

ORDINANCE NO. 818

**ORDINANCE REZONING PROPERTY WITHIN THE VILLAGE
OF SAUKVILLE AND AMENDING THE VILLAGE ZONING MAP
AND ADOPTING IMPLEMENTATION PLAN FOR CREATION OF
EMERALD RIDGE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT NO. 3**

WHEREAS, MRED-MGA Saukville Associates has submitted a petition to rezone parcels of land consisting of 16.99 acres owned by it abutting the south side of State Highway 33 and being part of the Emerald Ridge Subdivision (identified and described on Exhibit A attached hereto as "R5 Zoning" parcel) from B-4 Highway Shopping Center Business District, R-4 Two-Family Residential District and R-2 Single-Family Residential District to R-5 Multifamily Residential District and to rezone parcels consisting of 24.38 acres owned by it abutting the south side of State Highway 33 and being part of the Emerald Ridge Subdivision (identified and described on Exhibit A attached hereto as "R3 Zoning" parcel) from R-4 Two-Family Residential District and R-2 Single-Family Residential District to R-3 Single-Family Residential District, upon the condition that the existing plat of Emerald Ridge Subdivision is vacated and a preliminary plat replatting the parcels is approved; and

WHEREAS, MRED-MGA Saukville Associates has submitted a petition to designate the 41.37 acres owned by it abutting the south side of State Highway 33 known as Emerald Ridge Subdivision as a Planned Unit Development (PUD) Overlay District on the condition that the existing plat of Emerald Ridge Subdivision is vacated and a preliminary plat replatting the parcels is approved; and

WHEREAS, the Village of Saukville Plan Commission, after reviewing all standards required to be considered by the Village ordinances and due deliberation, has recommended that the property identified on Exhibit A attached hereto as "R5 Zoning" parcel be rezoned to R-5 Multifamily Residential District and that the property identified on Exhibit A attached hereto as "R3 Zoning" parcel be rezoned to R-3 Single-Family Residential District, upon the condition that the existing plat of Emerald Ridge Subdivision is vacated and a preliminary plat replatting the parcels is approved; and

WHEREAS, all notices of the rezoning petition and public hearing thereon have been given as required by Village ordinances, and notice of public hearing on the

requested rezoning was published as required by statute, and the public hearing was held before the Village Board on January 4, 2022 at approximately 6:30 p.m.; and

WHEREAS, the Village Board, after considering the application and Plan Commission recommendation, has determined that upon the vacating of the plat of Emerald Ridge Subdivision and approval of the preliminary plat replatting the parcels therein it would be appropriate to rezone the property identified on Exhibit A as "R5 Zoning" parcel to R-5 Multifamily Residential District and to rezone the property identified on Exhibit A as "R3 Zoning" parcel to R-3 Single-Family Residential District; and

WHEREAS, all notices of the petition to designate the 41.37 acre parcel known as Emerald Ridge Subdivision as a Planned Unit Development Overlay District and public hearing thereon having been given as required by Village ordinances, and notice of the public hearing on the requested establishment of a Planned Unit Development Overlay District was published as required by statute, and the public hearing on the petition and plan elements was held before the Village Plan Commission on January 4, 2022 at approximately 5:30 p.m.; and

WHEREAS, the Village of Saukville Plan Commission, after reviewing the general plan statement, specific implementation plan and all other pertinent information and all standards required to be considered by the Village ordinances and due deliberation, and having found the plans to be desirable and compatible with the Village's comprehensive plan, has recommended approval of the petition to establish a Planned Unit Development Overlay District and development plans for the 41.37 acre parcel shown on Exhibit B attached hereto on the condition that the existing plat of Emerald Ridge Subdivision is vacated and a preliminary plat replatting the parcels is approved.

NOW THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Saukville, Ozaukee County, Wisconsin, that the parcels of land consisting of 16.99 acres abutting the south side of State Highway 33 and being part of the Emerald Ridge Subdivision identified on Exhibit A attached hereto as "R5 Zoning" parcel, may be rezoned to R-5 Multifamily Residential District on the condition the existing plat of Emerald Ridge Subdivision is vacated and a preliminary plat replatting the parcels is approved.

BE IT FURTHER ORDAINED, by the Village Board of the Village of Saukville, Ozaukee County, Wisconsin, that the parcels of land consisting of 24.38 acres abutting the south side of State Highway 33 and being part of the Emerald Ridge Subdivision identified on Exhibit A attached hereto as "R3 Zoning" parcel, may be rezoned to R-3 Single-Family Residential District on the condition the existing plat of Emerald Ridge Subdivision is vacated and a preliminary plat replatting the parcels is approved

BE IT FURTHER ORDAINED, as follows:

1. District. A Planned Unit Development (PUD) Overlay District to be known as Emerald Ridge Planned Unit Development Overlay District No. 3 is established pursuant to § 205-49 of the Village Code, the boundaries of which are shown and described in Exhibits A and B attached hereto, on the condition that the existing plat of Emerald Ridge Subdivision is vacated and a preliminary plat replatting the parcels is approved.

2. Plan. The Specific Implementation Plan for Emerald Ridge PUD Overlay District No. 3 is approved and adopted.

3. Development Guidelines and Conditions. The development guidelines and conditions contained herein shall limit and control the location of structures and use of land within Emerald Ridge PUD Overlay District No. 3.

A. All parcels zoned R-5 Multifamily Residential District shall comply with all provisions of § 205-35 of the Code of the Village of Saukville.

B. All parcels zoned R-3 Single-Family Residential District shall comply with all provisions of § 205-33 of the Code of the Village of Saukville, except as set forth below:

Lot area and width. Lots shall be a minimum of 8,750 square feet in area and shall not be less than 70 feet in width. Corner lots shall be not less than 90 feet in width.

Setback and yards.

(1) There shall be a minimum setback of 25 feet from the street right-of-way.

(2) There shall be a side yard on each side of all buildings of not less than 6 feet in width.

(3) There shall be a rear yard of not less than 25 feet.

C. All parcels zoned R-3 Single-Family Residential District shall comply with all provisions of §§ 205-95 and 205-96 of the Code of the Village of Saukville related to site plan review and architectural control, except that the requirement in § 205-

96.C that a minimum of 50% of a residential dwelling façade shall be finished in brick or decorative masonry material shall not apply and instead the front elevation of each residential dwelling shall contain at least one prominent architectural feature such as a front porch or a minimum of 100 square feet of stone or brick accent material.

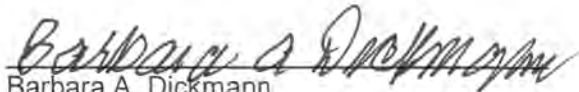
D. No person shall erect or alter any structure in the R-5 Multifamily Residential District without first obtaining the Village of Saukville Plan Commission's approval of detailed site and architectural plans. No person shall erect or alter any structure in the R-3 Single-Family Residential District without first obtaining the Village of Saukville Architectural Review Board's approval of detailed site and architectural plans.

BE IT FURTHER ORDAINED, that if the vacating of the existing plat of Emerald Ridge Subdivision and the approval of the preliminary plat replatting the parcels in the existing Emerald Ridge Subdivision as described above is completed by June 30, 2022, then the conditional rezonings and establishment of the PUD Overlay District described above shall take effect immediately after approval of the preliminary plat, but if the preliminary plat approval is not completed by June 30, 2022, then the conditional rezonings and establishment of Emerald Ridge PUD Overlay District No. 3 shall be deemed null and void.

BE IT FURTHER ORDAINED, that in the event the rezonings take effect as provided above then the official Village Zoning Map shall be amended to reflect the above-described zoning changes.

This ordinance shall become effective upon passage and posting.

Adopted this 18th day of January, 2022.


Barbara A. Dickmann
Village President

ATTEST:

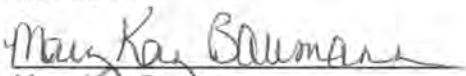

Mary Kay Baumann
Village Clerk

Exhibit A - Rezoning (1 of 2)



Exhibit A - Rezoning (2 of 2)

R3 Zoning-Single Family Residential District

Part of Emerald Ridge and roads platted in said Emerald Ridge, being part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 27 and the Southwest 1/4 of the Southwest 1/4 of Section 26 and lands being part of the Southeast 1/4 of the Southeast 1/4 of Section 27 and lands being part of the Southwest 1/4 of the Southwest 1/4 of Section 26, all in Town 11 North, Range 21 East, Village of Saukville, Ozaukee County, Wisconsin bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of Section 27; thence North 02°03'13" West along the East line of said Southeast 1/4 a distance of 663.48 feet to the point of beginning of the lands to be described; thence South 88°18'53" West along the South line of Emerald Ridge extended a distance of 1,320.61 feet to the West line of Emerald Ridge; thence North 02°10'16" West along said West line 717.51 feet to the Northerly line of Emerald Ridge also being the South line of Certified Survey Map No. 2262; thence North 88°21'31" East along said line, 463.00 feet to a point; thence South 02°10'16" East, 92.20 feet; thence North 88°19'22" East, 721.06 feet; thence South 01°40'38" East, 155.00 feet; thence North 88°19'22" East, 146.87 feet; thence Southeasterly 47.86 feet along the arc of a curve to the right, whose radius is 180.00 feet and whose chord bears South 84°03'37" East, 47.72 feet; thence North 00°37'22" West, 141.66 feet; thence South 77°08'12" East, 108.30 feet; thence South 58°06'54" East, 112.69 feet to the Easterly line Emerald Ridge; thence South 27°50'54" West along said Easterly line 14.32 feet to the Northerly line of Emerald Ridge; thence South 62°09'06" East along said Northerly line 200.00 feet to the Easterly line of Emerald Ridge; thence South 02°02'55" East along said Easterly line and the extension thereof 401.45 feet; thence South 87°53'41" West, 423.15 feet to the point of beginning

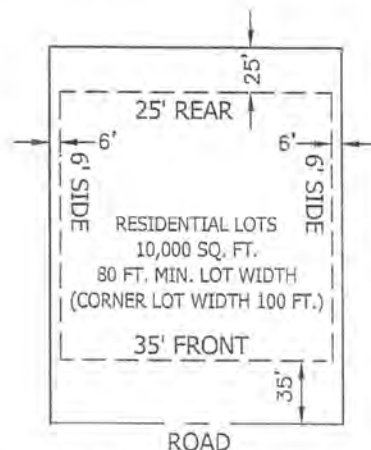
Containing 1,062,134 square feet, 24.38 acres

