ZIMMERMAN
ARCHITECTURAL STUDIOS, INC.

Egan Gardner Development- Cedarburg

6.01.2026

EGAN GARDNER DEVELOPMENT

ZIMMERMAN

EGAN GARDNER DEVELOPMENT

zimmerman

EGAN GARDNER DEVELOPMENT

zimmerman

Cedarburg Development – Aerial

EGAN GARDNER DEVELOPMENT

ZIMMERMAN

Cedarburg Development – Aerial

EGAN GARDNER DEVELOPMENT

Forward Way Warehouse

Forward Way
Cedarburg, WI 53012

Plan Commision Review Set

June 1, 2026

ARCHITECT:

ZIMMERMAN ARCHITECTURAL STUDIOS, INC.

CELEBRATING 120 YEARS 1906 2026

Civil: HARWOOD ENGINEERING
255 North 21 Street
Milwaukee, WI 53233
PH: (414)-475-5554
FAX: (414)-473-9299

Structural: HARWOOD ENGINEERING
255 North 21 Street
Milwaukee, WI 53233
PH: (414)-475-5554
FAX: (414)-473-9299

Plumbing: DESIGN BUILD

Mechanical: DESIGN BUILD

Electrical: DESIGN BUILD

Communication: tbd

SHEET INDEX:

GENERAL

G000 TITLE SHEET
G003 FIRST FLOOR - LIFE SAFETY PLAN

CIVIL

C1.00 PROJECT LOCATION AND GENERAL NOTES
C1.10 SITE PLAN - OVERALL
C1.11 SITE PLAN - WEST
C1.12 SITE PLAN - EAST
C1.20 GRADING PLAN - OVERALL
C1.21 GRADING PLAN - WEST
C1.22 GRADING PLAN - EAST

LANDSCAPING

L1.00 LANDSCAPE PLAN AND SCHEDULES - WEST
L1.01 LANDSCAPE PLAN AND SCHEDULES - EAST
L2.00 LANDSCAPE DETAILS AND NOTES

ARCHITECTURAL

A201 OVERALL FIRST FLOOR PLAN
A205 ROOF PLAN
A400 EXTERIOR ELEVATIONS
A500 BUILDING SECTIONS
A600 WALL SECTIONS
A601 WALL SECTIONS
A700 MISCELLANEOUS DETAILS
A1000 DOOR SCHEDULE, DOOR TYPES, WALL TYPES

STRUCTURAL

S100 FOUNDATION PLAN
S200 ROOF FRAMING PLAN
S500 DETAILS
S501 DETAILS
S520 DETAILS
S900 GENERAL NOTES
S901 GENERAL NOTES AND SCHEDULES

ELECTRICAL

PG1 0F 1 SITE PHOTOMETRICS

PROJECT LOCATION

ARCHITECTURAL "A" SERIES

STRUCTURAL "S" SERIES

PLUMBING "P" SERIES

MECHANICAL "M" SERIES

ELECTRICAL "E" SERIES

ZIMMERMAN ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zasstudios.com
TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

Project:

Forward Way Warehouse

Revisions:

No:	Date:	Description:

Date:

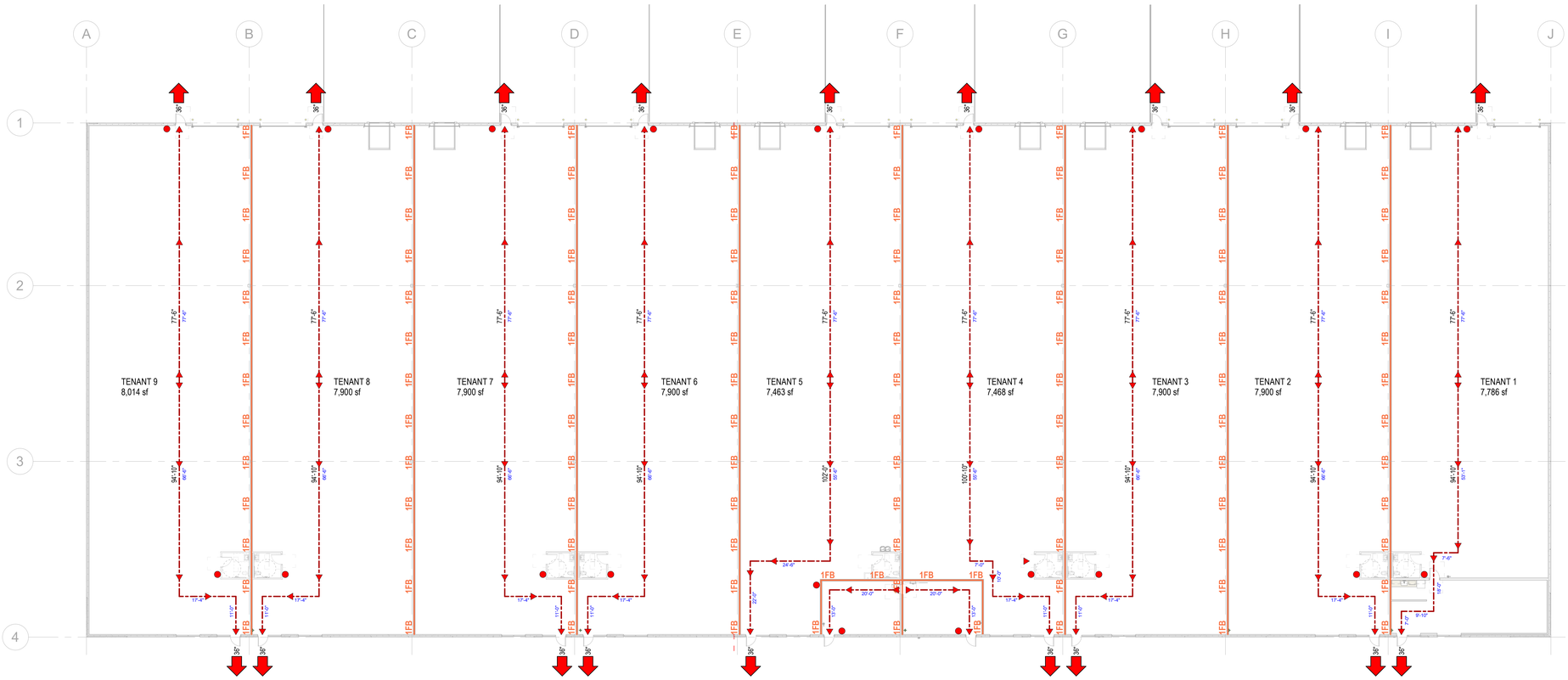
June 1, 2026

Project No.: 260017.00

(Owner) Project No.: --

Sheet No.:

G000



1 FIRST FLOOR PLAN - LIFE SAFETY
1/16" = 1'-0"

LIFE SAFETY LEGEND

X" = EXIT DOOR - EXIT DISCHARGE
X" = CLEAR WIDTH OF OPENING IN INCHES.

= FIRE EXTINGUISHER

XXX'-X" = EXIT TRAVEL PATH

1FB 1FB = 1 HOUR FIRE RATED FIRE BARRIER. UL# U305

1FP 1FP = 1 HOUR FIRE RATED FIRE PARTITION. UL# U341

GENERAL NOTES:

1. "EXIT" IN VISUAL RAISED CHARACTERS, AND BRAILLE SIGN AT ALL EXIT DOORS MARKED WITH X" SYMBOL ON LS PLAN. REFER TO DESIGN/BUILD DRAWINGS AND SPECIFICATIONS.
2. "FIRE EXTINGUISHER" SIGN, MAX. 12'-0" ABOVE FINISHED FLOOR, TO BE INSTALLED ABOVE ALL FIRE EXTINGUISHER LOCATIONS MARKED WITH SYMBOL ON LS PLAN.
3. BUILDING IS PROTECTED BY A COMPLETE AUTOMATIC SPRINKLER SYSTEM PER NFPA-13. REFER TO DESIGN/BUILD DRAWINGS AND SPECIFICATIONS.
4. BUILDING IS EQUIPPED THROUGHOUT WITH FIRE AND SMOKE ALARMS. REFER TO DESIGN/BUILD DRAWINGS AND SPECIFICATIONS.

CODE REVIEW SUMMARY

Code Review Information
The Code Review Summary and building requirements were prepared utilizing the following codes:
- 2021 International Building Code (IBC)
- 2021 International Energy Conservation Code (IECC)
- 2017 ANSI A117.1 Accessible and useable Buildings and Facilities
- 2021 International Fire Code (IFC)

Chapter 3 – Occupancy Classification and Use
Section 310 - Factory Group F-2
306.3 Low-Hazard Factory Industrial, Group F-2

Chapter 5 – General Building Heights and Areas
Section 504 Building Height and Number of Stories
Table 504.3 Allowable Building Height In Feet Above Grade Plane.
Construction Type IIB, Sprinklered per NFPA 13
Group F: Allowable Height = 70'
Table 504.4 Allowable Number of Stories Above Grade Plane.
Construction Type IIB, Sprinklered per NFPA 13
Group F-2: Allowable Number of Stories = 4
Section 506 Building Area
Table 506.2 Allowable Area in Square Feet.
Construction Type VB, Sprinklered per NFPA 13
Group F-2: Allowable Area = 92,000 sf
Section 507 Unlimited Area Buildings
507.5 Sprinklered, One-Story Buildings
The area of a Group F building no more than one story above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with section 903.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet in width.

Chapter 6 – Types of Construction
Section 601 General
Table 601 Fire-Resistive Rating Requirements For Building Elements
Construction is Type IIB
Primary structural frame: 0 hour
Bearing walls - Exterior: 0 hour
Bearing walls - Interior: 0 hour
Nonbearing walls and partitions - Exterior: 0 hour
Nonbearing walls and partitions - Interior: 0 hour
Floor construction and associated secondary members: 0 hour
Roof construction and secondary members: 0 hour

Chapter 7 – Fire and Smoke Protection Features
Section 706 Fire Walls
Table 706.4 Fire Wall Fire-Resistance Ratings
Group F-2 = 2 hours. None Required
Section 707 Fire Barriers
707.1 General
Chapter 9 – Fire Protection Systems
Section 903 Automatic Sprinkler Systems
Building is equipped throughout with an Automatic Sprinkler System per NFPA 13.

Chapter 10 – Means of Egress
Section 1004 - Occupant Load
Table 1004.5 Maximum Floor Area Allowances Per Occupant
Industrial Areas: 100 gsf / occupant
Total Occupant Load allowed Group F-2: = 69,876 / 100 = 699 occupants (per sf calc)
Section 1005 - Means of Egress Sizing
1005.3 Required capacity based on occupant load.
1005.3.2 Other egress components: occupant load x .2 = required total inches
699 x .2 = 139.8" required min. Actual 646".
Section 1006 - Number of Exits and Exit Access Doorways
Table 1006.3.1 Minimum number of exits or access to exits per story
1 - 500 occupants = 2
501 - 1,000 occupants = 3
1,000 + occupants = 4
Section 1007 - Exit and Exit Access Doorway Configuration
1007.1.2 Three or More Exits or Exit Access Doorways
Where access to three or more exits is required, no less than two exits or exit access doorways shall be arranged in accordance with the provisions of section
1007.1.1 Additional required exits or exit access doorways shall be arranged a reasonable distance apart so that if one becomes blocked, the others will be available.
Section 1017 - Exit Access Travel Distance
Table 1017.2 Exit access travel distance, with sprinkler system.
Group F-2= 300'
Section 1020 - Corridors
Table 1020.1 Corridor Fire-Resistive Rating, with sprinkler system.
Group F, > 30 occupants = 0 hour min.
Table 1020.2 Minimum corridor width
Occupant load < 50 = 36"
1020.4 Dead ends.
Exception 2. Dead ends shall not exceed 50'
Section 1028 - Exit Discharge
1028.1 Exit discharge.
Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide a direct path of egress travel to grade. The exit discharge shall not reenter a building. The combined use of Exceptions 1 and 2 shall not exceed 50 percent of the number and minimum width or required capacity of the required exits.
1028.2 Exit discharge width or capacity. The minimum width or required capacity of the exit discharge shall not be less than the minimum width or required capacity of the exits being served.

Chapter 29 – Plumbing Systems
Section 2902 - Minimum Plumbing Facilities
Table 2902.1 – Minimum Number of Required Plumbing Fixtures
Group F-2
Water closets: 1 per 100
Lavatories: 1 per 100
Drinking fountains: 1 per 400
Other: 1 Service Sink

Zimmerman ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zasstudios.com
TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

Consultant:

Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

Pricing Set

Sheet:

FIRST FLOOR - LIFE SAFETY PLAN

Scale:
As indicated

Revisions:

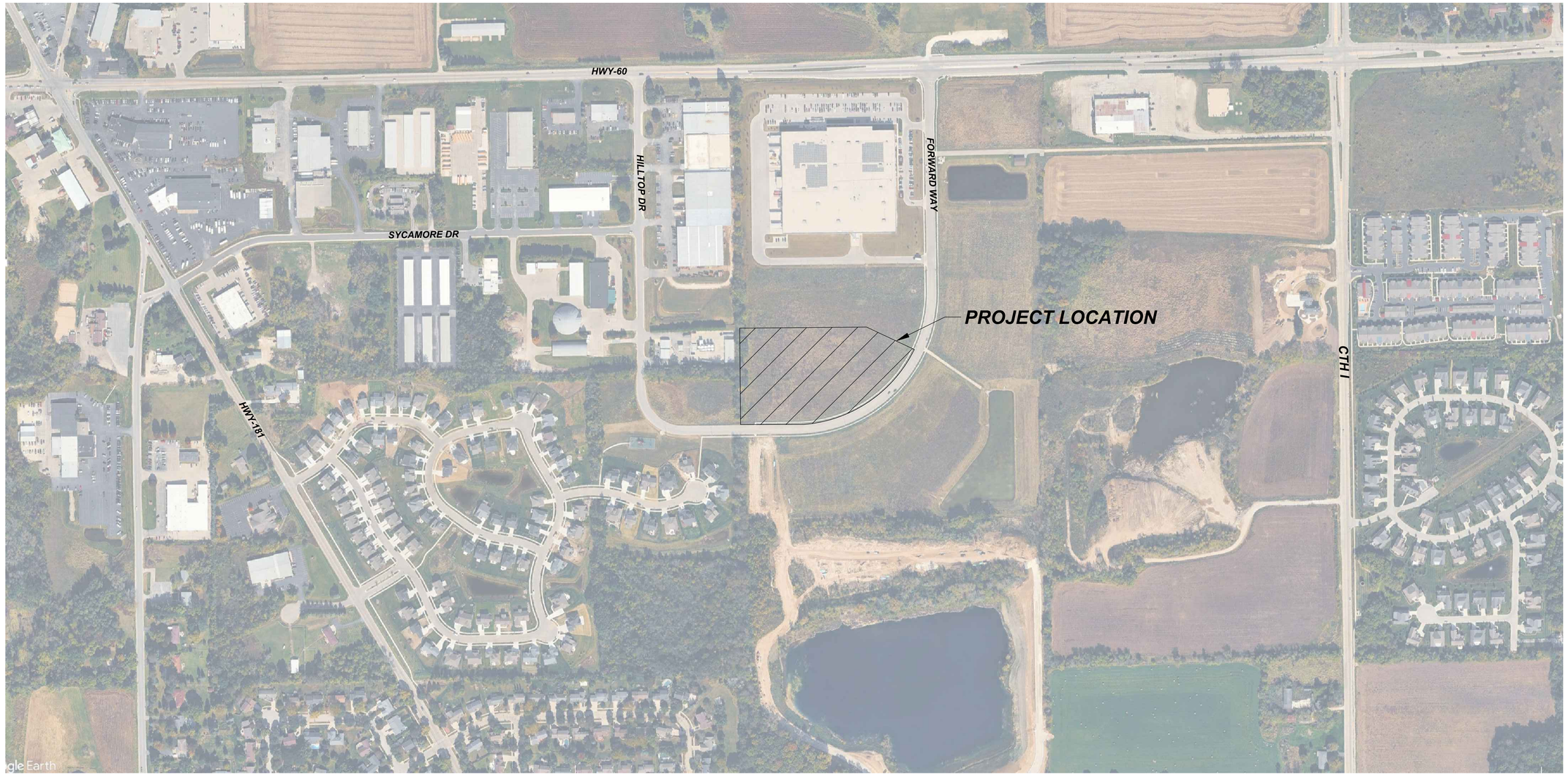
No:	Date:	Description:

Date:
May 15, 2026

Project No.:	(Owner) Project No.:
260017.00	--

Sheet No.:

G003



LEGEND:

UTILITY

EXISTING:

- WATERMAIN
- BURIED ELECTRIC
- OVERHEAD WIRE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER STRUCTURE

PROPOSED:

- WATERMAIN
- ELECTRICAL LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER VALVE
- STORM SEWER STRUCTURE
- FLARED END SECTION

GRADING

EXISTING:

- MAJOR CONTOUR
- MINOR CONTOUR
- EXIST 100.00 — EXISTING SPOT ELEVATION

PROPOSED:

- 160 — MAJOR CONTOUR
- 160 — MINOR CONTOUR
- 100.00 — SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB)
- DOOR 100.00 — DOOR ELEVATION
- GR 100.00 — GROUND GRADE AT BUILDING
- 100.50T/C 100.00E/P — SPOT ELEVATION (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT)
- 100.50T/W 100.00B/W — RETAINING WALL SPOT ELEVATION (T/W - GROUND GRADE AT TOP OF WALL, B/W - GROUND GRADE AT BOTTOM)
- 12" FES 100.00B/W — FLARED END SECTION (PIPE SIZE, INVERT ELEVATION)
- DRAINAGE FLOW DIRECTION
- EMERGENCY OVERFLOW ROUTE

SITE

EXISTING:

- EXISTING PARKING COUNT
- EXISTING SIGN
- EXISTING ADA PARKING SPACE

PROPOSED:

- PARKING COUNT
- ADA PARKING SPACE
- SIGN
- TRUNCATED DOMES
- PAVEMENT MARKING DIRECTIONAL ARROWS

GENERAL NOTES AND SPECIFICATIONS:

1. THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
3. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
4. ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
5. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
6. BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
7. ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. ALL PROPOSED WATERMAIN SHALL BE PVC SDR 18, CLASS 150, AWWA C900 WITH ELASTOMERIC JOINTS (UNLESS OTHERWISE NOTED).
9. PROPOSED SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
10. PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0715(2R) OF THE STATE STATUTES.
12. UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
14. ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
15. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
16. ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
17. ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
18. ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
19. MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
20. REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
21. ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
22. PROTECT ALL PROPERTY CORNERS.
23. REPAIR ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
24. AS-BUILTS ARE TO BE PROVIDED TO THE CLIENT TRACKING ANY CHANGES THAT OCCURRED DURING CONSTRUCTION.

CIVIL SHEET INDEX:

C1.00 PROJECT LOCATION AND GENERAL NOTES
C1.10 SITE PLAN - OVERALL
C1.11 SITE PLAN - WEST
C1.12 SITE PLAN - EAST
C1.20 GRADING PLAN - OVERALL
C1.21 GRADING PLAN - WEST
C1.22 GRADING PLAN - EAST

DIGGER'S HOTLINE CALL BEFORE YOU DIG 1-800-242-8511

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CELEBRATING 120 YEARS 1904 2024 PEAK
ZIMMERMAN ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zasstudios.com
TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

Consultant:

HARWOOD
255 N 21st Street, Milwaukee, WI 53233 | 414-475-5554

Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

Plan Commision Review Set
NOT FOR CONSTRUCTION

Sheet:

PROJECT LOCATION AND GENERAL NOTES

Scale: North

SCALE: 1" = 200'

Revisions:

No:	Date:	Description:

Date:

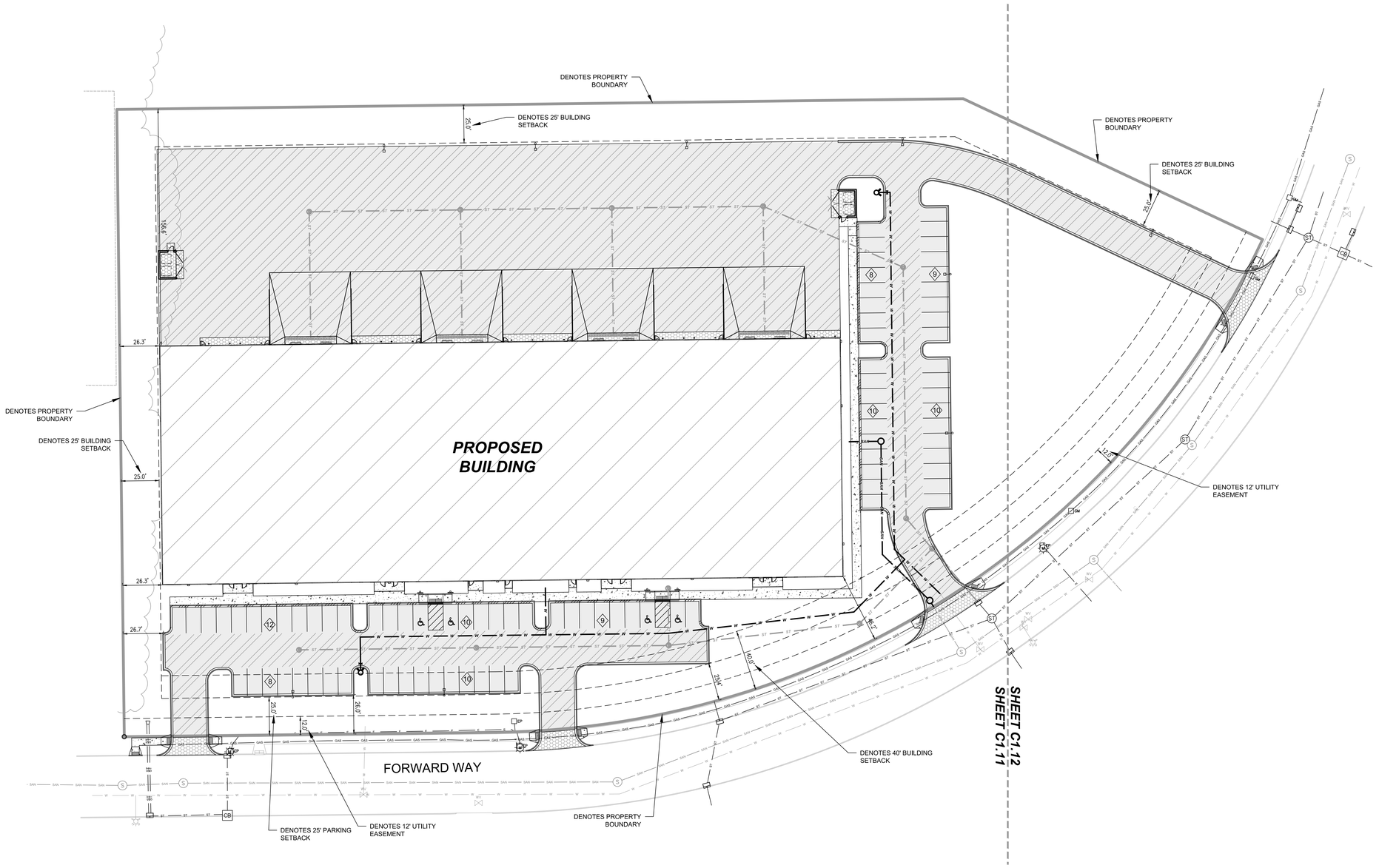
June 1, 2026

Project No.: 260017.00

(Owner) Project No.: --

Sheet No.:

C1.00



SITE ZONING AND LOCATION TABLE

LEGAL DESCRIPTION:
LOT 2 OF CERTIFIED SURVEY MAP NO. 4117 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN ON OCTOBER 14, 2020, PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

CONTAINING 871,201 SQUARE FEET OR 20.000 ACRES

PROPERTY LOCATION:	- FORWARD WAY - CEDARBURG, WI 53012
EXISTING ZONING:	- BUSINESS PARK ZONING DISTRICT
PROPOSED ZONING:	- BUSINESS PARK ZONING DISTRICT
ZONING SETBACKS:	
BUILDING SETBACK:	- 40 FEET (FRONT) - 25 FEET (SIDE & REARS YARD)
PARKING SETBACK:	- 25 FEET (FRONT YARD)

SITE CALCULATION TABLE

TOTAL SITE AREA	5.923 AC
DISTURBED AREA	5.844 AC
EXISTING IMPERVIOUS AREA	0.000 AC
PROPOSED IMPERVIOUS AREA	4.043 AC
ADDITIONAL IMPERVIOUS AREA	4.043 AC
PROPOSED REGULAR PARKING SPACES	82
PROPOSED HANDICAP PARKING	4
PROPOSED TOTAL PARKING	86

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED REGULAR DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED TAPER CURB
- PROPOSED REVERSE CURB

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Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
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Key Plan:

Plan Commision Review Set
NOT FOR CONSTRUCTION

Sheet:
SITE PLAN - OVERALL

Scale:
SCALE: 1" = 30'

North

Revisions:

No:	Date:	Description:

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June 1, 2026

Project No.:	(Owner) Project No.:
260017.00	--

Sheet No.:
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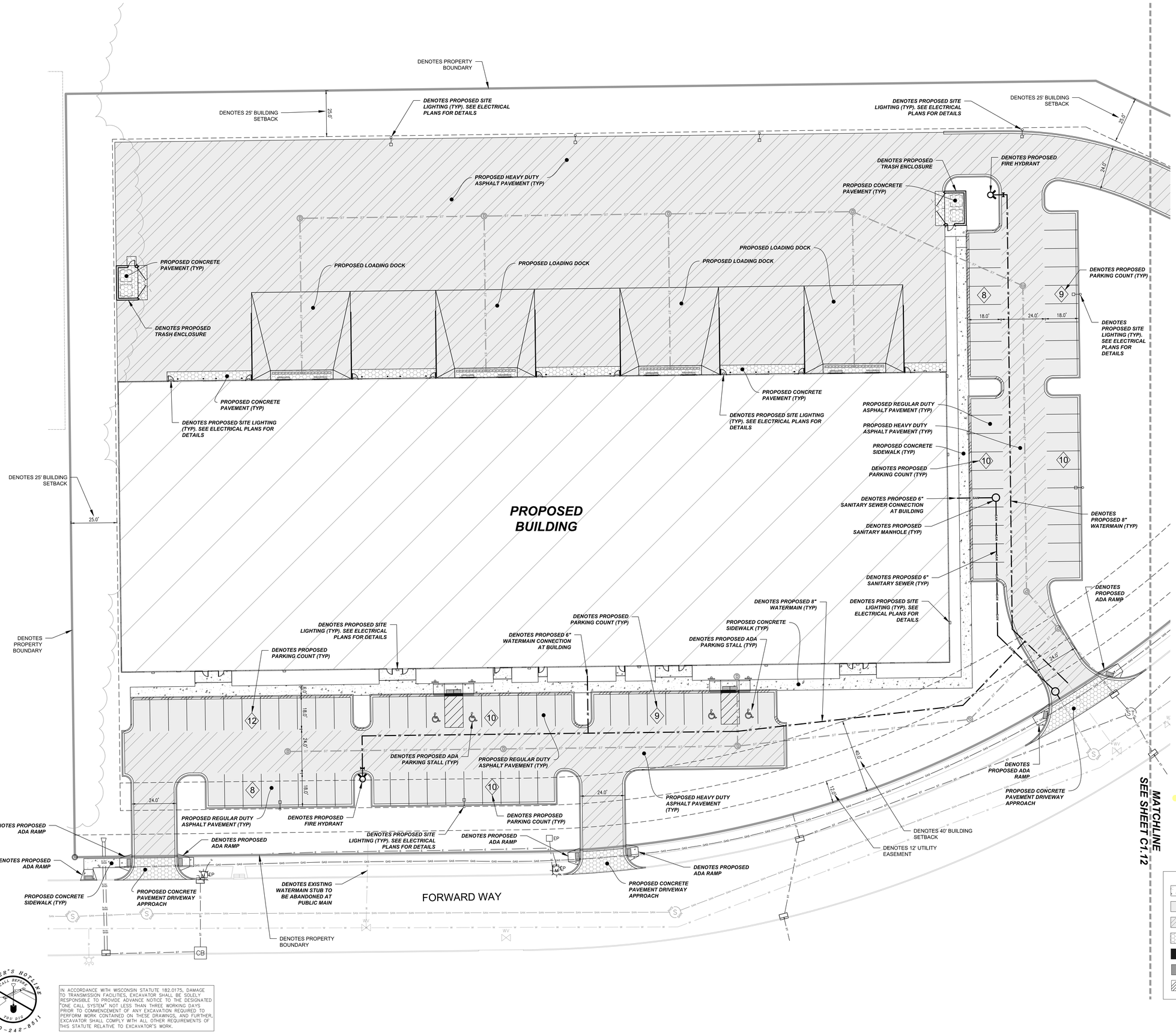

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED REGULAR DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED TAPER CURB
- PROPOSED REVERSE CURB

DIGGER'S HOTLINE — TICKET NO REQUIRED — YOU DIG — 1-800-242-8511

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Key Plan:

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SITE PLAN - WEST

Scale: North

SCALE: 1" = 20'

Revisions:

No:	Date:	Description:

Date:

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Project No.:	(Owner) Project No.:
260017.00	--

Sheet No.:

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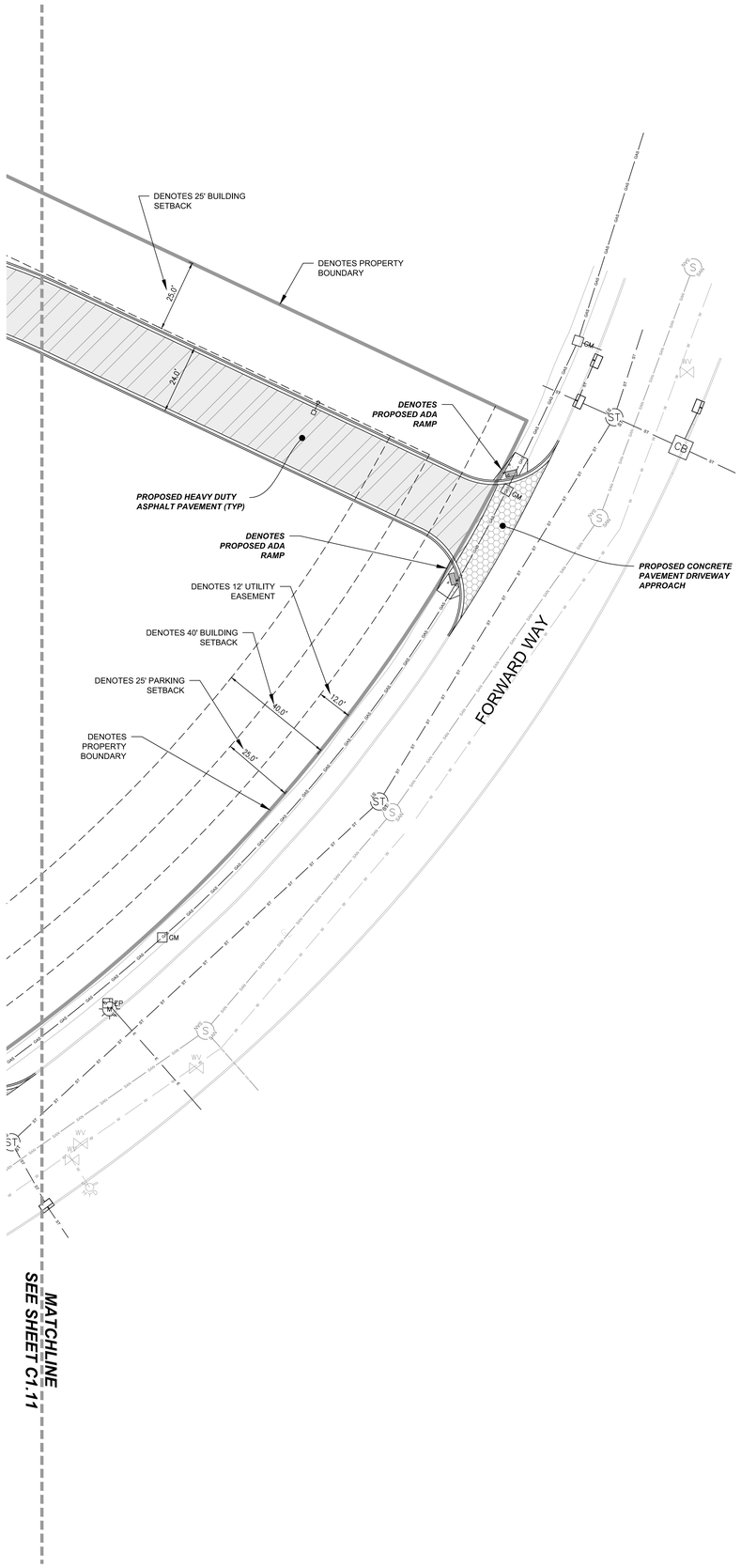

HATCH LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

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Key Plan:

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Sheet:
SITE PLAN - EAST

Scale:
SCALE: 1" = 20'

North

Revisions:

No:	Date:	Description:

Date:
June 1, 2026

Project No.:	(Owner) Project No.:
260017.00	--

Sheet No.:
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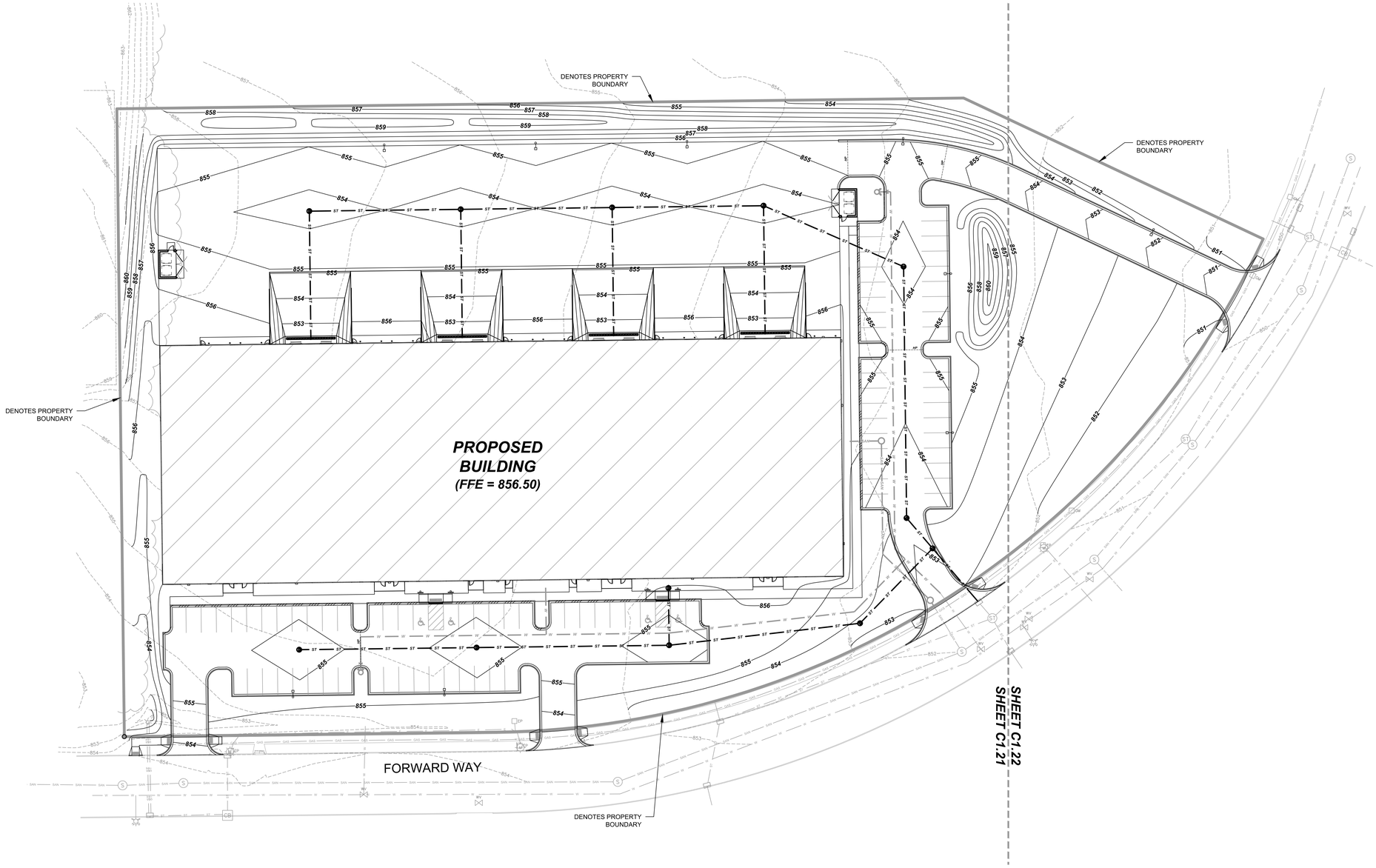

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GRADING PLAN - OVERALL

Scale:

SCALE: 1" = 30'

North

Revisions:

No:	Date:	Description:

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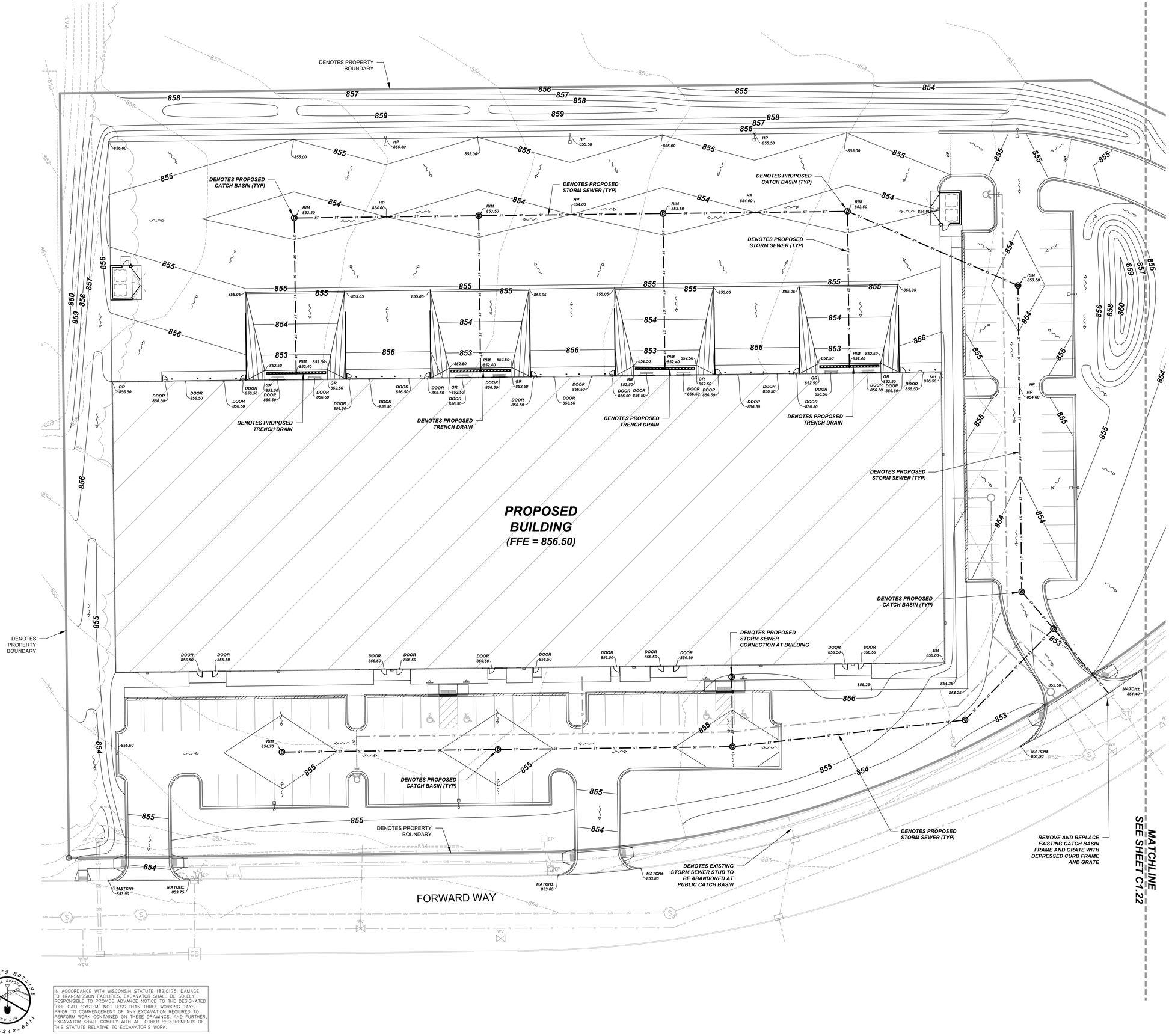

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Project:
Forward Way Warehouse

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Location:
Forward Way
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Key Plan:

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NOT FOR CONSTRUCTION

Sheet:
GRADING PLAN - WEST

Scale: SCALE: 1" = 20'
North

Revisions:

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260017.00	--

Sheet No.:
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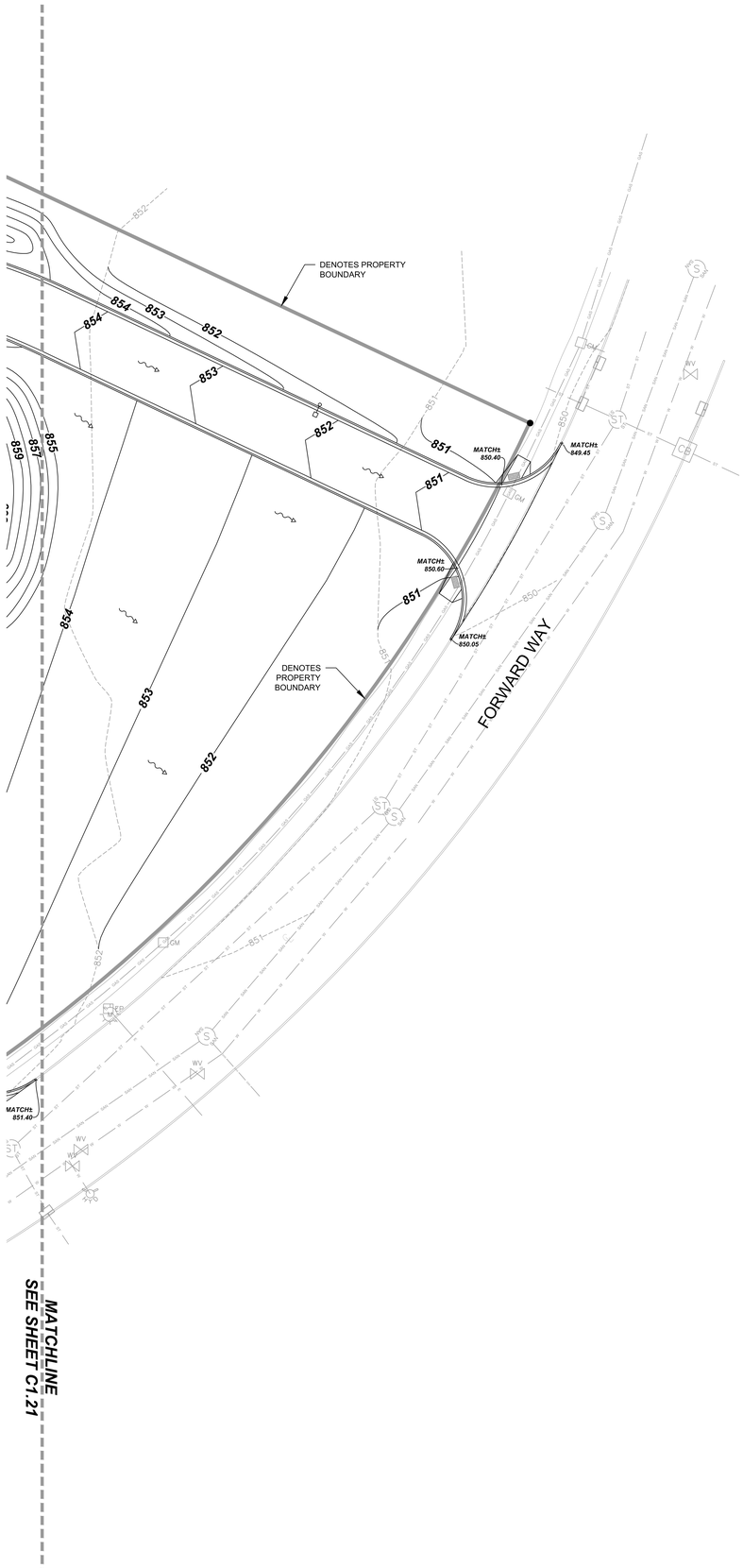

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Forward Way Warehouse

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Key Plan:

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Sheet:

GRADING PLAN - EAST

Scale:
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North

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Sheet No.:

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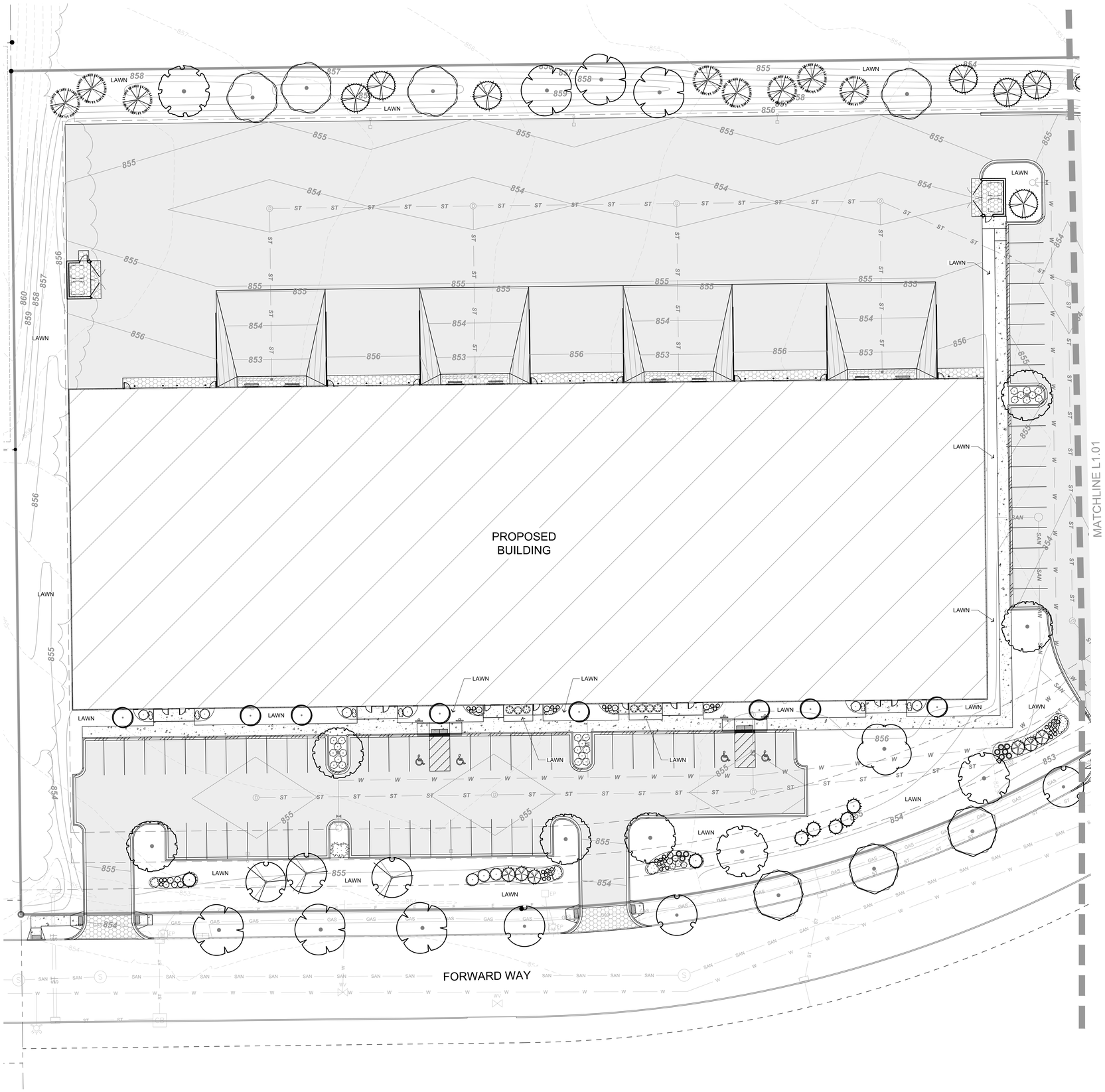

GENERAL NOTES

- Lawn areas to be seeded with premium, commercial grade seed mix.
- Plant beds and parking lot islands to receive a 2-3" deep layer of shredded hardwood mulch.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

PLANT SCHEDULE WEST

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
DECIDUOUS TREES							
	ASM	8	Apollo Sugar Maple	Acer saccharum 'Barrett Cole' TM	2" Cal.	B&B	As Shown
	CFM	4	Celebration Freeman Maple	Acer x freemanii 'Celzam' TM	2" Cal.	B&B	As Shown
	CHB	6	Common Hackberry	Celtis occidentalis	2" Cal.	B&B	As Shown
	AGG	6	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	2" Cal.	B&B	As Shown
	SMH	3	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	2" Cal.	B&B	As Shown
	RO	1	Red Oak	Quercus rubra	2" Cal.	B&B	As Shown
	RL	3	Redmond Linden	Tilia americana 'Redmond'	2" Cal.	B&B	As Shown
	PAE	3	Princeton American Elm	Ulmus americana 'Princeton'	2" Cal.	B&B	As Shown
ORNAMENTAL TREES							
	ABS	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	20 Gal. Tree Form	Cont.	As Shown
EVERGREEN TREES							
	MBJ	6	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	5` Ht.	B&B	As Shown
	ERC	7	Eastern Red Cedar	Juniperus virginiana	5` Ht.	B&B	As Shown
	NS	8	Norway Spruce	Picea abies	7` Ht.	B&B	As Shown
	WS	7	White Spruce	Picea glauca	7` Ht.	B&B	As Shown
	EAB	7	Emerald Arborvitae	Thuja occidentalis 'Smaragd'	5` Ht.	B&B	As Shown
DECIDUOUS SHRUBS							
	DBH	24	Dwarf Bush Honeysuckle	Diervilla lonicera	18" Ht.	Cont.	As Shown
	LLH	12	Little Lime Hydrangea	Hydrangea paniculata 'Jane' TM	24" Ht.	Cont.	As Shown
	QFH	3	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	36" Ht.	Cont.	As Shown
	AWS	3	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.	As Shown
	MKL	6	Miss Kim Korean Lilac	Syringa patula 'Miss Kim'	36" Ht.	Cont.	As Shown
ORNAMENTAL GRASSES							
	MLG	9	Morning Light Grass	Miscanthus sinensis 'Morning Light'	1 Gal.	Pot	36" o.c.
	LBS	41	Little Bluestem	Schizachyrium scoparium	1 Gal.	Pot	24" o.c.
	PDG	12	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Pot	24" o.c.
PERENNIALS							
	MOO	20	Millenium Ornamental Onion	Allium x 'Millenium'	4.5"	Cont.	18" o.c.
	KKC	7	Kim's Knee High Coneflower	Echinacea purpurea 'Kim's Knee High'	4.5"	Pot	18" o.c.
	HRD	12	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4.5"	Pot	18" o.c.
	NEP	12	Raceme Catnip	Nepeta mussinii 'Blue Wonder'	4.5"	Pot	18" o.c.
	LSRS	18	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	4.5"	Pot	18" o.c.

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Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

Plan Commision Review Set
NOT FOR CONSTRUCTION

Sheet:
LANDSCAPE PLAN

WEST

Scale:
SCALE: 1" = 20'

Revisions:

No:	Date:	Description:

Date:
June 1, 2026

Project No.: 260017.00
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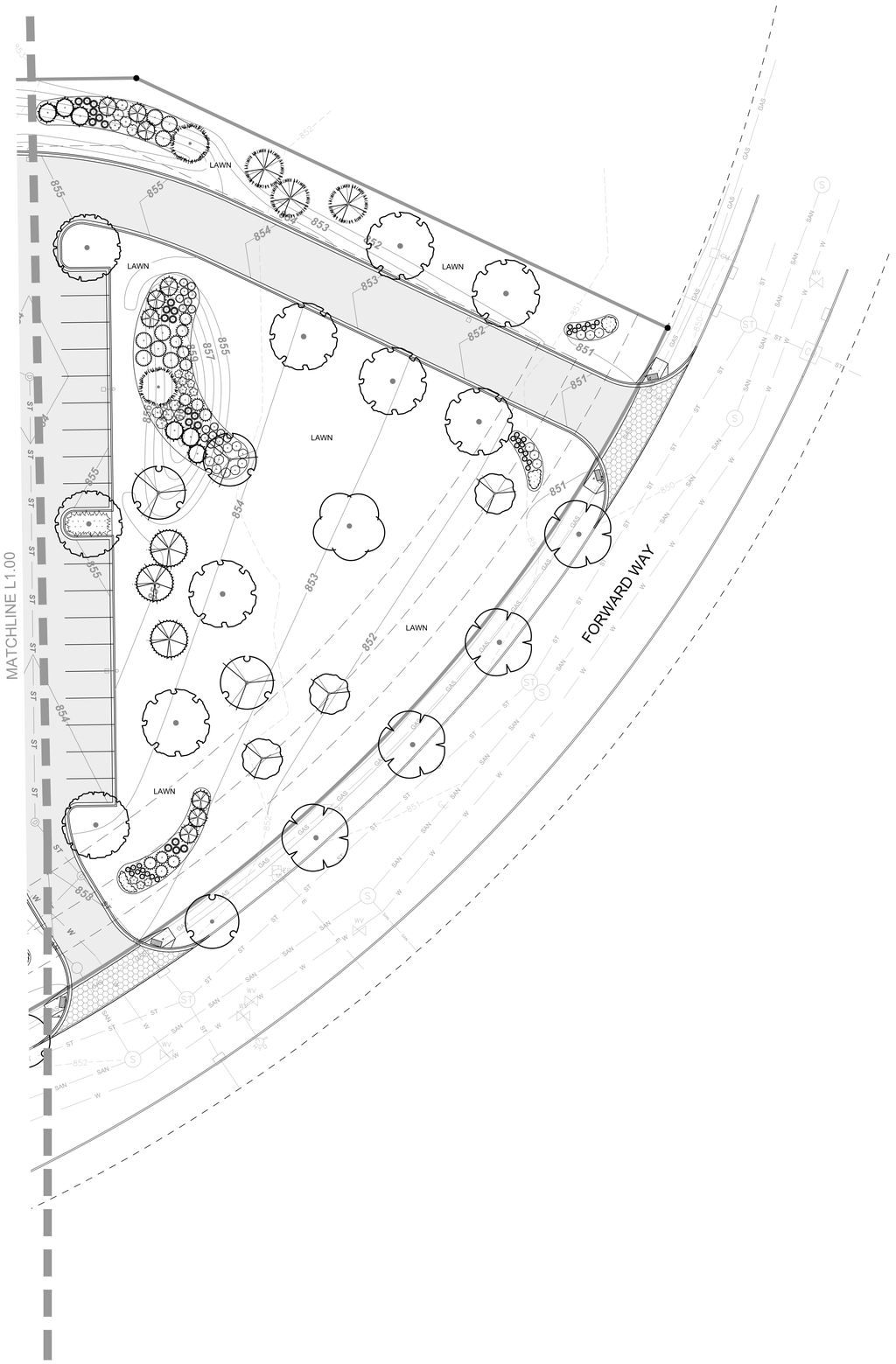
Sheet No.:
L1.00



GENERAL NOTES

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PLANT SCHEDULE EAST

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
DECIDUOUS TREES							
	CHB	3	Common Hackberry	Celtis occidentalis	2" Cal.	B&B	As Shown
	AGG	4	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	2" Cal.	B&B	As Shown
	RO	1	Red Oak	Quercus rubra	2" Cal.	B&B	As Shown
	RL	1	Redmond Linden	Tilia americana 'Redmond'	2" Cal.	B&B	As Shown
	PAE	7	Princeton American Elm	Ulmus americana 'Princeton'	2" Cal.	B&B	As Shown
ORNAMENTAL TREES							
	ABS	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	20 Gal. Tree Form	Cont.	As Shown
	JTL	3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	1.5" Cal.	B&B	As Shown
EVERGREEN TREES							
	MBJ	9	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	5` Ht.	B&B	As Shown
	ERC	6	Eastern Red Cedar	Juniperus virginiana	5` Ht.	B&B	As Shown
	NS	3	Norway Spruce	Picea abies	7` Ht.	B&B	As Shown
	WS	3	White Spruce	Picea glauca	7` Ht.	B&B	As Shown
	WP	2	White Pine	Pinus strobus	7` Ht.	B&B	As Shown
DECIDUOUS SHRUBS							
	AFD	10	Arctic Fire Red Twig Dogwood	Cornus stolonifera 'Farrow' TM	24" Ht.	Cont.	As Shown
	CSH	16	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	18" Ht.	Cont.	As Shown
	LLH	16	Little Lime Hydrangea	Hydrangea paniculata 'Jane' TM	24" Ht.	Cont.	As Shown
	QFH	8	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	36" Ht.	Cont.	As Shown
	AWS	9	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.	As Shown
EVERGREEN SHRUBS							
	SGJ	12	Sea Green Juniper	Juniperus chinensis 'Sea Green'	36" Sprd.	Cont.	As Shown
ORNAMENTAL GRASSES							
	MLG	20	Morning Light Grass	Miscanthus sinensis 'Morning Light'	1 Gal.	Pot	36" o.c.
	LBS	29	Little Bluestem	Schizachyrium scoparium	1 Gal.	Pot	24" o.c.
	PDG	26	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Pot	24" o.c.
PERENNIALS							
	KKC	24	Kim's Knee High Coneflower	Echinacea purpurea 'Kim's Knee High'	4.5"	Pot	18" o.c.
	HRD	10	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4.5"	Pot	18" o.c.

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Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

Plan Commision Review Set
NOT FOR CONSTRUCTION

Sheet:
LANDSCAPE PLAN

EAST

Scale:
SCALE: 1" = 20'

Revisions:

No:	Date:	Description:

Date:
June 1, 2026

Project No.: 260017.00
(Owner) Project No.: --

Sheet No.:
L1.01

LANDSCAPE NOTES

GENERAL

1.01 All landscape installation and maintenance to conform with all applicable local codes and ordinances.

1.02 See site drawings for work limits, scope of construction, hardscape, dimensions and/or construction notes. See civil drawings for all hardscape, grading, stormwater management, site utilities and erosion control. See landscape drawings for landscape plans, site amenities, details, schedules, notes. See architectural drawings for all construction. See electrical drawings for all power, circuiting, lighting and security. See mechanical drawings for other site equipment.

1.03 Contractor shall provide shop drawings and material submittals of **all** hardscape and landscape construction elements shown in plan set for landscape architect review prior to construction.

1.04 Contractor to provide samples for landscape architect's approval on all colors, finishes and materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes, etc.

1.05 Caution: underground utilities are present on site. The contractor shall verify location of all above- and below-grade utilities, both public and private, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify client and landscape architect prior to proceeding. Coordinate with local public utility locating entity as needed.

1.06 Contractor to verify hardscape layout prior to construction. Contact landscape architect if discrepancies are found.

1.07 Contractor to limit construction traffic to within work limit lines. All adjacent damage shall be the responsibility of the contractor to restore. See civil drawings for limits of disturbance.

1.08 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

PLANTING

2.01 Rough grading and topsoil import/spreading are to be completed by others. Finish grading, seed area and planting bed preparation shall be the landscape contractor's responsibility. Verify all existing site and grading conditions prior to construction.

2.02 All areas disturbed by site construction shall be fine graded and restored with vegetative cover as shown. See plans for cover types and locations, see specifications for materials and installation.

2.03 Landscape contractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant schedule. Landscape contractor shall forward a material list to the landscape architect prior to construction identifying species, sizes and plant sources to be used on the project. Any potential plant substitutions or changes to sizes shown on plan and appropriate cost credits / adjustments much be submitted in writing to the general contractor and approved by the owner's representative and landscape architect prior to installation.

2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2014. The landscape architect, general contractor or owner's representative reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.

2.05 An owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site.

2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the landscape architect. Untagged materials will be assumed to be deficient.

2.07 Topsoil requirements:

- All planting beds shall contain screened, blended topsoil mix to a minimum depth of 18". All seeded areas shall have minimum depth of 4".
- Existing topsoil meeting project specifications may be stripped, stored and re-used if previously approved. Landscape contractor shall remove all excessive clay, gravel and stones detrimental to healthy plant growth. Landscape contractor shall remove all debris greater than 1" diameter.
- Subgrade shall be tilled and/or scarified prior to placement of topsoil.
- Landscape contractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, % nitrogen/phosphorus/potassium, % calcium, and soil texture (percentages of sand, silt and/or clay.) Soil testing shall include recommendations for soil amendments, if required to support growth of standard ornamental landscape materials.
- Contaminated soil shall be removed from the project site if discovered.

2.08 Grading and/or landscape contractor shall provide positive drainage away from all structures for a minimum of 10'.

2.09 Landscape contractor is responsible for ensuring that all tree pits and planting areas drain properly. Notify landscape architect if drainage or moisture issues are encountered while planting.

2.10 Tree Planting (see detail):

- Identify root flare - the part of the trunk where roots spread out at the base of the tree. Root flare should be visible (not buried under mulch or soil) after the tree has been planted. Plant all trees slightly higher than finished grade at root flare.
- Dig hole two to three times as wide as the root ball, and slightly shallower than root ball. Break up compacted soil on sides of hole, leaving bottom of hole firm.
- Once tree has been placed in hole, ensure it is at the proper depth and vertical alignment before tamping soil around lower portion of root ball.
- Remove and discard all synthetic twine from root ball.
- Without loosening the root ball, peel back, cut and remove as much of the wire basket as possible.
- Backfill with 25% compost and 75% existing soil blended prior to backfilling holes, in six inch lifts. Lightly compact each lift using foot pressure to settle backfill, support the tree and eliminate voids.
- When the planting hole has been backfilled to three-quarters of its depth, pour water around the root ball to settle the soil. Continue backfilling until soil is brought to grade level.
- Refer to Mulching note below.
- Trees that are installed incorrectly will be replaced at the time and expense of landscape contractor.

2.11 Tree Staking: Due to unique site characteristics and the specific qualities of each tree, some trees may need to be staked. If the root ball is unstable, the trunk is bending, or the tree is planted in a very windy or otherwise unstable location, it should be staked.

2.12 Shrub Planting (see detail):

- All shrubs shall be backfilled with 25% compost and 75% existing soil, blended prior to backfilling holes.
- Remove twine and top third of burlap from B&B shrubs. Remove and discard all synthetic twine.
- When planting hole has been backfilled to three-quarters of its depth, pour water around the rootball to settle the soil.
- Continue backfilling until soil is brought to grade level.

2.13 Plant Bed Preparation: the soil in all perennial and ornamental grass areas, shall be amended with compost prior to plant installation. Spread a 3" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".

2.14 Compost shall be stable and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and be free of physical contaminants (i.e. plastic). The compost shall have a pH between 5.5 - 8.5, be finely (⅜" - ½") screened and contain an organic content between 25-65%.

2.15 Unless otherwise shown, all shrubs, perennials and ornamental grasses to be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.

2.16 Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality, shredded hardwood mulch, reduced to a depth of 1" on top of root balls. All perennial and ornamental grass areas to receive 2" of the same mulch, with the exception of dry stormwater basins. Do not mulch bioretention / bioinfiltration basins - refer to civil plans for erosion control methods. Do not allow mulch to contact plant stems and tree trunks (keep 4" to 6" away from tree trunks). For trees in lawn areas, create a 3" deep, 4 ft. diameter ring of mulch, reduced to a depth of 1" on top of root ball. Form mulch into a low saucer shape a little higher at the outer edge to help contain water.

2.17 Plant Bed Edging: Edge all planting beds with a 4" deep shovel cut or mechanical edge. Bedlines are to be cut per plan. A clean definition between the lawn and plant bed is required.

2.18 Decorative Stone Mulch: Stone maintenance ares (where specified) shall contain 2-3" of crushed granite installed over non-woven geotextile fabric over compacted sub-grade. Edge with metal edging.

2.19 Metal Edging: 3/16" thick x 4" depth mill finished aluminum edging. Permaloc "Cleanline", Holland, MI or approved equal. Install per manufacturer's specifications. Provide only where stone maintenance strips are indicated on the landscape plan.

LAWN / SEEDING

3.01 This work shall consist of preparing the seed beds and/or sod areas and furnishing, sowing and mulching the required seed for the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.

3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes and/or installing sod. A mininum depth of 4" of blended, prepared and non-compacted topsoil is required for all seeded and/or sodded areas. The areas to be seeded and/or sodded shall be worked with plow chisels, discs and harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed/sod beds shall be prepared immediately in advance of the seeding. If proposed seed/sod areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Follow herbicide's recommended waiting period, if any, prior to seeding/sodding.

3.03 Confirm that anticipated project schedule date(s) fall within industry standards for seed installation prior to performing any work. Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the contractor. For dormant seeding, a minimum of one over-seed application in the following season will be required.

3.04 Provide seed mix invoices, bag-tags or mix analysis results to landscape architect for approval prior to installation. Native seed shall be sold on a PLS basis.

3.05 The seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the accepted methods.

3.06 No seeding shall occur if the wind exceeds 12 MPH.

3.07 Coordinate erosion control and/or mulching with civil drawings:

- In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the grading contractor.
- In areas with slopes between 4:1 and 8:1, grading and/or landscape contractor shall apply straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area. A tactifier may be necessary to avoid wind damage.
- Lightweight erosion control matting and/or hydromulch will be accepted as a no-cost alternate if approved by landscape architect prior to application.

3.08 See civil drawings for erosion control measures. Coordinate with grading contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.

3.09 Seed mix substitutions will be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed and maintained per supplier's specifications.

LAWN SEED MIX:
Lesco "Fifty Fifty Select" shall be supplied by Site One, Indianapolis, IN 317-876-7792. Apply at 4 lbs per 1000 SF.

NO MOW LAWN SEED MIX:
"No Mow Lawn Seed Mix" shall be supplied by Prairie Nursery, Westfield, WI, 608-296-2741. Apply at 300 PLS lbs per acre.

DETENTION BASIN MIX:
"Detention Basin / Bioswale Mix" shall be supplied by Prairie Nursery, Westfield, WI, 608-296-2741. Apply at 10 PLS lbs per acre. Mix with a cover crop per supplier's recommendations.

3.10 Based on soil test results, apply an appropriate starter fertilizer at the time of seeding / sodding.

3.11 Landscape contractor is responsible for establishing a smooth, uniform, quality turf. An acceptable quality turf is defined as having no more than 5% of the total area with bare spots larger than 1/2 square foot and uniform coverage throughout all turf areas.

3.12 Lawn Sod Installation: Prepare the topsoil by removing / killing any existing vegetation and any stones on the surface greater than 1" diameter. Grade sod areas to finish grade, allowing for thickness of sod. Finished soil should be loose, not compacted. Use only a premium sod blend. Install sod uniformly with staggered joints, laid tightly end to end and side to side, leaving no gaps between the edges. On slopes, lay sod horizontally across the slope. Roll sod with a walk behind roller and water thoroughly immediately upon installation. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, quality turf. Landscape contractor shall repair and re-sod any eroded, sunken or bare spots larger than 1/2 square foot until acceptance by owner.

LANDSCAPE MAINTENANCE AND WARRANTY

4.01 Maintenance until Substantial Completion: Landscape contractor is responsible for maintaining all landscape areas throughout construction until Substantial Completion of the landscape installation. Substantial completion is defined as sufficiently finished so that the landscape is functional / able to be utilized for its intended purpose. Only minor, corrective or warranty work remains. Maintenance includes all trees, shrubs, perennials, ornamental grasses and seeded/sodded areas. Work shall include:

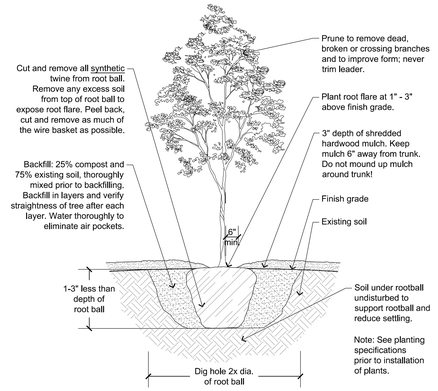
- watering as needed for establishment of plant material
- watering as needed for establishment of seeded/sodded areas
- weeding and/or herbicide application
- mowing of seeded/sodded areas after appropriate waiting period
- pruning of dead plant material

4.02 Maintainance for One Year after Substantial Completion: Landscape contractor shall be responsible for providing comprehensive landscape establishment, maintenance and warranty care for one year after Substantial Completion. Prior to beginning installation, the landscape contractor shall submit a 12-month calendar for review/approval to the owner and/or landscape architect, including all anticipated maintenance activities and dates. This includes all trees, shrubs, perennials, ornamental grasses and seeded/sodded areas. Work shall include:

- watering as needed for establishment and ongoing maintenance of plant material
- watering as needed for establishment of seeded/sodded areas
- weeding and/or herbicide application
- mowing of seeded/sodded areas
- pruning
- fertilizing
- pest management
- spring/fall clean-ups

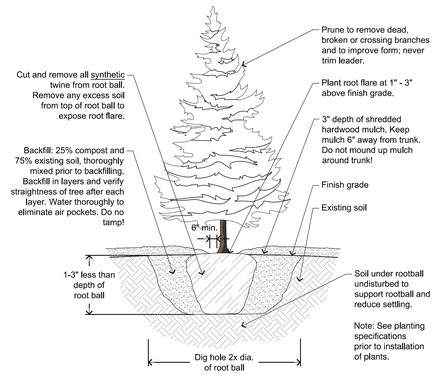
4.03 Warranty and Replacements: All plants (trees, evergreens, shrubs, perennials and ornamental grasses) shall be guaranteed (100% replacement) for one year from the date of Substantial Completion. This assumes the owner performs required maintenance (i.e. regular watering, etc.) after substantial completion of the landscape installation. Only one replacement per plant will be required during the warranty period, except for losses due to failure to comply with landscape specifications. Replacements shall be plants of the same variety specified on the plant and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.