R5 Zoning-Multifamily Residential District

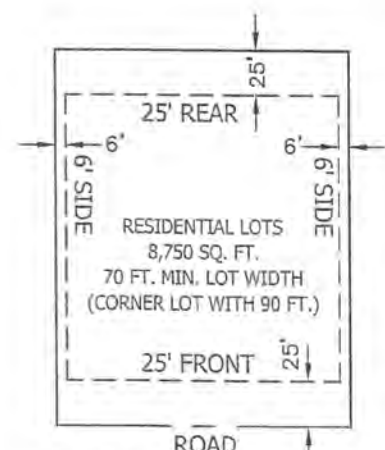
Part of Emerald Ridge and roads platted in said Emerald Ridge, being part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 27 and the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 26, all in Town 11 North, Range 21 East, Village of Saukville, Ozaukee County, Wisconsin bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of Section 27; thence North 02°03'13" West along the East line of said Southeast 1/4 a distance of 663.48 feet; thence South 88°18'53" West along the South line of Emerald Ridge extended a distance of 1,320.61 feet to the West line of Emerald Ridge; thence North 02°10'16" West along said West line 717.51 feet to the Northerly line of Emerald Ridge also being the South line of Certified Survey Map No. 2262; thence North 88°21'31" East along said line, 403.00 feet to the point of beginning of the lands to be described; thence North 02°10'16" West, 786.14 feet to the South line of STH "33"; thence Southeasterly 621.82 feet along the arc of a curve to the right, whose radius is 5667.08 feet and whose chord bears South 65°14'55" East, 621.51 feet; thence South 62°06'19" East along said South line 899.66 feet to the Easterly line of Emerald Ridge; thence South 27°50'54" West along said Easterly line 308.22 feet; thence North 58°06'54" West, 112.69 feet; thence North 77°08'12" West, 108.30 feet; thence South 00°37'22" East, 141.66; thence Northwesterly 47.86 feet along the arc of a curve to the left, whose radius is 180.00 and whose chord bears North 84°03'37" West, 47.72 feet; thence South 88°19'22" West, 146.87 feet; thence North 01°40'38" West, 155.00 feet; thence South 88°19'22" West, 721.06 feet; thence North 2°10'16" West, 92.20 feet; thence South 88°21'31" West, 60.00 feet to the point of beginning.

Containing 740,219 square feet, 16.99 acres

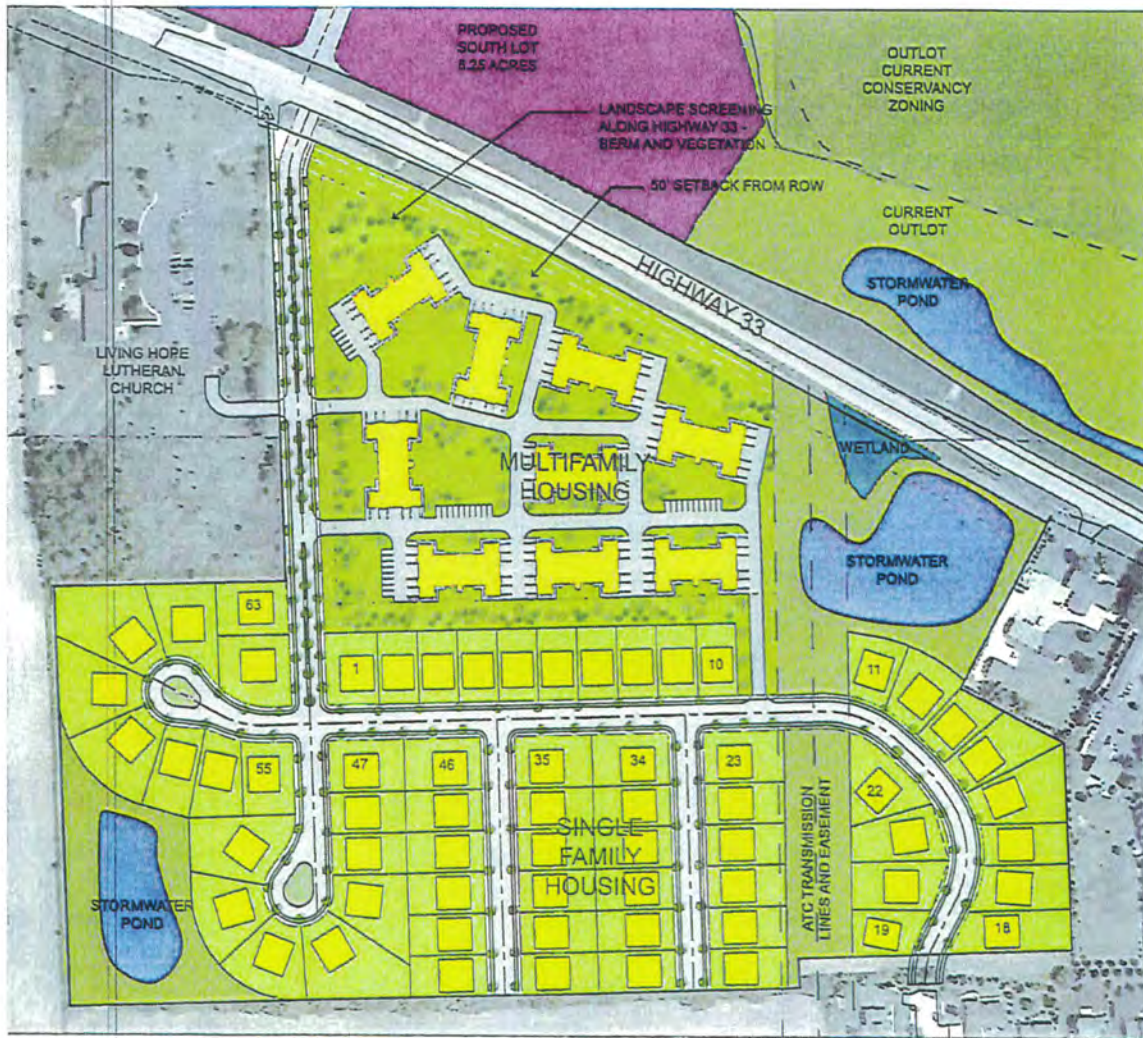


LOT SETBACK DETAILS
EXISTING R-3 (N.T.S.)



LOT SETBACK DETAILS
PROPOSED R-3 (N.T.S.)

Exhibit B



RESIDENTIAL DEVELOPMENT

0 100 200 Feet
1" = 100', full size (22x34)

Multi Family Housing Units	108
Single Family Housing Lots	63
Right of Way Width	60 feet
Road Length	4,130 LF
Front Yard Setbacks	25 feet
Lot Width Minimum at Front Yard Setback	70 feet
Side Yard Setbacks	Single Family: 6 feet Multifamily: 25 feet

****PLAN COMMISSION MEETING ****

December 7, 2021

SAUKVILLE POLICE DEPT
649 E GREEN BAY AVE and VIA ZOOM
SAUKVILLE, WISCONSIN

The meeting was called to order at 5:30 p.m. by Chairman Barb Dickmann
The Statement of Public Notice was given by Dawn Wagner
The Pledge of Allegiance was led by Barb Dickmann

Members Present: Barb Dickmann, Richard Belling, Jim Nowlen, Kristi deBruijn (via Zoom), Chris Lear (via Zoom), John Ross (via Zoom) and Pamela Hughes

Others Present: Dawn Wagner- Village Administrator, Claude Louis, Steve DeCleene-Neumann Developments, and Tristan Klein-Sun Badger Solar (via Zoom)

APPROVE MINUTES OF THE NOVEMBER 23, 2021 MEETING

Belling/Nowlen made a motion to approve the minutes of the November 23, 2021 meeting. Motion carried.

REVIEW A REQUEST FOR THE INSTALLATION OF ROOFTOP SOLAR PANELS AT 153 S FOSTER DRIVE, SUBMITTED BY SUN BADGER SOLAR

Wagner stated that the proposed rooftop solar panels are a permitted accessory use within the B-3 Zoning District Section 205.39(B)(6) - Permitted Accessory Uses - Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the Plan Commission.

Nowlen/Hughes made a motion to approve the installation of rooftop solar panels at 153 S. Foster Drive, submitted by Sun Badger Solar. Motion carried.

REVIEW AND RECOMMENDATION AS TO PETITION TO REZONE PROPERTY AND AMEND ZONING MAP SUBMITTED BY MRED-MGA SEEKING TO REZONE PARCELS OWNED BY IT ABUTTING THE SOUTH SIDE OF STATE HIGHWAY 33 CONSISTING OF 16.99 ACRES FROM B-4 HIGHWAY SHOPPING CENTER BUSINESS DISTRICT, R-4 TWO-FAMILY RESIDENTIAL DISTRICT AND R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-5 MULTIFAMILY RESIDENTIAL DISTRICT AND PARCELS CONSISTING OF 24.38 ACRES FROM R-4 TWO-FAMILY RESIDENTIAL DISTRICT AND R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT, UPON THE CONDITION THAT THE EXISTING PLAT OF EMERALD RIDGE SUBDIVISION IS VACATED AND A PRELIMINARY PLAT RE-PLATTING THE PARCELS IS APPROVED

Steve DeCleene, Neuman Developments, provided a summary presentation of the proposed project (attached). He explained that the cost of infrastructure, as currently platted, is cost prohibitive and they are presenting a new concept plan.

The north-side of STH 33 would be Business Park/Industrial Park (conceptually). The south-side would be 108 multi-family units (12 units/bldg) and 63 single-family lots.

Belling/deBruijn made a motion to recommend approval of the proposed zoning to the Village Board and set a Public Hearing date of January 4, 2022. Motion carried.

APPROVAL OF WAIVER OF DOCUMENTS FROM NEUMANN DEVELOPMENTS, INC., PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT SPECIFIC IMPLEMENTATION PLAN (proposed Waiver attached)

Nowlen/Belling made a motion to approve the Waiver of Documents from Neumann Developments, Inc. Planned Unit Development Overlay District Specific Implementation Plan. Motion carried.

****PLAN COMMISSION MEETING ****

January 4, 2022

SAUKVILLE POLICE DEPT
649 E GREEN BAY AVE and VIA ZOOM
SAUKVILLE, WISCONSIN

The meeting was called to order at 5:30 p.m. by Chairman Barb Dickmann
The Statement of Public Notice was given by Dawn Wagner
The Pledge of Allegiance was led by Barb Dickmann

Members Present: Barb Dickmann, Richard Belling, Jim Nowlen (via Zoom), Chris Lear, and John Ross (via Zoom)

Others Present: Dawn Wagner- Village Administrator, Claude Louis, Steve DeCleene-Neumann Developments, Ken Peters-SethLED, and Connor Carynski-Ozaukee Press

APPROVE MINUTES OF THE DECEMBER 7, 2021 MEETING

Belling/Nowlen made a motion to approve the minutes of the November 23, 2021 meeting. Motion carried.