LANDSCAPE DETAILS



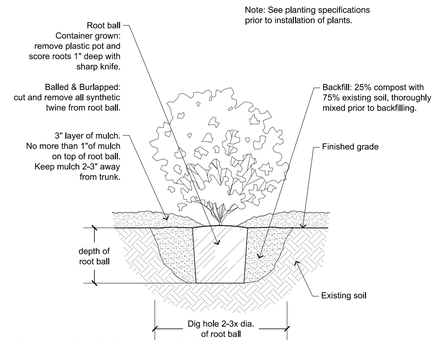
1 TREE PLANTING DETAIL

NOT TO SCALE H-PL-01



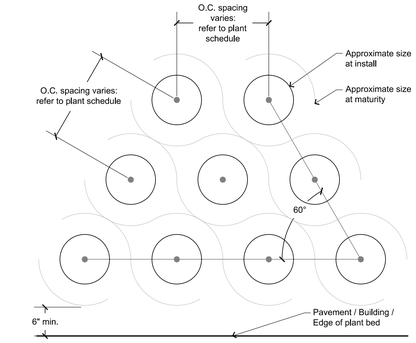
2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE DETAIL-FILE



3 SHRUB PLANTING DETAIL

NOT TO SCALE H-PL-03



4 TRIANGULAR PLANT SPACING DETAIL

NOT TO SCALE P-2025-25.1117-04

CELEBRATING 120 YEARS 1904 2024 PEAK

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Project:

Forward Way Warehouse

EG EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

Plan Commision Review Set
NOT FOR CONSTRUCTION

Sheet:

LANDSCAPE DETAILS & NOTES

Scale:

SCALE: NTS

Revisions:

No:	Date:	Description:

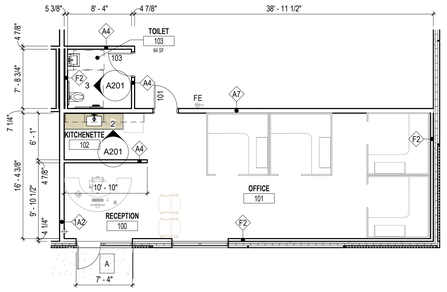
Date:

June 1, 2026

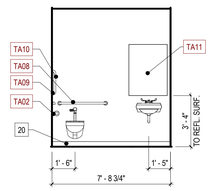
Project No.:	(Owner) Project No.:
260017.00	–

Sheet No.:

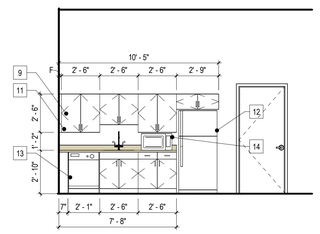
L2.00



4 ENLARGED PLAN - OFFICE ENTRY
1/8" = 1'-0"

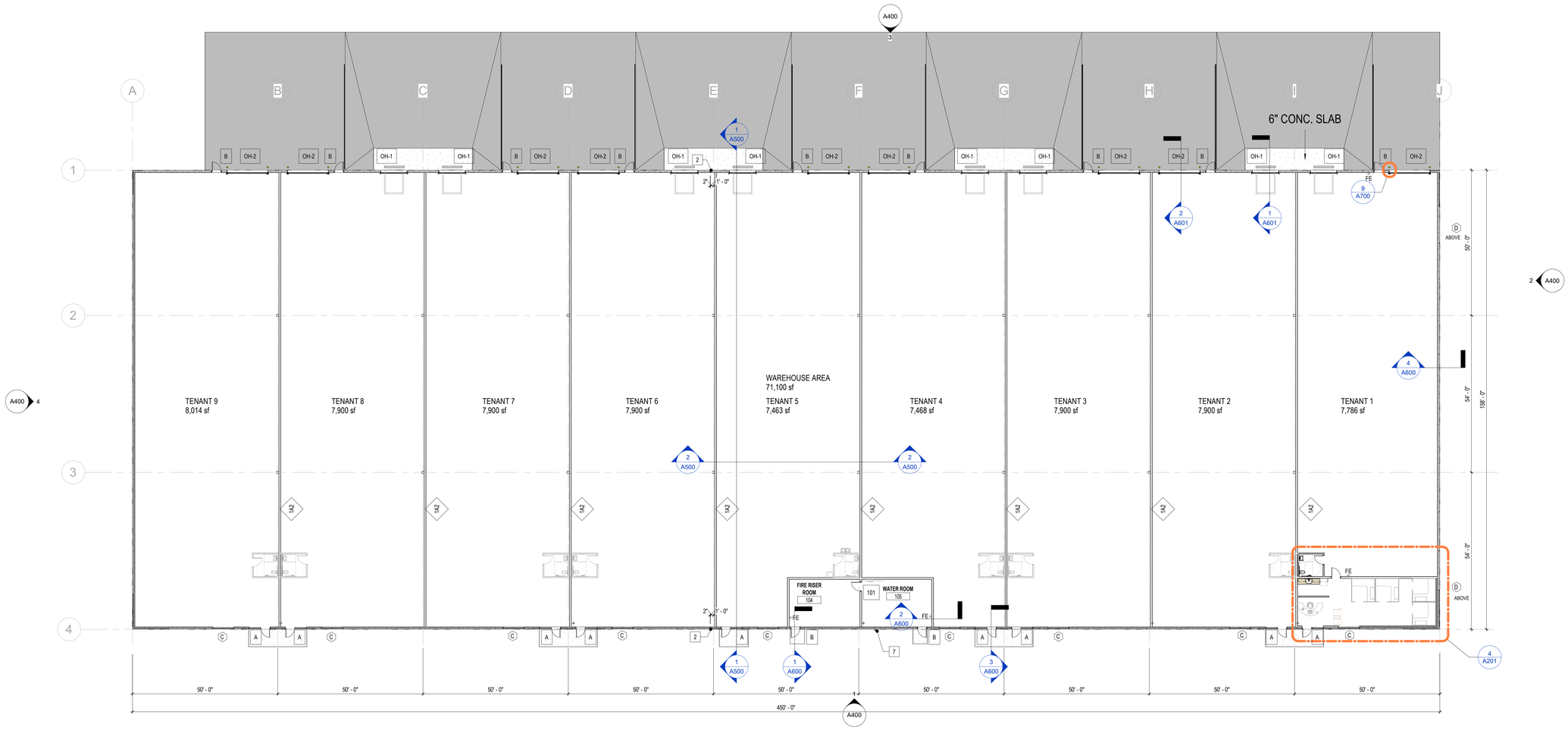


3 TYP. TOILET ELEVATION - WET WALL
1/4" = 1'-0"



2 KITCHENETTE
1/4" = 1'-0"

PROJECT KEYNOTES	
TAG	DESCRIPTION
2	2" EXPANSION JOINT WITH FIRE RATED COMPRESSIBLE JOINT.
7	FIRE DEPARTMENT CONNECTION. COORDINATE TYPE AND LOCATION WITH THE FIRE DEPARTMENT.
9	PROVIDE NECESSARY BLOCKING IN WALL FOR WALL HUNG CABINETS.
11	LAMINATE PLASTIC CASEWORK AS SELECTED BY TENANT.
12	REFRIGERATOR PROVIDED BY TENANT.
13	ROUGH IN FOR FUTURE DISHWASHER PROVIDED BY TENANT.
14	MICROWAVE PROVIDED BY TENANT.
20	BASE, AS SCHEDULED
TA02	TOILET TISSUE DISPENSER
TA08	GRAB BAR - 36"
TA09	GRAB BAR - 42"
TA10	GRAB BAR - 18" VERTICAL
TA11	FRAMELESS MIRROR WITH METAL CLIP FASTENERS (30"W X 40"H)



1 FIRST FLOOR PLAN
1/16" = 1'-0"

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Consultant:

Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

TRUE NORTH

Pricing Set

Sheet:

OVERALL FIRST FLOOR PLAN

Scale:
As indicated

Revisions:

No:	Date:	Description:

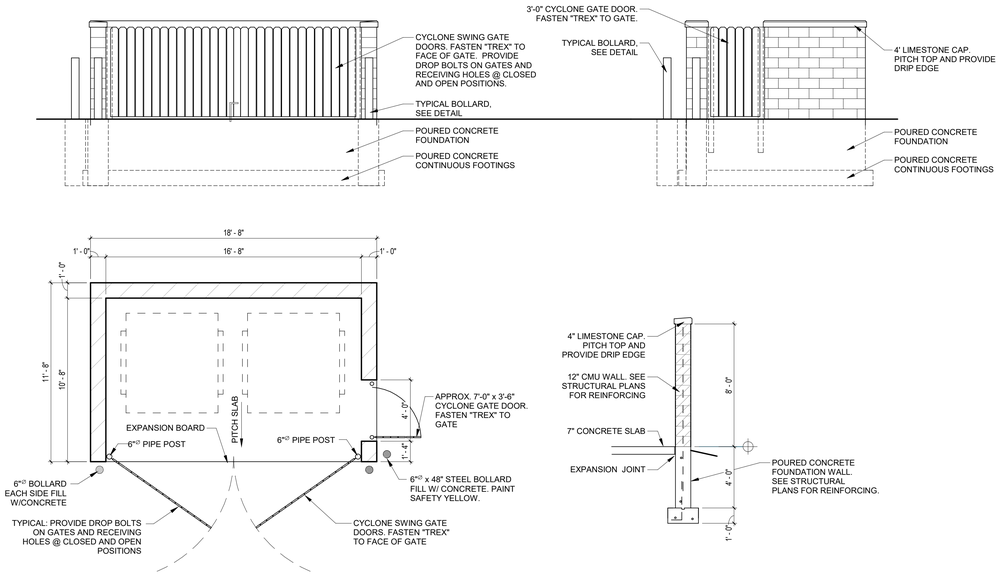
Date:
May 15, 2026

Project No.: 260017.00

(Owner) Project No.: --

Sheet No.:

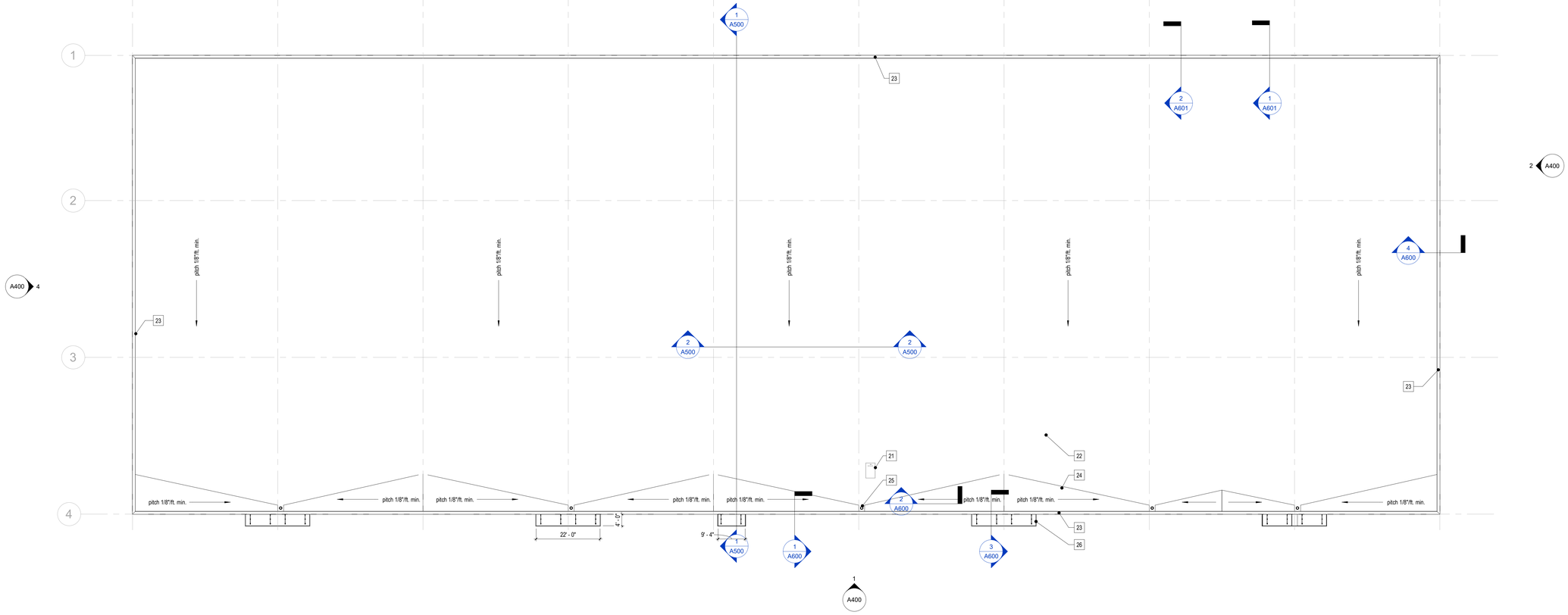
A201



2 DUMPSTER ENCLOSURE

1/4" = 1'-0"

PROJECT KEYNOTES	
TAG	DESCRIPTION
21	30" X 54" ROOF ACCESS HATCH WITH LADDER. VERIFY IN FIELD EXACT LOCATION.
22	BALLASTED EPDM ROOF SYSTEM.
23	ANODIZED BLACK ALUMINUM COPING SYSTEM WITH WELDED CORNERS AND TRIM.
24	SADDLES AND CRICKETS AS REQUIRED.
25	ROOF DRAINAGE TO ROOF CONDUCTORS. PROVIDE OVERFLOW SCUPPERS AT EACH DRAIN. SEE ELEVATIONS.
26	PRE-MANUFACTURED BLACK ENTRY CANOPIES WITH TURN BUCKLE SUPPORTS. REFER ALSO TO EXTERIOR ELEVATIONS.



1 OVERALL ROOF PLAN

1/16" = 1'-0"

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Consultant:

Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

Pricing Set

Sheet:

ROOF PLAN

Scale:
As indicated

Revisions:

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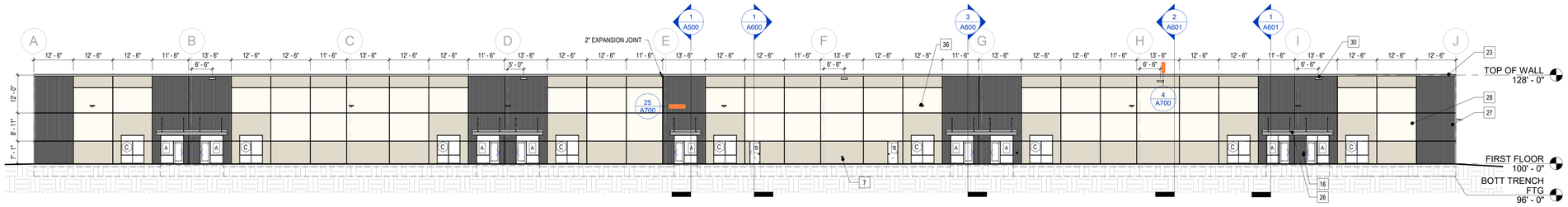
Date:
May 15, 2026

Project No.:	(Owner) Project No.:
260017.00	--

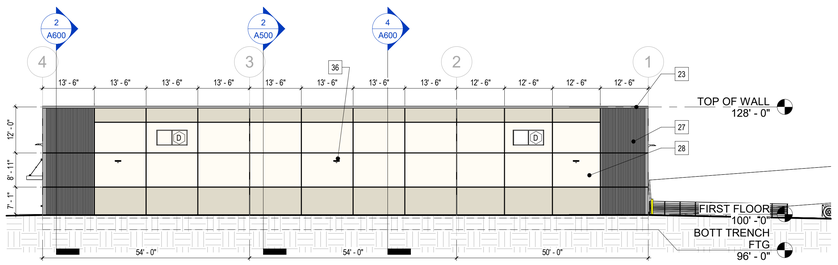
Sheet No.:

A205

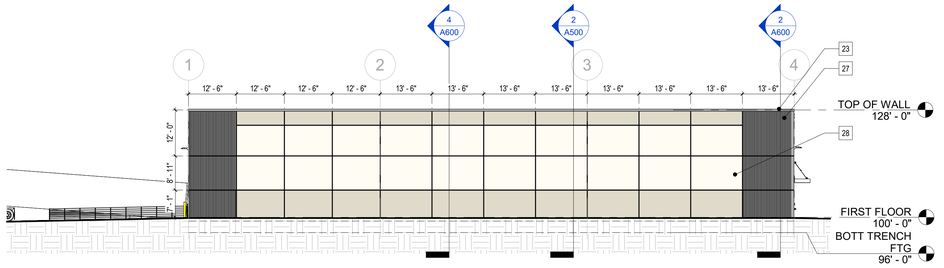
PROJECT KEYNOTES	
TAG	DESCRIPTION
7	FIRE DEPARTMENT CONNECTION. COORDINATE TYPE AND LOCATION WITH THE FIRE DEPARTMENT.
16	INSTALL A FIRE DEPARTMENT APPROVED KNOX BOX. LOCATIONS AND QUANTITIES AS DIRECTED BY THE FIRE DEPARTMENT.
23	ANODIZED BLACK ALUMINUM COPING SYSTEM WITH WELDED CORNERS AND TRIM.
26	PRE-MANUFACTURED BLACK ENTRY CANOPIES WITH TURN BUCKLE SUPPORTS. REFER ALSO TO EXTERIOR ELEVATIONS.
27	INSULATED PRECAST CONCRETE WALL PANELS WITH FLUTED PATTERN. FLUTING TO BE #B- 5 SMOOTH FLUTE BY AP FORMLINER. ALL WALL PANELS TO BE FIELD PAINTED.
28	ALL PRECAST PANELS ARE TO BE FIELD PAINTED. COLORS AS SELECTED BY ARCHITECT.
30	8" X 24" OVERFLOW SCUPPERS. COLOR TO MATCH CONCRETE WALL PANELS WHERE LOCATED.
36	LIGHT FIXTURE PER DESIGN BUILD ELECTRICAL DRAWINGS.



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



2 EAST ELEVATION
1/16" = 1'-0"



4 WEST ELEVATION
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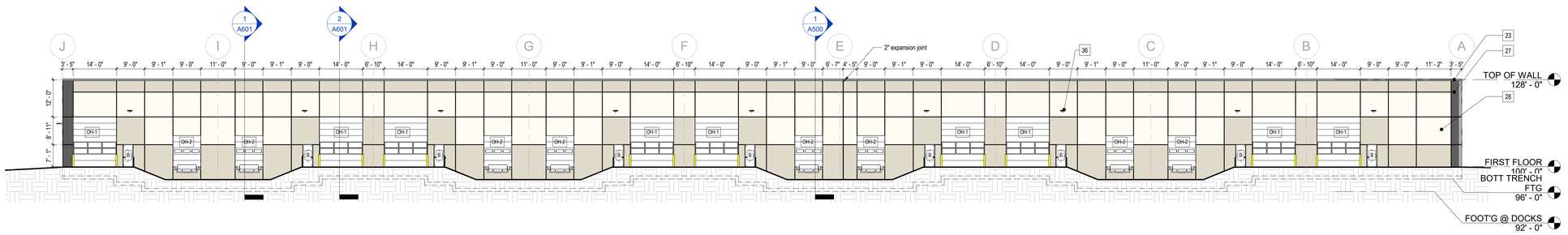

3 NORTH ELEVATION
1/16" = 1'-0"

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EXTERIOR ELEVATIONS

Scale:
1/16" = 1'-0"

Revisions:

No:	Date:	Description:

Date:
June 1, 2026

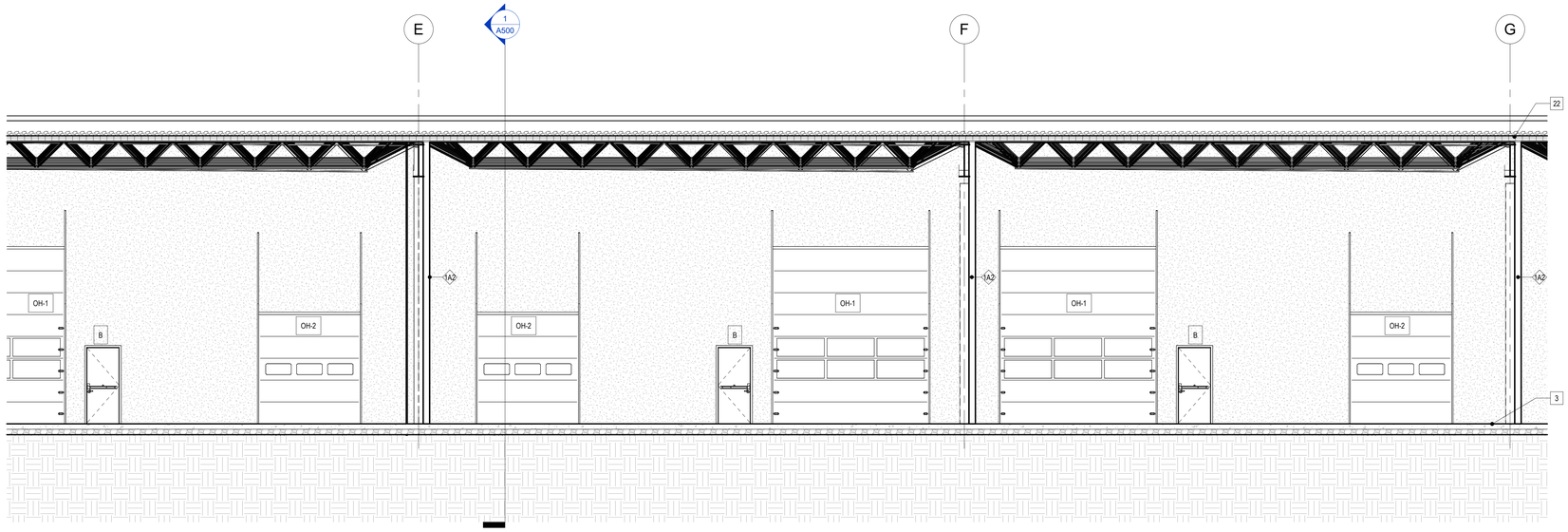
Project No.: 260017.00

(Owner) Project No.: --

Sheet No.:

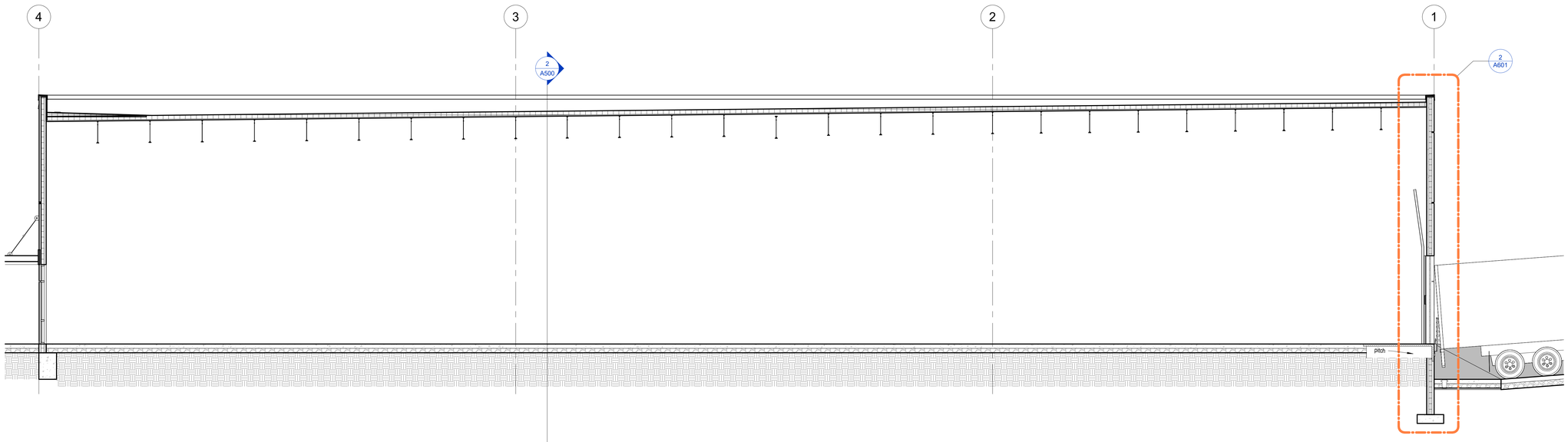
A400

PROJECT KEYNOTES	
TAG	DESCRIPTION
3	6" REINFORCED CAST IN PLACE CONCRETE FLOOR SYSTEM ON MINIMUM 6" COMPACTED DRAINAGE FILL.
22	BALLASTED EPDM ROOF SYSTEM.



2 PARTIAL BUILDING SECTION - LOOKING NORTH
3/16" = 1'-0"

FOR REFERENCE,
COORDINATE WITH
STRUCTURAL



1 BUILDING SECTION - LOOKING WEST
3/16" = 1'-0"

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CELEBRATING 120 YEARS 1904 2024
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TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

Consultant:

Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

Pricing Set

Sheet:

BUILDING SECTIONS

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

Revisions:

No:	Date:	Description:

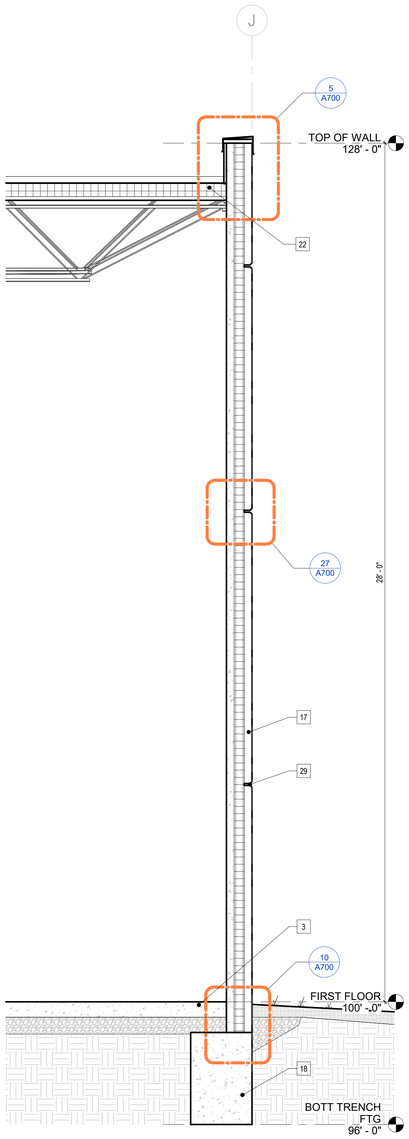
Date:
May 15, 2026

Project No.:	(Owner) Project No.:
260017.00	--

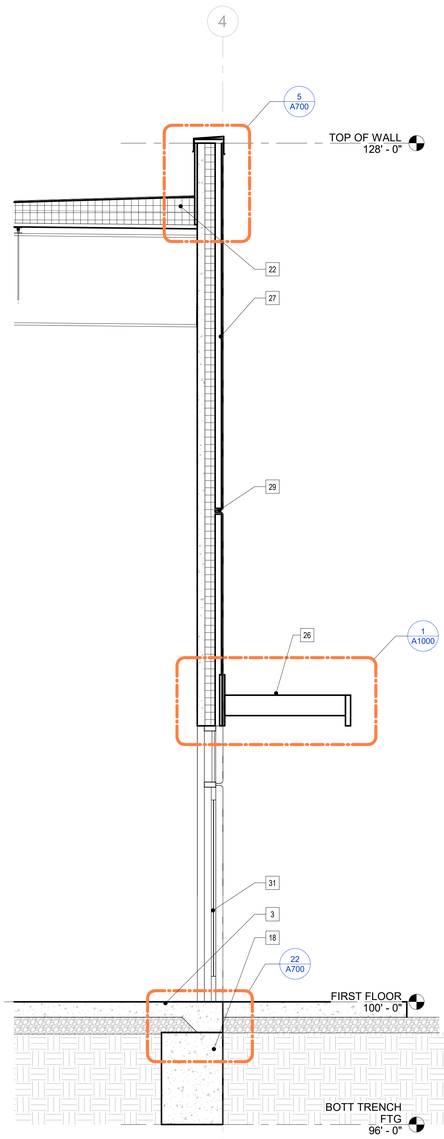
Sheet No.:

A500

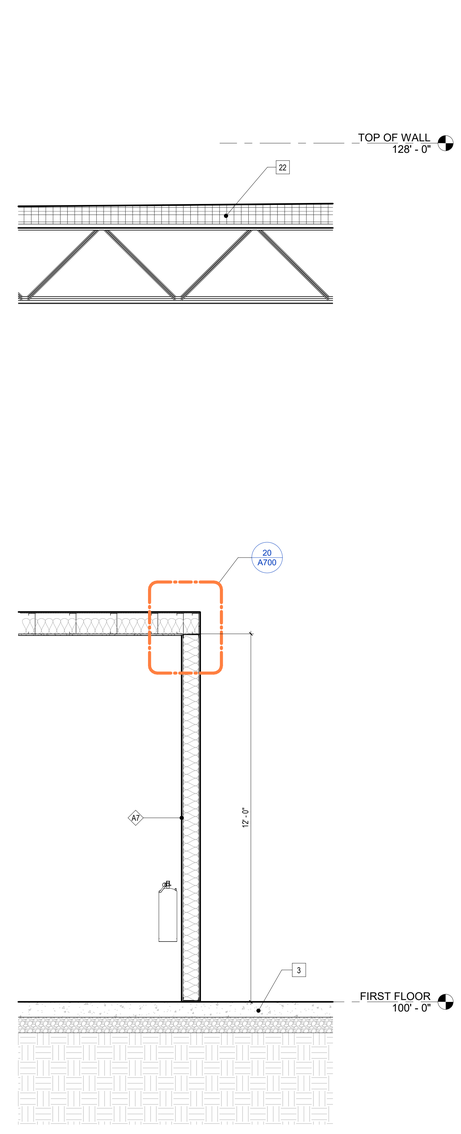
PROJECT KEYNOTES	
TAG	DESCRIPTION
3	6" REINFORCED CAST IN PLACE CONCRETE FLOOR SYSTEM ON MINIMUM 6" COMPACTED DRAINAGE FILL.
17	INSULATED PRECAST CONCRETE WALL PANELS. ALL PANELS TO BE FIELD PAINTED.
18	TRENCH FOOTINGS. SEE STRUCTURAL.
22	BALLASTED EPDM ROOF SYSTEM.
26	PRE-MANUFACTURED BLACK ENTRY CANOPIES WITH TURN BUCKLE SUPPORTS. REFER ALSO TO EXTERIOR ELEVATIONS.
27	INSULATED PRECAST CONCRETE WALL PANELS WITH FLUTED PATTERN. FLUTING TO BE #B-.5 SMOOTH FLUTE BY AP FORMLINER. ALL WALL PANELS TO BE FIELD PAINTED.
29	3/4" REVEALS
31	1" INSULATED GLASS IN THERMAL BREAK BLACK ALUMINUM FRAMES..
32	DOOR AND FRAME AS SCHEDULED AND DETAILED. COLOR TO BE BLACK TO MATCH ENTRIES.



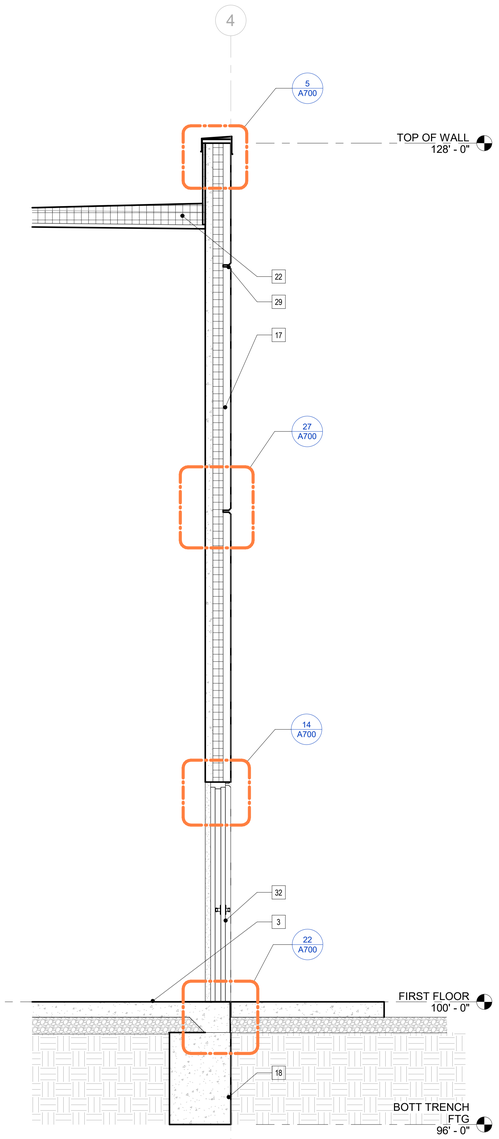
4 WALL SECTION 4
1/2" = 1'-0"



3 WALL SECTION 3
1/2" = 1'-0"



2 WALL SECTION 2
1/2" = 1'-0"



1 WALL SECTION 1
1/2" = 1'-0"

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Forward Way Warehouse

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Key Plan:

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WALL SECTIONS

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

Revisions:

No:	Date:	Description:

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May 15, 2026

Project No.:	(Owner) Project No.:
260017.00	--

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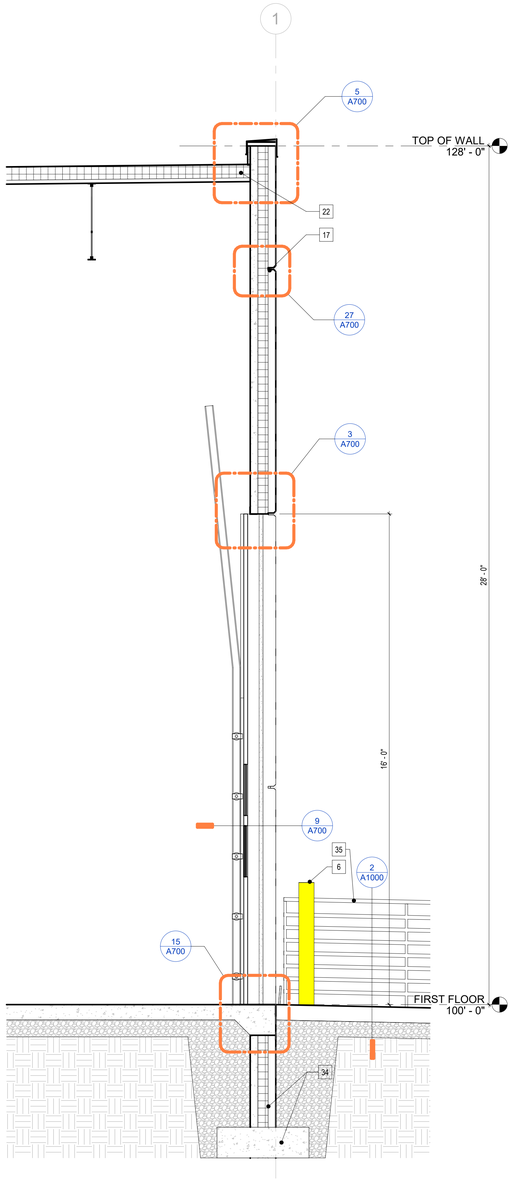
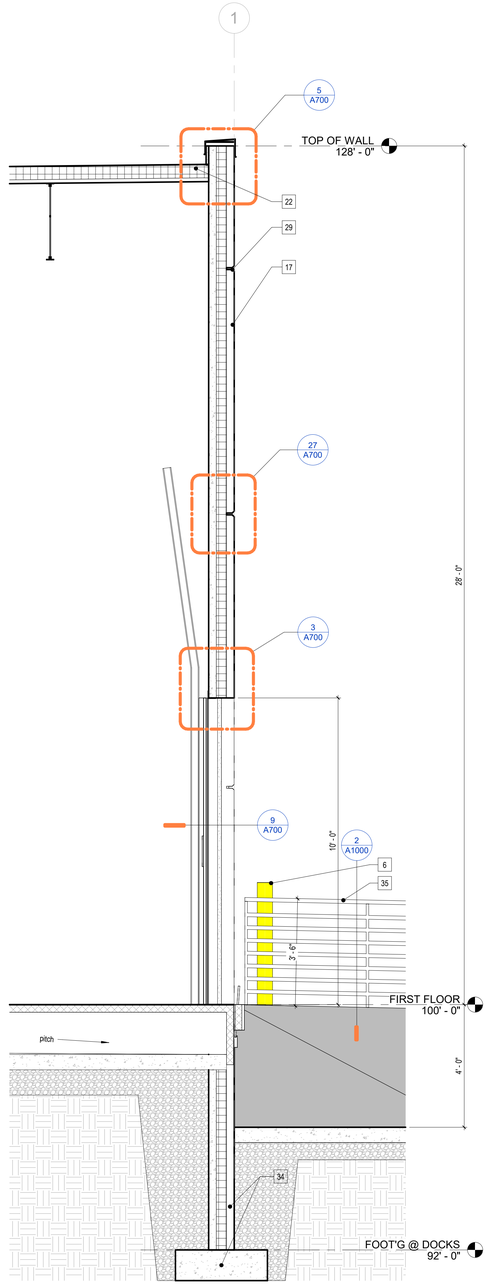
A600

PROJECT KEYNOTES	
TAG	DESCRIPTION
6	6" DIA. X 48" HIGH CONCRETE FILL STEEL BOLLARD. PAINTED SAFETY YELLOW.
17	INSULATED PRECAST CONCRETE WALL PANELS. ALL PANELS TO BE FIELD PAINTED.
22	BALLASTED EPDM ROOF SYSTEM.
29	3/4" REVEALS
34	PRECAST CONCRETE WALL PANEL DOWN TO FOOTING. SEE STRUCTURAL DRAWINGS.
35	1 1/2" PAINTED METAL GUARDRAIL SYSTEM. CAST INTO ASPHALT PAVING. COLOR AS SELECTED BY OWNER.



2 WALL SECTION 2 @ DOCKS
1/2" = 1'-0"



1 WALL SECTION 1 @ DOCKS
1/2" = 1'-0"

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WALL SECTIONS

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

Revisions:

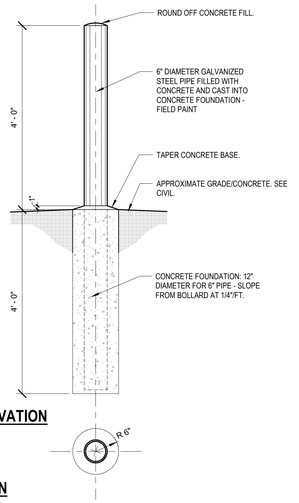
No:	Date:	Description:

Date:
May 15, 2026

Project No.:	(Owner) Project No.:
260017.00	--

Sheet No.:

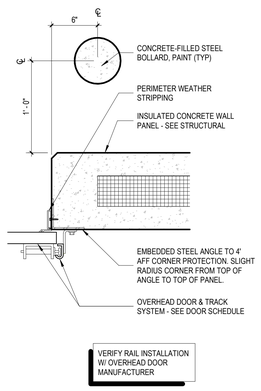
A601



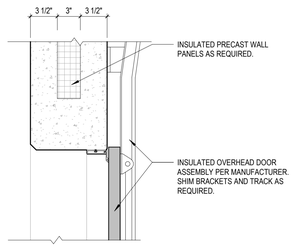
ELEVATION

PLAN

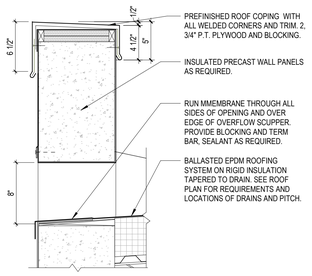
7 BOLLARD PLAN AND ELEVATION
3/4" = 1'-0"



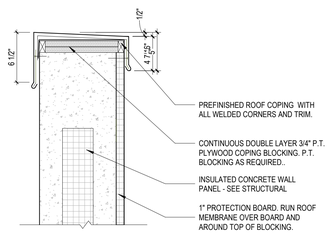
8 TYPICAL OVERHEAD DOOR JAMB
1 1/2" = 1'-0"



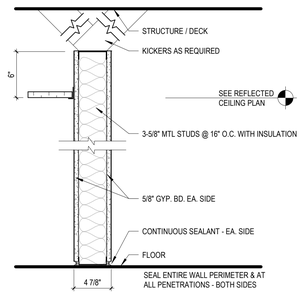
3 OVERHEAD DOOR - HEAD CMU
1 1/2" = 1'-0"



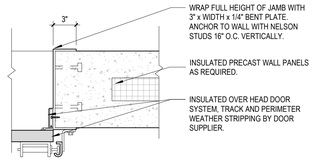
4 ROOF OVERFLOW SCUPPER
1 1/2" = 1'-0"



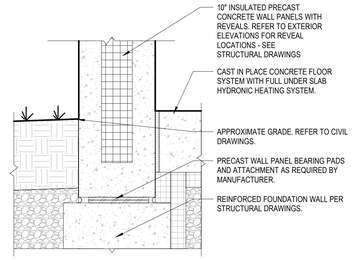
5 PRECAST WALL PANEL - COPING
1 1/2" = 1'-0"



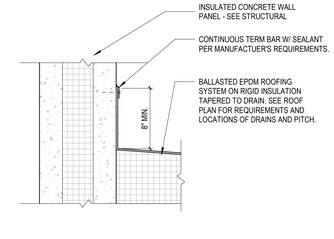
A4 DRYWALL PARTITION
A4b WITHOUT INSULATION.



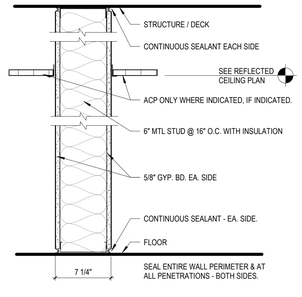
9 OVERHEAD DOOR - JAMB
1 1/2" = 1'-0"



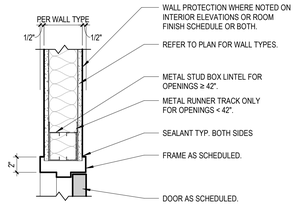
10 PRECAST WALL PANEL - TERMIN. @ GRADE
1 1/2" = 1'-0"



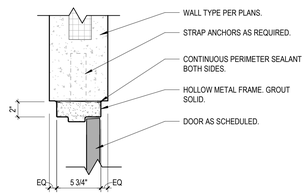
11 PRECAST WALL PANEL - ROOF TERMINATION
1 1/2" = 1'-0"



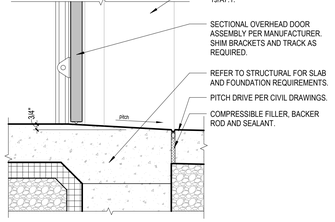
A7 DRYWALL PARTITION
A7b WITHOUT INSULATION.



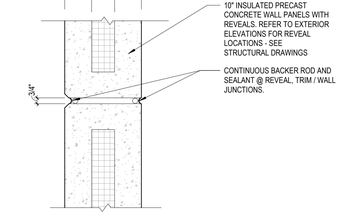
13 HM DOOR HEAD
1 1/2" = 1'-0"



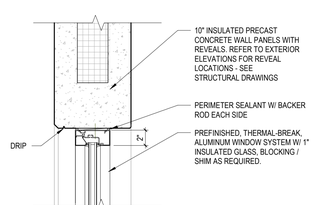
14 HOLLOW METAL DOOR JAMB - HEAD SIM.
1 1/2" = 1'-0"



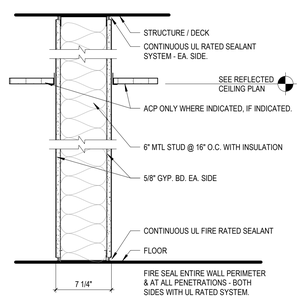
15 OVERHEAD DOOR - THRESHOLD
1 1/2" = 1'-0"



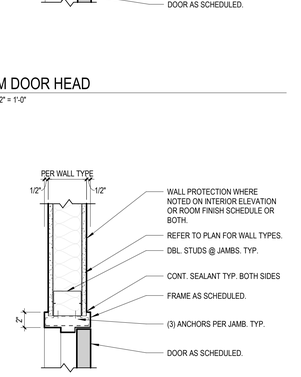
16 PRECAST WALL PANEL JOINT - VERTICAL
1 1/2" = 1'-0"



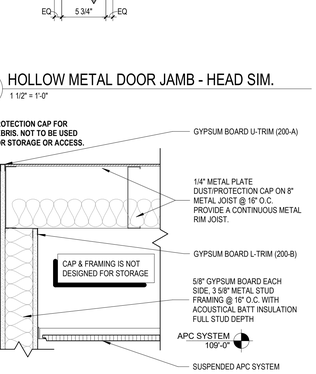
17 AL WINDOW HEAD @ PC PLANK NO FURR
1 1/2" = 1'-0"



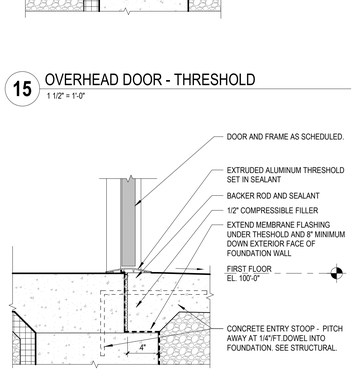
1A2 1 - HOUR FIRE RATED
UL DESIGN NO. U419



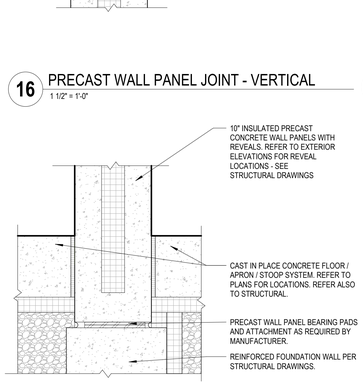
19 HM DOOR JAMB
1 1/2" = 1'-0"



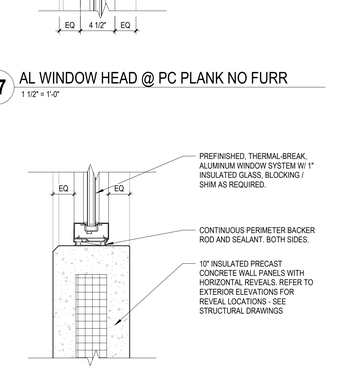
20 DUST CAP @ TOILET
1 1/2" = 1'-0"



21 EXTERIOR DOOR THRESHOLD
1 1/2" = 1'-0"

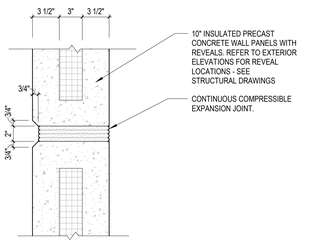


22 PRECAST WALL PANEL TERMIN. @ FLOOR
1 1/2" = 1'-0"

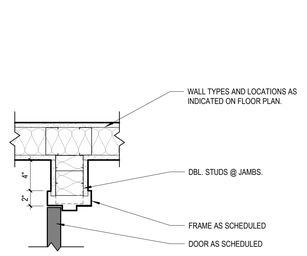


23 AL WINDOW JAMB @ PC PLANK NO FURR
1 1/2" = 1'-0"

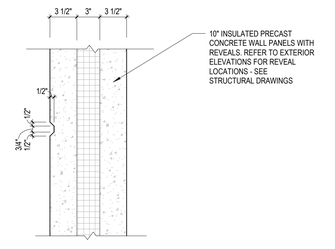
F2 FURRING PARTITION
F2b EXTEND GYP. BD. and STUDS TO DECK.



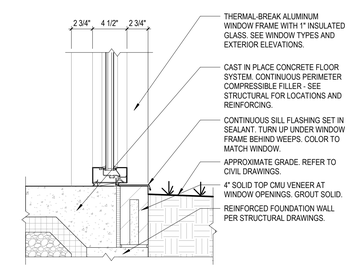
25 EXPANSION JOINT - @ PC PANEL
1 1/2" = 1'-0"



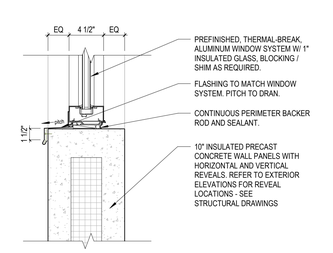
26 TYPICAL HM DOOR JAMB OFFSET
1 1/2" = 1'-0"



27 PRECAST WALL REVEAL - HORIZ. & VERT.
1 1/2" = 1'-0"



28 ALUM WINDOW SILL - GRADE
1 1/2" = 1'-0"



29 AL WINDOW SILL @ PC PLANK NO FURR
1 1/2" = 1'-0"

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CELEBRATING 120 YEARS 1905 2025

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Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

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MISCELLANEOUS DETAILS

Scale:

As indicated

Revisions:

No:	Date:	Description:

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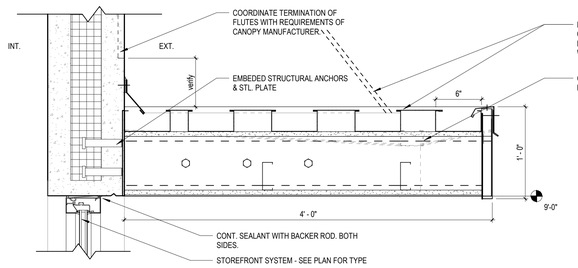
May 15, 2026

Project No.: 260017.00

(Owner) Project No.: --

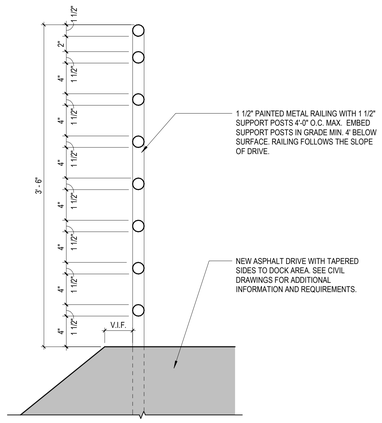
Sheet No.:

A700



1 TYPICAL ENTRY CANOPY

1 1/2" = 1'-0"



2 GUARD RAIL @ DOCKS

1 1/2" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				CEILING	SOFFIT	CABINETS	COUNTERTOP	COMMENTS
				NORTH	EAST	SOUTH	WEST					
100	RECEPTION	CONC-1	RB-1	P-1	P-1	P-1	P-1	P-1	--	--	--	
101	OFFICE	CONC-1	RB-1	P-1	P-1	P-1	P-1	P-1	--	--	--	
102	KITCHENETTE	CONC-1	RB-1	P-1	P-1	P-1	P-1	P-1	--	PLAM-1	SSM-1	
103	TOILET	CONC-1	RB-1	P-1	P-1	P-1	P-1	P-1	--	--	--	
104	FIRE RISER ROOM	CONC-1	--	P-1	P-1	P-1	P-1	P-1	--	--	--	
105	WATER ROOM	CONC-1	RB-1	P-1	P-1	P-1	P-1	P-1	--	--	--	
106	WORK SPACE	CONC-1	--	P-1	P-1	P-1	P-1	P-1	--	--	--	

COLOR AND MATERIAL CODES

CODE	MATERIAL	C&M_Manufacturer - Schedule
PAINT		
P-1	PAINT	SEL BY OWNER
PLASTIC LAMINATE		
PLAM-1	PLASTIC LAMINATE	SEL BY OWNER
RUBBER BASE		
RB-1	RUBBER BASE	SEL BY OWNER
SEALED CONCRETE		
CONC-1	SEALED CONCRETE	SEL BY OWNER
SOLID SURFACE		
SSM-1	SOLID SURFACE	SEL BY OWNER

DOOR AND FRAME SCHEDULE

NUMBER	ROOM NAMES	DOOR						FRAME			DETAILS			FIRE RATING	HARDWARE GROUP	HARDWARE FUNCTION	HARDWARE KEYSIDE	COMMENTS
		WIDTH	HEIGHT	TYPE	MATERIAL	GLAZING	FINISH	TYPE	MATERIAL	FINISH	HEAD	JAMB	OTHER					
ENTRY DOORS																		
ENTRY-A	TENANT SPACE	3'-0"	7'-0"	AL1	ALUMINUM	GL-1	PT	AF1	ALUMINUM	PT	1A/1000	23/A700	21/A700	--				1
ENTRY-B	TENANT SPACE	3'-0"	7'-0"	HM1	HM	--	PT	FR1	HM	PT	14/A700	14/A700	21/A700	--				1
101	WAREHOUSE	3'-0"	7'-0"	HM1	HM	--	PT	FR1	HM	PT	13/A700	19/A700	26/A700	--				
103	TOILET	3'-0"	7'-0"	HM1	HM	--	PT	FR1	HM	PT	13/A700	19/A700	26/A700	--				
OVERHEAD																		
OH-1	TENANT SPACE	14'-0"	16'-0"	OH-1	ALUMINUM	GL-4	PT	--	--	PT	17/A700	18/A700	19/A700	--				
OH-2	TENANT SPACE	9'-0"	10'-0"	OH-2	ALUMINUM	GL-4	PT	--	--	PT	17/A700	18/A700	19/A700	--				

DOOR AND FRAME SCHEDULE COMMENTS:
1. TYPICAL ENTRY DOOR AND FRAME PER TYPES BELOW. INDICATED BY LETTER AND BOX ON PLAN.

GLASS TYPE	GLAZING STYLES
GL-1	1/4" THICK CLEAR TEMPERED SAFETY GLAZING
GL-2	60 MIN. FIRE-RATED SAFETY GLAZING
GL-3	1" INSULATED LOW-E TINTED GLASS. SHGC= 29, U-FACTOR= 27
GL-4	1/2" GLASS PER MANUF. (SAFETY GLAZING)

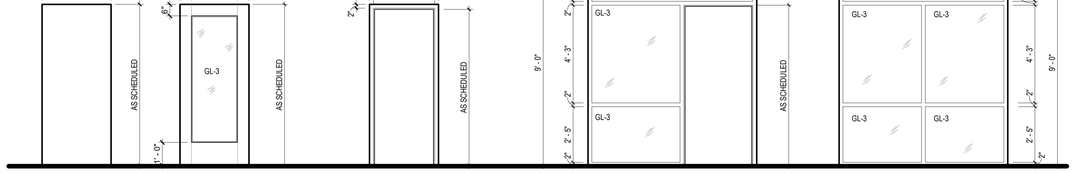
GLASS NOTES:
T = LABELED TEMPERED GLAZING
SP = SPANDREL PANEL (TINTED)

DOOR TYPES

ALL GLASS WITHIN DOORS TO HAVE SAFETY GLAZING AND BEAR AN IDENTIFICATION AS SUCH PLACED BY THE MANUFACTURER, PER IBC 2406.3.1.

HM FRAME TYPES

ALUMINUM FRAME TYPES



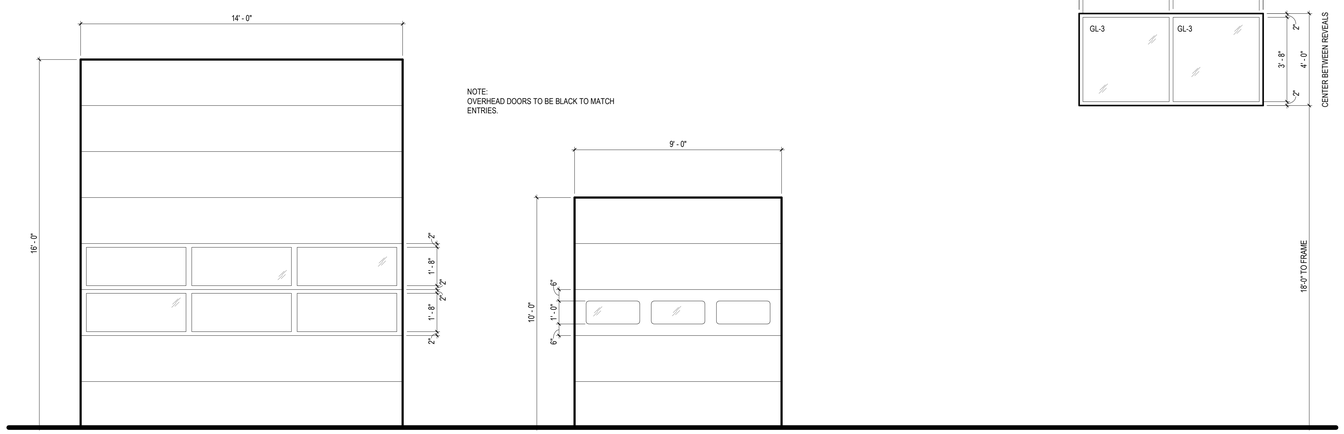
HM1
HOLLOW METAL
FLUSH

AL1
ALUMINUM DOOR
FULL GLASS

FR1
HOLLOW METAL

AF1
ALUMINUM

WINDOW "C"
ALUMINUM



OH1
OVERHEAD DOOR
ALUMINUM

OH2
OVERHEAD DOOR
ALUMINUM

WINDOW "D"
ALUMINUM

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Consultant:

Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

Pricing Set

Sheet:

DOOR SCHEDULE, DOOR TYPES, WALL TYPES

Scale:
As indicated

Revisions:

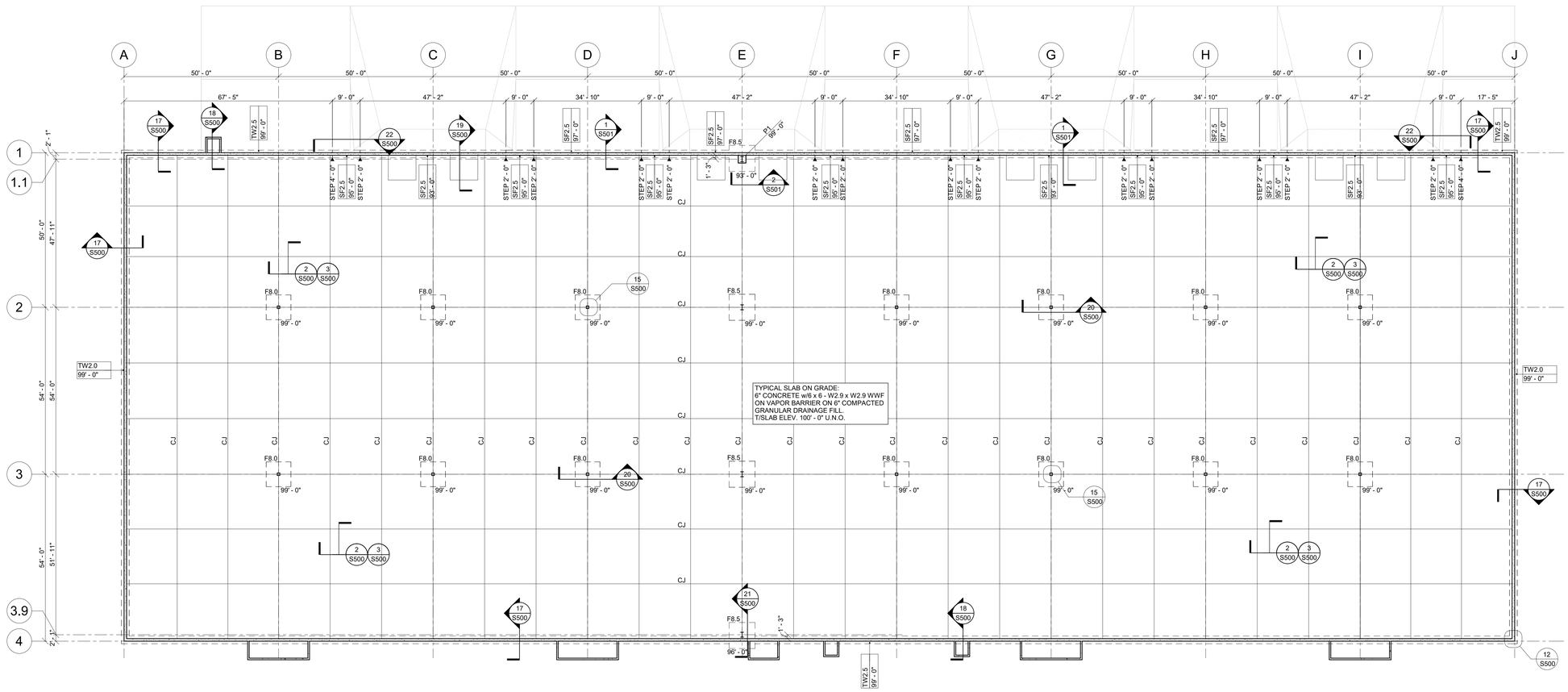
No:	Date:	Description:

Date:
May 15, 2026

Project No.:	(Owner) Project No.:
260017.00	--

Sheet No.:

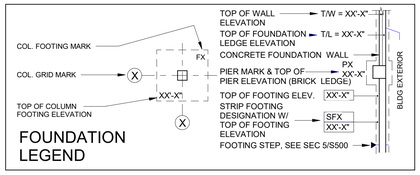
A1000



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

PLAN NOTES

- ELEVATION 100' - 0" ON THIS PLAN = 100' - 0" ON ARCHITECTURAL PLANS.
- TOP OF FOUNDATION WALL AT DOORS AT EL. = 99' - 4" U.N.O.
- TOP OF PIER EL. = 99' - 0" U.N.O.
- SEE SHEET S900 - S901FOR GENERAL NOTES, SCHEDULES AND OTHER ADDITIONAL REQUIREMENTS.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR TO CONFORM WITH THOSE SHOWN ON ARCHITECTURAL PLANS.
- THE CONTRACTOR SHALL ALSO VERIFY ELEVATIONS OF EXISTING SLABS, FOOTINGS, WALLS ETC. THE ARCHITECT SHALL BE NOTIFIED IF ANY DISCREPANCY IS DISCOVERED
- SEE ARCHITECTURAL DRAWINGS FOR FLOOR PITCHES, DEPRESSIONS, ETC.
- WHERE REQUIRED, REMOVE UNSUITABLE EXISTING SOILS BELOW FOOTINGS, SLABS ON GRADE, ETC. TO APPROVED BEARING SOIL. REPLACE WITH ENGINEERED FILL TO RAISE SITE TO ELEVATIONS CALLED FOR ON PLANS. SEE SECTION 1/S500. REVIEW SOIL REPORT AND ARCHITECTURAL SITE PLAN. FILL MATERIAL SHALL HAVE A MINIMUM 3000 PSF BEARING CAPACITY. TYPE OF FILL MATERIAL AND PLACEMENT SHALL CONFORM TO SPECIFICATIONS UNDER THE DIRECTION AND SUPERVISION OF THE SOIL ENGINEER. SOIL ENGINEER SHALL FIELD VERIFY ALL BEARING CAPACITIES BEFORE FOOTINGS ARE POURED.
- SEE DETAILS 6 AND 7/S500 FOR LOCATIONS WHERE PLUMBING PENETRATES FOUNDATION WALLS OR RUNS BELOW FOOTINGS.
- SEE 12/S500 FOR REINFORCING AT WALL CORNERS.
- SEE 8/S500 FOR FOOTING GROUNDING INFORMATION.
- SEE 13/S500 FOR REINFORCING AROUND FLOOR SLAB AND WALL OPENINGS, UNLESS NOTED OTHERWISE
- CONCRETE CONTRACTOR TO COORDINATE W/ PRECASTER FOR LOCATION OF ALL ANCHOR BOLTS 17/S500 CONTRACTOR TO ALSO COORDINATE WITH PRECASTER FOR INSTALLATION OF CLIP ANGLES, WELD PLATES, INSERTS, BEARING PLATES, DOWELS, ETC. THAT MUST BE CAST INTO CONCRETE FOR INSTALLATION OF PRECAST.
- SEE DETAILS 10 & 11/S500 FOR SLAB REINFORCING AT CONDUITS COORDINATE W/ MECHANICAL & PLUMBING FOR CONDUIT LOCATIONS



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HEC PROJECT NO. 26-0017.00

Project:
Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg Wi 53012

Key Plan:

95%
Construction Bid Set

Sheet:
FOUNDATION PLAN

Scale:
As indicated

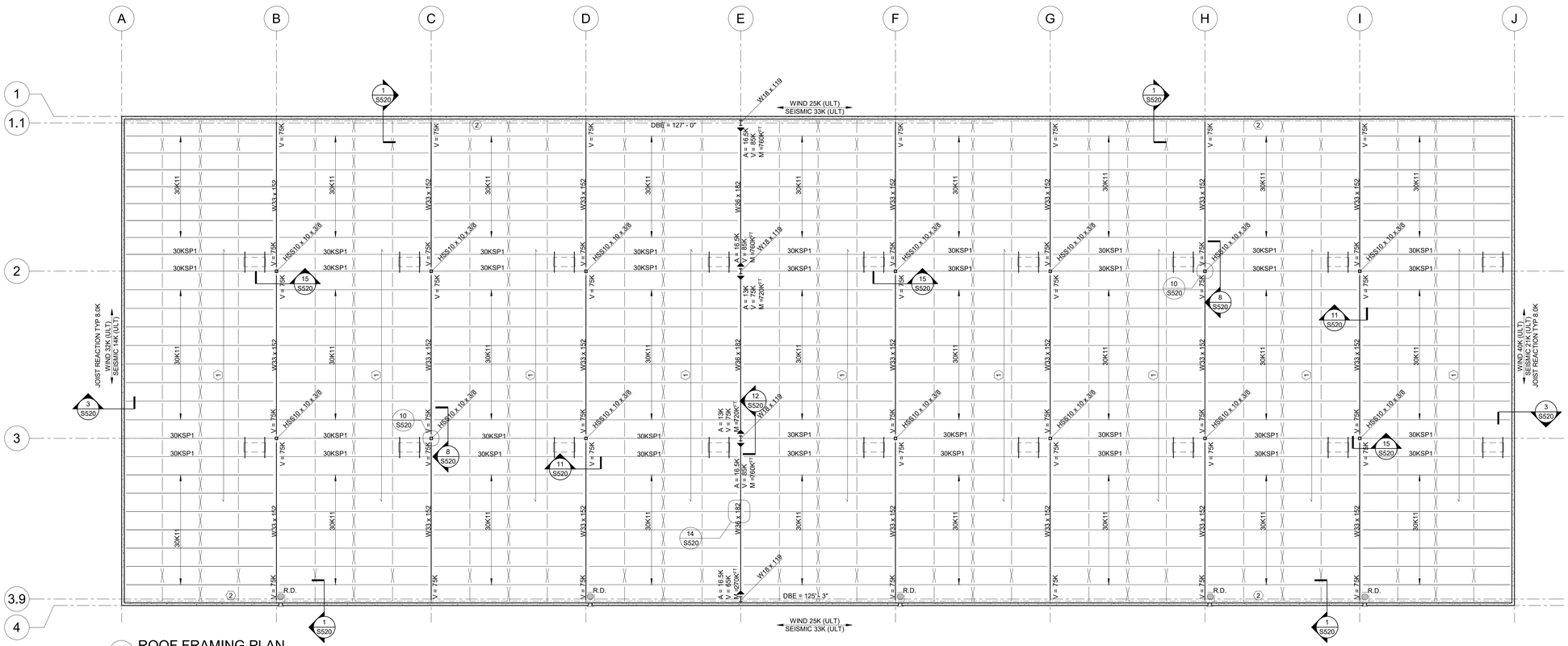
Revisions:

No:	Date:	Description:

Date:
MAY 14, 2026

Project No.: 260017.00
(Owner) Project No.:

Sheet No.:
S100



1 ROOF FRAMING PLAN
1/16" = 1'-0"

PLAN NOTES

- SEE SHEET S900 - S901 FOR GENERAL NOTES, SCHEDULES AND OTHER ADDITIONAL REQUIREMENTS.
- ROOF STRUCTURE IS DESIGNED FOR AN ADHERED NON-BALLASTED ROOF
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR TO CONFORM WITH THOSE SHOWN ON ARCHITECTURAL PLANS
- "(XXX'-XX")" INDICATES TOP OF STEEL BEAM ELEVATION
  JBE = XXX'-XX" INDICATES JOIST BEARING ELEVATION
- " ◯ ◯ R. D. " INDICATES ROOF DRAIN LOCATION. SEE SECTION 5/S520 FOR FRAMING AROUND ROOF DRAIN, COORDINATE SIZE AND LOCATION WITH PLUMBING DRAWINGS. SEE ARCHITECTURAL FOR SCUPPER LOCATIONS
- " ▭ " INDICATES ROOF SCUPPER, MINIMUM 4" x 16" CLEAR OPENINGS. SEE ARCHITECTURAL DETAILS
- SEE SECTION 5/S520 FOR FRAMING AROUND MISCELLANEOUS OPENINGS SHOWN OR NOT SHOWN. COORDINATE SIZE AND LOCATION WITH ARCH, HVAC, PLUMBING, AND ELECTRICAL DWGS.
- HORIZONTAL JOIST BRIDGING TOP AND BOTTOM PER SJI w/ X-BRIDGING WHERE SHOWN ON PLAN. SEE SECTION 2/S520 PROVIDE ADDITIONAL UPLIFT BRIDGING AT EACH END OF JOIST AND AS REQUIRED BY DESIGN. SEE JOIST GENERAL NOTES FOR ADDITIONAL REQUIREMENTS
- "(•)"INDICATES BRACE FROM TOP CHORD OF JOIST AT PANEL POINT TO BOTTOM FLANGE OF BEAM OR JOIST GIRDER. SEE SEC 11/S520
- STRUCTURAL STEEL CONNECTIONS SHALL BE DESIGNED BY A LICENSED ENGINEER WORKING FOR THE FABRICATOR. (#K) INDICATES A SHEAR REACTION AT A SERVICE LOAD LEVEL. USE ASD. FOR ANY SIMPLE SPAN WF FRAMING MEMBER NOT SPECIFICALLY NOTED, OR NOT SHOWN OTHERWISE ON PLANS OR DETAILS, DESIGN FOR A MINIMUM 12K END SHEAR REACTION.
- V = ##K INDICATES REACTION
  A = ##K INDICATES AXIAL LOAD
  M = ###FT-K INDICATES END MOMENT
- CONNECTIONS ENGINEER TO DESIGN ALL BEAM CONNECTIONS IN LINE WITH MOMENT FRAMES FOR A MINIMUM OF 5K END AXIAL REACTION.
- " ▶ " INDICATES MOMENT CONNECTIONS. WHERE BEAM ENDS ARE MOMENT CONNECTED ON OPPOSING SIDES OF A MEMBER, THE BEAM SIZES ARE THE SAME UNLESS NOTED OTHERWISE.
- REFER TO SECTION 7/S520 & S/S520 FOR APPLICABLE.

- PRECASTER SHALL CUT ALL OPENINGS 12" OR LARGER IN ANY DIRECTION AND HEADER AS REQUIRED. COORDINATE ALL OTHER OPENINGS WITH DESIGN. OPENINGS LESS THAN 12" IN SIZE AND NOT SHOWN ON STRUCTURAL PLANS SHALL BE INSTALLED BY RESPECTIVE TRADE. OPENINGS LESS THAN 12" IN SIZE THAT ARE SHOWN ON STRUCTURAL DRAWINGS SHALL BE BY GENERAL OR LEAD CONTRACTOR.
- ALL OPENINGS ARE SAME SIZE AS DUCT PLUS 4" EACH WAY. COORDINATE WITH TRADE CONTRACTORS.
- PRECAST WALL PANELS, INCLUDING CONNECTIONS, TO BE DESIGNED BY PRECASTER TO RESIST LATERAL FORCES INDICATED ON PLAN FOR THE CORRESPONDING WALLS. PRECASTER TO ALSO DESIGN PANEL & CONNECTION FOR OUT OF PLANE WIND AND SEISMIC FORCES.
  ➡ XX KIPS INDICATES SHEAR FORCE,IN KIPS FOR WIND
  YY KIPS INDICATE SHEAR FORCE, IN KIPS FOR SEISMIC
  WIND SHEAR FORCES & SEISMIC FORCES SHOWN ARE ULTIMATE. PRECASTER TO PERFORM INDEPENDENT LATERAL ANALYSIS AND DESIGN FOR WORST CASE LOADS. PROVIDE LATERAL LOADS FOR ENGINEER TO REVIEW.
- SEE ARCHITECTURAL FOR ALL OPENINGS IN PRECAST WALL PANELS.
- PRECASTER TO PERFORM LATERAL ANALYSIS AND DESIGN PRECAST FOR BOTH LATERAL AND GRAVITY LOADS. SEE S900 FOR MORE INFORMATION
- PRECASTER SHALL DEVELOP CONNECTIONS FROM DIAPHRAGM TO SHEAR WALL & COLLECTOR BEAMS AS REQUIRED

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EGAN GARDNER DEVELOPMENT

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Key Plan: PLAN NORTH / TRUE NORTH

95%
Construction Bid Set

Sheet:
ROOF FRAMING PLAN

Scale:
As indicated

Revisions:

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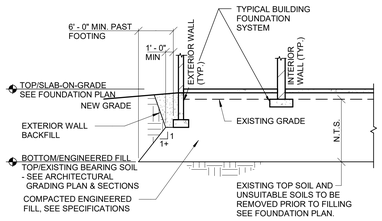
Date:
MAY 14, 2026

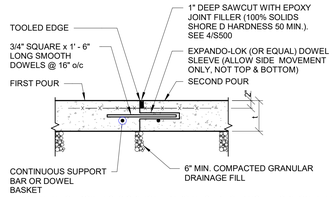
Project No.: 260017.00
(Owner) Project No.:

Sheet No.:
S200



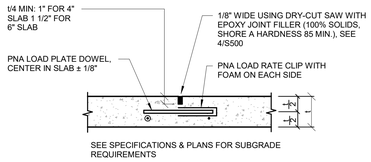
- THIS DETAIL SHALL APPLY TO ISOLATED AREAS WHERE GEOTECHNICAL ENGINEER DETERMINES THE EXISTING SOILS DO NOT PROVIDE THE SPECIFIED BEARING CAPACITY OR REQUIRED SETTLEMENT STRENGTH.
- SEE SPECIFICATION AND SOIL REPORT FOR ADDITIONAL REQUIREMENTS.
- PROVIDE ADEQUATE SLOPES TO EXCAVATION CONFORMING TO OSHA REQUIREMENTS.