PUBLIC HEARING - TO CONSIDER A PETITION SUBMITTED BY MRED-MGA SAUKVILLE ASSOCIATES, TO DESIGNATE A TRACT OF LAND OWNED BY IT ABUTTING THE SOUTH SIDE OF STATE HIGHWAY 33, KNOWN AS EMERALD RIDGE SUBDIVISION, AS A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT

Nowlen/Lear made a motion to open the Public Hearing. Roll Call vote was taken with all in favor. Motion carried.

Wagner referenced the Petition submitted by MRED-MGA (copy attached).

Wagner explained the timeline for the Rezoning and PUD Overlay District approval.

Steve DeCleene, Neumann Development, gave an overview of the proposed mixed-use development project (multi-family, single family, & manufacturing).

Dickmann read an e-mail submitted by Richard Belling, Plan Commissioner (attached).

CLOSED PUBLIC HEARING

Lear/Nowlen made a motion to close the Public Hearing. Roll call vote was taken with all in favor. Motion carried at 5:40 p.m.

REVIEW, DETERMINATION, AND RECOMMENDATION AS TO PETITION SUBMITTED BY MRED-MGA SEEKING TO DESIGNATE THE 41.37 ACRES OWNED BY IT ABUTTING THE SOUTH SIDE OF STATE HIGHWAY 33 KNOWN AS EMERALD RIDGE SUBDIVISION AS A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT, UPON THE CONDITION THAT THE EXISTING PLAT OF EMERALD RIDGE SUBDIVISION IS VACATED AND A PRELIMINARY PLAT REPLATTING THE PARCELS IS APPROVED

Claude Louis, Kapur, explained all parcels zoned R-3 Single-Family Residential District shall comply with all provisions of § 205-33 of the Code of the Village of Saukville, except as set forth below:

Lot area and width. Lots shall be a minimum of 8,750 square feet in area and shall not be less than 70 feet in width. Corner lots shall be not less than 90 feet in width.

Setback and yards.

- (1) There shall be a minimum setback of 25 feet from the street right-of-way.
- (2) There shall be a side yard on each side of all buildings of not less than 6 feet in width.
- (3) There shall be a rear yard of not less than 25 feet.

C. All parcels zoned R-3 Single-Family Residential District shall comply with all provisions of §§ 205-95 and 205-96 of the Code of the Village of Saukville related to site plan review and architectural control, except that the requirement in § 205-96.C that a minimum of 50% of a

residential dwelling façade shall be finished in brick or decorative masonry material shall not apply and instead the front elevation of each residential dwelling shall contain at least one prominent architectural feature such as a front porch or a minimum of 100 square feet of stone or brick accent material.

Nowlen/Ross made a motion that the Plan Commission determine that the General Plan Statement and Specific Implementation Plan for the proposed PUD Overlay District are desirable and acceptable, find that the proposed PUD Overlay District is compatible with the Village Comprehensive Plan, and recommend to the Village Board that the petition to establish the Emerald Ridge PUD Overlay District for the 41.37 acre parcel be approved on the condition that the existing plat of Emerald Ridge Subdivision is vacated and a preliminary plat replatting the parcels is approved. **Motion carried.**

REVIEW A REQUEST FOR SIGNAGE FOR KILIAN MANGEMENT SERVICES (MCDONALDS) LOCATED AT 656 E GREEN BAY AVENUE, SUBMITTED BY SETHLED.COM ON BEHALF OF KILIAN MANAGEMENT SERVICES
Wagner stated that the proposed upgraded signage meets the Village's Zoning Code.

Nowlen/Ross made a motion to approve the request for signage for Kilian Management Services (McDonalds), located at 656 E. Green Bay Avenue. **Motion carried.**

OTHER MATTERS

None.

ADJOURNMENT

Ross/Nowlen made a motion to adjourn. **Motion carried at 5:43 p.m.**

Dawn Wagner, Village Administrator

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Saukville will hold a Public Hearing on Tuesday, January 4, 2022 at 5:30 p.m., at the Saukville Police Department, 649 East Green Bay Avenue, Saukville, Ozaukee County, Wisconsin, to consider a petition submitted by MRED-MGA Saukville Associates, to designate a tract of land owned by it abutting the south side of State Highway 33, known as Emerald Ridge Subdivision, as a Planned Unit Development (PUD) Overlay District.

MRED-MGA Saukville Associates seeks to establish a PUD Overlay District for a parcel consisting of 41.37 acres that MRED-MGA Saukville Associates has petitioned to be rezoned to R-5 Multifamily Residential District and R-3 Single-Family Residential District. The PUD District would allow lots that are zoned R-3 Single-Family Residential District to have a minimum lot size of 8,750 square feet, a minimum lot width of 70 feet, a minimum corner lot width of 90 feet, and a minimum front yard setback of 25 feet.

The petition requests that the PUD Overlay District be established upon the condition that the existing plat of Emerald Ridge Subdivision is vacated and a preliminary plat re-platting the parcels is approved.

A copy of the petition, a map of the property, and the general plan statement and specific implementation plan for the PUD Overlay District are available for inspection at the Municipal Center. All interested parties are invited to attend and will be heard.

Mary Kay Baumann
Village Clerk

ZONING

205 Attachment 2
APPENDIX B

PETITION FOR A ZONING MAP AMENDMENT

TO THE VILLAGE BOARD OF THE VILLAGE OF SAUKVILLE, OZAUKEE COUNTY,
WISCONSIN:

I, the undersigned, being owner/owner's agent of all the area herein described, hereby petition the Village Board of the Village of Saukville to rezone and make the appropriate Zoning Map Amendment to the following described property from the R-2, R-4, District to the R-3 PUD, R-5 District:
B-4

Lot — Block — Subdivision Emerald Ridge, or

Gov't Lot # —, NE, SE, SW 1/4 of the SE, SW 1/4 of Section 26 and 27,

Township 11 North, Range 21 East, Village of Saukville

Legal Description of Property (attach additional sheets if needed):

See Exhibit A

Land Area: 41.37 acres.

I have requested this rezoning for the purpose of:

PUD zoning overlay for the Emerald Ridge subdivision. Please note the PUD would be affected upon the approval of a preliminary plat of these parcels.

Please find the following items attached:

1. Plot Plan drawn to a scale of one inch equals one hundred feet (1"=100') showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent districts, and the location and existing use of all properties within 100 feet of area proposed to be rezoned.

2. Owner's Names and Addresses of all properties lying within 250 feet of the area proposed to be rezoned.
3. Additional Information required by the Plan Commission or Village Board.

I hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge and belief.

PROPERTY OWNER	OWNER'S AGENT
Name: (Print) <i>Brian Cummins</i>	Name: (Print)
 (signature)	 (signature)
Address: <i>434 Landimon Ln, Wales, WI</i>	Address:
(Village) (State) (zip)	(Village) (State) (zip)
Telephone No.	Telephone No.
Date:	Date:

Fee: \$300.00

Note: More information may be requested by the Plan Commission or the Village Board if deemed necessary to properly evaluate your request. The absence of information requested by this form may in itself be sufficient cause to deny the petition. If you have any questions regarding the procedure, please contact the Village of Saukville.



Petition for a Planned Unit Development (PUD) Overlay District

General Plan Statement

Village of Saukville



Table of Contents

Introduction.....	Page 3
Relationship to Comprehensive Plan.....	Page 3
Site Characteristics.....	Page 4
Cost Analysis.....	Page 5
Management Organizational Structure.....	Page 5
Site Plan	Page 6
Proposed Exceptions to Zoning Regulations.....	Page 6
Project Timeline.....	Page 7
Architectural Character.....	Page 7
Exhibit A (Conceptual Site Plan).....	Page 10
Exhibit B (Rezoning Exhibit).....	Page 13



Introduction

This Planned Unit Development (PUD) Submittal for the Emerald Ridge denotes elements pertaining to the General Development Plan per municipal code (205-49(C)(2)). The petition for an amendment to the zoning map for this parcel is being pursued concurrently. Formerly platted but undeveloped, the conceptual site plan would require a replatting and proposes 63 single family lots and a portion of lands dedicated to 108 multifamily housing units.

Utilizing R-3 zoning with a PUD overlay will allow for compatibility in size and design of the current neighborhood and generate the highest and best value for both the surrounding area and the Village of Saukville. The development makes for an effective use of an underutilized, but serviceable, area. For the Village and its residents, it will generate a significant tax increment above its current use while honoring the design and character of the surrounding area.

Delivering housing to this site will supply attainable options appealing to a wide range of future home buyers with convenient access to the Village's businesses and amenities while both balancing property rights and protecting property values. The proposed density and zoning will facilitate growth needs for the Village given finite availability of future lands for development.

Relationship to Comprehensive Plan

The Village of Saukville's 2035 Comprehensive Plan recommends land use for this parcel as a combination of retail or service commercial, high density residential, and medium density residential (as shown below). The proposed R-3 and R-5 PUD zoning designation, in conjunction with an amendment to the zoning map, would change the uses to exclusively high density residential along State HWY 33, with medium density residential immediately south. This development avoids the commercial recommendation and is consistent with the residential recommendations as set forth in the 2035 Comprehensive Plan.



- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- RETAIL OR SERVICE COMMERCIAL



The proposed single family community for the southern portion of the site is consistent with the medium density residential in the land use plan and allows for a seamless transition between neighborhoods to the south and east. Moreover, high density residential for the northern portion of the site is appropriate given existing high density residential along State HWY 33 to the east.

The PUD overlay district allows for the creation of an attractive community that minimizes the impact on the local natural features and preserves community character. The designation provides an efficiently designed site without negatively impacting surrounding parcels and natural features. It is appropriate in this development based on adjacent developed lands and respects the intent of the Village's Comprehensive Plan

Site Characteristics

The following table provides overall characteristics of the site, in addition to specifics regarding both the multifamily and single family portion of the development. Net density for both the single family and multifamily conform to municipal code under the proposed rezoning.

- Total Site Area:	41.37 AC
- Dedicated Right-of-Way	5.84 AC
- Lineal Feet of Public Roadway	4,000 LF
- Multifamily Development	
- Number of Units	108 Units
- Zoning	R-5
- Net Area	15.41 AC
- Outlot Area	3.69 AC
- Net Density	7.01 Units/AC
- Single Family Development	
- Number of Lots	63 Lots
- Zoning	R-3
- Unplatted Lands	.54 AC
- Net Area	19.57 AC
- Outlot Area	3.03 AC
- Net Density	3.21 Units/AC

Access to the site will be available via public right-of-way connecting to State HWY 33 to the north, as well as Maple Lane to the south, with stub roads allowing access for future development. An extension of public sanitary and water service is proposed for this area. Gas and electric service currently exist adjacent to the property and will be extended throughout to serve the new properties.

Public right-of-way shall be shown on the final plat and will conform to Village specifications. The right-of-way profile will follow the street grid serving the single family homes, in addition to the entry road accessing State HWY 33 that fronts the multifamily space. Driveways and parking spaces within the multifamily portion of the development shall be designated as private and



maintained as such. The standard street cross section will be shown on the construction-level plans and will be used for all public street construction. Roadways and streetscapes shall conform to requirements set forth by the Village of Saukville and approved by the Village Engineer. Roads shall be dedicated to the Village at the time of public improvements being accepted.

The primary open space included in the Emerald Ridge community is designated for storm water management. The storm water facilities will be located in the southwestern and northeastern corners of the property. Details regarding the long-term maintenance and responsibility of the facilities are to be outlined in the storm water maintenance agreement and recorded Declarations. Storm water facilities are subject to the post-construction performance standards set forth by the Wisconsin Department of Natural Resources, Ozaukee County, and Village of Saukville.

Cost Analysis

Site Improvement Costs	
Mass Grading and Erosion Control	\$ 1,000,000
Public and Private Utilities	3,160,000
Street Improvements	1,670,000
Impact Fees and Permits	540,000
Contingency	590,000
Soft Costs	1,470,000
Total	\$ 8,430,000

The creation of 63 single family homes and 108 multifamily units is anticipated to generate \$43,000,000 in new property value.

Management Organizational Structure

The Developer will record a Declaration of Covenants, Restrictions, and Conditions for the Emerald Ridge single family community. The Declaration will address architectural controls, lot regulations, management/maintenance of common neighborhood elements, the formation/composition of a Homeowner's Association, procedures for Association review/approval of building plans, and the role of the Developer during construction of the neighborhood. Those deed restrictions would be in excess of the finished living area minimums in the underlying zoning districts. Should there be any conflicts between the Declaration and the planned development document, the more restrictive provision shall govern.

The Homeowner's Association will be managed by a third-party property manager that provides administrative services, enforces Declarations, and hires maintenance contractors for all common area facilities with shared ownership interest amongst all homeowners.



The multifamily housing will be constructed and leased by PRE/3, a local and reputable firm with multiple recent developments in Ozaukee County. PRE/3's management division will serve as property managers for the community.

Site Plan

The enclosed Exhibit A illustrates the proposed neighborhood development and overall vision under this PUD, including the lot layout, multifamily layout, street network, and open space/stormwater facilities. Further construction-level plans will be provided to the Village for review and approval prior to street construction.

All single family homes would front public right-of-way. Multifamily units and parking surfaces would be accessed via privately managed and maintained streets with two access points at the public roadway system.

Proposed Exceptions to Zoning Regulations

The planned development area was previously zoned a combination of R-2 Single Family Residential, R-4 Two-Family Residential, and B-4 Highway Shopping Center Business. The petition for a zoning map amendment is being applied for concurrently with the Planned Unit Development petition. The proposed rezone districts include R-3 Single Family Residential and R-5 Multifamily Residential.

The application of the R-3 and R-5 PUD zoning is appropriate in this development based on adjacent developed lands and is consistent with the intent of the Village's Comprehensive Plan. The overlay district designation allows for providing an efficient and economical design without negatively impacting surrounding parcels and natural environments.

The proposed exceptions to existing zoning code are both included in Exhibit B and are as follows:

	Existing R-3	Proposed R-3
Minimum Lot Size	10,000 SF	8,750 SF
Minimum Lot Width	80'	70'
Minimum Corner Lot Width	100'	90'
Minimum Front Yard Setback	35'	25'
Minimum Side Yard Setback	6'	6'
Minimum Rear Yard Setback	25'	25'

Additionally, municipal code 205-96(C) states "A minimum of 50% of each [building] façade shall be finished in brick or decorative masonry material." As an alternative to this provision, it is proposed the front elevation should contain at least one prominent architectural feature such as a front porch or a minimum of 100 square feet of stone or brick accent material. Stone or brick must terminate at an inside corner or have an acceptable termination point, as determined by the [Architectural Control Committee]. The proposed brick and masonry requirement set forth shall



be outlined in the recorded deed restrictions. Further details regarding exterior siding requirements included in the deed restrictions may be found in the Specific Implementation Plan.

Project Timeline

The completion of public and private infrastructure for delivery of housing would occur in two phases, with an anticipated timeline of the first phase consisting of the following:

- Early 2022: property is fully entitled and successfully closed on; contractors selected.
- April, 2022: Commencement of mass grading.
- June, 2022: public utility installation underway.
- October, 2022: completion of roadways; site restoration.
- January, 2022: plat recorded; building permit-ready.
- May, 2023: first occupancies.

Architectural Character

The overall design and quality materials of the single family homes that will be built in Emerald Ridge will be consistent with the Declaration of Restrictive Covenants within said section of this document. The following images are representative of the proposed housing character and complement surrounding neighborhoods:



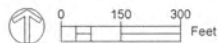


The multifamily portion of this development will consist of nine buildings with a total of 108 units. The planned structures are 2-story, slab-on-grade. Typical building exteriors include a combination of Acme King sized brick, .046 Vortex Variform vinyl siding, Foundry Shake siding, and 30 year architectural shingles will be used (exact materials to be determined at the time of municipal approval).





SITE OVERVIEW



1" = 150', full size (22x34)

1

SHEET CONTENTS
OVERALL SITE LAYOUT

SEH PROJECT # 124955
ISSUE DATE: 9/29/2021
DESIGNED BY: MGW
DRAWN BY: MGW
PROJECT MGR: MC
© 2021 Short Elliott Hendrickson, Inc.

#	BY	DATE	REVISIONS

NEUMANN COMPANIES
SAUKVILLE DEVELOPMENT
VILLAGE OF SAUKVILLE, WISCONSIN
CONCEPT PLANS

Short Elliott Hendrickson Inc.
8808 Odana Road, Suite 200
Madison, WI 53719-1137
608.620.8199 main | 888.908.8168 fax
800.732.4362 toll free | www.sehinc.com



RESIDENTIAL DEVELOPMENT

0 100 200 Feet
1" = 100' , full size (22x34)

Multi Family Housing Units	108
Single Family Housing Lots	63
Right of Way Width	60 feet
Road Length	4,130 LF
Front Yard Setbacks	25 feet
Lot Width Minimum at Front Yard Setback	70 feet
Side Yard Setbacks	Single Family: 7.5 feet Multifamily: 25 feet



REZONE EXHIBIT

LOT 1
CSM #3028

S. LINE OF NE 1/4 SEC 27-11-21
N. LINE OF SE 1/4 SEC 27-11-21

S. LINE OF NW 1/4 SEC 26-11-21
N. LINE OF SW 1/4 SEC 26-11-21

HINE'S MEADOW

R5 ZONING-MULTIFAMILY
RESIDENTIAL

R3 ZONING-SINGLE
FAMILY RESIDENTIAL

- With these lot dimension exceptions:
1. Minimum lot size to be 8,750 sf
 2. Minimum lot width to be 70 ft at front yard setback
 3. Minimum corner lot width to be 90 ft at front yard setback
 4. Minimum front yard setback to be 25 ft

L=621.82'
R=5667.08'
CH=621.51'
CH BRG=S65°14'55"E
DELTA=6°17'12"

LOT 1
CSM #2262

R5 ZONING
740,219 SF
16.99 AC

EMERALD RIDGE

POB R5

N88°21'31"E
403.00'

N88°21'31"E
60.00'

S77°08'12"E
108.30'

S00°37'22"E
141.66'

S58°06'54"E
112.69'

N27°50'54"E
308.22'

S27°50'54"W
322.54'

UNPLATTED
LANDS
OWNER: LISA
MUELLER

S62°09'06"E
200.00'

S02°02'55"E
401.45'

UNPLATTED LANDS
OWNER: BRIAN & ROBIN
O'CONNELL REV TRUST

UNPLATTED LANDS
OWNER: MATTHEW &
NICOLE DICKMANN

N02°10'16"W 717.51'

N88°21'31"E 463.00'

S02°10'16"E 92.20'

R3 ZONING
1,062,134 SF
24.38 AC

N88°19'22"E 721.06'

S01°40'38"E 155.00'

N88°19'22"E 146.87'

S27°50'54"W 14.32'

L=47.86'

R=180.00'

CH=47.72'

CH BRG=S84°03'37"E

DELTA=15°14'00"

UNPLATTED LANDS

S88°18'53"W 1320.61'

POB R3

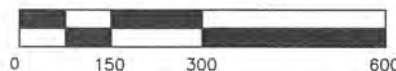
S87°53'41"W 423.15'

N02°03'13"W 663.48'

UNPLATTED
LANDS

OWNER: SANDRA L.
DICKMANN

SCALE: 1" = 300'



SE CORNER
SE 1/4 SEC 27-11-21

26 25 24
FIRST ADDITION TO
W. HICKORY LANE

MAJESA HILLS
NORTH LLC

N. MAPLE LANE

HILLCREST ROAD



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NEUMA #162495

REZONE EXHIBIT

R3 Zoning-Single Family Residential District

Part of Emerald Ridge and roads platted in said Emerald Ridge, being part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 27 and the Southwest 1/4 of the Southwest 1/4 of Section 26 and lands being part of the Southeast 1/4 of the Southeast 1/4 of Section 27 and lands being part of the Southwest 1/4 of the Southwest 1/4 of Section 26, all in Town 11 North, Range 21 East, Village of Saukville, Ozaukee County, Wisconsin bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of Section 27; thence North 02°03'13" West along the East line of said Southeast 1/4 a distance of 663.48 feet to the point of beginning of the lands to be described; thence South 88°18'53" West along the South line of Emerald Ridge extended a distance of 1,320.61 feet to the West line of Emerald Ridge; thence North 02°10'16" West along said West line 717.51 feet to the Northerly line of Emerald Ridge also being the South line of Certified Survey Map No. 2262; thence North 88°21'31" East along said line, 463.00 feet to a point; thence South 02°10'16" East, 92.20 feet; thence North 88°19'22" East, 721.06 feet; thence South 01°40'38" East, 155.00 feet; thence North 88°19'22" East, 146.87 feet; thence Southeasterly 47.86 feet along the arc of a curve to the right, whose radius is 180.00 feet and whose chord bears South 84°03'37" East, 47.72 feet; thence North 00°37'22" West, 141.66 feet; thence South 77°08'12" East, 108.30 feet; thence South 58°06'54" East, 112.69 feet to the Easterly line Emerald Ridge; thence South 27°50'54" West along said Easterly line 14.32 feet to the Northerly line of Emerald Ridge; thence South 62°09'06" East along said Northerly line 200.00 feet to the Easterly line of Emerald Ridge; thence South 02°02'55" East along said Easterly line and the extension thereof 401.45 feet; thence South 87°53'41" West, 423.15 feet to the point of beginning