1 ENGINEERED FILL DETAIL



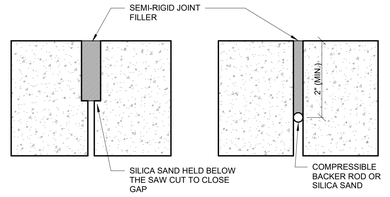
- ALIGNMENT OF DOWELS IS CRITICAL. BARS MUST BE STRAIGHT HORIZONTALLY, NOT TILTED, AND EXACTLY PERPENDICULAR TO JOINT EDGE. PAINT C.J. LINE ON SUBGRADE FOR PROPER PLACEMENT. DO NOT PLACE DOWELS WITHIN 24" OF SLAB CORNER.
- CONTRACTOR OPTION: IN LIEU OF DOWELS SHOWN, PROVIDE PNA DIAMOND DOWEL SYSTEM 1/4" x 4 1/2" x 4 1/2" DIAMOND PLATE @ 1' - 6" o/c. INSTALL PER MANUFACTURER'S INSTRUCTIONS AND DETAILS

2 SLAB ON GRADE CONSTRUCTION JOINT



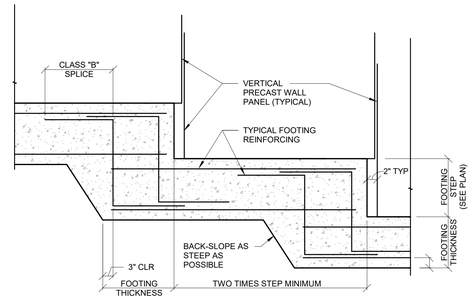
- ALIGNMENT OF DOWELS IS CRITICAL. BARS MUST BE STRAIGHT HORIZONTALLY, NOT TILTED, AND EXACTLY PERPENDICULAR TO JOINT EDGE. PAINT C.J. LINE ON SUBGRADE FOR PROPER PLACEMENT. DO NOT PLACE DOWELS WITHIN 24" OF SLAB CORNER.
- PROVIDE PNA RECTANGULAR LOAD BASKETS WITH LOAD PLATE 3/8" x 2" x 12" @ 18" o/c FOR 6" SLABS, LOAD PLATE 1 1/2" x 2.5" x 12" @ 18" o/c FOR 7" TO 8" SLABS, LOAD PLATE 3/4" x 2.5" x 12" @ 18" o/c. FOR SLABS GREATER THAN 8" THICK, INSTALL PER MANUFACTURER'S INSTRUCTIONS AND DETAILS.
- SAWCUT WITHIN 4 TO 12 HOURS AFTER SLAB IS FINISHED: 1. BEFORE CONCRETE STARTS TO COOL, 2. AS SOON AS SURFACE IS FIRM ENOUGH NOT TO BE TORN OR DAMAGED, 3. BEFORE RANDOM-DRYING-SHRINKAGE CRACKS CAN FORM.

3 INDUSTRIAL SLAB ON GRADE CONTROL JOINT IN MANUFACTURING AND WAREHOUSE AREAS



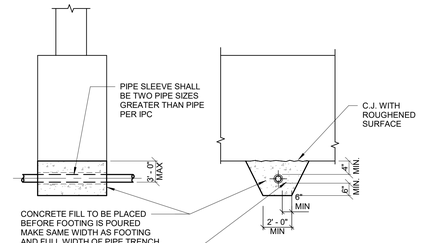
- DO NOT USE BACKER ROD IN TOP 2" OF JOINTS.
- CLEAN AND PREPARE JOINTS, AND INSTALL FILLER PER MANUFACTURER'S REQUIREMENTS.
- FILLER PROFILE MUST BE FLUSH WITH FLOOR SURFACE AFTER SHAVING. CONCAVE (DISHED) PROFILES ARE NOT ALLOWED.

4 SEMI-RIGID JOINT FILLER DETAILS AT CONSTRUCTUION JOINTS



NOTE: COORDINATE FOOTING STEP LOCATIONS WITH PRECAST WALL PANEL LAYOUT

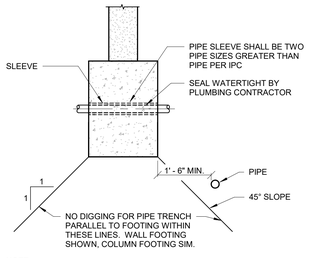
5 FOOTING STEP DETAIL



SECTION SIDE VIEW

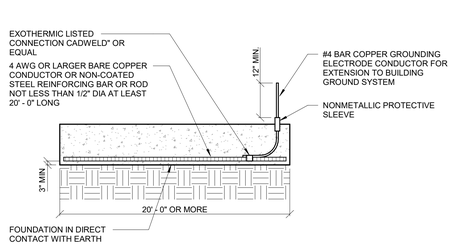
NOTE:
IF UTILITY LINE RUNNING PERPENDICULAR TO FOOTING IS MORE THAN 3' - 0" BELOW BOTTOM OF FOOTING, IT IS NOT NECESSARY TO PLACE CONCRETE FILL AROUND PIPE. PROVIDE RELIEVING ARCH ABOVE PIPE PER IPC.
- SIMILAR FOR OTHER UTILITIES SUCH AS ELECTRICAL CONDUIT.

6 PIPE PENETRATION AT TRENCH FOOTING



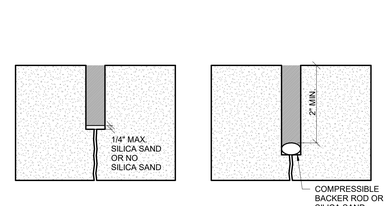
NOTE:
- CONTRACTOR SHALL LOCATE THE BOTTOM OF FOOTING ELEVATION TO AVOID SURCHARGING PATALLEL UTILITIES.
- CONTRACTOR SHALL PROVIDE SHORING, BRACING ETC AS REQUIRED TO PREVENT CAVE-INS OR DISPLACEMENT OF FOUNDATION.
- IF UTILITY LINE RUNNING PERPENDICULAR TO FOOTING IS MORE THAN 3' - 0" BELOW BOTTOM OF FOOTING, IT IS NOT NECESSARY TO DROP FOOTING AND SLEEVE LINE THRU WALL AS SHOWN ABOVE. PROVIDE RELIEVING ARCH ABOVE PIPE PER IPC.
- SIMILAR FOR OTHER UTILITIES SUCH AS ELECTRICAL CONDUIT.

7 PIPE PENETRATION AT TRENCH FOOTING



NOTES:
1 PROVIDE A CONCRETE ENCASED ELECTRODE PER N.E.C. 250.52 (3) WITHIN THE FOUNDATION OR FOOTING OR WITHIN VERTICAL FOUNDATION ON STRUCTURAL COMPONENTS THAT ARE IN DIRECT CONTACT WITH THE EARTH
2 CONCRETE INSTALLED WITH INSULATION, VAPOR BARRIERS, FILMS OR SIMILAR ITEMS SEPARATING THE CONCRETE FROM THE EARTH IS NOT CONSIDERED TO BE IN "DIRECT CONTACT" WITH THE EARTH.
3 LOCATE THE GROUNDING ELECTRODE CONDUCTOR FOR EXTENSION TO THE GROUNDING SYSTEM NEAR THE MAIN ELECTRICAL SERVICE BOARD.
4 SEE SPECIFICATION 26 05 26 GROUNDING AND BONDING FOR MORE INFORMATION.

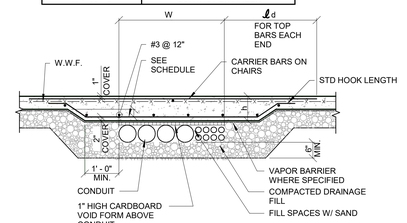
8 CONCRETE ENCASED GROUNDING ELECTRODE



- DO NOT USE FOAM BACKER RODS IN TOP 2" OF JOINTS.
- CLEAN AND PREPARE JOINTS, AND INSTALL FILLER PER MANUFACTURER'S REQUIREMENTS.
- FILLER PROFILE MUST BE FLUSH WITH FLOOR SURFACE AFTER SHAVING. CONCAVE (DISHED) PROFILES ARE NOT ALLOWED.

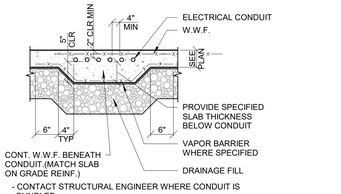
9 SEMI-RIGID JOINT FILLER DETAILS AT CONTROL JOINTS

W	SLAB THICKNESS, h	REINFORCING (TOP & BOTTOM)
W ≤ 1' - 6"	6"	W.W.F. ONLY
1' - 6" < W ≤ 4' - 0"	6"	#4 @ 18" o/c
4' - 0" < W ≤ 6' - 0"	6"	#4 @ 12" o/c
6' - 0" < W ≤ 10' - 0"	8"	#5 @ 10" o/c
W > 10' - 0"	CONTRACT ENGINEER	



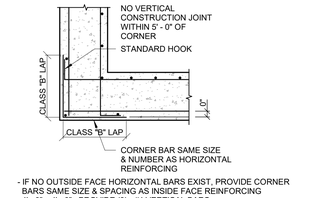
- SEE SLAB ON GRADE JOINT DETAILS IF APPLICABLE
- COORDINATE WITH CONDUIT CONTRACTOR FOR PROPER LOCATION OF CONDUIT PER THIS DETAIL
- COMPLIANCE WITH THIS DETAIL IS NOT REQUIRED IF CLEAR HORIZONTAL DISTANCE BETWEEN CONDUITS IS 4" OR GREATER

10 REINFORCING SLAB ON GRADE AT MULTIPLE CONDUITS



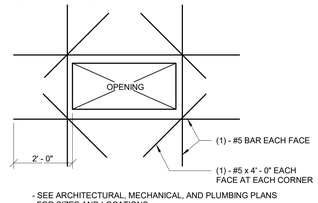
- CONTACT STRUCTURAL ENGINEER WHERE CONDUIT IS BUNDLED.

11 EMBEDDED CONDUIT IN SLAB ON GRADE



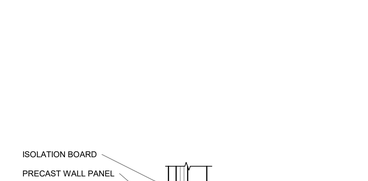
- IF NO OUTSIDE FACE HORIZONTAL BARS EXIST. PROVIDE CORNER BARS SAME SIZE & SPACING AS INSIDE FACE REINFORCING 4' - 0" x 4' - 0". PROVIDE (3) - #4 VERTICAL BARS.

12 TYPICAL CORNER REINFORCING



- SEE ARCHITECTURAL, MECHANICAL, AND PLUMBING PLANS FOR SIZES AND LOCATIONS

13 TYPICAL OPENING OR DEPRESSION IN CONCRETE FLOOR SLAB OR WALL

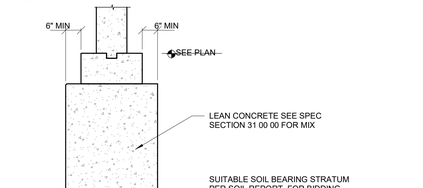


- PRECASTER TO DESIGN WALL PANEL TO BE CAPABLE TO WITHSTAND LATERAL EARTH PRESSURE DUE TO GRADE DIFFERENTIAL

17 TYPICAL EXTERIOR FOUNDATION WALL

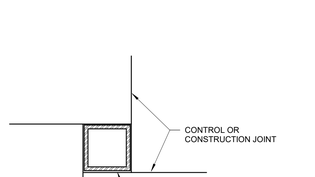
- UNLESS SHOWN OTHERWISE, PROVIDE SEALED CONTROL JOINTS PARALLEL TO THE SHORT DIRECTION OF THE STOOP AT A SPACING OF 2 TIMES THE SLAB WIDTH BUT NOT TO EXCEED 10 FEET ON CENTER.
- EXTEND STOOPS A MINIMUM OF 18" PAST THE ROUGH OPENING ON THE PULL SIDE OF DOOR.

18 CONCRETE STOOP DETAIL



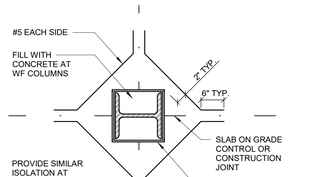
- PROVIDE FORMWORK IF CANNOT HOLD VERTICAL TRENCH FACE, OR EXTEND AS REQUIRED TO MATCH EMBANKMENT SLOPE.

14 TYPICAL FILL BELOW FOOTINGS



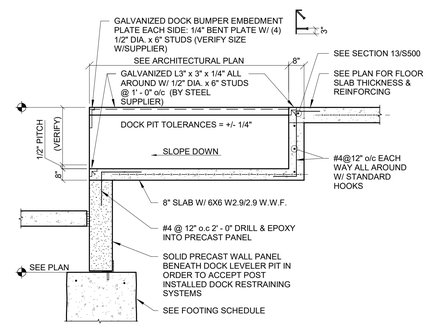
- PIPE COLUMN SIMILAR

15 JOINT AT COLUMNS



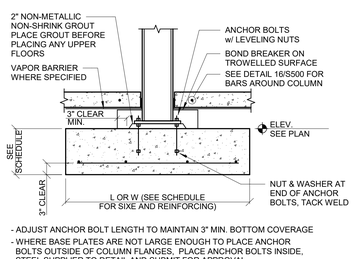
- TUBE OR PIPE COLUMN SIMILAR.
- PROVIDE EPOXY COATED BARS AT EXTERIOR LOCATIONS AND IN POOLS.

16 JOINT AT COLUMNS



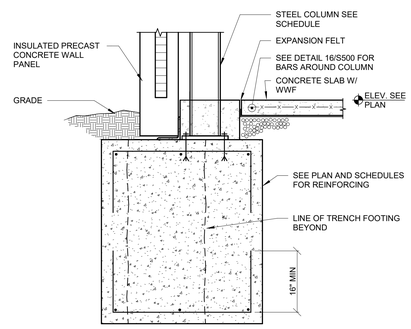
- ALL CURB ANGLE JOINTS TO BE WELDED SECURELY. TOUCH UP WITH ZEC PRIMER
- COORDINATE WITH DOCK LEVELER SUPPLIER FOR ADDITIONAL REQUIREMENTS.

19 LOADING DOCK SECTION

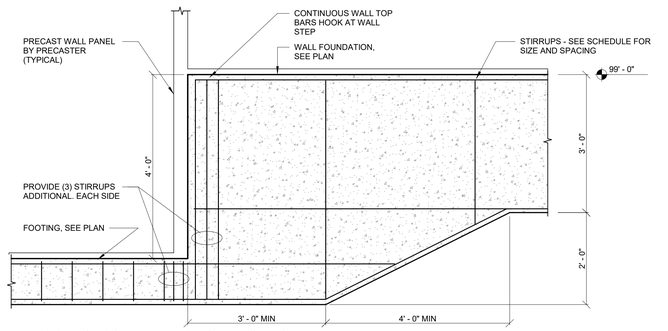


- ADJUST ANCHOR BOLT LENGTH TO MAINTAIN 3" MIN. BOTTOM COVERAGE
- WHERE BASE PLATES ARE NOT LARGE ENOUGH TO PLACE ANCHOR BOLTS OUTSIDE OF COLUMN FLANGES, PLACE ANCHOR BOLTS INSIDE, STEEL SUPPLIER TO DETAIL AND SUBMIT FOR APPROVAL.
- TURN UP AND SEAL VAPOR BARRIER AROUND COLUMNS PER MANUFACTURER'S DETAILS FOR PENETRATION.

20 STEEL COLUMN ON FOOTING



21 STEEL COLUMN ON TRENCH FOOTING



PRECASTER TO DESIGN WALL PANEL TO BE CAPABLE TO WITHSTAND LATERAL EARTH PRESSURE DUE TO GRADE DIFFERENTUAL

22 STEP AT FOOTING

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255 N 21st Street, Milwaukee, WI 53233 | 414-475-5554
HEC PROJECT NO. 26-0017.00

Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
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Cedarburg Wi 53012

Key Plan:

95%
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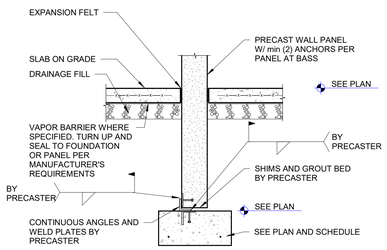
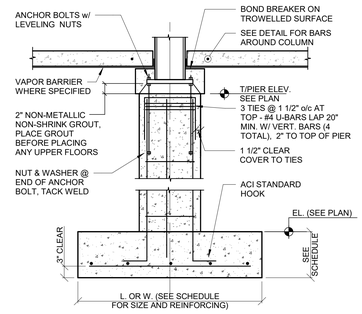
Sheet No.:

S500



- SUGGESTED DETAIL; ACTUAL DETAIL & ATTACHMENT MATERIALS BY PRECASTER.
- PRECASTER SHALL REVISE ATTACHMENT DETAILS AS REQUIRED AT SHEAR WALLS. SHEAR WALLS PANELS SHALL BE CONNECTED SO AS TO AVOID UPLIFT WITH A 1.5 SAFETY FACTOR.

1 TYPICAL EXTERIOR FOUNDATION WALL



- WHERE BASE PLATES ARE NOT LARGE ENOUGH TO PLACE ANCHOR BOLTS OUTSIDE OF COLUMN FLANGES, PLACE ANCHOR BOLTS INSIDE. STEEL SUPPLIER TO DETAILS AND SUBMIT FOR APPROVAL.
- COAT ALL EXTERIOR STEEL (E.G., CANOPY COLUMNS) W/ COAL TAR BELOW GRADE
- TURN UP AND SEAL VAPOR BARRIER AROUND COLUMNS PER MANUFACTURER'S DETAILS FOR PENETRATION.

2 STEEL COLUMN ON CONCRETE PIER - MOMENT BASE OR BRACED FRAMES

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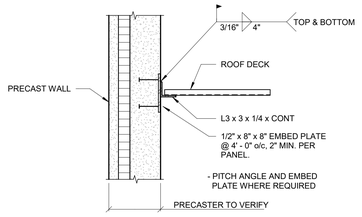
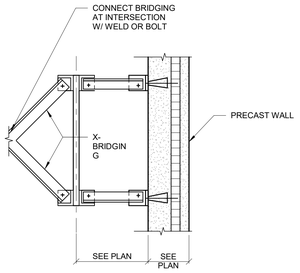
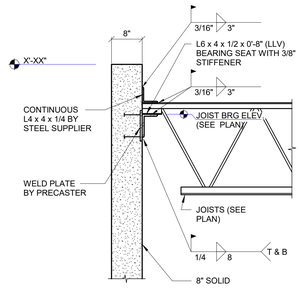


- CONTINUOUS ANGLE SHALL BE BUTT WELDED AT JOINTS OR EQUIVALENT AREA SPLICE PLATES TO DEVELOP TENSION CAPACITY AS DECK DIAPHRAGM CHORD MEMBER
- ATTACH ROOF DECK TO ANGLE IN EACH FLUTE: 6" o/c FOR 1 1/2" DECK, 8" o/c FOR 3" DECK
- SIMILAR AT PRECAST BEAMS
- SIMILAR AT CAST CONCRETE WALLS. PROVIDE (4) 1/2" DIA x 5" HWS PER EMBED PLATE

1 DECK BEARING ON PRECAST

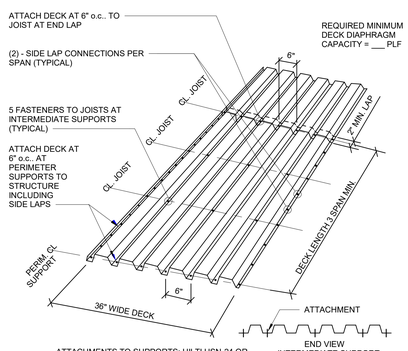


2 JOIST BRIDGING AT PRECAST WALL



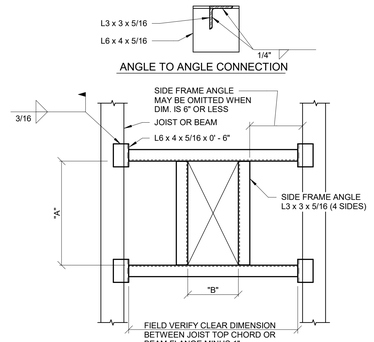
- SUGGESTED DETAIL; ACTUAL DETAIL BY PRECASTER. IF POCKETS ARE USED OR REQUIRED BY DESIGN, BACKPATCH POCKET SOLID.
- ATTACH ROOF DECK TO ANGLE IN EACH FLUTE: 6" o/c FOR 1 1/2" DECK, 8" o/c FOR 3" DECK
- CONTINUOUS ANGLE SHALL BE BUTT WELDED AT JOINTS OR EQUIVALENT AREA SPLICE PLATES TO DEVELOP TENSION CAPACITY AS DECK DIAPHRAGM CHORD MEMBER

3 JOIST BEARRING ON PRECAST



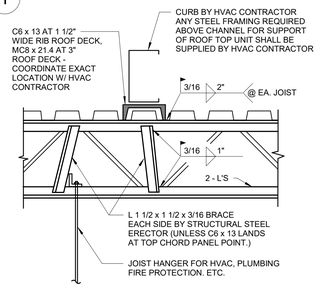
- ATTACHMENTS TO SUPPORTS: HILTI HSN-24 OR ENP-19 AS REQUIRED, OR SIMPSON XLQ114T1224 (5/8" DIA, XL LARGE HEAD)
- SIDELAPS: HILTI SLC OR #10 TEK SCREW.
- NOTE: 5 FASTENERS PER SHEET ARE REQUIRED IN EXACT LOCATIONS SHOWN OR ADDITIONAL FASTENERS WILL BE REQUIRED
- CONTRACTORS OPTION: 30" WIDE ROOF DECK w/ 30/4/2 PATTERN

4 1.5" ROOF DECK ATTACHMENT PATTERN



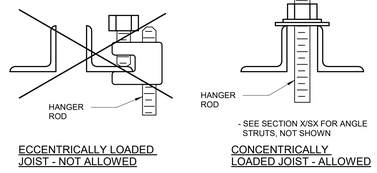
- DETAIL APPLIES TO METAL CENTERING OR ROOF DECK.
- SEE ARCHITECTURAL OR MECHANICAL/PLUMBING/ELECTRICAL FOR LOCATION, SIZE AND QUANTITY REQUIRED
- DETAIL TYPICAL AT OPENINGS GREATER THAN 10", INCLUDING ROOF DRAIN/SUMPS AND HATCHES
- DIMENSIONS "A" & "B" BY TRADE CONTRACTOR OR ROOF SUMP SUPPLIER
- ATTACHMENTS TO FRAMES FOR LADDERS AT ROOF HATCHES SHALL INCLUDE VERTICAL SLIP CONNECTION TO ALLOW ROOF DEFLECTIONS.

5 FRAMING AT DECK OPENING (1 1/2" HIGH DECK OR LESS)

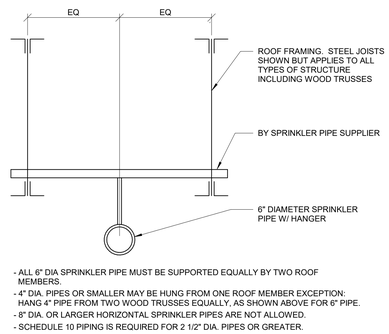


- IF JOIST CHORD THICKNESS IS LESS THAN 3/16" THAN USE AN EQUIVALENT 1/8" WELD.
- NO L BRACE REQUIRED IF LOAD OCCURS WITHIN 3" OF JOIST PANEL POINT CENTERLINE. OR IF LOAD IS LESS THAN 100 LBS. HUNG LOADS MUST BE APPLIED CONCENTRICALLY ON A JOIST CHORD SO LOAD IS APPLIED TO BOTH ANGLES EQUALLY.
- DETAIL APPLIES TO LOADS ABOVE OR HUNG BELOW JOISTS. SEE GENERAL NOTES FOR HANGER SPACING FOR PIPING. FOR PIPING PLACED PARALLEL TO JOISTS USE A SPREADER ANGLE OR UNISTRUT TO DISTRIBUTE LOAD INTO MINIMUM OF TWO JOISTS. FOR ROOF FRAMING PLACEMENT OF ANY PIPING IN EXCESS OF 4" DIA OR EQUIVALENT WEIGHT IN PIPE GROUPING OF SMALLER DIAMETER IS SUBJECT TO APPROVAL OF ARCHITECT/ENGINEER
- WHERE IT IS REQUIRED TO REMOVE JOIST BRIDGING FOR DUCTS, PROVIDE L 1 1/2 x 1 1/2 x 3/16 CROSS BRACING ON EACH SIDE OF DUCT.
- WHERE THE LONG DIRECTION OF THE RTU IS PERPENDICULAR TO SPAN OF CHANNELS, ADD ADDITIONAL CHANNELS TO LIMIT CURB SPAN TO 4 OR 5 FEET.

6 JOIST REINFORCING AT CONCENTRATED LOADS

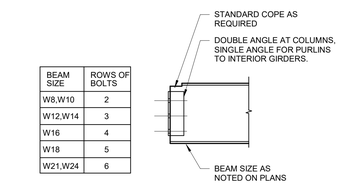


7 HUNG LOADS FROM STEEL JOISTS



- ALL 6" DIA SPRINKLER PIPE MUST BE SUPPORTED EQUALLY BY TWO ROOF MEMBERS.
- 4" DIA. PIPES OR SMALLER MAY BE HUNG FROM ONE ROOF MEMBER EXCEPTION: HANG 4" PIPE FROM TWO WOOD TRUSSES EQUALLY, AS SHOWN ABOVE FOR 6" PIPE.
- 8" DIA. OR LARGER HORIZONTAL SPRINKLER PIPES ARE NOT ALLOWED.
- SCHEDULE 10 PIPING IS REQUIRED FOR 2 1/2" DIA. PIPES OR GREATER.

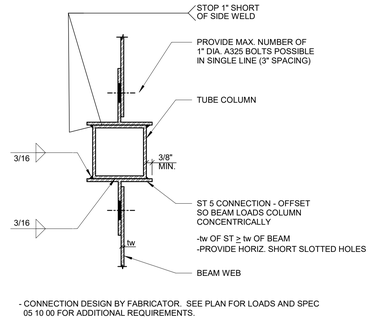
8 SPRINKLER PIPE PARALLEL TO ROOF FRAMING



BEAM SIZE	ROWS OF BOLTS
W8,W10	2
W12,W14	3
W16	4
W18	5
W21,W24	6

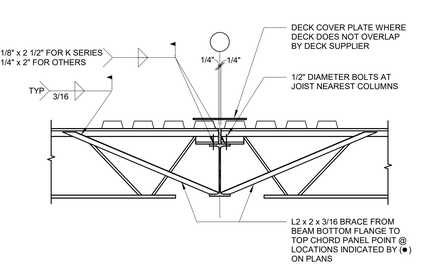
- CONNECTION DESIGN BY FABRICATOR. SEE PLAN FOR LOADS AND SPEC 05 10 00 FOR ADDITIONAL REQUIREMENTS.

9 TYPICAL FRAMING SECTION



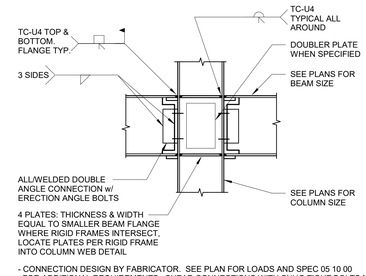
- CONNECTION DESIGN BY FABRICATOR. SEE PLAN FOR LOADS AND SPEC 05 10 00 FOR ADDITIONAL REQUIREMENTS.

10 BEAM TO TUBE CONNECTION



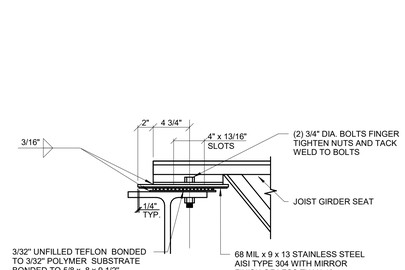
- EXTEND SEAT AND BEAR ON BEAM CENTERLINE WHERE JOISTS FRAME IN FROM 1 SIDE ONLY.
- STAGGER LH JOISTS AS REQUIRED FOR MINIMUM BEARING REQUIREMENTS.

11 ROOF JOIST BEARING ON BEAM

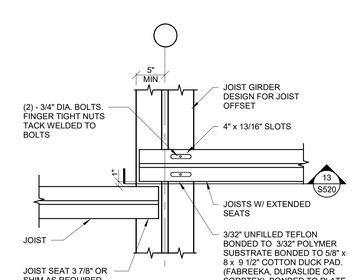


- CONNECTION DESIGN BY FABRICATOR. SEE PLAN FOR LOADS AND SPEC 05 10 00
- STIFFENER PLATES SHALL BE SAME GRADE OF MATERIAL AS COLUMN.
- DETAIL APPLIES WHERE INDICATED BY ——→ ON PLAN

12 TYPICAL DETAIL AT RIGID FRAMES

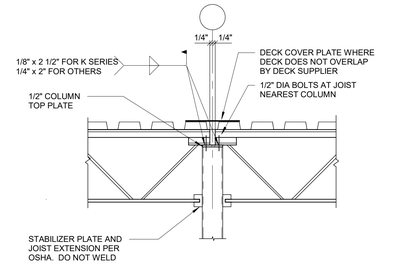


13 SLIDE BEARING DETAIL AT EXPANSION JOINT



NOTE: SEE ARCHITECTURAL DRAWINGS FOR METAL DECK, EXPANSION JOINT & COVER PLATE

14 EXPANSION JOINT DETAIL



- EXTEND SEAT AND BEAR ON BEAM CENTERLINE WHERE JOIST FRAME IN FROM 1 SIDE ONLY.
- STAGGER LH JOISTS AS REQUIRED FOR MINIMUM BEARING REQUIREMENTS.
- SIMILAR WHERE COLUMN IS ROTATED 90°.

15 JOIST BEARING ON COLUMN

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GENERAL:

THE FOLLOWING NOTES SHALL APPLY TO ALL CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS ENGAGED IN EXECUTION OF THE WORK SHOWN ON THESE PLANS.
ALL CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:

- DRAWINGS AND SPECIFICATIONS
- ALL LOCAL BUILDING AND SAFETY CODES
- STATE OF WISCONSIN BUILDING CODE AND IBC 2021
- ACI 318-19 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDING, 14TH EDITION
- ASCE 7-16 WITH SUPPLEMENT 1 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- WHEREVER CONFLICTS EXIST, THE MORE STRINGENT OR COSTLY SHALL APPLY.

CONTRACTOR TO CROSS CHECK AND COORDINATE WITH CIVIL, ARCHITECTURAL, HVAC, PLUMBING, FIRE PROTECTION, AND ELECTRICAL PLANS FOR OTHER DETAILS, DIMENSIONS, ELEVATIONS, OPENINGS, INSERTS, STEEL, STAIRS, BRICK LEDGES, ETC. ARCHITECT OR ENGINEER TO BE NOTIFIED OF ANY VARIANCE BEFORE CONTRACTOR BEGINS WORK. RESOLVE APPARENT DEFICIENCIES, OMISSIONS, CONTRADICTIONS, INCONSISTENCIES AND AMBIGUITIES IN CONTRACT DOCUMENTS WITH ARCHITECT/ENGINEER PRIOR TO THE BEGINNING OF ANY SUCH CONDITION CANNOT BE RESOLVED DURING THE BID PERIOD, SUBMIT BID USING THE INTERPRETATION RESULTING IN THE GREATEST COST AND RESOLVE SUCH ITEMS PRIOR TO BEGINNING THE WORK.
DIMENSIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS SHOWN ON STRUCTURAL PLANS. THE USE OF A SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON DRAWINGS IS NOT PERMITTED.
IN NO CASE SHALL STRUCTURAL REPAIRS, CORRECTIONS, ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY ENGINEER. SUBMIT DETAILS AND CALCULATIONS PREPARED BY A PROFESSIONAL ENGINEER AND EMPLOYED BY CONTRACTOR. A/E DESIGN AND/OR REVIEW IS CONTRACTOR'S EXPENSE.
THE STRUCTURE SHOWN IN THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN THE COMPLETED FORM. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS OR TIE-DOWNS AS MAY BE NECESSARY. ALL CONSTRUCTION AND ERECTION TO CONFORM TO APPLICABLE SAFETY CODES AND REGULATIONS. WHERE TEMPORARY BRACING, GUYS OR TIE-DOWNS ARE ANCHORED TO STRUCTURE E.G. SLAB-ON-GRADE, CONTRACTOR SHALL HIRE A BRACING DESIGNER/ENGINEER TO VERIFY, THROUGH CALCULATION, STRUCTURE'S ADEQUACY FOR APPLIED LOADS, AND SHALL PROVIDE NECESSARY DESIGN AND DETAILS IF FOUND DEFICIENT.
ALL LATERAL RESISTANCE AND STABILITY OF THE BUILDING IN THE COMPLETED STRUCTURE IS PROVIDED BY PRECAST PANELS & MOMENT FRAME WITH WELDED BEAM TO COLUMN CONNECTIONS FRAMED IN EACH ORTHOGONAL DIRECTION (SEE SHEETS FOR LOCATIONS). THE ROOF DECK, COMPOSITE METAL DECK AND CONCRETE FLOORS SERVE AS HORIZONTAL DIAPHRAGMS THAT DISTRIBUTE THE LATERAL WIND AND SEISMIC FORCES HORIZONTALLY TO THE RESISTING ELEMENTS.
WHERE DETAILS ARE CALLED FOR IN A CERTAIN PORTION OF THE BUILDING, THEY SHALL APPLY IN SIMILAR PORTIONS OF THE BUILDING UNLESS SHOWN OTHERWISE.
PRIOR TO CONSTRUCTION AND SHOP DRAWINGS, CONTRACTOR SHALL SURVEY AND VERIFY EXISTING BUILDING DIMENSIONS, ELEVATIONS, ORIENTATION AND CONDITIONS AND REPORT ANY NON-CONFORMANCE WITH DESIGN DRAWINGS. ACTUAL SURVEY LOCATION OF EXISTING CONSTRUCTION SHALL BE COORDINATED WITH CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING.
PROVIDE A COMPLETE SET OF CONTRACT DRAWINGS, SPECIFICATIONS, AND ADDENDA TO ALL PARTIES RESPONSIBLE FOR COMPONENTS SUCH AS E.G. WOOD TRUSSES, PRECAST, LIGHTGAGE, ETC. AND/OR PREPARATION OF SHOP DRAWINGS.
SUBMIT DETAILED SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND/OR CONSTRUCTION FOR CONCRETE MIX, REBAR, STRUCTURAL STEEL, JOISTS, STEEL DECK, TRUSSES, ETC.