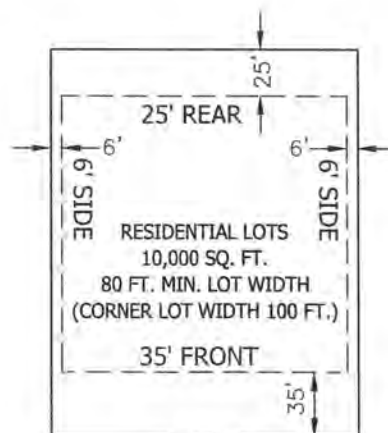
Containing 1,062,134 square feet, 24.38 acres

R5 Zoning-Multifamily Residential District

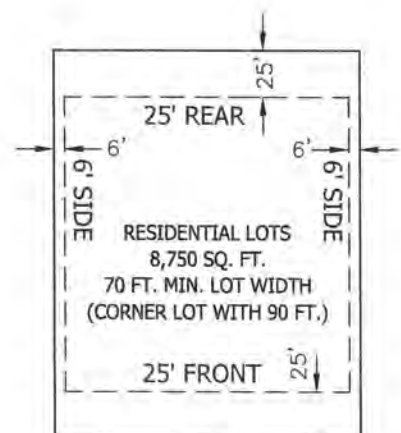
Part of Emerald Ridge and roads platted in said Emerald Ridge, being part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 27 and the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 26, all in Town 11 North, Range 21 East, Village of Saukville, Ozaukee County, Wisconsin bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of Section 27; thence North 02°03'13" West along the East line of said Southeast 1/4 a distance of 663.48 feet; thence South 88°18'53" West along the South line of Emerald Ridge extended a distance of 1,320.61 feet to the West line of Emerald Ridge; thence North 02°10'16" West along said West line 717.51 feet to the Northerly line of Emerald Ridge also being the South line of Certified Survey Map No. 2262; thence North 88°21'31" East along said line, 403.00 feet to the point of beginning of the lands to be described; thence North 02°10'16" West, 786.14 feet to the South line of STH "33"; thence Southeasterly 621.82 feet along the arc of a curve to the right, whose radius is 5667.08 feet and whose chord bears South 65°14'55" East, 621.51 feet; thence South 62°06'19" East along said South line 899.66 feet to the Easterly line of Emerald Ridge; thence South 27°50'54" West along said Easterly line 308.22 feet; thence North 58°06'54" West, 112.69 feet; thence North 77°08'12" West, 108.30 feet; thence South 00°37'22" East, 141.66; thence Northwesterly 47.86 feet along the arc of a curve to the left, whose radius is 180.00 and whose chord bears North 84°03'37" West, 47.72 feet; thence South 88°19'22" West, 146.87 feet; thence North 01°40'38" West, 155.00 feet; thence South 88°19'22" West, 721.06 feet; thence North 2°10'16" West, 92.20 feet; thence South 88°21'31" West, 60.00 feet to the point of beginning.

Containing 740,219 square feet, 16.99 acres



ROAD
LOT SETBACK DETAILS
EXISTING R-3 (N.T.S.)



ROAD
LOT SETBACK DETAILS
PROPOSED R-3 (N.T.S.)



Petition for a Planned Unit Development (PUD) Overlay District

Specific Implementation Plan

Village of Saukville



Table of Contents

Introduction.....	Page 3
Site Plan & Road Pattern.....	Page 3
Architectural Character.....	Page 4
Preliminary Utility System Plan	Page 5
Preliminary Grading Plan & Storm Drainage System.....	Page 6
Open Space.....	Page 6
Public Dedication.....	Page 6
Landscape Plan.....	Page 6
Financial Capacity.....	Page 6
Economic Impact	Page 6
Project Timeline.....	Page 7
Single Family Covenants and Restrictions.....	Page 7
Exhibit A (Zoning Exhibit).....	Page 14
Exhibit B (Conceptual Site Plan).....	Page 16
Exhibit C (Preliminary Utility System Plan).....	Page 19
Exhibit D (Financial Capacity Letter).....	Page 20



Introduction

This Planned Unit Development (PUD) Submittal for the Emerald Ridge denotes elements pertaining to the Specific Implementation Plan per municipal code (205-49(C)(2)(b)). The petition for an amendment to the zoning map for this parcel is being pursued concurrently. Formerly platted but undeveloped, the conceptual site plan would require a replatting and proposes 63 single family lots and a portion of lands dedicated to 108 multifamily housing units.

Utilizing R-3 zoning with a PUD overlay (as shown in Exhibit A) will allow for compatibility in size and design of the current neighborhood and generate the highest and best value for both the surrounding area and the Village of Saukville. The development makes for an effective use of an underutilized, but serviceable, area. For the Village and its residents, it will generate a significant tax increment above its current use while honoring the design and character of the surrounding environment.

Delivering housing to this site will supply attainable options appealing to a wide range of future home buyers with convenient access to the Village's businesses and amenities while both balancing property rights and protecting property values. The proposed density and zoning will facilitate growth needs for the Village given finite availability of future lands for development.

For additional information regarding the zoning amendment petition and its relation to the comprehensive land use plan, please reference the General Plan Statement.

Site Plan & Road Pattern

The enclosed Exhibit B illustrates the proposed neighborhood development and overall vision under this PUD, including the lot layout, street network, and open space/stormwater facilities. Further construction-level plans will be provided to the Village for review and approval prior to construction.

All single family homes would front public right-of-way, as shown in the proposed site plan. Access to the community will be available via right-of-way connecting to State HWY 33 to the north, as well as Maple Lane to the south, with stub roads allowing access for future development. The right-of-way profile will follow the street grid serving the single family homes, in addition to the entry road accessing State HWY 33 that fronts the multifamily space. Public right-of-way to be dedicated shall be designated on the final plat and will conform to Village requirements.

The standard street cross section will be shown on the construction-level plans and will be used for all public street construction. Roadways and streetscapes shall conform to specifications set forth by the Village of Saukville and approved by the Village Engineer. Roads shall be dedicated to the Village at the time of public improvements being accepted.

Multifamily units and parking surfaces would be accessed via privately managed and maintained streets with two access points at the public roadway system. Private roadway/parking and building



layouts for the multifamily portion of the development are strictly conceptual at this time and are to be finalized subsequently.

Architectural Character

The multifamily housing of this development will consist of nine buildings with a total of 108 units. The planned structures are 2-story, slab-on-grade. Typical building exteriors include a combination of Acme King sized brick, .046 Vortex Variform vinyl siding, Foundry Shake siding, and 30 year architectural shingles will be used (exact materials to be determined at the time of municipal approval).





The final arrangement of building groups/amenities/streets are to be subsequently provided.

Preliminary Utility System Plan

Generally proposed locations for public sanitary sewer and water infrastructure can be viewed in Exhibit C. Included in the install would be one connection point of existing sanitary sewer along State HWY 33, and two connections to existing water main: along State HWY 33, and at Maple Lane to the south. Offsite work is required to make this parcel (and future lands to be developed)

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072

262-542-9200 * NEUMANNDEVELOPMENTSINC.COM



serviceable by utilities; the installation would take place within the tax incremental district boundary.

Preliminary Grading Plan & Storm Drainage System

To be subsequently provided.

Open Space

The primary open space included in the Emerald Ridge community is designated for storm water management. The storm water facilities will be located in the southwestern and northeastern corners of the property and can be seen on the conceptual site plan. Details regarding the long-term maintenance and responsibility of the facilities are to be outlined in the storm water maintenance agreement and recorded Declarations.

Storm water facilities are subject to the post-construction performance standards set forth by the Wisconsin Department of Natural Resources, Ozaukee County, and Village of Saukville.

Public Dedication

The public right-of-way profile shall follow the proposed street grid serving the single family homes, in addition to the entry road accessing State HWY 33 that fronts the multifamily space. Public right-of-way to be dedicated shall be designated on the final plat and will conform to Village requirements

The standard street cross section will be shown on the construction-level plans and will be used for all public street construction. Roadways and streetscapes shall conform to specifications set forth by the Village of Saukville and approved by the Village Engineer. Roads shall be dedicated to the Village at the time of public improvements being accepted.

Easements benefiting the service of utilities outside of the right-of-way shall be granted to the Village based on municipal requirements and feedback received during engineering review.

Landscape Plan

To be subsequently provided.

Financial Capacity

Please see the attached Exhibit D.

Economic Impact



The installation of infrastructure south of State HWY 33 would begin in spring of 2022. Both the multifamily and single family home construction will begin prior to the end of 2022. The expected pace of home construction is to build and sell 20 homes per year, with the last home anticipated to be sold in the summer of 2026. At this time, the residential development is expected to generate \$804,000 per year in incremental property tax revenue by 2026.

The installation of infrastructure north of State HWY 33 is expected to begin once users for the business park are identified; current projections assume the first manufacturer will be online in 2025. It is anticipated this portion of the development will generate \$412,000 per year in incremental property tax revenue by 2029.

Project Timeline

The completion of public and private infrastructure for delivery of housing would occur in two phases, with an anticipated timeline of the first phase consisting of the following:

- Early 2022: property is fully entitled and successfully closed on; contractors selected.
- April, 2022: Commencement of mass grading.
- June, 2022: public utility installation underway.
- October, 2022: completion of roadways; site restoration.
- January, 2022: plat recorded; building permit-ready.
- May, 2023: first occupancies.

Single Family Covenants and Restrictions

The following are requirements for all single family structures in the Emerald Ridge neighborhood unless otherwise specified. Covenants said forth pertain specifically property requirements and the organizational structure that serves as governance for management of the Homeowner's Association. Should there be any conflicts between the Declaration and municipal code or this planned development document, the more restrictive provision shall govern. Items below will be enforced through the Covenants and Restrictions for home lots:

Design Code

Architectural Control Committee. So long as Declarant has title to any Lot subject to this Declaration, including the Expansion Area, the ACC shall consist of three (3) members appointed in writing by Declarant. The Declarant appointed members are not required to be Lot Owners in the Subdivision. All members of the ACC shall serve at the pleasure of the Declarant. The Declarant shall surrender the selection of the members of the ACC upon the earlier of: (a) thirty (30) days from Declarant's conveyance of the final Lot, including any Lots which may be platted within the Expansion Area as provided in this Declaration, to an Owner who has been granted an occupancy permit and intends to reside on the Lot; (b) ten (10) years from the date of this Declaration; or (c) Declarant's election to waive its rights to control the ACC. Upon Declarant's surrender of the ACC as provided above, the

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072
262-542-9200 * NEUMANNDEVELOPMENTSINC.COM



members of the ACC shall be elected by the Board, provided, however, that if selected by the Board, a representative of Declarant may serve on the ACC. Notwithstanding the election of the new members of the ACC, the approval of Drawings for the initial construction of a home on a Lot shall not be effective without the express prior consent of the Declarant; approval of Drawings for other matters will not require Declarant's approval. For the avoidance of doubt, for purposes of this Section a "bulk" or multi-Lot conveyance to a party who is not intending to occupy the property conveyed shall not be considered a conveyance for purposes of (a) above.

No Development Without Prior Approval. Not less than ten (10) days prior to each time any of the following is proposed to occur:

- (a) commencement of construction of any Building or other improvements or alteration on any Lot; or
- (b) the reconstruction of any Building or other improvements on any portion or portions of such property following a casualty loss thereto; or
- (c) the demolition of any Building or other improvements on any portion or portions of such property; or
- (d) the initial painting, or subsequent decoration or alteration of the exterior of any Building or other improvement on such property; or
- (e) the installation of items such as, but not limited to, solar panels, wind-driven energy devices, awnings, enclosure, hot tub, deck, swimming pool, mailboxes, fences, berms or other features on any such property;

the Owner(s) of such property shall submit to the ACC for consideration as described below three (3) copies of written information, which shall include a survey of such property prepared by a licensed surveyor or the equivalent, as approved by the ACC for the particular submission, ("**Drawings**") showing:

- The location, size, elevations and type of Building(s) and other improvements, including, but not limited to, homes, garages and fences or other matters proposed to be erected or reconstructed on such property,
- Detailed plans and specifications for construction or reconstruction, including building material, type and color, and plans to screen the demolition, construction or reconstruction from view,
- The proposed landscaping, including any fences or walls, and
- The proposed location and specifications for utilities servicing such improvements.



Minimum / Maximum Home Size Requirements. Only one single-family home not to exceed two stories in height may be constructed on each Lot. The following types of homes on Lots shall have the following minimum sizes:

HOME TYPE:	MINIMUM SIZE:
One story	1,600 square feet
More than one story	1,800 square feet

Garages. Each residence shall have a garage for not less than two cars attached to the residence containing a minimum of 440 square feet. All garage doors facing the street shall be decorative garage doors (raised panels shall not be considered decorative) with either glass inserts or have architectural design such as carriage style or similar.

Driveways. All drives shall be asphalt or concrete or some other hard surface as approved by the ACC and shall be installed no later than twelve (12) months from occupancy. No permanent gravel drive will be permitted.

Curbing & Roadways. Lot Owner shall be responsible for repairing and/or replacing any curbing damaged during construction of the home. Damaged curbing shall be removed and replaced per municipal requirements as part of the driveway installation if allowed by the Municipality. The Declarant is responsible for placing the surface course of asphalt on the public roadways; the Lot Owner is hereby notified that it may occur after the structure is built on the Lot. Prior to installing the surface course of paving, the Municipality will inspect the roadways and curbing, if the Declarant is notified by the Municipality that curbing needs replacement, the owner of the Lot shall be responsible for costs associated with the replacement of the damaged curbing.

Exterior Siding. All residences shall be sided with vinyl, cedar, cement board siding, stone, brick or stucco. Fascia and soffit may be aluminum. Window and door wraps shall be at least four inch (4") nominal in width and used on all locations except on windows with shutters. All corners shall be six inch (6") trim boards. Front Elevation should contain at least one prominent architectural feature such as a front porch or a minimum of 100 square feet of stone or brick accent material. Stone or brick must terminate at an inside corner or have an acceptable termination point, as determined by the ACC. Side elevations of homes shall require a minimum of two (2) architectural elements for each ranch elevation and three (3) architectural elements for each two-story elevation. Architectural elements shall include any window, door, closed shutter (false window), fypon, horizontal trim, or break in elevation or foundation.



Roof. A residence shall have a roof made of dimensional shingles, or better, with a minimum pitch ratio of 6:12, 8:12 for front facing gables, or such other pitch as is specifically approved by the ACC. "3-tab" shingles shall not be allowed.

Fences. All fences are subject to review and approval by the ACC and are subject to applicable Municipal ordinances, governmental easements and building codes. Fences shall not exceed forty-eight inches (48") in height, shall be constructed of ornamental/decorative metal (wrought iron or aluminum) which is black in color. Stone or masonry columns may be used at corners and in lieu of posts. Chain-link, natural wood, stockade fences, white vinyl fencing and other fencing materials are not allowed. Subject to ACC approval, fencing may be permitted in the front yard in limited quantities subject to the other provisions of this Declaration. Fences shall be installed no closer than twenty-four inches (24") from any property line unless the Lot Owners mutually agree, in writing, to install a single fence along the property line. In such case, a variance request should be submitted to the Association and ACC. Fences shall not be located on a public easement area, drainage area, right of way, or the Common Areas.

Grading. No soil shall be removed from any Lot nor may excess soil stored on any Lot (except for prompt use for backfilling, finish grading or landscaping) unless in either case contemplated by the approved Drawings. Even if so approved, the final grades (sometimes called a "finish grade" or "master grade") of a Lot must conform to grading plans approved by the Municipality. The ACC shall be acting reasonably if it requires that, on Lots with significant grades as determined by the ACC, portions of basement walls be exposed to allow for a more natural transition between homes. Any such exposed basement or foundation walls shall be covered with suitable material consistent with the overall architecture of the home.

Pools. Only in-ground pools may be installed on a Lot (above-ground pools are not allowed) and only with approval of the ACC, which approval shall not be construed as a review of conformance to the Municipal or other regulatory bodies' requirements. Pools shall be completely enclosed by a wall or fence of a minimum of four foot (4') elevation, with a self-closing or self-latching gate or door (at the top of such gate or door) with at least four feet (4') clearance between the fence and the pool. Owner is responsible to insure conformance to applicable Municipal and State of Wisconsin codes and ordinances to insure conformance to size, setbacks and any other requirements.

Play Equipment. If an Owner chooses to install a play set of any size, whether temporary or permanent, said playground equipment must be approved in advance by the ACC and conform to Municipal codes and ordinances. Play equipment shall be located a minimum of ten feet (10') away from any property lines.

Outbuildings. Storage sheds or outbuildings of any size, temporary or permanent, shall not be permitted under any circumstance.



Plantings. Each Lot with a home in the Subdivision must plant and maintain a minimum of one (1) – 2” caliper ornamental tree located in the front yard. Additionally, there must be a minimum of twelve (12) foundation plantings and mulched bed along the front foundation wall.

Vegetative Cover. Each individual Lot Owner shall be responsible for installing and maintaining vegetative cover (a lawn or landscaping) on all exposed soil on their Lot to prevent erosion of the soil into unwanted locations. This vegetative cover must be installed within one hundred twenty (120) days of obtaining occupancy of the home or, in the case of winter occupancy as outlined below. Note that other materials are allowable around the foundation and paved surfaces including, but not limited to gravel, mulch, brick or any other material that will reduce erosion and permanently stabilize the disturbed areas of soil. If the Owner of any Lot, after reasonable written notice from the Association, fails or refuses to install vegetative cover as described herein, or maintain it as required above, the Association, through its duly authorized agents or employees, shall have the right to enter upon said Lot at reasonable hours to perform said landscaping and/or maintenance. The costs of the materials and labor to perform such landscaping and/or maintenance shall be assessed against said Lot in accordance with Municipal codes or ordinances, or the Wisconsin State Statutes. This restriction for vegetative cover does not apply during the winter months when growing conditions will not allow the establishment of vegetation cover. In such an event the Owner shall be required to establish vegetative cover within one hundred twenty (120) days of proper growing conditions which is anticipated to be from mid-April to mid-October.

Composition and Authority

Administration. Declarant shall establish the Association, which shall be incorporated as a Wisconsin nonstock corporation, and shall adopt Bylaws for its governance and administration of the Common Areas and Common Improvements. The Board may, but need not, from time to time adopt and amend Rules that are binding on all Owners and Occupants. The Board shall administer and enforce the Common Areas, the provisions of this Declaration and the Bylaws, the Rules, and all other uses of and restrictions on the Property such as easements. Until the establishment of the Association, all powers of the Association shall be exercised by Declarant.

Membership and Voting. Effective as of the date of purchase or creation of a Lot, each Owner shall be a member of the Association. In the Association, the Owner(s) of each Lot shall be entitled to one vote for each Lot owned. If one or more Lots change their status to some other form of ownership, the votes appurtenant to each original Lot shall not be changed. No member shall be permitted to vote if such member is more than thirty (30) days delinquent in the payment of any amount due to the Association under Article 4 of this Declaration.

Control of Association. Declarant shall have the right to appoint and remove Directors of the Association and to exercise any and all powers and responsibilities assigned to the

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072

262-542-9200 * NEUMANNDEVELOPMENTSINC.COM



Association, the Board, or its officers, by the Articles of Incorporation, Bylaws, this Declaration or the Wisconsin Nonstock Corporation Law (as amended from time to time), which rights shall expire upon the earlier of: (a) thirty (30) days from Declarant's conveyance of the final, including any Lots which may be platted within the Expansion Area as provided in this Declaration, Owner who has been granted an occupancy permit and intends to reside on the Lot; (b) fifteen (15) years from the date of this Declaration; or (c) Declarant's election to waive its rights to control the Association. Upon Declarant's surrender of its rights to control the Association as provided above, the Directors shall be elected by the majority vote of the Owners within the Subdivision. For the avoidance of doubt, for purposes of this Section a "bulk" or multi-Lot conveyance to a party who is not intending to occupy the property conveyed shall not be considered a conveyance for purposes of (a) above.