1. PROVIDE A SCHEDULE OF SHOP DRAWING SUBMITTALS FOR ENGINEER'S INFORMATION AT LEAST 30 DAYS PRIOR TO THE FIRST SHOP DRAWING SUBMITTAL. SHOP DRAWINGS MUST BE SUBMITTED IN CONFORMANCE WITH THE AGREED-UPON SUBMITTAL SCHEDULE
2. SHOP DRAWINGS SHALL BE COMPLETE ON FIRST SUBMITTAL UNLESS SPECIFICALLY AGREED IN WRITING BY ENGINEER PRIOR TO SUBMITTAL
3. RESUBMITTALS OF SHOP DRAWINGS: WHEN A SHOP DRAWING IS RESUBMITTED WITH NEW OR REVISED INFORMATION, THESE ITEMS SHALL BE "CLOUDED". ALL REDMARKS FROM A PREVIOUS SUBMITTAL SHALL BE INCORPORATED.
4. MATERIALS FOR WHICH SHOP DRAWINGS HAVE NOT BEEN REVIEWED AND APPROVED SHALL NOT BE FABRICATED.
5. THE OMISSION FROM THE SHOP DRAWINGS OF ANY MATERIALS REQUIRED BY THE CONTRACT DOCUMENTS SHALL NOT RELIEVE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, EVEN THOUGH THE SHOP DRAWINGS MAY HAVE BEEN REVIEWED AND APPROVED

THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, DESIGN CALCULATIONS, ETC. DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS TO THE CONTRACT DOCUMENTS AND OBTAIN ENGINEER'S WRITTEN APPROVAL BEFORE PROCEEDING.
A/E SERVICES RELATED TO SUBSTITUTIONS OR CHANGES PROPOSED BY THE CONTRACTOR ARE THE CONTRACTOR'S EXPENSE. DO NOT RELY ON ACCEPTANCE IN PREPARING BIDS. THE A/E MAY REJECT THESE WITHOUT CAUSE.
WORK AFFECTED BY OTHERS: FRAMING, BRACING, LOADS, OPENINGS, PENETRATIONS AND STRUCTURE IN ANY WAY RELATED TO OTHER TRADES INCLUDING ELEVATORS, HVAC, PLUMBING, OR ELECTRICAL REQUIREMENTS (IF SHOWN) IS FOR BIDDING PURPOSES ONLY. RESPONSIBILITY FOR COORDINATING THE WORK OF THIS SECTION WITH THESE REQUIREMENTS IS SOLELY THAT OF THE CONTRACTOR. CONTRACTOR'S REVIEW OF SHOP DRAWINGS WILL BE TAKEN TO INDICATE THAT THIS COORDINATION HAS BEEN ACCOMPLISHED.
DELEGATED DESIGN:
THE DESIGN AND ENGINEERING OF CERTAIN COMPONENTS, SYSTEMS, OR ASSEMBLIES INCLUDED IN THIS PROJECT ARE DESIGNATED AS DELEGATED DESIGN IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC). THESE COMPONENTS REQUIRE DETAILED ENGINEERING BY A QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT'S JURISDICTION.
THE FOLLOWING ITEMS ARE IDENTIFIED AS REQUIRING DELEGATED DESIGN:

1. TILT-UP CONCRETE WALL PANELS
2. PRECAST CONCRETE ELEMENTS AND THEIR CONNECTIONS
3. STEEL CONNECTIONS
4. STEEL JOISTS AND JOIST GIRDERS

THE DELEGATED DESIGN ENGINEER MUST PREPARE, SIGN, AND SEAL CALCULATIONS AND DETAILED SHOP DRAWINGS FOR THE DESIGNATED COMPONENTS. SUBMITTALS MUST DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, PROJECT SPECIFICATIONS, AND THE OVERALL DESIGN INTENT.
SHOP DRAWINGS AND CALCULATIONS MUST BE SUBMITTED TO THE ENGINEER OF RECORD (EOR) FOR REVIEW AND APPROVAL. SUBMITTALS MUST IDENTIFY THE DESIGN CRITERIA USED (LOADS, MATERIAL PROPERTIES AND CODES) AND CONNECTIONS TO SUPPORTING STRUCTURAL ELEMENTS.
THE EOR'S REVIEW IS LIMITED TO VERIFYING GENERAL CONFORMANCE WITH THE OVERALL DESIGN AND DOES NOT RELIEVE THE DELEGATED DESIGN ENGINEER OF RESPONSIBILITY FOR THE DELEGATED COMPONENT.
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER COORDINATION BETWEEN DELEGATED DESIGN COMPONENTS AND OTHER ELEMENTS OF THE PROJECT. CONFLICTS, OMISSIONS, OR ISSUES AFFECTING THE DESIGN INTENT MUST BE RESOLVED PRIOR TO FABRICATION OR CONSTRUCTION.
THE DELEGATED DESIGN ENGINEER ASSUMES RESPONSIBILITY FOR ENSURING THAT THEIR WORK MEETS ALL APPLICABLE CODE REQUIREMENTS AND IS COMPATIBLE WITH THE STRUCTURAL AND ARCHITECTURAL DESIGN.
EARTHWORK
MINIMUM FOOTING DEPTH FOR FROST PROTECTION IS 4'-0" MINIMUM PER GEOTECHNICAL REPORT.
WHERE CONFLICT EXIST BETWEEN THE SPECIFICATIONS, GEOTECHNICAL REPORT AND THESE NOTES, THE MORE STRINGENT SHALL APPLY UNLESS OTHERWISE CLARIFIED IN WRITING BY STRUCTURAL ENGINEER.
CONTRACTOR SHALL FOLLOW ANY AND ALL REQUIREMENTS AS SPECIFIED IN THESE NOTES, THE SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
CONTRACTOR SHALL PLACE FOUNDATIONS ON UNDISTURBED, NATURAL, ORGANIC BEARING SOILS. IF EXCAVATION ACTIVITY LOOSENS BOTTOM OF FOOTING, BASE SHALL BE COMPACTED.
CENTER PIERS AND COLUMN FOOTINGS ON COLUMN CENTERLINES, AND CENTER WALL FOOTINGS ON WALL CENTERLINES, UNLESS NOTED OTHERWISE

FILL OR BACKFILL SHALL EXTEND LATERALLY BEYOND THE EDGE OF BUILDING OR FOUNDATIONS A MINIMUM OF TWO FEET. SLOPES SHOULD NOT EXCEED 1:1 FOR COHESIVE SOILS AND 2 (HORIZONTAL): 1 (VERTICAL) FOR GRANULAR SOILS.
OWNER SHALL ENGAGE SOIL TESTING AND INSPECTION SERVICE (GEOTECHNICAL ENGINEER) FOR QUALITY CONTROL TESTING DURING EARTHWORK OPERATIONS.
SAMPLES OF EACH TYPE OF PROPOSED FILL MATERIAL REQUIRED SHALL BE SUBMITTED BY CONTRACTOR TO THE TESTING LABORATORY FOR MAXIMUM DENSITY AND OPTIMUM MOISTURE AND MAXIMUM DENSITY DETERMINATIONS. THE COST OF ALL RETESTING BECAUSE OF UNACCEPTABLE PROPOSED FILL MATERIAL OR CHANGE IN SOURCE OF FILL MATERIAL SHALL BE BORNE BY CONTRACTOR BY MEANS OF A CREDIT WITH A CONTRACT CHANGE ORDER. APPROVAL BY THE LABORATORY MUST BE GIVEN PRIOR TO THE START OF ANY FILL PLACEMENT.

1. APPROVAL OF MATERIAL BASED ON LABORATORY TESTS MAY NOT GUARANTEE COMPACTION ACCEPTABILITY OF MATERIAL ON SITE, GIVEN TIME OF YEAR AND CLIMATIC CONDITIONS. CONTRACTOR SHALL SUBSTITUTE MATERIALS AS REQUIRED AND AS APPROVED BY GEOTECHNICAL ENGINEER TO ACHIEVE SPECIFIED REQUIREMENTS ON THE SITE.

PROOFROLLING, UNDERCUTTING, AND FILL OPERATIONS SHALL BE PERFORMED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.
FIELD DENSITY TESTS FOR DETERMINING THE COMPACTION OF EXISTING SOILS AND FILL WILL BE MADE FREQUENTLY DURING THE PROGRESS OF THE WORK IN ACCORDANCE WITH STANDARD RECOGNIZED PROCEDURES FOR MAKING SUCH TESTS.
THE COSTS OF ANY RETESTING REQUIRED BECAUSE OF THE FAILURE OF COMPACTED AREAS TO MEET SPECIFICATION REQUIREMENTS SHALL BE BORNE BY CONTRACTOR BY MEANS OF A CREDIT WITH A CONTRACT CHANGE ORDER.
TESTING AGENCY SHALL PERFORM HAND AUGER BORINGS, DYNAMIC CONE, POCKET PENETROMETER OR OTHER TESTS OF EXCAVATIONS TO VERIFY SOIL BEARING PRESSURES.
APPROVAL BY GEOTECHNICAL ENGINEER MUST BE GIVEN PRIOR TO THE PLACING OF ANY CONCRETE OR FILL MATERIAL, AND WHENEVER ACTUAL CONDITIONS ENCOUNTERED INDICATE LOOSE OR VARIABLE SOIL CONDITIONS, VARIABLE SOIL COLORATION, UNEXPECTED MATERIALS, ETC. DO NOT PROCEED IF UNSUITABLE CONDITIONS ARE ENCOUNTERED.
TESTING AGENCY SHALL PROVIDE WRITTEN FIELD REPORTS OF ACTUAL BEARING PRESSURES ENCOUNTERED AND COMPACTION TESTS.
CONFORM TO FEDERAL, STATE AND LOCAL ORDINANCES WITH RESPECT TO EXCAVATIONS, DISPOSAL OF WASTE, BURNING, AIR QUALITY, NOISE, EROSION, WATER RUNOFF, ETC.
STRUCTURAL/ENGINEERED FILL: WELL GRADED, GRANULAR MATERIAL, BANKRUN SAND OR GRAVEL, CRUSHED OR NATURAL STONE, FREE OF SHALE, CLAY, FRIABLE MATERIALS AND DEBRIS, TESTED IN ACCORDANCE WITH ANSI/ASTM C136 WITHIN THE FOLLOWING LIMITS:

1. MAXIMUM SIZE OF AGGREGATE SHALL BE 2" WITH NOT MORE THAN 20% RETAINED ON A 3/4 INCH SIEVE, WITH NOT LESS THAN 50% BY WEIGHT PASSING A NO. 4 SIEVE.
2. NOT MORE THAN 15% SHALL PASS THE NO. 200 SIEVE, EXCEPT THAT NOT MORE THAN 5% SHALL PASS THE NO. 200 SIEVE (FREE DRAINING) FOR BASEMENT WALL BACKFILL. (FREE DRAINING).
3. WHEN USED FOR BEDDING UNDER PIPES OR CULVERTS, FILL SHALL CONSIST OF MATERIAL WITH GREATER THAN 50% BY WEIGHT PASSING A NO. 4 SIEVE AND ALL PARTICLES PASSING A ONE INCH SIEVE.
4. STRUCTURAL/ENGINEERED FILL SHALL ACHIEVE THE REQUIRED SOIL BEARING PRESSURE SPECIFIED IN THE CONTRACT DOCUMENTS.
5. NO OTHER MATERIALS MAY BE USED AS STRUCTURAL FILL UNLESS APPROVED IN WRITING BY GEOTECHNICAL AND STRUCTURAL ENGINEERS

STRUCTURAL/ENGINEERED FILL:

1. USE AS FILL OR BACKFILL IN EXCAVATIONS AGAINST WALLS (EXCEPT AS NOTED FOR RETAINING WALLS), UNDER WALKS, STEPS AND PAVEMENTS AND UNDER INTERIOR BUILDING SLABS.
2. USE AS BEARING MATERIAL BELOW FOOTINGS AND ABOVE NATURAL OCCURRING BEARING SOIL WHERE UNSUITABLE MATERIAL HAS BEEN REMOVED.
3. STRUCTURAL FILL SHALL BE PLACED IN THE FOUNDATION "INFLUENCE ZONE". THE "INFLUENCE ZONE" BEGINS 1'-0" FROM EACH SIDE OF THE BOTTOM OF THE FOOTING AND SLOPES DOWNWARD AT A PITCH OF 1 HORIZONTAL TO 2 VERTICAL.

DRAINAGE FILL: FROST RESISTANT, WELL GRADED, CLEAN, ANGULAR/FRACTURED, CRUSHED STONE OR GRAVEL CONFORMING TO ASTM C33, SIZE 67 FREE OF SILT, CLAY, LOAM, FRIABLE OR SOLUBLE MATERIALS, AND ORGANIC MATTER, TESTED IN ACCORDANCE WITH ANSI/ASTM C136 WITHIN THE FOLLOWING LIMITS: NOT MORE THAN 5% SHALL PASS THE NO. 200 SIEVE, (FREE DRAINING).

1. DRAINAGE FILL: USE AS FINAL 6" MINIMUM LAYER (OR GREATER AS SHOWN ON CONTRACT DOCUMENTS OR SOIL REPORT) FOR GRANULAR SUB-BEDS UNDER ALL INTERIOR FLOOR SLABS RESTING ON EARTH AND EXTERIOR SIDEWALKS, STOOPS AND STEPS. USE AROUND ALL DRAIN TILE, PIPING, ETC. PRIOR TO BACKFILLING WITH STRUCTURAL FILL.

RETAINING WALL FILL: BACKFILL PLACED WITHIN THE INFLUENCE AREA OF RETAINING WALLS MUST BE CLASSIFIED AS A CLEAN FREE DRAINING SW, SP, GW, OR GP, GRANULAR SOIL PER UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487) AND SHALL MEET THE REQUIREMENTS NOTED ABOVE. BACKFILL SHALL BE COMPACTED MATERIAL WHICH DEVELOPS A MAXIMUM ACTIVE EQUIVALENT FLUID PRESSURE OF 40 PCF. THE INFLUENCE AREA IS DEFINED AS SLOPES UPWARD AT 60 DEGREES FROM THE OUTSIDE EDGE OF THE TOP OF FOOTING ON THE RETAINED SIDE OF THE WALL.

1. PERIMETER DRAIN AT RETAINING WALLS SHALL BE SURROUNDED WITH AT LEAST 12 INCHES OF WASHED AGGREGATE CONFORMING TO ASTM C33, SIZE 67.

EXTERIOR PAVEMENT SUBBEDS (BASE COURSE AGGREGATE):

1. WISCONSIN DOT STANDARD SPECIFICATIONS SECTION 304, CRUSHED STONE GRADATION NO. 2.

COMMON FILL: APPROVED MATERIAL FROM EXCAVATION OR OFF SITE. SEPARATED FROM MATERIALS WHICH DO NOT COMPACT BY TAMPING OR ROLLING. CRUSHED STONE, BANKRUN GRAVEL, OR COARSE SAND OR GENERAL EARTH MATERIAL FREE OF PARTICLES LARGER THAN 6 INCHES. DEBRIS, ROOTS, BRUSH, ROOTS, CINDERS, WOOD, TRASH, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL.
NO FROZEN MATERIAL MAY BE USED FOR BACKFILLING OR FILL MATERIAL.
PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS AT THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT MAY AFFECT THE WORK, INCLUDING LIMITATIONS ON WORK DUE TO SITE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER THESE REQUIREMENTS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
PERMITS AND FEES:

1. APPLY FOR, PAY FOR AND SECURE ALL PERMITS REQUIRED IN CONNECTION WITH THE WORK UNDER THIS SECTION FROM THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
2. PAY ALL HIGHWAY AND DUMPING FEES AND/OR REPAIR DAMAGE TO SIDEWALKS, STREETS, OR OTHER PUBLIC PROPERTY, OR TO ANY PUBLIC UTILITIES

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS. PROTECT AND MAINTAIN ALL LAWNS, BEDS, SHRUBS, TREES, AND OTHER SURFACE THAT IS TO REMAIN IN PLACE.

1. SHOULD DAMAGE OCCUR AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT, RESTORE TO EXISTING CONDITION AT NO ADDITIONAL COST TO OWNER, IN A MANNER ACCEPTABLE TO OWNER.
2. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN WHICH ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN MANNER ACCEPTABLE TO ARCHITECT.

CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT ROADS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
PROVIDE AND MAINTAIN TEMPORARY FENCES, PLANKING, LIGHTS, WARNING SIGNS, BARRICADES AND GUARDS NECESSARY FOR PROTECTION OF PREMISES AND PUBLIC.
DO NOT LOAD VEHICLES HAULING DEBRIS EXCESSIVELY AS TO CAUSE SPILLAGE ON TO STREETS AND ROADWAYS. DO NOT ALLOW SPILLED MATERIALS TO CLOG DRAINAGE OF STREETS.
KEEP SIDEWALKS AND STREETS ADJOINING THE PROPERTY BROOM CLEAN AND FREE OF DEBRIS, EXCAVATED MATERIALS, RUBBISH, TRASH AND OBSTRUCTIONS, WHICH MIGHT AFFECT THE SAFETY OF STREETS, WALKS, UTILITIES AND PROPERTY. BROOM CLEAN DAILY.
THE CONTRACT DRAWINGS SHOW SUCH INFORMATION AS CAN REASONABLY BE OBTAINED REGARDING THE LOCATION AND NATURE OF PIPE LINES, STORM SEWERS, WATER LINES, NATURAL GAS LINES, UNDERGROUND CABLES, ETC. HOWEVER, THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION IS NOT GUARANTEED. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO LOCATE SUCH UNDERGROUND FEATURES SUFFICIENTLY IN ADVANCE OF OPERATIONS TO PRECLUDE DAMAGE TO SAME.
LOCATE EXISTING UNDERGROUND UTILITIES IN THE AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING EARTHWORK OPERATIONS.
SHOULD UNCHARTED OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT ARCHITECT AND APPROPRIATE UTILITY COMPANY IMMEDIATELY FOR DIRECTIONS. COOPERATE WITH OWNER AND UTILITY COMPANIES FOR KEEPING RESPECTIVE SERVICES AND FACILITIES IN OPERATION. REPAIR DAMAGED UTILITIES TO SATISFACTION OF UTILITY COMPANY. THE COST OF REPAIRS TO UNCHARTED OR INCORRECTLY CHARTED UTILITIES WILL BE PAID ON THE BASIS OF CHANGES IN THE WORK DEFINED IN THE CONDITIONS OF THE CONTRACT.
DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS EXCEPT WHEN PERMITTED IN WRITING BY ARCHITECT AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED. PROVIDE MINIMUM OF 48-HOUR NOTICE TO OWNER, AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY.
DEMOLISH AND REMOVE FROM SITE PAVEMENT AND STRUCTURES OBSTRUCTING UTILITIES INDICATED TO BE REMOVED. COORDINATE WITH UTILITY COMPANIES FOR SHUT-OFF OF SERVICE IF LINES ARE ACTIVE.
CLEAR AREAS REQUIRED FOR CONSTRUCTION LIMITS OF TREES, STUMPS, BRUSH, SHRUBS, VEGETATION, RUBBISH AND OTHER PERISHABLE OR OBJECTIONABLE MATTER.

1. REMOVE ALL CLEARED MATERIAL FROM SITE.
2. TREES TO BE REMOVED ARE INDICATED ON DRAWINGS.
3. EXISTING BITUMINOUS AND CONCRETE PAVING, ROADS, WALKS, & CURBS SHOWN REMOVED ON DRAWINGS SHALL BE REMOVED BY THIS CONTRACTOR.
4. COMPLETELY REMOVE STUMPS, ROOTS, AND OTHER DEBRIS PROTRUDING THROUGH GROUND SURFACE. USE ONLY HAND METHODS FOR GRUBBING NEAR DIRECT OR INDIRECT UTILITIES INDICATED TO REMAIN.
5. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS, UNSUITABLE FILL, CINDERS, CONCRETE, OLD FOUNDATIONS AND ANY OTHER UNSUITABLE MATERIAL AS INDICATED ON DRAWINGS, SOIL REPORT OR INTERFERING WITH NEW CONSTRUCTION.
6. BURYING OR BURNING OF MATERIALS ON THE SITE IS NOT PERMITTED.
7. TRIM LIVING AND BRANCHES OF TREES TO BE LEFT IN PLACE WHICH OVERHANG ROADBEDS OR STRUCTURE TO PROVIDE PROPER CLEARANCE.

PREPARATION OF SUBGRADES AFTER STRIPPING VEGETATION, ORGANIC OR OTHER UNSUITABLE MATERIALS SHALL CONSIST OF:

1. PROOF-ROLLING UNDER THE OBSERVATION OF AN EXPERIENCED GEOTECHNICAL ENGINEER OR TECHNICIAN IN ORDER TO DETECT WET, YIELDING SOILS OR OTHER UNSTABLE MATERIALS. PROOF ROLLING SHALL CONSIST OF ROLLING THE SUBGRADE WITH A HEAVILY LOADED RUBBER TIRED VEHICLE SUCH AS A LOADED SCRAPER OR TANDEM AXLE DUMP TRUCK.

A. UNDERCUT SOFT OR UNSUITABLE AREAS OF SUBGRADE 2 TO 3 FEET OR AS DIRECTED BY GEOTECHNICAL ENGINEER. BACKFILL WITH STRUCTURAL FILL IN MAXIMUM 8 INCH LOOSE LIFTS, AND COMPACT TO THE MINIMUM REQUIRED DEGREE OF COMPACTION AS SPECIFIED IN COMPACTION SECTION.
B. REMOVE, AS DIRECTED BY GEOTECHNICAL ENGINEER, UNDERLYING BEARING SOILS THAT ARE DISTURBED BY WEATHER OR EARTHWORK ACTIVITIES, & REPLACE WITH STRUCTURAL FILL.
C. IN PAVEMENT AREAS, BACKFILL HALF OF UNDERCUT WITH NO. 2 STONE PLACED IN LIFTS AND COMPACTED UNTIL NO FURTHER VERTICAL AND LATERAL MOVEMENT IS OBSERVED. BACKFILL UPPER HALF OF UNDERCUT WITH BASE COARSE AGGREGATE PLACED IN 8" LIFTS AND COMPACTED AS SPECIFIED IN COMPACTION SECTION.
D. PROVIDE GEOTEXTILE FABRIC BEFORE BACKFILLING.

1. SCARIFY TOP 6 TO 8 INCHES.
2. RECOMPACTION TO SAME MINIMUM IN-SITE DENSITY REQUIRED FOR SIMILAR MATERIALS.

ALL SUBGRADES SHALL CONSIST OF AND BE:

1. UNDERLAIN BY SUITABLE BEARING MATERIAL.
2. FREE OF LOOSE, ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL.

PROVIDE ALL NECESSARY CUTTING AND FILLING REQUIRED TO CHANGE EXISTING GRADE SPECIFIED OR AS SHOWN ON DRAWINGS.

1. ROUGH GRADE ALL SEEDED AREAS TO 4" BELOW FINISH GRADE ELEVATIONS, WHERE DEPTH OF SUFFICIENT DEPTH IS ENCOUNTERED, GRADE SHALL BE BROUGHT TO FINAL ESTABLISHED GRADE. MINIMUM DEPTH OF TOPSOIL SHALL BE 4"
2. ALL ROADS, ETC. SHALL BE ROUGH GRADED TO 13" BELOW FINISH GRADE, OR AS REQUIRED TO INSTALL SUBGRADE AND FINISH PAVEMENT.

FILL IN EXCESS OF 8" SHALL BE CONSTRUCTED IN 8" LAYERS AND SHALL BE ROLLED WITH RUBBER TIRED EQUIPMENT OR SHEEPSFOOT ROLLERS, OR COMPACTED WITH VIBRATORY EQUIPMENT, WHICHEVER IS BEST SUITED FOR SOIL BEING COMPACTED.
FILL IN EXCESS OF 12" SHALL BE CONSTRUCTED IN 8" LAYERS AND SHALL BE ROLLED WITH RUBBER TIRED EQUIPMENT OR SHEEPSFOOT ROLLERS, OR COMPACTED WITH VIBRATORY EQUIPMENT, WHICHEVER IS BEST SUITED FOR SOIL BEING COMPACTED.

1. FILL UNDER PAVED AREAS SHALL BE COMPACTED TO 95 PERCENT
2. MODIFIED PROCTOR, AS PER ASTM D 1557.

WHERE THERE IS A GREAT CHANGE IN GRADE, A MINIMUM SLOPE OF THREE TO ONE (3:1) SHALL BE MAINTAINED.
DO NO GRADING UNTIL SEWERS, WATER MAINS AND OTHER UTILITIES ARE INSTALLED. AFTER BACKFILL HAS SETTLED AND WHEN DIRECTED, FILL SHALLOW PLACES TO BRING TO PROPER GRADE.
EXCESS EXCAVATED MATERIAL FROM TRENCHES AND OTHER EXCAVATIONS WILL BE PILED ON SITE IF TO BE REUSED, OR REMOVED FROM SITE BY RESPECTIVE CONTRACTORS. DEPOSITION AND SPREADING SHALL BE DONE BY THIS CONTRACTOR.
EXCAVATE AND REMOVE WHATEVER MATERIALS ENCOUNTERED, INCLUDING EXISTING PAVEMENTS, ABANDONED BUILDING FOUNDATION WALLS, FOOTINGS AND SLABS, AND UNSUITABLE FILL AS REQUIRED TO PLACE WITHIN FINISH ELEVATIONS SHOWN, ALL FOOTINGS, WALLS, TRENCHES, PITS, GROUND FLOOR SLABS, DRAIN TILES INSIDE AND AROUND BASEMENT TO COMPLETE THE PROJECT.
LEVEL OFF THE BOTTOM OF FOOTING TRENCHES, REMOVE ALL LOOSE SOIL AND WET DOWN TO RECEIVE CONCRETE WORK.
MAINTAIN PIT OR PITS TO WHICH ALL EXCAVATED PARTS SHALL BE DRAINED. PROVIDE, OPERATE AND MAINTAIN SUCTION AND DISCHARGE LINES, PUMPS AND OTHER EQUIPMENT NECESSARY TO DRAIN AND KEEP ALL EXCAVATIONS, TRENCHES AND ENTIRE SUBGRADE AREA FREE OF WATER UNDER ANY AND ALL CIRCUMSTANCES. MAINTAIN IN A DRY CONDITION UNTIL WORK HAS BEEN REMOVED FROM EXCAVATION OR TRENCHES BEFORE POURING CONCRETE.
PRIOR TO BACKFILL PLACEMENT: BACKFILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS BUT NOT UNTIL COMPLETION OF THE FOLLOWING:

1. ACCEPTANCE BY GEOTECHNICAL ENGINEER OF CONSTRUCTION BELOW FINISH GRADE.
2. INSPECTION, TESTING AND APPROVAL OF UNDERGROUND UTILITIES AND SYSTEMS.
3. REMOVAL OF MUD, WATER, CAVED-IN, SOFTENED OR DISTURBED SOIL, OR FROZEN SOIL AS DIRECTED BY GEOTECHNICAL ENGINEER.
4. REMOVAL OF TRASH AND DEBRIS.
5. IMMEDIATELY PRIOR TO SLAB-ON-GRADE CONSTRUCTION, THE EXPOSED SUBGRADE SHALL BE PROOF-ROLLED AS PER SITE GRADING SECTION OF THIS SPECIFICATION.
6. WHEN EXISTING GROUND SURFACE HAS A DENSITY LESS THAN THAT SPECIFIED UNDER "COMPACTION" FOR THE PARTICULAR AREA CLASSIFICATION, BREAK UP THE GROUND SURFACE, PULVERIZE, MOISTURE-CONDITION TO THE OPTIMUM MOISTURE CONTENT, AND COMPACT TO THE REQUIRED PERCENTAGE OF MAXIMUM DENSITY.

PLACEMENT AND COMPACTION:
PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS. EQUIPMENT SHALL BE COMPATIBLE WITH TYPE OF SOIL TO BE COMPACTED.
GENERAL: CONTROL SOIL COMPACTION DURING CONSTRUCTION, PROVIDING MINIMUM COMPACTION DENSITY FOR EACH AREA CLASSIFICATION.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY COMPACTION EQUIPMENT AND OTHER GRADING EQUIPMENT THAT MAY BE REQUIRED TO OBTAIN THE SPECIFIED COMPACTION. COMPACTION OF CONTROLLED BACKFILL BY TRAVEL OF GRADING EQUIPMENT WILL NOT BE CONSIDERED ADEQUATE FOR UNIFORM COMPACTION. HAND GUIDED VIBRATORY OR TAMPING COMPACTORS WILL BE REQUIRED WHEREVER NECESSARY.

DESIGN LOADS & FACTORS:

GENERAL:
- BUILDING RISK CATEGORY — IBC 2021 CATEGORY II

FLOORS LIVE LOADS:
- FLOORS AT GRADE (1ST FLOOR) — 100 PSF INCLUDING PARTITIONS
- LIVE LOAD REDUCTIONS IN ACCORDANCE WITH DESIGN CODE

ROOF SNOW LOADS:
- GROUND SNOW LOAD Pg — 30 PSF
- TYPICAL FLAT ROOF SNOW LOAD — Pf = 0.7 x Ce x Ct x Is x Pg = 21 PSF

ROOF RAIN LOADS:
- RAINFALL RATE (FIG. 1611.1) — i = 6.26 INCHES/HR
- RAIN LOAD AT DRAINS — R = 5.2 (ds+ph) R = 5.2 (3.5/8" +2") = 29 PSF
- RAIN LOAD AT SCUPPER OR OVERFLOW DRAIN
- PONDING CHECK — OK
- ROOF DEAD LOAD — 30 PSF, INCLUDING JOISTS, DECK & 10 PSF FOR SOLAR ALLOWANCE

WIND:

ASCE 7-16 DIRECTIONAL PROCEDURE
- ULTIMATE DESIGN WIND SPEED (3 SEC GUST) — VULT = 106 MPH
- NORMAL DESIGN WIND SPEED — Vasd = 90 MPH
- EXPOSURE CATEGORY — "B", ALL DIRECTIONS
- VELOCITY PRESSURE COEFFICIENT — Kh = 0.701
- TOPOGRAPHIC FACTOR — Kzt = 1.0
- WIND DIRECTIONALITY FACTOR — Kd = 0.3
- MAXIMUM DESIGN FORCE, — SEE PLAN PRESSURES SHOWN ARE ULTIMATE
- MAXIMUM DESIGN FORCE, COMPONENTS AND CLADDING — SEE "COMPONENTS AND CLADDING DESIGN WIND PRESSURE DIAGRAM" PRESSURES SHOWN ARE ULTIMATE

SEISMIC:
- IMPORTANCE FACTOR — Ie = 1.0
- MAPPED SPECTRAL RESPONSE COEFFICIENTS — Ss = 6.8% S1 = 4.5%
- SITE CLASS — D
- SPECTRAL RESPONSE COEFFICIENTS — SDS = 0.073 SD1 = 0.072
- SEISMIC DESIGN CATEGORY — B
- RESPONSE MODIFICATION FACTOR — R = 3.0, ASCE, TABLE 12.2-1 SYSTEM A6 BEARING WALL SYSTEMS
- BASIC SEISMIC FORCE RESISTING SYSTEM — ORDINARY PRECAST SHEAR WALLS
- SEISMIC RESPONSE COEFFICIENT — Cs = 0.024
- ANALYSIS PROCEDURE — EQUIVALENT LATERAL FORCE PROCEDURE ASCE 7, 12.8
- DESIGN BASE SHEAR — 65.5 K [ULT]

CONCRETE MIX DESIGNS

TYPE OF CONSTRUCTION	MINIMUM STRENGTH @ 28 DAYS	MAXIMUM SLUMP	MAXIMUM AGG.	MINIMUM CEMENT LBS/C.Y.	AIR-ENTRAINED (6%+/-1%)	NOTES
ALL FOOTINGS	3000 PSI	2 - 4 IN.	1.5"	470	NO	
INTERIOR TOPPINGS, SLABS, BEAMS, WALLS, PIERS, STAIRS, KEYWAYS	4000 PSI	2 - 4 IN.	0.75"	540	NO	
ALL EXTERIOR WALLS PIERS, AND COLUMNS TRENCH FOOTINGS	4500 PSI	2 - 4 IN.	0.75"	646	YES	1
INTERIOR SLAB ON GRADE	4000 PSI	2 - 4 IN.	--	540	NO	2, 7
EXTERIOR SLAB ON GRADE	4000 PSI	2 - 4 IN.	--	587	YES	1, 2
MISCELL., NON-SCHEDULED INTERIOR CONCRETE WORK	3000 PSI	2 - 4 IN.	0.75"	470	NO	

NOTES:
1. AIR ENTRAINED CONCRETE: USE FOR ALL EXTERIOR SLABS, WALKS, PLATFORMS, RAMPS, STEPS, AND ALL OTHER CONCRETE EXPOSED TO FREEZING AND THAWING. MAXIMUM W/ CM = 0.45.
2. MINIMUM COMPRESSIVE STRENGTH AT 3 DAYS: 1800 PSI. MAXIMUM AGGREGATE SIZE SHALL NOT EXCEED ONE THIRD OF THE SLAB ON GRADE THICKNESS.
3. CLASS C FLYASH MAY BE USED AS A POUND FOR POUND REPLACEMENT OF CEMENT UP TO 20% OF THE TOTAL CEMENTITIOUS CONTENT.
4. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED.
5. CONFORM TO ASTM C33, C94 ACI 211 AND ACI 318 CHAPTER 4 & DURABILITY REQUIREMENTS FOR MATERIALS, PROPORTIONING AND MIXING.
6. SUBMIT MIX DESIGN TO ARCHITECT/ENGINEER FOR REVIEW.
7. FOR SLABS ON GRADE, PROVIDE A LOW SHRINK, LOW CURL MIX WITH WELL-GRADED AGGREGATES WITHOUT GAPS, LOWER SAND IN MIX, AND A PROVEN HISTORY OF PERFORMANCE. REDUCE WATER/CEMENTITIOUS RATIO (0.40 TO 0.50) AS REQUIRED. USE HIGH QUALITY ADMIXTURES WITH LOWER SHRINKAGE AND CURL PROPERTIES COMPARED TO COMPARABLE ALTERNATIVES. COORDINATE WITH AND RECEIVE WRITTEN APPROVAL FROM SUPPLIER OF FLOOR HARDENERS AND ANY OTHER FINISH FLOOR MATERIAL FOR MIX DESIGN AND MATERIALS. TEST PERFORMANCE OF CEMENTS FROM VARIOUS SUPPLIERS.

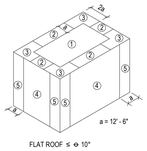
ROOF	SURFACE PRESSURE (PSF)		
ZONE	A = 20 SF	A = 50 SF	A = 100 SF
ZONE 1	-28.9 PSF	-26.2 PSF	-24.0 PSF
ZONE 2	-38.2 PSF	-34.7 PSF	-32.1 PSF
ZONE 3	-50.3 PSF	-43.4 PSF	-38.2 PSF

1. A IS WIND TRIBUTARY AREA OF COMPONENT OR CLADDING.

WALLS	SURFACE PRESSURE (PSF)					
ZONE	A = 10 SF		A = 100 SF		A = 200 SF	
ZONE 4	+1.08 PSF	-1.17 PSF	+0.92 PSF	-1.01 PSF	+0.87 PSF	-0.96 PSF
ZONE 5	+1.08 PSF	-1.12 PSF	+0.92 PSF	-1.12 PSF	+0.87 PSF	-1.03 PSF

1. A IS WIND TRIBUTARY AREA OF COMPONENT OR CLADDING.
2. ZONES 4 & 5 NEGATIVE PRESSURES APPLY TO ALL HEIGHTS. "+" INDICATES POSITIVE PRESSURE AGAINST WALLS & "-" INDICATES SUCTION PRESSURE

ALL PRESSURE SHOWN ARE ULTIMATE/ALLOWABLE



FLAT ROOF ≤ ⇔ 10°

COMPONENT AND CLADDING DESIGN WIND PRESSURE (ASCE 7-16)

SPECIAL INSPECTIONS: (BY TESTING AGENCY)

SPECIAL INSPECTIONS SHALL BE PERFORMED WHERE REQUIRED BY IBC CHAPTER 17.

THE SPECIAL INSPECTOR (SI) SHALL BE RETAINED AND PAID BY THE OWNER AND SHALL BE A QUALIFIED INDEPENDENT TESTING AND INSPECTION AGENCY, APPROVED BY THE BUILDING OFFICIAL, REGISTERED WHERE REQUIRED, AND ACCEPTABLE TO THE ARCHITECT AND ENGINEER OF RECORD.

THE SI SHALL BE FAMILIAR WITH AND PERFORM INSPECTIONS IN ACCORDANCE WITH IBC CHAPTER 17 AND THE APPLICABLE REFERENCED STANDARDS, INCLUDING BUT NOT LIMITED TO AISC, AISI, AWS, ACI, AND ASTM, AS APPLICABLE TO THE MATERIALS BEING INSPECTED.

THE DUTIES OF THE SI SHALL INCLUDE VERIFICATION OF COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, APPLICABLE BUILDING CODE REQUIREMENTS, AND LOCAL BUILDING DEPARTMENT REQUIREMENTS FOR THOSE ELEMENTS SUBJECT TO SPECIAL INSPECTION. SPECIAL INSPECTION DOES NOT INCLUDE GENERAL CONSTRUCTION MEANS, METHODS, OR WORKMANSHIP.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE PROPER NOTIFICATION AND SUITABLE ACCESS TO THE WORK REQUIRING SPECIAL INSPECTION AND TO PROCEED ONLY AFTER REQUIRED INSPECTIONS HAVE BEEN PERFORMED OR DEFICIENCIES CORRECTED.

FAILURE TO NOTIFY THE SI MAY REQUIRE REMOVAL OF WORK FOR INSPECTION AT THE CONTRACTOR'S EXPENSE. RE-INSPECTIONS DUE TO INCOMPLETE WORK OR UNCORRECTED DEFICIENCIES SHALL BE AT THE CONTRACTOR'S EXPENSE.

THE SI SHALL MAINTAIN RECORDS OF ALL INSPECTIONS AND TESTING AND SHALL SUBMIT REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. DISCREPANCIES SHALL BE REPORTED PROMPTLY TO THE CONTRACTOR FOR CORRECTION. UNCORRECTED DISCREPANCIES SHALL BE REPORTED TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD.

A FINAL REPORT DOCUMENTING COMPLETION OF ALL REQUIRED SPECIAL INSPECTIONS AND RESOLUTION OF DISCREPANCIES SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. INTERIM REPORTS SHALL BE SUBMITTED PERIODICALLY, WITH A MINIMUM FREQUENCY OF ONCE EVERY TWO WEEKS, UNLESS OTHERWISE REQUIRED BY THE BUILDING OFFICIAL.

SPECIAL INSPECTIONS ARE REQUIRED ONLY FOR THOSE SYSTEMS AND ELEMENTS IDENTIFIED IN THE CONSTRUCTION DOCUMENTS AND WHERE REQUIRED BY IBC CHAPTER 17 AND THE APPLICABLE REFERENCED STANDARDS. THE CHECKLISTS ON THIS PAGE ARE PROVIDED AS A GUIDELINE AND MAY NOT BE EXHAUSTIVE OF ALL REQUIRED INSPECTIONS.

SPECIAL INSPECTIONS REQUIRED FOR DELEGATED STRUCTURAL SYSTEMS SHALL BE PROVIDED AND DOCUMENTED BY THE DELEGATED ENGINEER OF RECORD.

REQUIRED VERIFICATION AND INSPECTION OF SOILS

ITEM	SPECIAL INSPECTION SCOPE	CONTINUOUS	PERIODIC
1. SITE EXCAVATION AND SUBGRADE	EXCAVATION FOR FOUNDATIONS AND OTHER STRUCTURAL ELEMENTS; VERIFY DEPTH, SLOPE, AND STABILITY OF EXCAVATED AREAS IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS AND GEOTECHNICAL RECOMMENDATIONS.		X
2. NATURAL SOIL VERIFICATION	CONFIRM NATURAL SOIL CONDITIONS MATCH GEOTECHNICAL REPORT ASSUMPTIONS, INCLUDING BEARING CAPACITY AND PRESENCE OF UNSUITABLE MATERIALS.		X
3. FILL/ENGINEER FILL	PLACEMENT AND COMPACTION OF FILL; VERIFY LIFT THICKNESS, DENSITY, AND MOISTURE CONTENT PER PROJECT SPECIFICATIONS AND ASTM D698 / D1557.	X	
4. SHALLOW FOUNDATION BEARING	OBSERVE AND VERIFY SOIL BEARING UNDER FOOTINGS AND SLABS; PROOF OF BEARING OR LOAD TESTS IF REQUIRED BY GEOTECHNICAL ENGINEER.		X
5. SLAB-ON-GRADE PREPARATION	INSPECT SUBGRADE FOR COMPACTION, GRADING, AND CONFORMANCE WITH VAPOR BARRIER OR INSULATION INSTALLATION REQUIREMENTS PRIOR TO CONCRETE PLACEMENT.		X
6. IMPORTED OR STOCKPILED SOIL	VERIFY MATERIAL PROPERTIES, PLACEMENT, AND CONFORMANCE WITH SPECIFICATIONS.		X

SPECIAL INSPECTION REQUIREMENTS - STRUCTURAL STEEL

ITEM	SPECIAL INSPECTION SCOPE	CONTINUOUS	PERIODIC
1. STRUCTURAL STEEL - GENERAL			
a. STRUCTURAL STEEL FABRICATION	SPECIAL INSPECTION OF SHOP FABRICATION IS NOT REQUIRED WHERE THE FABRICATOR IS AISC-CERTIFIED FOR THE APPROPRIATE CATEGORY. WHERE THE FABRICATOR IS NOT AISC-CERTIFIED, VERIFY FABRICATION IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS AND AISC 360.		X
b. STRUCTURAL STEEL ERECTION	VERIFY ERECTION OF STRUCTURAL STEEL ELEMENTS IDENTIFIED ON THE CONSTRUCTION DOCUMENTS AS REQUIRING SPECIAL INSPECTION, INCLUDING LOAD PATH CONTINUITY AND STABILITY OF THE STRUCTURAL SYSTEM.		X
2. HIGH-STRENGTH BOLTING			
a. BOLTED CONNECTION (BEARING, SLIP-CRITICAL AND PRETENSIONED)	VERIFY BOLT TYPE, GRADE, INSTALLATION METHOD, AND PRETENSIONING IN ACCORDANCE WITH AISC 360 AND RCSC REQUIREMENTS FOR CONNECTIONS DESIGNATED ON THE CONSTRUCTION DOCUMENTS.		X
3. WELDING			
a. WELDING PROCEDURES	VERIFY APPROVED WELDING PROCEDURES, WELDER QUALIFICATIONS, AND BASE MATERIALS IN ACCORDANCE WITH AWS D1.1 FOR WELDS DESIGNATED ON THE CONSTRUCTION DOCUMENTS.		X
b. FIELD WELDING	INSPECT FIELD WELDING, INCLUDING JOINT PREPARATION, WELD SIZE, LENGTH, AND QUALITY FOR WELDS IDENTIFIED ON THE CONSTRUCTION DOCUMENTS AS REQUIRING SPECIAL INSPECTION.	X	
c. SHOP WELDING (NON-AISC CERTIFIED)	WHERE SHOP WELDING IS PERFORMED BY A NON-AISC-CERTIFIED FABRICATOR, INSPECT WELDS IN ACCORDANCE WITH AWS D1.1.		X
4. STEEL FLOOR AND ROOF DECK			
a. STEEL DECK - DIAPHRAGM OR COMPOSITE ACTION	VERIFY DECK TYPE, THICKNESS, ATTACHMENT, SIDELAP FASTENING, AND WELDS OR MECHANICAL FASTENERS WHERE DECK ACTS AS A DIAPHRAGM OR COMPOSITE SLAB PER THE CONSTRUCTION DOCUMENTS.		X

NOTES:
1. SPECIAL INSPECTIONS LISTED ABOVE ARE LIMITED TO THOSE REQUIRED BY IBC CHAPTER 17
2. ROUTINE INSPECTION OF MEMBER SIZES, GRADES, COATINGS, SHOP QC PROCEDURES, AND GENERAL WORKMANSHIP ARE NOT SPECIAL INSPECTIONS WHEN PERFORMED BY AN AISC-CERTIFIED FABRICATOR.
3. CONTINUOUS INSPECTION IS REQUIRED ONLY WHERE SPECIFICALLY NOTED (E.G., FIELD WELDING) OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

SPECIAL INSPECTION REQUIREMENTS - CONCRETE

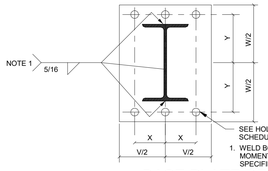
ITEM	SPECIAL INSPECTION SCOPE	CONTINUOUS	PERIODIC
1. CAST-IN-PLACE CONCRETE - GENERAL			
a. CONCRETE CONSTRUCTION	VERIFY CONCRETE CONSTRUCTION FOR ELEMENTS REQUIRED BY IBC CHAPTER 17, INCLUDING COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS AND APPLICABLE REFERENCED STANDARDS (ACI 318, ACI 301, ASTM).		X
2. FORMWORK AND PREPARATION			
a. FORMWORK AND EXCAVATION (STRUCTURAL ELEMENTS)	VERIFY FORMWORK DIMENSIONS, CONFIGURATION, AND PREPARATION FOR STRUCTURAL CONCRETE ELEMENTS PRIOR TO PLACEMENT, INCLUDING CLEANLINESS AND SUITABILITY OF BEARING SURFACES, WHERE REQUIRED BY CHAPTER 17.		X
3. REINFORCING STEEL			
a. REINFORCEMENT PLACEMENT	VERIFY REINFORCING STEEL SIZE, GRADE, SPACING, PLACEMENT, COVER, AND SUPPORT FOR STRUCTURAL ELEMENTS SUBJECT TO SPECIAL INSPECTION, INCLUDING ADDED REINFORCEMENT AT CONSTRUCTION JOINTS WHERE SHOWN ON THE CONSTRUCTION DOCUMENTS.		X
b. REINFORCEMENT CONDITION	VERIFY REINFORCEMENT IS FREE OF EXCESSIVE RUST, OIL, DIRT, OR DELETERIOUS MATERIALS AND IS NOT DAMAGED PRIOR TO CONCRETE PLACEMENT.		X
4. EMBEDDED ITEMS AND ANCHORAGE			
a. REINFORCING RODS, INSERTS, AND EMBEDDED ITEMS	VERIFY SIZE, TYPE, SPACING, CONFIGURATION, AND LOCATION OF ANCHOR RODS, HEADED STUDS, INSERTS, AND OTHER EMBEDDED ITEMS REQUIRED TO TRANSFER STRUCTURAL LOADS.		X
b. POST-INSTALLED ANCHORS (WHEN APPLICABLE)	VERIFY INSTALLATION AND TESTING OF POST-INSTALLED ANCHORS IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE EVALUATION REPORTS.		X
5. CONCRETE PLACEMENT			
a. CONCRETE PLACEMENT OPERATIONS	VERIFY PLACEMENT PROCEDURES FOR STRUCTURAL CONCRETE, INCLUDING CONSOLIDATION, MAINTAINING REINFORCEMENT POSITION, AND PROTECTION AGAINST SEGREGATION OR CONTAMINATION, WHERE REQUIRED BY CHAPTER 17.		X
6. CONCRETE MIX AND SAMPLING			
a. CONCRETE MIX VERIFICATION	VERIFY CONCRETE MIX DESIGN CONFORMS TO APPROVED SUBMITTALS AND SPECIFICATIONS FOR STRUCTURAL CONCRETE.		X
b. SAMPLING AND TESTING	PERFORM SAMPLING AND TESTING OF CONCRETE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND APPLICABLE ASTM STANDARDS.		X
8. CURLING AND PROTECTION			
a. CURLING AND PROTECTION	VERIFY CURING AND PROTECTION PROCEDURES FOR STRUCTURAL CONCRETE WHERE REQUIRED BY THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.		X
9. IN-PLACE CONCRETE STRENGTH			
a. VERIFICATION OF CONCRETE STRENGTH	VERIFY IN-PLACE CONCRETE STRENGTH BY TESTING OR APPROVED METHODS, WHERE REQUIRED TO DETERMINE FORM REMOVAL, SHORING REMOVAL, OR LOAD APPLICATION, IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.		X
10. PRECAST CONCRETE			
a. ERECTION	INSPECT ERECTION OF PRECAST CONCRETE MEMBERS		X
b. DIAPHRAGM CONNECTIONS	INSPECT INSTALLATION TOLERANCES OF PRECAST CONCRETE DIAPHRAGM CONNECTIONS FOR COMPLIANCE WITH ACI 550.5		X
c. SEISMIC CONNECTIONS	FOR PRECAST CONCRETE DIAPHRAGM CONNECTIONS OR REINFORCEMENT AT JOINTS CLASSIFIED AS MODERATE OR HIGH DEFORMABILITY ELEMENTS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F, INSPECT SUCH CONNECTIONS AND REINFORCEMENT IN THE FIELD FOR INSTALLATION OF THE EMBEDDED PARTS, COMPLETION OF THE CONTINUITY OF REINFORCEMENT ACROSS JOINTS AND COMPLETION OF CONNECTIONS IN THE FIELD.	X	

NOTES:
1. SPECIAL INSPECTIONS LISTED ABOVE ARE LIMITED TO THOSE REQUIRED BY IBC CHAPTER 17
2. ROUTINE INSPECTION OF CONSTRUCTION MEANS, METHODS, WORKMANSHIP, OR CONTRACTOR QUALITY CONTROL ACTIVITIES ARE NOT SPECIAL INSPECTIONS.

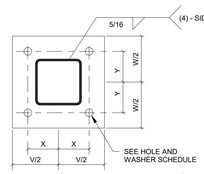
BASE PLATE SCHEDULE

COLUMN	THICKNESS T	DIMENSIONS V	DIMENSIONS W	BOLT LOCATIONS X	BOLT LOCATIONS Y	BOLT PROJECTIONS	BOLT DIAMETER Z	BOLT LENGTH L	BASE PLATE DETAIL
W18 x 119	2 1/4"	20"	29"	7 3/4"	12 1/4"	7"	1 1/2"	24"	A
HSS10 x 10 x 3/8	1"	18"	18"	7"	7"	5"	3/4"	20"	B

- USE (4) - 3/4" DIAMETER ANCHOR BOLTS, UNLESS NOTED OTHERWISE

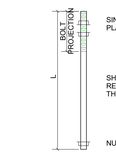


A BASE PLATE DETAIL



B BASE PLATE DETAIL

- DO NOT RUN WELDS PAST TOE OF WIDE FLANGE OF CORNERS OF TUBES



C BOLT TYPE AB-2

ANCHOR ROD HOLE AND WASHER SIZE

ANCHOR ROD DIAMETER, IN.	HOLE DIAMETER, IN..	MIN. WASHER DIMENSION, IN..	MIN. WASHER THICKNESS, IN..
3/4"	1 5/16"	2"	1/4"
7/8"	1 9/16"	2 1/2"	5/16"
1"	1 13/16"	3"	3/8"
1 1/4"	2 1/16"	3 1/4"	1/2"
1 1/2"	2 5/16"	3 1/2"	1/2"
1 3/4"	2 3/4"	4"	5/8"
2"	3 1/4"	5"	3/4"
2 1/2"	3 3/4"	5 1/2"	7/8"

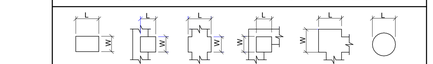
REF: AISC MANUAL, 14 ED., TABLE 14 - 2

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCEMENT	REMARKS
F8.0	8' - 0" x 8' - 0"	20"	(8) - #6, EACH WAY, BOTTOM	
F8.5	8' - 6" x 8' - 6"	20"	(9) - #6, EACH WAY, TOP & BOTTOM	
SF2.5	2' - 6" x CONT	1' - 0"	(3) - #5, BOTTOM x CONT LONG, #3 @ 13" o/c SHORT	
TW2.0	2' - 0" x CONT	3' - 0"	(2) - #5, TOP & BOTTOM x CONT	#3 STIRRUPS @ 48" o/c
TW2.5	2' - 6" x CONT	3' - 0"	(3) - #5, TOP & BOTTOM x CONT	#3 STIRRUPS @ 48" o/c

- SOIL BEARING PRESSURE PER SOIL REPORT 2,000 PSF
- FOOTINGS LISTED MAY NOT ALL BE USED ON THIS PROJECT.

CONCRETE PIER SCHEDULE

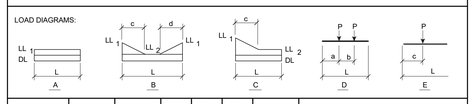


MARK	TYPE	SIZE (W) x (L) IN INCHES	VERTICAL REINFORCEMENT	TIES	REMARKS
P1		30 x 30	16 - #8	(3) SETS #3 @ 16" o/c	

NOTES:
1. PROVIDE DOWELS OF SAME SIZE AND NUMBER AS VERTICAL REINFORCEMENT. MINIMUM LAP = 30 BAR DIAMETERS UNLESS NOTED OTHERWISE. SEE TYPICAL FOR DETAILS.
2. RUN HORIZONTAL WALL REINFORCING THROUGH PIER
3. LINE UP VERTICAL BARS AND TIES WITH MASONRY PIER ABOVE.
4. PROVIDE TIES PER ACI 7.10 AND 3 ADDITIONAL TIES AT TOP OF PIER.
5. COORDINATE COLUMN DOWEL LOCATIONS WITH PRECASTER
6. CENTER PIER BELOW COLUMN.
7. CHAMFER EXPOSED COLUMNS

SCHEDULE OF SPECIAL JOISTS

LOAD DIAGRAMS:



MARK	CASE NUMBER	LOAD DIAGRAM	DL PLF	LL_1 PLF	LL_2 PLF	P LBS	REMARKS
30KSP1	1	A	180	126			
	1	D				(2) 500#	(2) 500# POINT LOAD ANYWHERE ALONG THE SPAN b = 5' - 0"

JOIST SCHEDULE NOTES:
1. "DL" INDICATES DEAD LOAD. "LL" INDICATES LIVE LOAD.
2. FOR "L" SEE PLANS. COORDINATE "a", "b" AND "c" WITH MECHANICAL AND ARCHITECTURAL
3. WHERE MORE THAN ONE LOAD DIAGRAM IS SPECIFIED FOR A GIVEN LOAD CASE, LOAD DIAGRAMS SHALL BE SUPERIMPOSED.
4. MAXIMUM DEFLECTION DUE TO LIVE LOADS AND POINT LOADS COMBINED SHALL BE L/360.
5. JOIST MANUFACTURER SHALL CHECK TOP CHORD FOR BENDING.
6. JOIST DETAILER: JOIST SHOP DRAWINGS MUST CLEARLY INDICATE WHICH END IS DESIGNED FOR SNOW DRIFT OR CONCENTRATED LOADS.

Zimmerman ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zastudios.com
TELEPHONE (414) 476-9500
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Consultant:
HARWOOD
255 N 21st Street, Milwaukee, WI 53233 | 414-475-5554
HEC PROJECT NO. 26-0017.00

Project:
Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg Wi 53012

Key Plan:

95%
Construction Bid Set

Sheet:
GENERAL NOTES AND SCHEDULES

Scale:
1/8" = 1'-0"

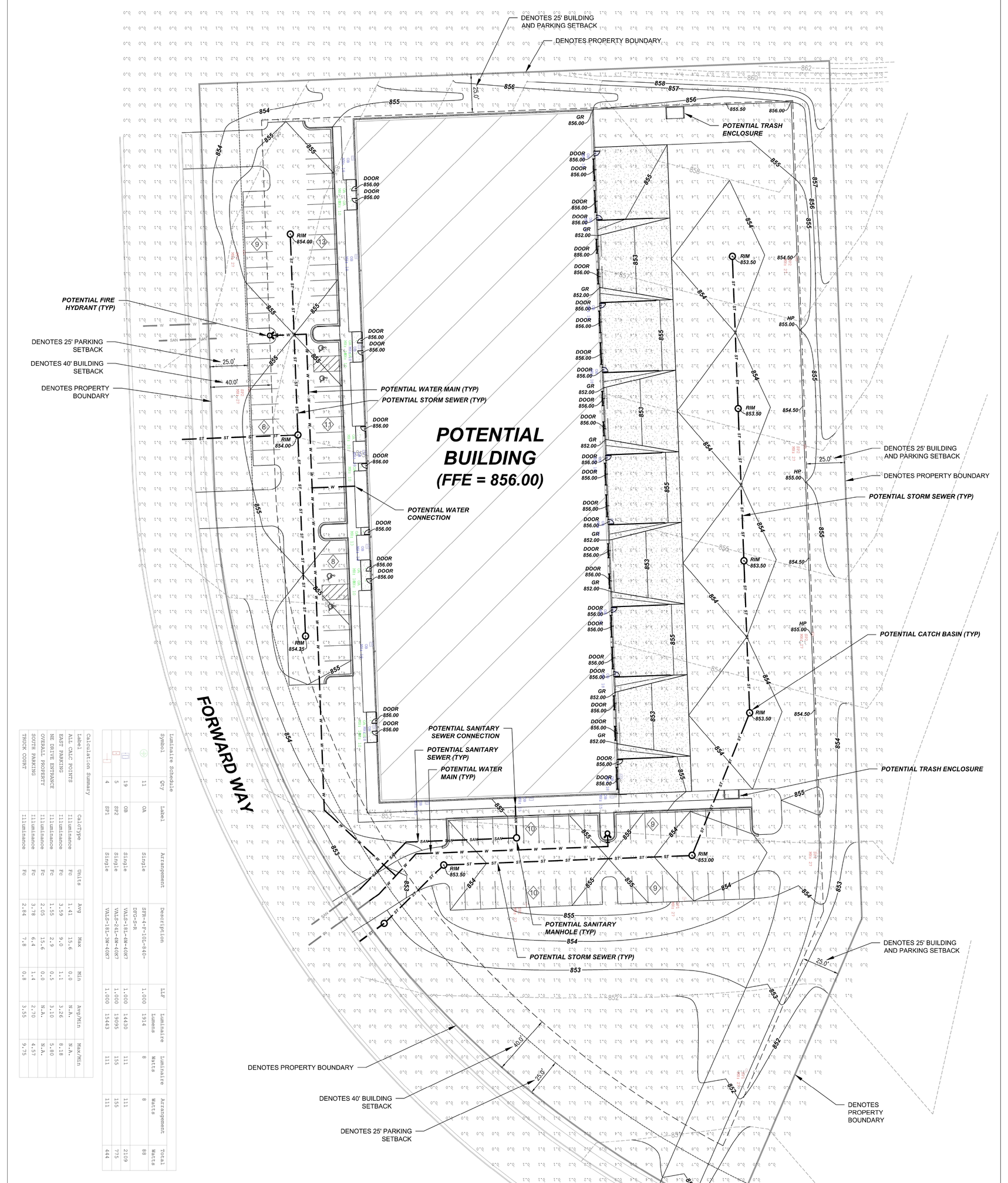
Revisions:

No:	Date:	Description:

Date:
MAY 14, 2026

Project No.:	(Owner) Project No.:
260017.00	

Sheet No.:
S901



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.41	15.6	0.0	N.A.	N.A.
EAST PARKING	Illuminance	Fc	3.59	9.0	1.1	3.26	8.18
NE DRIVE ENTRANCE	Illuminance	Fc	1.55	2.9	0.5	3.10	5.80
OVERALL PROPERTY	Illuminance	Fc	2.05	15.6	0.0	N.A.	N.A.
SOUTH PARKING	Illuminance	Fc	3.78	6.4	1.4	2.70	4.57
TRUCK COURT	Illuminance	Fc	2.84	7.8	0.8	3.55	9.75

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Arrangement Watts	Total Watts
	11	QA	Single	STPY-4-T-102-840-DPS-SYR	1.000	1914	8	8	88
	19	QB	Single	VALS-18L-4M-40K7	1.000	14430	111	111	2109
	5	SF2	Single	VALS-24L-4M-40K7	1.000	19095	155	155	775
	4	SF1	Single	VALS-18L-3M-40K7	1.000	15443	111	111	444

SITE CALCULATION TABLE

PROPOSED REGULAR PARKING SPACES	83
PROPOSED HANDICAP PARKING	4
PROPOSED TOTAL PARKING	87

JOB NAME:	EG DEVELOPMENT	–	----	--	--/--
JOB LOCATION:	FORWARD WAY, CEDARBURG, WI	–	----	--	--/--
DRAWN BY:	SA	–	----	--	--/--
DRAWING STATUS:	REVIEW	–	----	--	--/--
DATE:	05/09/26	–	----	--	--/--
DWG# EGS050926	PG 1 OF 1	–	----	--	--/--

Shannon & Associates
(704) 640-6134
www.shannonandassoc.com

LIGHT FIXTURE SCHEDULE

ELECTRICAL

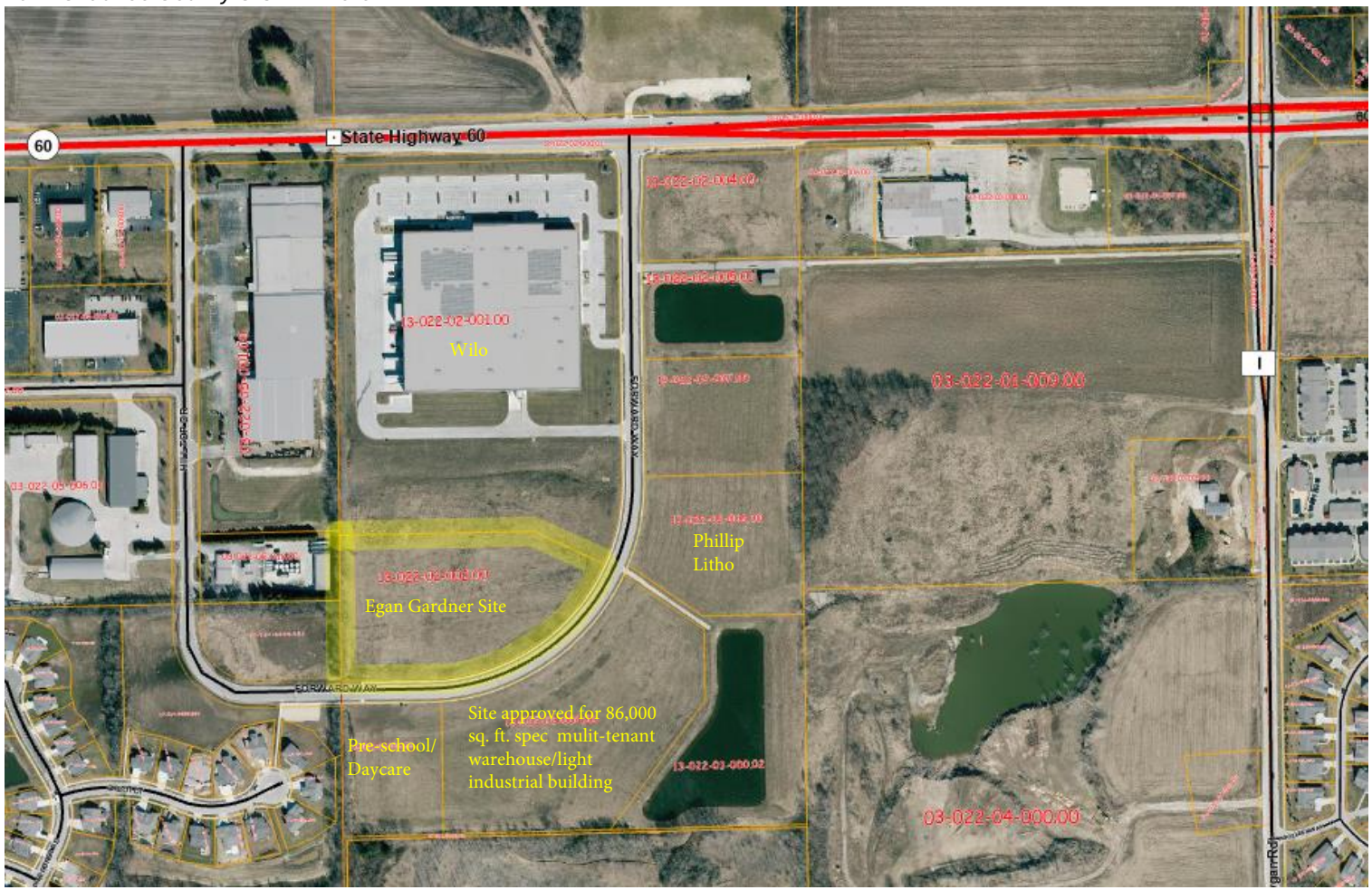
FIXTURE LETTER	FIXTURE STYLE	VOLTAGE	MOUNTING	LAMPS		BALLAST/ DRIVER	FIXTURE WATTAGE	NOTES
				TYPE	CCT			
A	PSHB 4 72L FPC D UNV 850 BLK E10CD	120	SUSPENDED	INTEGRAL LED	5000K	DIMMING 0-10V (10%)	405	
AE	PSHB 4 72L FPC D UNV 850 BLK EM E10CD	120	SUSPENDED	INTEGRAL LED	5000K	DIMMING 0-10V (10%)	405	INTEGRAL 90-MINUTE BATTERY BACK-UP
B	SFP14 LED FS UNV DIM	120	RECESSED CEILING GRID	INTEGRAL LED	4000K	DIMMING 0-10V (10%)	40W	
C	SFP24 LED FS UNV DIM	120	RECESSED CEILING GRID	INTEGRAL LED	4000K	DIMMING 0-10V (10%)	40W	
D	EG3 8 LED 11L DA S UNV DIM 50 80CRI	120	SUSPENDED	INTEGRAL LED	5000K	DIMMING 0-10V (10%)	75W	
EX	CEC R WH	120	SURFACE	INTEGRAL LED	N/A	N/A	5W	LOCATED AT FRONT ENTRANCES
EXB	CEC R WH RC (SEE NOTE 1)	120	SURFACE	INTEGRAL LED	N/A	N/A	5W	LOCATED AT REAR ENTRANCES
RH	SRL D BK WL	120	SURFACE	INTEGRAL LED	N/A	N/A	3W	LOCATED AT REAR ENTRANCES
OA	SFR 4 F 10L 840 DFG S R BLK W/ REMOTE EM BATTERY KIT	120	AWNING RECESSED	INTEGRAL LED	4000K	DIMMING 0-10V (10%)	8W	REMOTE 90-MINUTE BATTERY BACK-UP
OB	VALS 18L 4W UNV 40K7 BLK SA	120	WALL MOUNT	INTEGRAL LED	4000K	DIMMING 0-10V (10%)	111W	SEE PHOTOMETRIC PLAN
SP1	VALS 18L 3W UNV 40K7 BLK SA	120	POLE MOUNT	INTEGRAL LED	4000K	DIMMING 0-10V (10%)	111W	SEE PHOTOMETRIC PLAN
SP2	VALS 24L 4W UNV 40K7 BLK SA	120	POLE MOUNT	INTEGRAL LED	4000K	DIMMING 0-10V (10%)	155W	SEE PHOTOMETRIC PLAN
POLES	4SQ B3 S11G25 S BLK W/ ANCHOR BOLTS AND BASE COVERS	N/A	N/A	N/A	N/A	N/A	N/A	MOUNT ON 2FT AG CONCRETE BASE

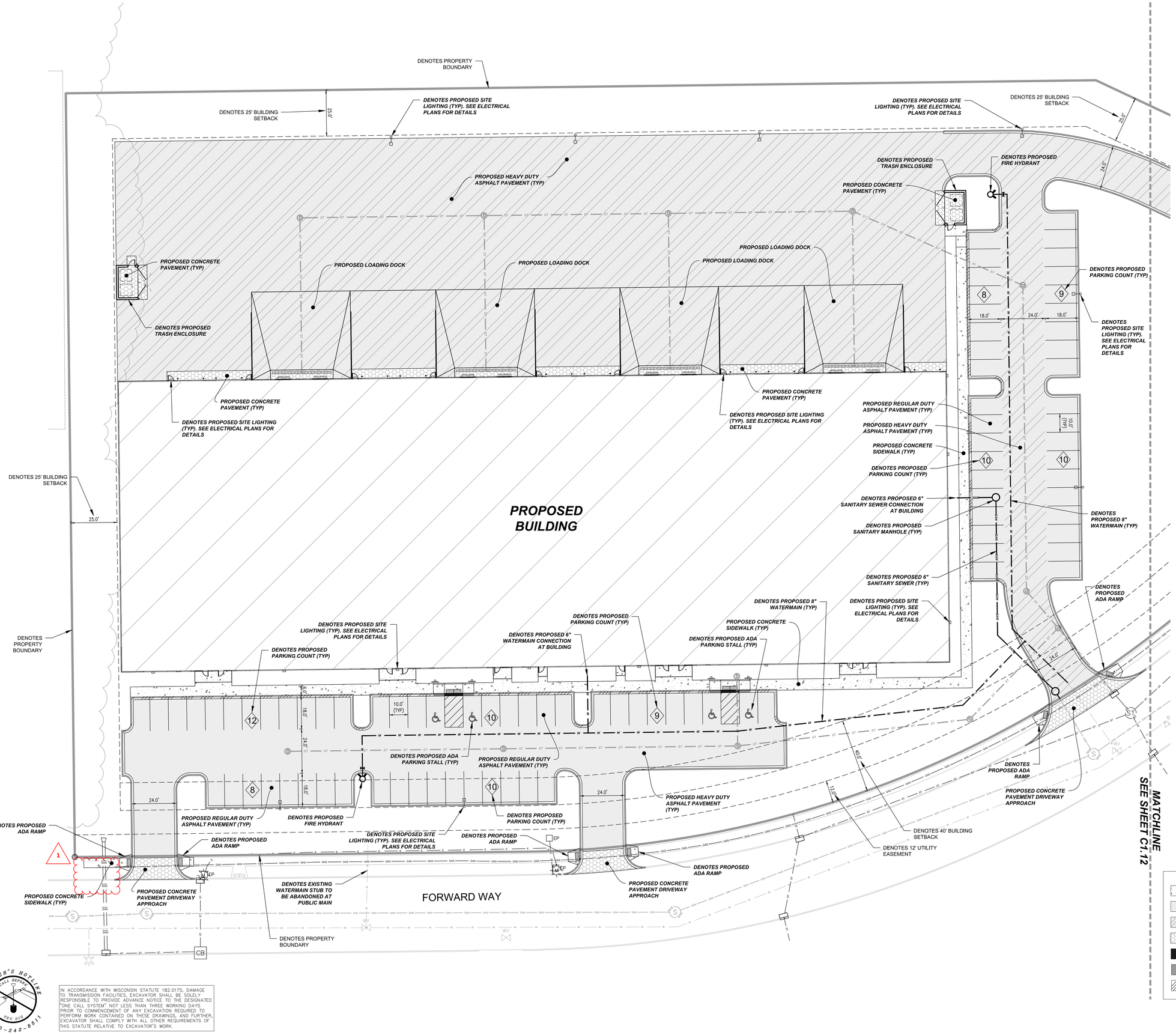
NOTES:

1. PROVIDE ALL EMERGENCY LIGHTING FIXTURES WITH MINIMUM OF 90 MINUTE BATTERY BACKUP.
2. COORDINATE FIXTURE FINISH COLOR WITH ARCHITECT/OWNER PRIOR TO ORDERING.
3. LIGHTING PACKAGE PROVIDED BY OWNER. NO ALTERNATES WILL BE ACCEPTED.
4. CONTACT BRETT ROWE AT brett.rowe@egansign.com 0R CALL (484) 269-1096 TO SCHEDULE DELIVERY. PLEASE ALLOW 4-6 WEEKS FOR DELIVERY.
5. ANCHOR BOLTS CAN SHIP IN ADVANCE AT CONTRACTOR'S REQUEST. SITE LIGHTS AND POLES WILL BE SHIPPED SEPARATELY FROM BUILDING LIGHTING PACKAGE AND CAN BE SCHEDULED ACCORDINGLY AS NEEDED..
6. E.C. IS RESPONSIBLE FOR UNLOADING ALL LIGHTING EQUIPMENT.