Management. The Association may employ a professional management agent or company to assist in carrying out its duties regarding the Common Areas, the Common Improvements, and this Declaration, with such experience and qualifications and on such terms and conditions as are acceptable to the Board. Any such agreement must be terminable by the Board, without cause, upon 90-day notice without payment of any penalty.

Owner Responsibility. Each Owner or Occupant shall reimburse the Association for the cost of the Association's repair or replacement of any portion of the Common Areas or Common Improvements (including the Amenity Area, if any) damaged through the fault or negligence of such Owner/Occupant or such Owner's/Occupant's family, guests, invitees or tenants. Each Owner shall, at the Owner's cost, even if no home has been constructed by such Owner, maintain the yard, including the cutting of grass and snow removal from driveways and, if any, sidewalks, in an orderly and neat manner and shall maintain all structures on the Lot in good repair and condition.

Association Responsibility. The Association shall maintain in good condition and repair, including snow removal, replace and operate all of the Common Areas and Common Improvements, including easements, landscaping, trees and plantings in the Common Areas and trimming of such landscaping. The Association may, in its discretion, install additional Common Improvements in the Common Areas. Each Owner shall be responsible for its share of the cost for such activities. The Association shall release and indemnify the Municipality for any maintenance responsibilities with respect to same.

Municipal Responsibility. The Municipality shall have no responsibility for maintenance or alteration under this Article 5. If the Association fails to maintain the Common Area as set forth herein, the Municipality, after proper notice to the Association, may cause such maintenance to be accomplished and may invoice the Association for the cost thereof. If such invoice is not paid in accordance with the period of time customary for the Municipality, the costs may be apportioned among the Owners of all Lots in the subdivision and placed on the next tax bill of each Lot.



Alterations and Maintenance. Landscaping, berms, grading, drainage pathways, Common Improvements or other improvements in the Amenity Area or Common Areas may not be removed or substantially altered without written approval by the Association, Municipal engineer and the Municipal plan commission, as may be required. Maintenance and minor alterations of these improvements are allowed, such as the removal/repair of damage structures, pruning of trees, replacement of ground cover, and repair or replacement of the fencing and other structures. Owners are encouraged to remove trash and debris and should report any unauthorized use within the Common Areas or Common Improvements to the Association. Declarant and or the Municipality are able to provide a copy of the plans for the Common Area upon request by the Association.

Storm Water Facilities. The Storm Water Facilities shall be fractionally owned by the Lot Owners and managed by the Association. The Association shall have the ability to impose assessments for the inspection, maintenance, and repair of the Storm Water Facilities. The Common Areas include storm sewer and surface water drainage systems. The Storm Water Facilities are located in commonly owned outlots as shown on the Final Plat and are Common Areas maintained by the Association in accordance with the Storm Water Agreement and shall be used solely for drainage and storm water purposes and not for recreational purposes. The Association has no duty to ensure the safety of persons using the drainage areas, or to warn of dangers concerning them. Neither the Declarant nor the Association is responsible for the safety of any drainage area for use by humans or Pets, and neither represents nor warrants that any drainage area is safe for any such use.

REZONE EXHIBIT

LOT 1
CSM #3028

S. LINE OF NE 1/4 SEC 27-11-21
N. LINE OF SE 1/4 SEC 27-11-21

S. LINE OF NW 1/4 SEC 26-11-21
N. LINE OF SW 1/4 SEC 26-11-21

HINE'S MEADOW



R5 ZONING-MULTIFAMILY
RESIDENTIAL



R3 ZONING-SINGLE
FAMILY RESIDENTIAL

- With these lot dimension exceptions:
1. Minimum lot size to be 8,750 sf
 2. Minimum lot width to be 70 ft at front yard setback
 3. Minimum corner lot width to be 90 ft at front yard setback
 4. Minimum front yard setback to be 25 ft

L=621.82'
R=5667.08'
CH=621.51'
CH BRG=S65°14'55"E
DELTA=6°17'12"

S.T.H. "33"

LOT 1
CSM #2262

R5 ZONING
740,219 SF
16.99 AC

EMERALD RIDGE

POB R5

N88°21'31"E
403.00'

N88°21'31"E
60.00'

S77°08'12"E
108.30'

S00°37'22"E
141.66'

S58°06'54"E
112.69'

N27°50'54"E
308.22'

S27°50'54"W
322.54'

UNPLATTED
LANDS
OWNER: LISA
MUELLER

S62°09'06"E
200.00'

UNPLATTED
LANDS
OWNER: BRIAN & ROBIN
O'CONNELL REV TRUST

N88°21'31"E 463.00'

S02°10'16"E
92.20'

N88°19'22"E 721.06'

S01°40'38"E
155.00'

N88°19'22"E
146.87'

S27°50'54"W
14.32'
L=47.86'
R=180.00'
CH=47.72'
CH BRG=S84°03'37"E
DELTA=15°14'00"

UNPLATTED LANDS

S88°18'53"W 1320.61'

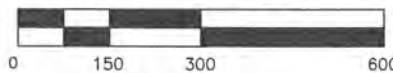
POB R3

S87°53'41"W 423.15'

UNPLATTED
LANDS

OWNER: SANDRA L.
DICKMANN

SCALE: 1" = 300'



SE CORNER
SE 1/4 SEC 27-11-21

27 26 25 24
FIRST ADDITION TO
W. HICKORY LANE

MAJESA HILLS
NORTH LLC

N. MAPLE LANE

HILLCREST ROAD



UNPLATTED LANDS
OWNER: MATTHEW &
NICOLE DICKMANN

N02°10'16"W 786.14'

N02°10'16"W 717.51'

R3 ZONING
1,062,134 SF
24.38 AC



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NEUMA #162495

REZONE EXHIBIT

R3 Zoning-Single Family Residential District

Part of Emerald Ridge and roads platted in said Emerald Ridge, being part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 27 and the Southwest 1/4 of the Southwest 1/4 of Section 26 and lands being part of the Southeast 1/4 of the Southeast 1/4 of Section 27 and lands being part of the Southwest 1/4 of the Southwest 1/4 of Section 26, all in Town 11 North, Range 21 East, Village of Saukville, Ozaukee County, Wisconsin bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of Section 27; thence North 02°03'13" West along the East line of said Southeast 1/4 a distance of 663.48 feet to the point of beginning of the lands to be described; thence South 88°18'53" West along the South line of Emerald Ridge extended a distance of 1,320.61 feet to the West line of Emerald Ridge; thence North 02°10'16" West along said West line 717.51 feet to the Northerly line of Emerald Ridge also being the South line of Certified Survey Map No. 2262; thence North 88°21'31" East along said line, 463.00 feet to a point; thence South 02°10'16" East, 92.20 feet; thence North 88°19'22" East, 721.06 feet; thence South 01°40'38" East, 155.00 feet; thence North 88°19'22" East, 146.87 feet; thence Southeasterly 47.86 feet along the arc of a curve to the right, whose radius is 180.00 feet and whose chord bears South 84°03'37" East, 47.72 feet; thence North 00°37'22" West, 141.66 feet; thence South 77°08'12" East, 108.30 feet; thence South 58°06'54" East, 112.69 feet to the Easterly line Emerald Ridge; thence South 27°50'54" West along said Easterly line 14.32 feet to the Northerly line of Emerald Ridge; thence South 62°09'06" East along said Northerly line 200.00 feet to the Easterly line of Emerald Ridge; thence South 02°02'55" East along said Easterly line and the extension thereof 401.45 feet; thence South 87°53'41" West, 423.15 feet to the point of beginning

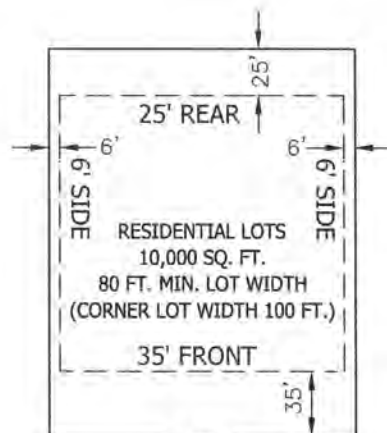
Containing 1,062,134 square feet, 24.38 acres

R5 Zoning-Multifamily Residential District

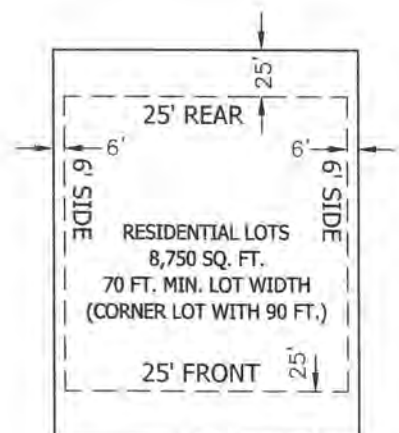
Part of Emerald Ridge and roads platted in said Emerald Ridge, being part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 27 and the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 26, all in Town 11 North, Range 21 East, Village of Saukville, Ozaukee County, Wisconsin bounded and described as follows:

Commencing at the Southeast corner of the Southeast 1/4 of Section 27; thence North 02°03'13" West along the East line of said Southeast 1/4 a distance of 663.48 feet; thence South 88°18'53" West along the South line of Emerald Ridge extended a distance of 1,320.61 feet to the West line of Emerald Ridge; thence North 02°10'16" West along said West line 717.51 feet to the Northerly line of Emerald Ridge also being the South line of Certified Survey Map No. 2262; thence North 88°21'31" East along said line, 403.00 feet to the point of beginning of the lands to be described; thence North 02°10'16" West, 786.14 feet to the South line of STH "33"; thence Southeasterly 621.82 feet along the arc of a curve to the right, whose radius is 5667.08 feet and whose chord bears South 65°14'55" East, 621.51 feet; thence South 62°06'19" East along said South line 899.66 feet to the Easterly line of Emerald Ridge; thence South 27°50'54" West along said Easterly line 308.22 feet; thence North 58°06'54" West, 112.69 feet; thence North 77°08'12" West, 108.30 feet; thence South 00°37'22" East, 141.66; thence Northwesterly 47.86 feet along the arc of a curve to the left, whose radius is 180.00 and whose chord bears North 84°03'37" West, 47.72 feet; thence South 88°19'22" West, 146.87 feet; thence North 01°40'38" West, 155.00 feet; thence South 88°19'22" West, 721.06 feet; thence North 2°10'16" West, 92.20 feet; thence South 88°21'31" West, 60.00 feet to the point of beginning.