Egan Gardner Site

2024 Ozaukee County GIS Air Photo





HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED REGULAR DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED TAPER CURB
- PROPOSED REVERSE CURB

DIGGER'S HOTLINE — TICKET NO: — CALL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

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Consultant:
HARWOOD
255 N 21st Street, Milwaukee, WI 53233 | 414-475-5554

Project:
Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

Plan Review Set

Sheet:
SITE PLAN - WEST

Scale: SCALE: 1" = 20'

North

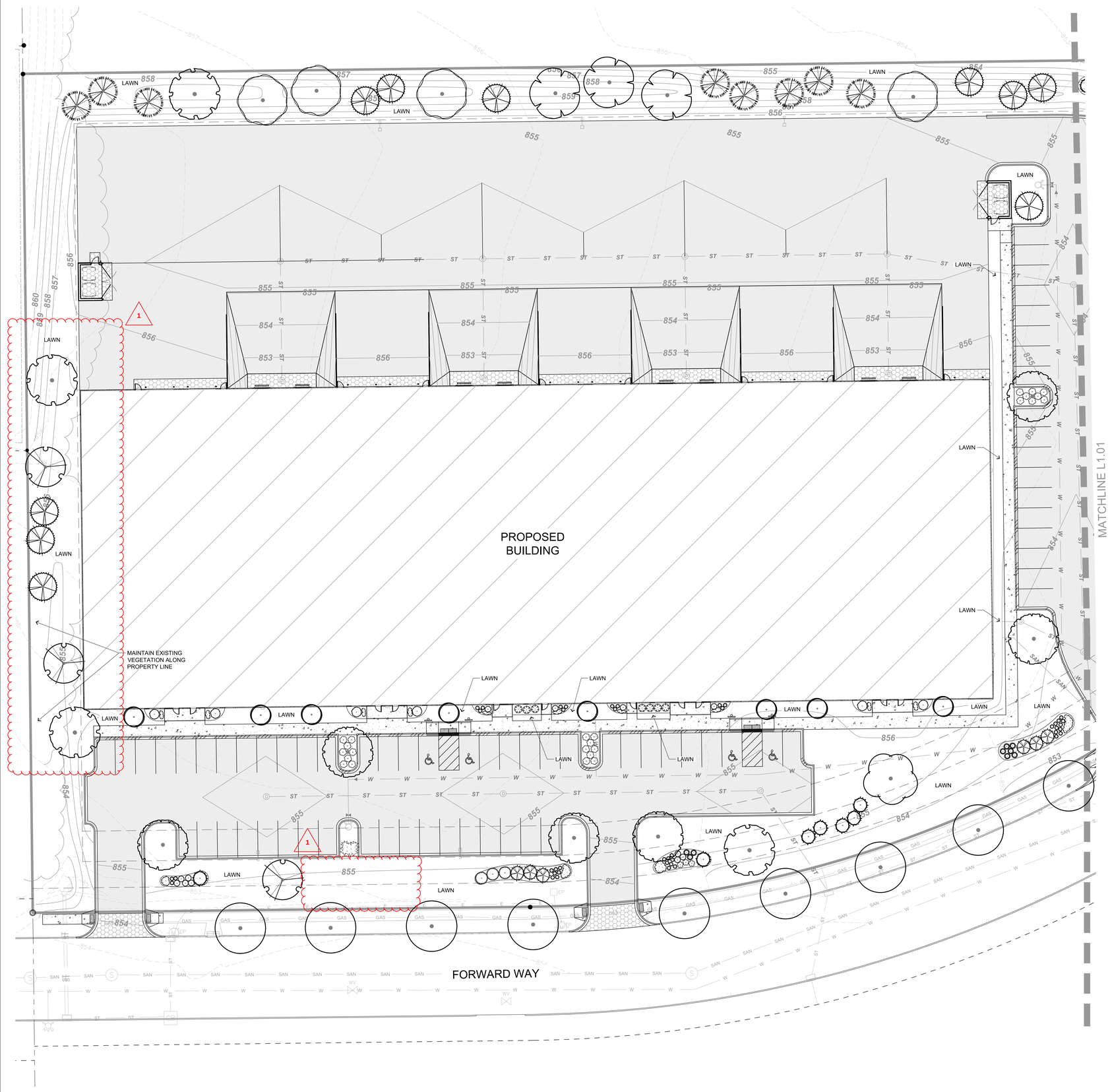
Revisions:

No:	Date:	Description:
1	06/30/26	Revised Per City Request

Date:
June 2, 2026

Project No.:	(Owner) Project No.:
260017.00	--

Sheet No.:
C1.11



GENERAL NOTES

- Lawn areas to be seeded with premium, commercial grade seed mix.
- Plant beds and parking lot islands to receive a 2-3" deep layer of shredded hardwood mulch.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

PLANT SCHEDULE WEST

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
DECIDUOUS TREES							
	ASM	8	Apollo Sugar Maple	Acer saccharum 'Barrett Cole' TM	2" Cal.	B&B	As Shown
	CFM	4	Celebration Freeman Maple	Acer x freemanii 'Celzam' TM	2" Cal.	B&B	As Shown
	CHB	6	Common Hackberry	Celtis occidentalis	2" Cal.	B&B	As Shown
	AGG	3	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold' TM	2" Cal.	B&B	As Shown
	RO	1	Red Oak (1)	Quercus rubra	2" Cal.	B&B	As Shown
	ST	9	Street Tree Installed by City	Species TBD	2" Cal.	B&B	As Shown
	PAE	4	Princeton American Elm	Ulmus americana 'Princeton'	2" Cal.	B&B	As Shown
ORNAMENTAL TREES							
	ABS	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	20 Gal. Tree Form	Cont.	As Shown
EVERGREEN TREES							
	MBJ	6	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	5` Ht.	B&B	As Shown
	ERC	7	Eastern Red Cedar	Juniperus virginiana	5` Ht.	B&B	As Shown
	NS	8	Norway Spruce	Picea abies	7` Ht.	B&B	As Shown
	WS	10	White Spruce	Picea glauca	7` Ht.	B&B	As Shown
	EAB	7	Emerald Arborvitae	Thuja occidentalis 'Smaragd'	5` Ht.	B&B	As Shown
DECIDUOUS SHRUBS							
	DBH	24	Dwarf Bush Honeysuckle	Diervilla lonicera	18" Ht.	Cont.	As Shown
	LLH	12	Little Lime Hydrangea	Hydrangea paniculata 'Jane' TM	24" Ht.	Cont.	As Shown
	QFH	3	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	36" Ht.	Cont.	As Shown
	AWS	3	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.	As Shown
	MKL	6	Miss Kim Korean Lilac	Syringa patula 'Miss Kim'	36" Ht.	Cont.	As Shown
ORNAMENTAL GRASSES							
	MLG	9	Morning Light Grass	Miscanthus sinensis 'Morning Light'	1 Gal.	Pot	36" o.c.
	LBS	41	Little Bluestem	Schizachyrium scoparium	1 Gal.	Pot	24" o.c.
	PDG	12	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Pot	24" o.c.
PERENNIALS							
	MOO	20	Millenium Ornamental Onion	Allium x 'Millenium'	4.5"	Cont.	18" o.c.
	KKC	7	Kim's Knee High Coneflower	Echinacea purpurea 'Kim's Knee High'	4.5"	Pot	18" o.c.
	HRD	12	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4.5"	Pot	18" o.c.
	NEP	12	Raceme Catnip	Nepeta mussinii 'Blue Wonder'	4.5"	Pot	18" o.c.
	LSRS	18	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	4.5"	Pot	18" o.c.

Zimmerman
ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zasstudios.com
TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

Consultant:

HARWOOD
255 N 21st Street, Milwaukee, WI 53233 | 414-475-5554

Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan:

Plan Review Set

Sheet:

LANDSCAPE PLAN

WEST

Scale:

SCALE: 1" = 20'

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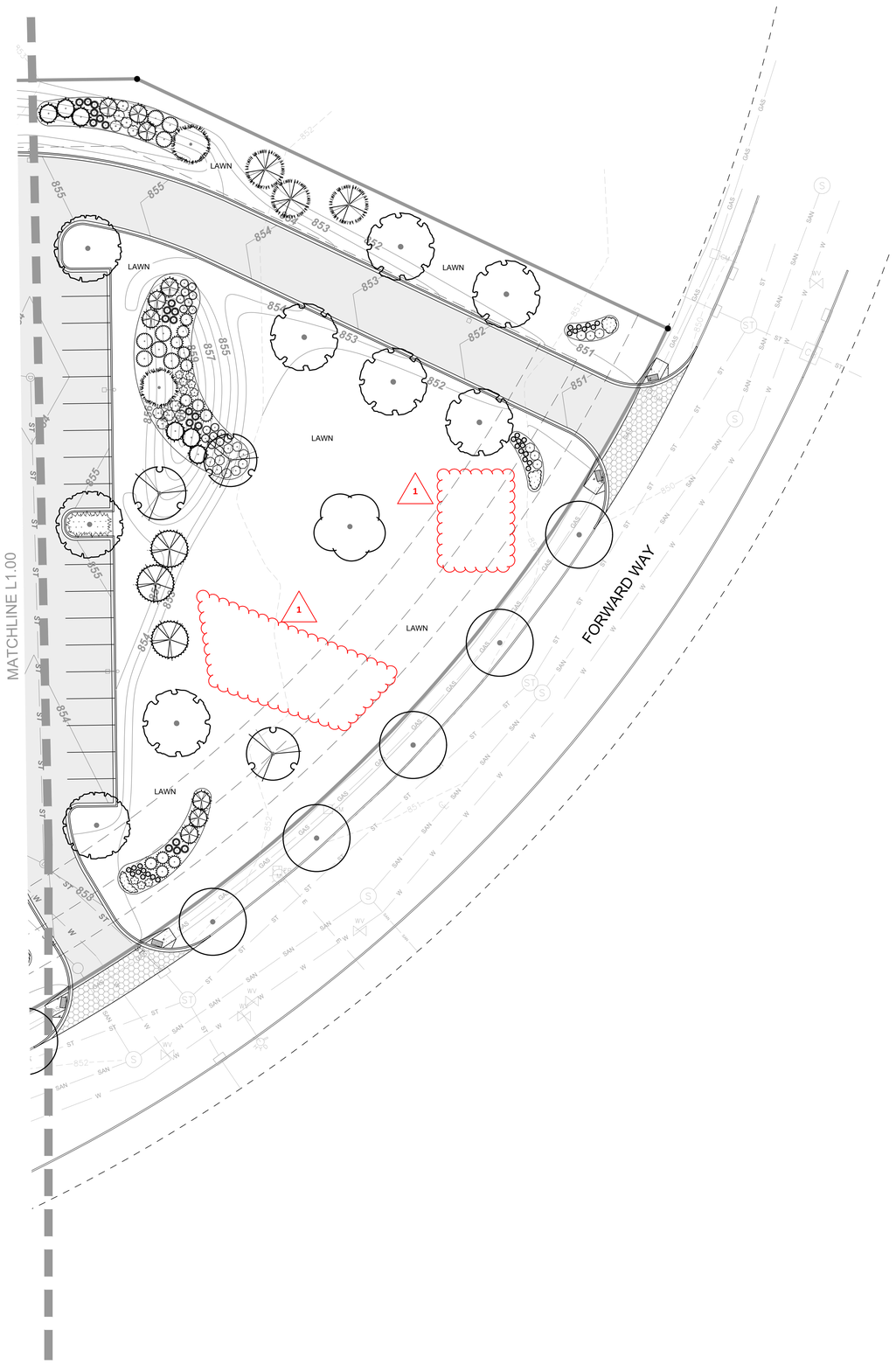
Sheet No.:

L1.00



GENERAL NOTES

- Lawn areas to be seeded with premium, commercial grade seed mix.
- Plant beds and parking lot islands to receive a 2-3" deep layer of shredded hardwood mulch.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

PLANT SCHEDULE EAST

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
DECIDUOUS TREES							
	CHB	3	Common Hackberry	Celtis occidentalis	2" Cal.	B&B	As Shown
	RO	1	Red Oak	Quercus rubra	2" Cal.	B&B	As Shown
1	ST	5	Street Tree Installed by City	Species TBD	2" Cal.	B&B	As Shown
	PAE	6	Princeton American Elm	Ulmus americana 'Princeton'	2" Cal.	B&B	As Shown
ORNAMENTAL TREES							
	ABS	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	20 Gal. Tree Form	Cont.	As Shown
EVERGREEN TREES							
	MBJ	9	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	5` Ht.	B&B	As Shown
	ERC	6	Eastern Red Cedar	Juniperus virginiana	5` Ht.	B&B	As Shown
	NS	3	Norway Spruce	Picea abies	7` Ht.	B&B	As Shown
	WS	3	White Spruce	Picea glauca	7` Ht.	B&B	As Shown
	WP	2	White Pine	Pinus strobus	7` Ht.	B&B	As Shown
DECIDUOUS SHRUBS							
	AFD	10	Arctic Fire Red Twig Dogwood	Cornus stolonifera 'Farrow' TM	24" Ht.	Cont.	As Shown
	CSH	16	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	18" Ht.	Cont.	As Shown
	LLH	16	Little Lime Hydrangea	Hydrangea paniculata 'Jane' TM	24" Ht.	Cont.	As Shown
	QFH	8	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	36" Ht.	Cont.	As Shown
	AWS	9	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" Ht.	Cont.	As Shown
EVERGREEN SHRUBS							
	SGJ	12	Sea Green Juniper	Juniperus chinensis 'Sea Green'	36" Sprd.	Cont.	As Shown
ORNAMENTAL GRASSES							
	MLG	20	Morning Light Grass	Miscanthus sinensis 'Morning Light'	1 Gal.	Pot	36" o.c.
	LBS	29	Little Bluestem	Schizachyrium scoparium	1 Gal.	Pot	24" o.c.
	PDG	26	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Pot	24" o.c.
PERENNIALS							
	KKC	24	Kim's Knee High Coneflower	Echinacea purpurea 'Kim's Knee High'	4.5"	Pot	18" o.c.
	HRD	10	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4.5"	Pot	18" o.c.

Zimmerman Architectural Studios, Inc.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zasstudios.com
TELEPHONE [414] 476.9500
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Consultant:

HARWOOD
255 N 21st Street, Milwaukee, WI 53233 | 414-475-5554

Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
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Cedarburg, WI 53012

Key Plan:

Plan Review Set

Sheet:
LANDSCAPE PLAN

EAST

Scale:
SCALE: 1" = 20'

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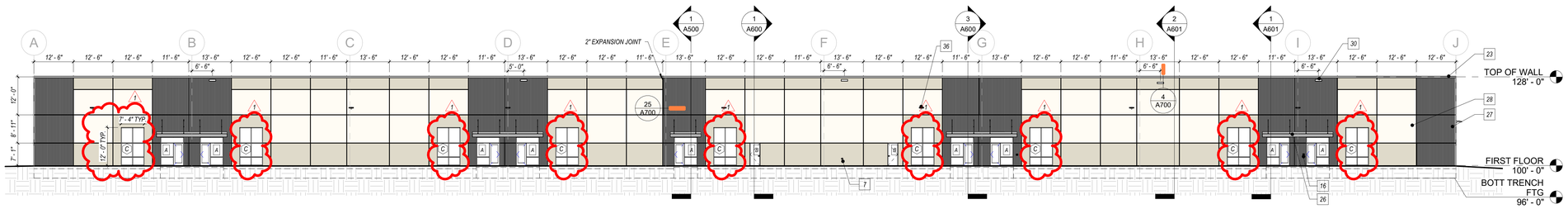
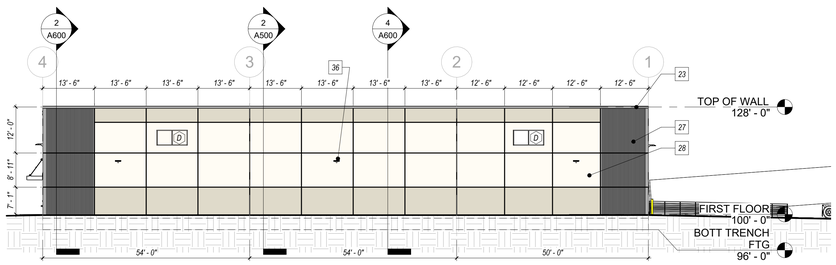
Project No.: 260017.00
(Owner) Project No.: --

Sheet No.:
L1.01

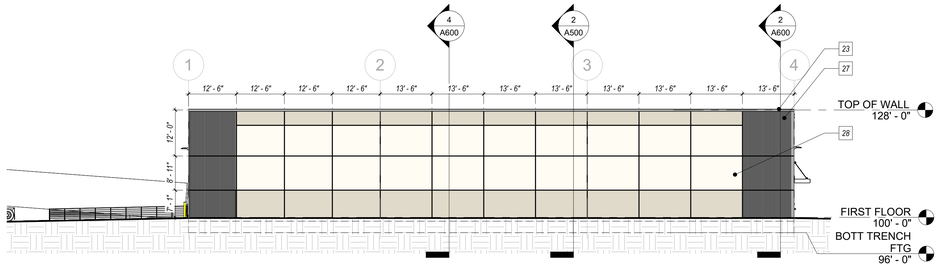
PROJECT KEYNOTES	
TAG	DESCRIPTION
7	FIRE DEPARTMENT CONNECTION. COORDINATE TYPE AND LOCATION WITH THE FIRE DEPARTMENT.
16	INSTALL A FIRE DEPARTMENT APPROVED KNOX BOX. LOCATIONS AND QUANTITIES AS DIRECTED BY THE FIRE DEPARTMENT.
23	ANODIZED BLACK ALUMINUM COPING SYSTEM WITH WELDED CORNERS AND TRIM.
26	PRE-MANUFACTURED BLACK ENTRY CANOPIES WITH TURN BUCKLE SUPPORTS. REFER ALSO TO EXTERIOR ELEVATIONS.
27	INSULATED PRECAST CONCRETE WALL PANELS WITH FLUTED PATTERN. FLUTING TO BE #B-.5 SMOOTH FLUTE BY AP FORMLINER. ALL WALL PANELS TO BE FIELD PAINTED.
28	ALL PRECAST PANELS ARE TO BE FIELD PAINTED. COLORS AS SELECTED BY ARCHITECT.
30	8" X 24" OVERFLOW SCUPPERS. COLOR TO MATCH CONCRETE WALL PANELS WHERE LOCATED.
36	LIGHT FIXTURE PER DESIGN BUILD ELECTRICAL DRAWINGS.



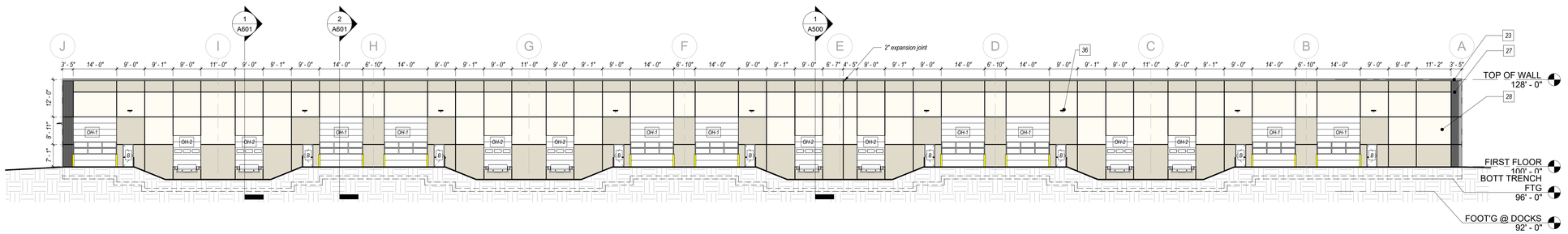
1 *SOUTH ELEVATION*
1/16" = 1'-0"



2 *EAST ELEVATION*
1/16" = 1'-0"



4 *WEST ELEVATION*
1/16" = 1'-0"



3 *NORTH ELEVATION*
1/16" = 1'-0"

Zimmerman ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zastudios.com
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Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

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Cedarburg, WI 53012

Key Plan:

Plan Review Set

Sheet:

EXTERIOR ELEVATIONS

Scale:
1/16" = 1'-0"

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Project No.:	(Owner) Project No.:
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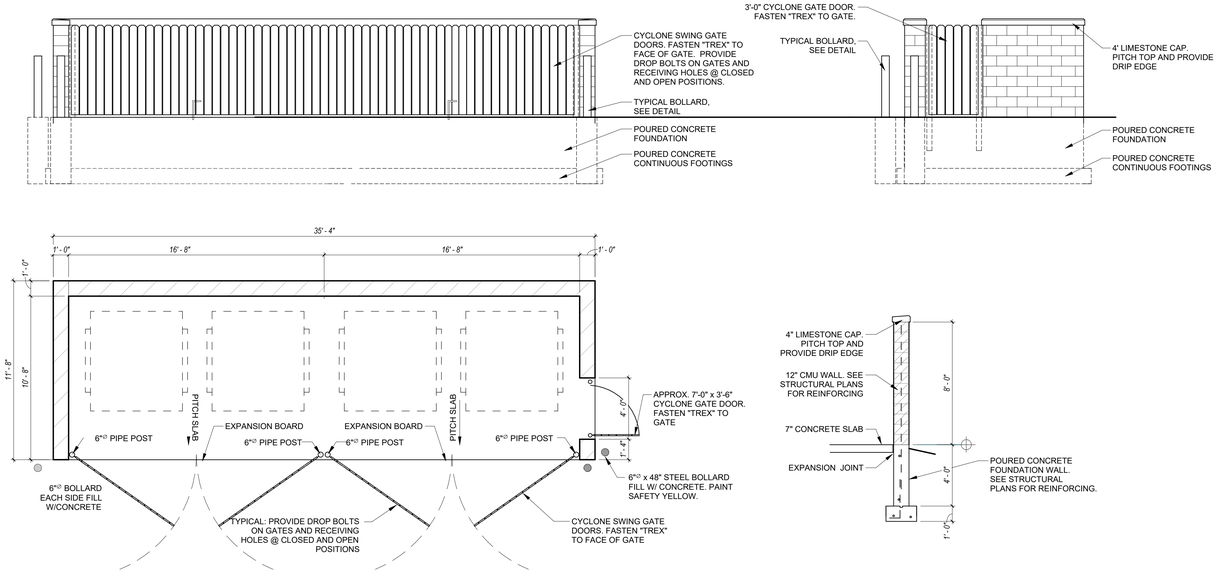
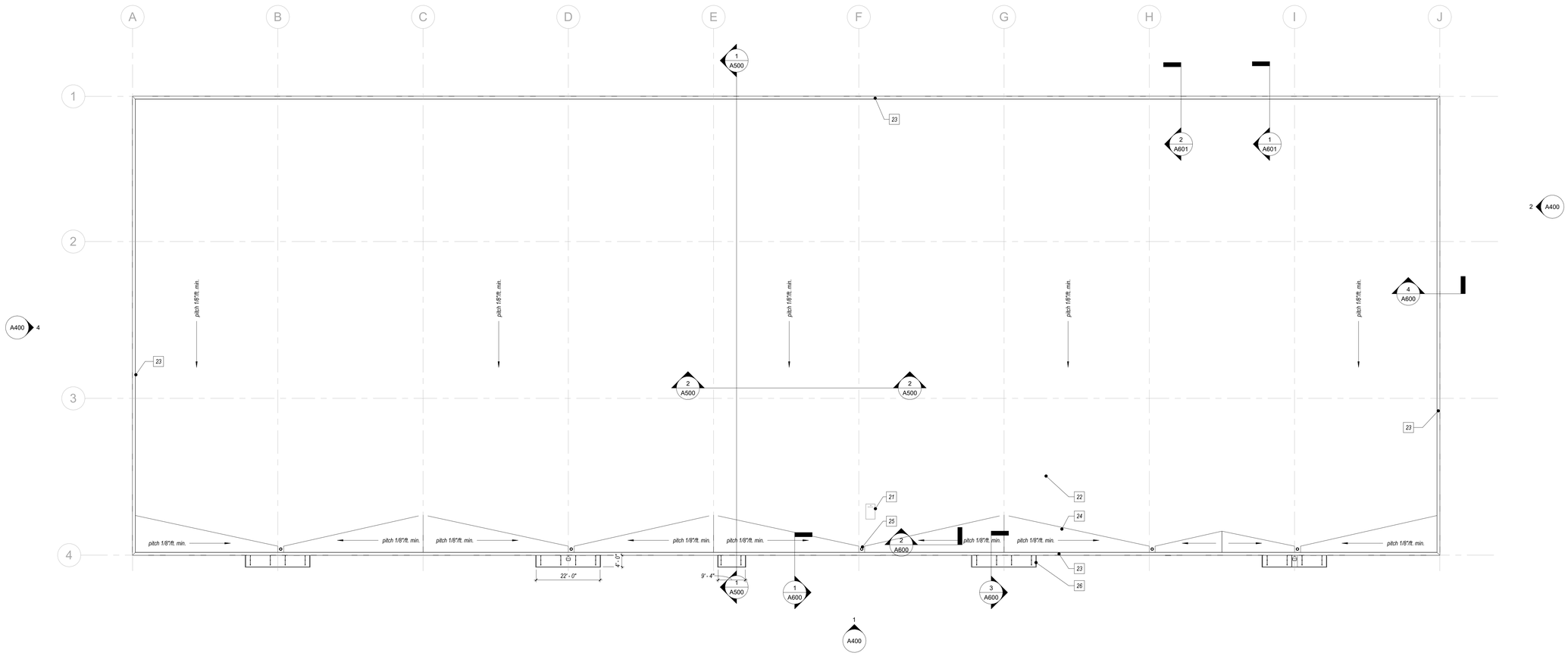
Sheet No.:

A400



2 DUMPSTER ENCLOSURE
1/4" = 1'-0"

PROJECT KEYNOTES	
TAG	DESCRIPTION
21	30" X 54" ROOF ACCESS HATCH WITH LADDER. VERIFY IN FIELD EXACT LOCATION.
22	BALLASTED EPDM ROOF SYSTEM.
23	ANODIZED BLACK ALUMINUM COPING SYSTEM WITH WELDED CORNERS AND TRIM.
24	SADDLES AND CRICKETS AS REQUIRED.
25	ROOF DRAINAGE TO ROOF CONDUCTORS. PROVIDE OVERFLOW SCUPPERS AT EACH DRAIN. SEE ELEVATIONS.
26	PRE-MANUFACTURED BLACK ENTRY CANOPIES WITH TURN BUCKLE SUPPORTS. REFER ALSO TO EXTERIOR ELEVATIONS.



1 OVERALL ROOF PLAN
1/16" = 1'-0"

Zimmerman ARCHITECTURAL STUDIOS, INC.
CELEBRATING 120 YEARS
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zasstudios.com
TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

Consultant:

Project:

Forward Way Warehouse

EGAN GARDNER DEVELOPMENT

Location:
Forward Way
Cedarburg, WI 53012

Key Plan: TRUE NORTH

Plan Review Set

Sheet:

ROOF PLAN

Scale:
As indicated

Revisions:

No:	Date:	Description:
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Date:
June 2, 2026

Project No.:	(Owner) Project No.:
260017.00	--

Sheet No.:

A205

ZIMMERMAN
ARCHITECTURAL STUDIOS, INC.

Egan Gardner Development- Cedarburg

6.29.2026

EGAN GARDNER DEVELOPMENT

zimmerman

EGAN GARDNER DEVELOPMENT

zimmerman

Cedarburg Development – Aerial

EGAN GARDNER DEVELOPMENT

zimmerman

Cedarburg Development – Aerial

EGAN GARDNER DEVELOPMENT

ZIMMERMAN

Cedarburg Development – Aerial

06/23/2026 SARB MEETING EGAN GARDNER EXCERPT

Egan Gardner Development, in care of Zimmerman Architectural Studios, Inc., for site and architectural plan approval to develop and construct a 71,100-square-foot speculative warehouse/light industrial building on the vacant 5.9-acre lot located at N118 W6676 Forward Way. The property is zoned M-3 Business Park District and is currently owned by the City of Cedarburg. The proposal included review of the site plan, landscaping plan, exterior lighting plan, building elevations, parking layout, and related site improvements.

Board members reviewed the proposed development and generally expressed support for the project, noting that the use and building would be a positive addition to the City's Business Park. Discussion focused on the architectural appearance of the building, particularly the limited amount of glazing provided along the south elevation. Board members commented that additional windows could improve the visual appearance of the structure and create greater consistency with other recently approved industrial and business park buildings. Additional discussion included landscaping, exterior lighting, parking, and maintaining architectural standards throughout the development. The applicant responded to questions regarding window placement, building materials, lighting fixtures, and site design.

A favorable recommendation to the Plan Commission was made by Chairman Voltz, seconded by Commissioner Arnett, subject to the following conditions:

1) Applicant to redesign for additional glazing be incorporated into the south elevation to improve architectural articulation and maintain consistency with other buildings within the Business Park.

2) The rear loading dock and extensive paved circulation area to the north shall not be used as a parking lot (with the exception of vehicles temporarily backed-up to dock doors).

3) Outside storage of materials, equipment, and supplies at this site is neither proposed nor permitted at this time.

4) Rooftop HVAC shall not extend higher than the height of the shortest parapet wall on the building. All HVAC shall be screened from the surrounding view.

5) Any signs to be placed at this site/building shall be subject to the requirements of the City Sign Code and the Declaration of Restrictions and Covenants for the Highway 60 Business Park. A Sign Permit is required prior to the placement of any signs at this site.

DRAFT

6) Exterior gutters and downspouts shall be permitted only along the side and rear of buildings.

7) The flip-up flood light fixtures on the north building wall should be replaced with a shielded fixture that can contain the cast of light to only the critical path of the docks while ensuring the luminaire itself is not visible to the surrounding view.

8) The two west-most driveways should be combined and enter in the middle of the south parking lot. This will allow the existing sidewalk with ramp on the northside of the street to remain in alignment with the ramp on the south side of the street while also addressing the City Engineers' general concern about the number of driveways overall.

9) Prior to any occupancies in this building, the applicant agrees that the City Planner shall review and consider the scale and nature of each proposed use/tenancy and its operating characteristics to determine if the use indeed complies with the permissions of the M-3 Zoning District and the Declaration of Restrictions and Covenants for the Highway 60 Business Park. The City Planner shall also consider whether the site has sufficient parking to support the proposed use. If the City Planner determines that a proposed future use/tenancy does not appear to be a suitable fit for this building given the types of uses permitted in the M-3 Zoning District, the types of uses permitted under the Declaration of Restrictions and Covenants for the Highway 60 Business Park, and/or the parking limitations of the site, the applicant may request a final determination of suitability from the Plan Commission.

10) City Engineer review and approval of all final grading, drainage, utility, erosion control, and stormwater management plans prior to issuance of a building permit.

11) Applicant to satisfy the requirements of City Engineer, Fire Department, Utility and other departments as to, for instance, but not necessarily limited to (see review/comments below):

Egan Gardner Staff Plan Review/Comments ref 6-1-26 Plan Set

• I see on pages 10 & 11 of the Plan Commission set they show street trees as part of the landscaping plan. The City will plant all street trees in the public right-of-way after construction is completed. The developer is not required to plant street trees. The developer would be required to pay for street trees which goes into a fund (Developer's

DRAFT

Tree Planting Account). Please see excerpt below from Policy PR-2 Street Tree Planting Policy.

> B. Initial Planting in New Subdivisions or Developments. The City Forester shall determine the species and locations of trees to be planted on each of the streets or other public areas within new subdivisions or developments.
>
> > (1) The initial cost of street trees and tree planting for all newly platted subdivisions, commercial, business or industrial development shall be assessed as a fee paid by the subdivider or developer pursuant to Section14.1.100 (h) of the Cedarburg Code of Ordinances.
> >
> > (2) The fee shall be computed as follows: (a/b) x c = n where a = total linear feet of curb frontage in subdivision; b = 50(avg. spacing); c = $450 (avg. cost per tree including planting); n = fee assessed. Item c may be increased annually by an amount equal to the increase in the consumer price index from the previous calendar year.
> >
> > (3) Fees shall be collected prior to the recording of the final plat. Page 84 of 130
> >
> > (4) Fees collected shall be used only for planting operations in the specific subdivision or development for which the fees were paid.
> >
> > (5) The City Forester shall plant, irrigate and maintain such trees at such times and places as the development of the subdivision, its occupants, and other conditions make feasible. Trees shall be planted after construction and landscape installation is completed.

Please let me know if you have any questions. Thank you.
Kevin Westphal
City Forester
Cedarburg, WI
kwestphal@cityofcedarburg.wi.gov
(262) 375-7662

• My previous comments still hold true. By the looks of the plans, they have included them. Only thing I do think will happen is the fire department may/will require the water main to go around the building completely to include additional fire hydrants as well. I would like a note added that a pre-construction meeting with city staff before construction starts will be required.

Tim Martin
414-313-0736
tmartin@clwuc.gov

DRAFT

• Building should be equipped with a fire alarm system capable of notifying all occupants of the building, initiated by fire sprinkler activation and complying with NFPA 72 Multiple Knox boxes will be needed for this building One (1) centrally located on the South side of the building next to the Fire Sprinkler Riser room exterior door, One (1) located on the North side, East end of the building. Both boxes should be the 4400 series boxes (single lock, no tamper) and fully equipped with keys/fobs to access all units and mounted at a height of 5' from the ground.

o For optimal performance, we would prefer that a fire hydrant be added to the NW corner of the property, and that the main be looped to all hydrants.

o Ensure parking lots and turning radii are appropriately sized for fire apparatus (Apparatus size - 44' long, 258" wheelbase).

Thank you,
Blake R. Karnitz, FO, FM
Deputy Chief of Community Risk Reduction
Cedarburg Fire Department
W61N631 Mequon Ave.
PO Box 327
Cedarburg, WI 53012
Office – (262)375-7632

• I have nothing new to add. Thank you.
Jeff Thierfelder
Utility Engineer Page 85 of 130
Cedarburg Light & Water Utility
262-375-7650

Egan Gardner 3/17/26 Concept Plans - Staff Comments

• WATER Concept is ok. There are two existing 8” PVC water services serving this lot. Whichever one that is not used will be required to be abandoned at the water main. All drinking water infrastructure (mains, hydrants & valves) on this property will be considered private but will be required to be installed according to Cedarburg Light & Water

DRAFT

Construction specifications. Valve and hydrant locations can be discussed once we get closer to a final design.

Timothy D. Martin, Water Utility Superintendent
Cedarburg Light and Water Utility
Office – 262-375-7650
Cell – 414-313-0736
tmartin@clwuc.gov

• ELECTRIC Currently there is no electric on this lot. There are empty conduits to the south side of the lot (stopped in the parkway) to provide electric. The customer would need to pay for a primary extension to the new transformer location. There will be credits available to offset the cost of the installation based on how much electricity will be used. CL&W will need an easement for the primary route.

Jeff Thierfelder, Utility Engineer
Cedarburg Light & Water Utility
262-375-7650

• FIRE
1. Clarification will be needed on the occupancy types as the project progresses, as the general description could classify it as Factory or Storage.
    a. Needed to ensure appropriate rated fire separations
2. Building must be equipped with Knox boxes - multiple boxes will be needed.
3. Building is required to be fully sprinklered and equipped with occupant notification throughout.
    a. System components (FDC, alarm panels, Knox boxes, etc.) locations shall be approved by the Cedarburg Fire Department
4. Relocate the hydrant in the East parking lot to the North entrance/island of the East parking lot.
5. Ensure turning radius of parking lots are sufficient for fire apparatus.

Blake R. Karnitz, FO, FM - Deputy Chief of Community Risk Reduction
Cedarburg Fire Department
W61N631 Mequon Ave.
PO Box 327
Cedarburg, WI 53012
Office – (262)375-7632

DRAFT

• ENGINEERING/PUBLIC WORKS
My initial comments are below:
1. The flow for the truck traffic seems less than ideal. I would think a drive through scenario would be best.
2. The four driveways seem to be more than expected. Is there a way to group the driveways together?
3. These comments are not deal breakers, just my observations. I will likely have further comments when more detailed plans are received.
Mike Wieser, P.E.
Director of Engineering & Public Works
CITY OF CEDARBURG
(262) 375-7610
New Email Address: mwieser@cityofcedarburg.wi.gov

The motion carried unanimously.

DRAFT