Containing 740,219 square feet, 16.99 acres



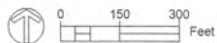
LOT SETBACK DETAILS
EXISTING R-3 (N.T.S.)



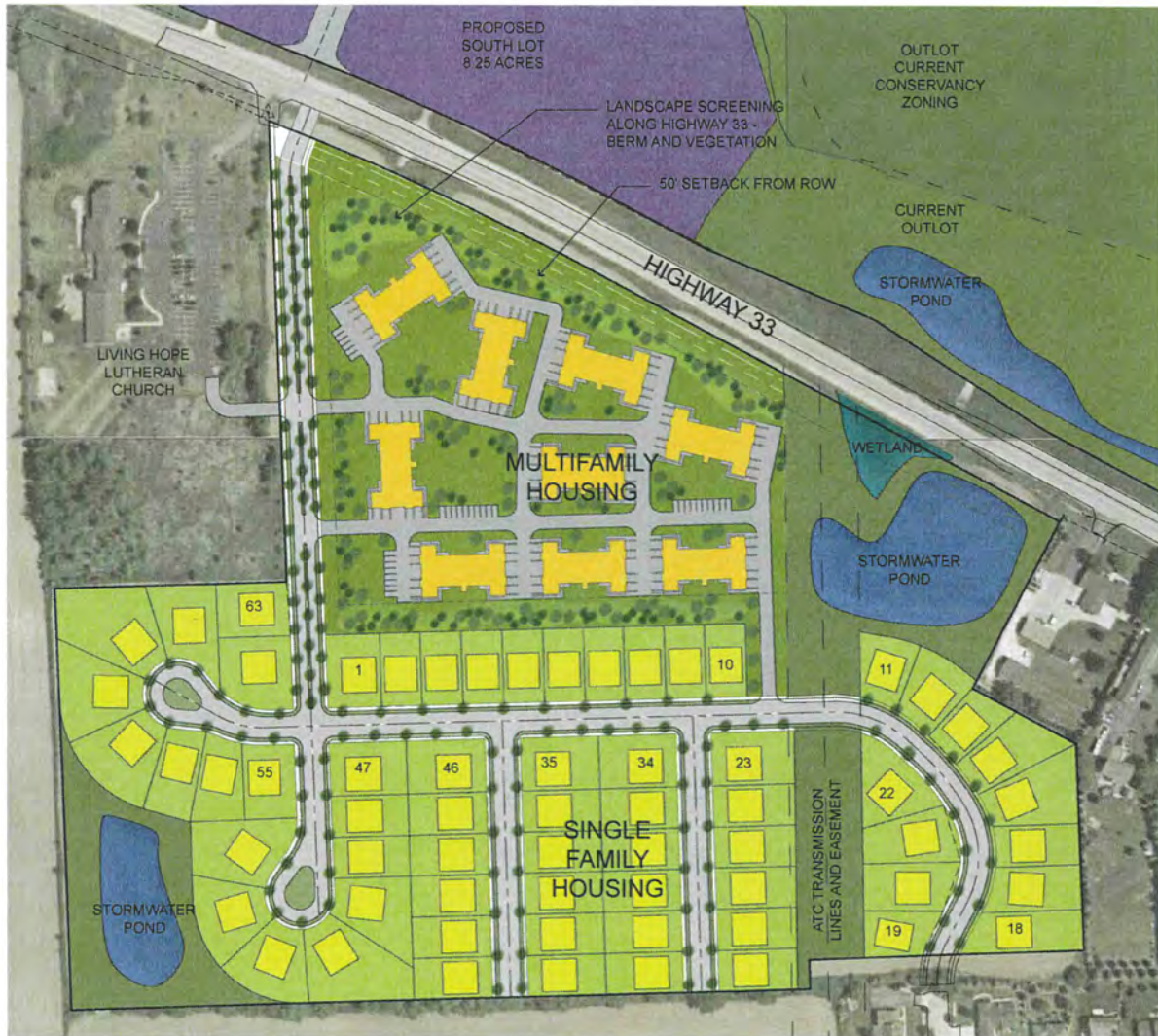
LOT SETBACK DETAILS
PROPOSED R-3 (N.T.S.)



SITE OVERVIEW



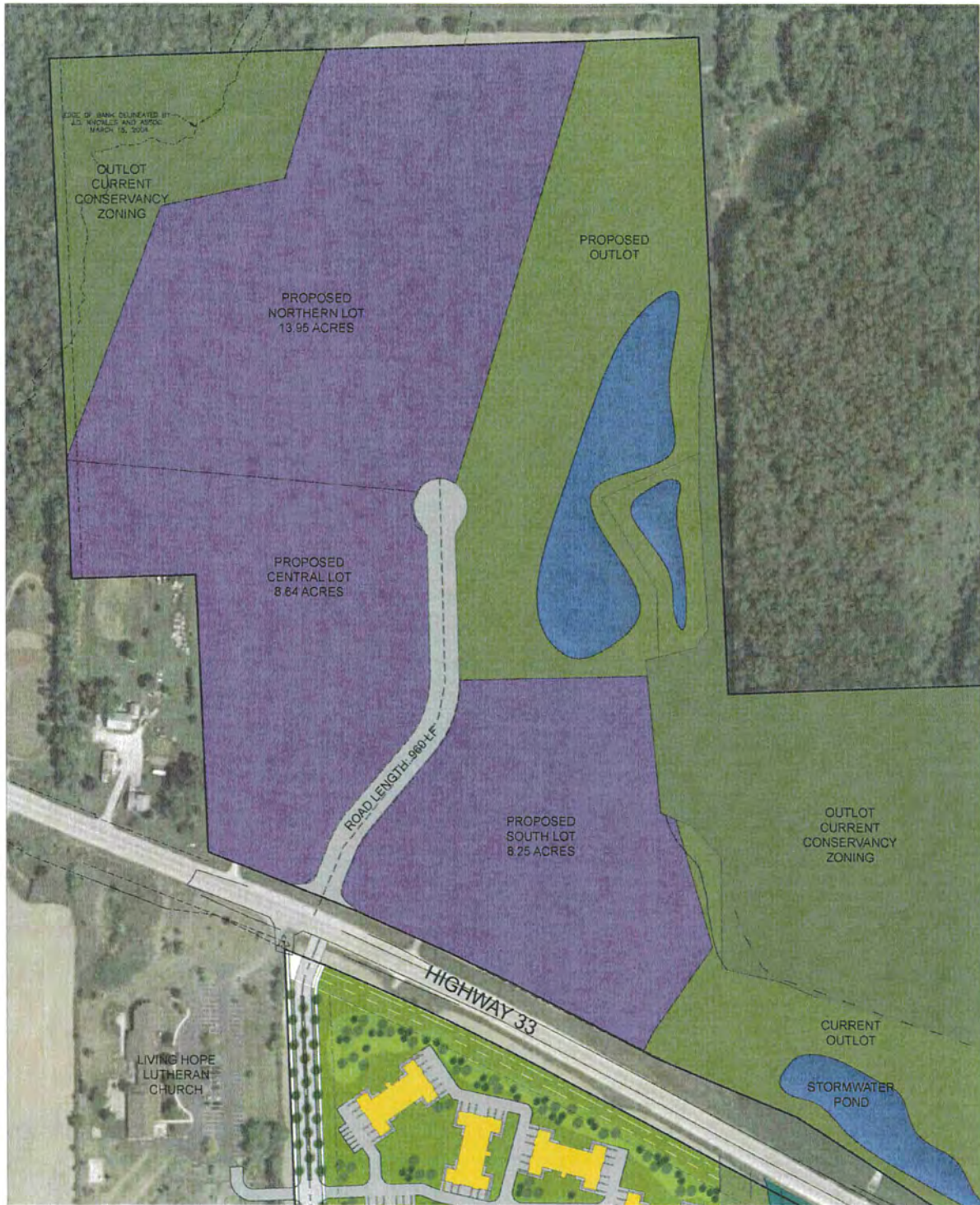
1" = 150' , full size (22x34)



RESIDENTIAL DEVELOPMENT

0 100 200 Feet
1" = 100' , full size (22x34)

Multi Family Housing Units	108
Single Family Housing Lots	63
Right of Way Width	60 feet
Road Length	4,130 LF
Front Yard Setbacks	25 feet
Lot Width Minimum at Front Yard Setback	70 feet
Side Yard Setbacks	Single Family: 7.5 feet Multifamily: 25 feet



INDUSTRIAL PARK DEVELOPMENT

0 100 200 Feet
1" = 100', full size (22x34)

3

SHEET CONTENTS
INDUSTRIAL PARK
LAYOUT

SEH PROJECT # 162495
ISSUE DATE 9/29/2021
DESIGNED BY
DRAWN BY
PROJECT MGR MC
© 2021 Short Elliott Hendrickson, Inc.

#	BY	DATE	REVISIONS

NEUMANN COMPANIES
SAUKVILLE DEVELOPMENT
VILLAGE OF SAUKVILLE, WISCONSIN
CONCEPT PLANS

Short Elliott Hendrickson Inc.
6808 Odana Road, Suite 200
Madison, WI 53719-1137
608.232.9199 main | 608.268.9188 fax
608.732.4282 toll free | www.sehinc.com



LOCATE AND CONNECT TO
EXISTING WATER MAIN

LOCATE AND CONNECT TO
EXISTING SANITARY MANHOLE

SHEET CONTENTS

UTILITY SYSTEM PLAN

SHEET PROJECT # 180408

ISSUE DATE 12-05-2021

DESIGNED BY:

DRAWN BY ZBH

PROJECT MGR MC

© 2021 Short Elliott Hendrickson, Inc.



December 3, 2021

**Village of Saukville
Attn: Dawn Wagner
639 E Green Bay Road
Saukville, WI 53080**

RE: Development project in Saukville, Wisconsin

To whom it may concern:

Please allow this letter to inform you that Neumann Developments, Inc has been doing business with Midland States Bank for several years and they are a legitimate land development company. Neumann Developments has a \$20 million line of credit with Midland States Bank and currently has significant availability under this line of credit. Neumann Developments has done nearly 30 land financing projects with Midland States Bank. We anticipate being able to work with them on this project as well.

If you have any questions regarding this matter, please do not hesitate to give me a call at (217) 342-7324.

Sincerely,

A handwritten signature in black ink that reads "Mandy Henning". The signature is written in a cursive, flowing style.

Mandy Henning

Regional Portfolio Manager

**Cc: Steve DeCleene & Matt Neumann
Neumann Developments, Inc.
N27 W24025 Paul Court, Suite 100
Pewaukee, WI 53072**