

**VILLAGE OF SAUKVILLE**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
PUD OVERLAY IMPLEMENTATION PLAN

**Petition for PUD Planned Unit Development Overlay District**

The attached PUD applies to the land east of I-43 and west of Northwoods Road. The parcels are a mix of TND & B-P zoning districts. The PUD applies graphic overlays and written verbal deviations from the current zoning districts. The petition is comprised of the following:

- 1) 119.97 acres of total site area, 33.53 acres of permanent delineated wetlands and wooded areas, 86.44 acres of developable site, surrounded by I-43, +/-40,000 SF of commercial space, +/- 540 to 620 total residential units with a mix of density and sizes.
- 2) The general development has an estimated value of structures and site improvements including landscaping and special features of a range of \$150 Million - \$165 Million.
- 3) The site is owned by Northern Gateway LLC., the development team consists of Ansay Development and 3 Leaf Partners.
- 4) No deviations are requested from standards of development other than those identified here within.
- 5) Sitework commencement is expected to begin September or October 2022.

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DISTRICT DEFINITION

A mixed use Planned Unit Development (PUD), to be known as **Northern Gateway Community Collective** Planned Unit Development (DISTRICT) is established, the boundaries of which DISTRICT are described in Exhibit [1]. Current Zoning for this District is TND zoning and B-P Business Park zoning. Approved variations to which are further described in this PUD document.

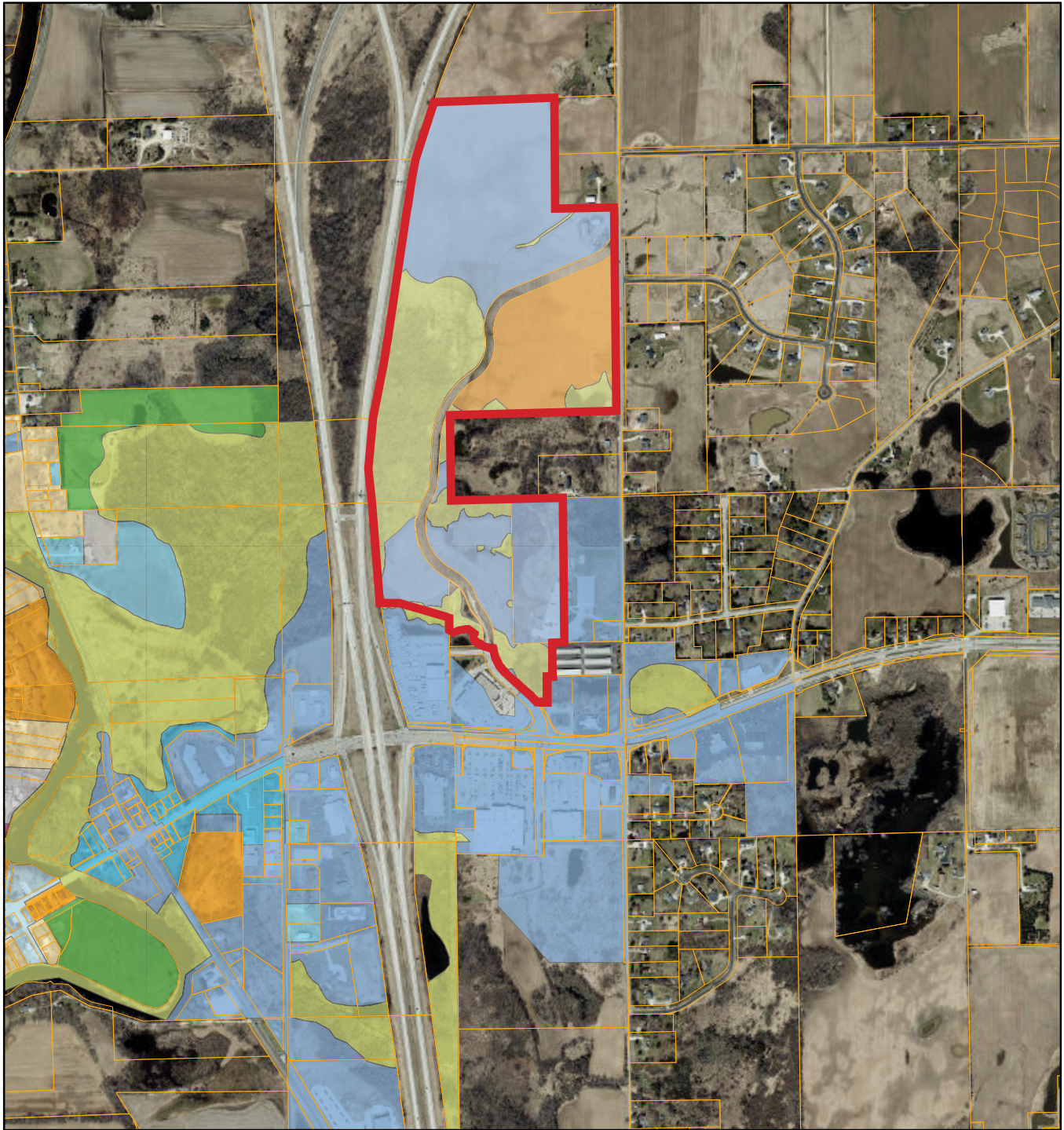
§205-49 PUD Planned Unit Development Overlay District  
Section b - Specific Implementation plan

- EXHIBIT [1] - Overview Map
- EXHIBIT [2] - Roadways and Parking
- EXHIBIT [3] - Lot Layout & Subdivision Plat
- EXHIBIT [4] - Development Orientation
  - 4.1 - North campus: Single Family
  - 4.2 - North campus: Townhomes
  - 4.3 - North campus: Multi Family
  - 4.4 - South campus: Program
  - 4.5 - South campus: Community Green
- EXHIBIT [5] - Sanitary Sewer & Water
- EXHIBIT [6] - Grading Plan and Storm Drainage
- EXHIBIT [7] - Open Space, Recreation & Special Amenities (INCLUDED IN EXHIBIT [9])
- EXHIBIT [8] - Public Areas
- EXHIBIT [9] - Landscape Plan & Plant List
- EXHIBIT [10] - Proof of Financing Capability
- EXHIBIT [11] - Economic Impact Analysis
- EXHIBIT [12] - Construction Schedule
- EXHIBIT [13] - Agreements
- EXHIBIT [14] - Zoning Exemptions

Provide an accurate map of the area covered by the plan including the relationship to the total general development plan.

# EXHIBIT [1]

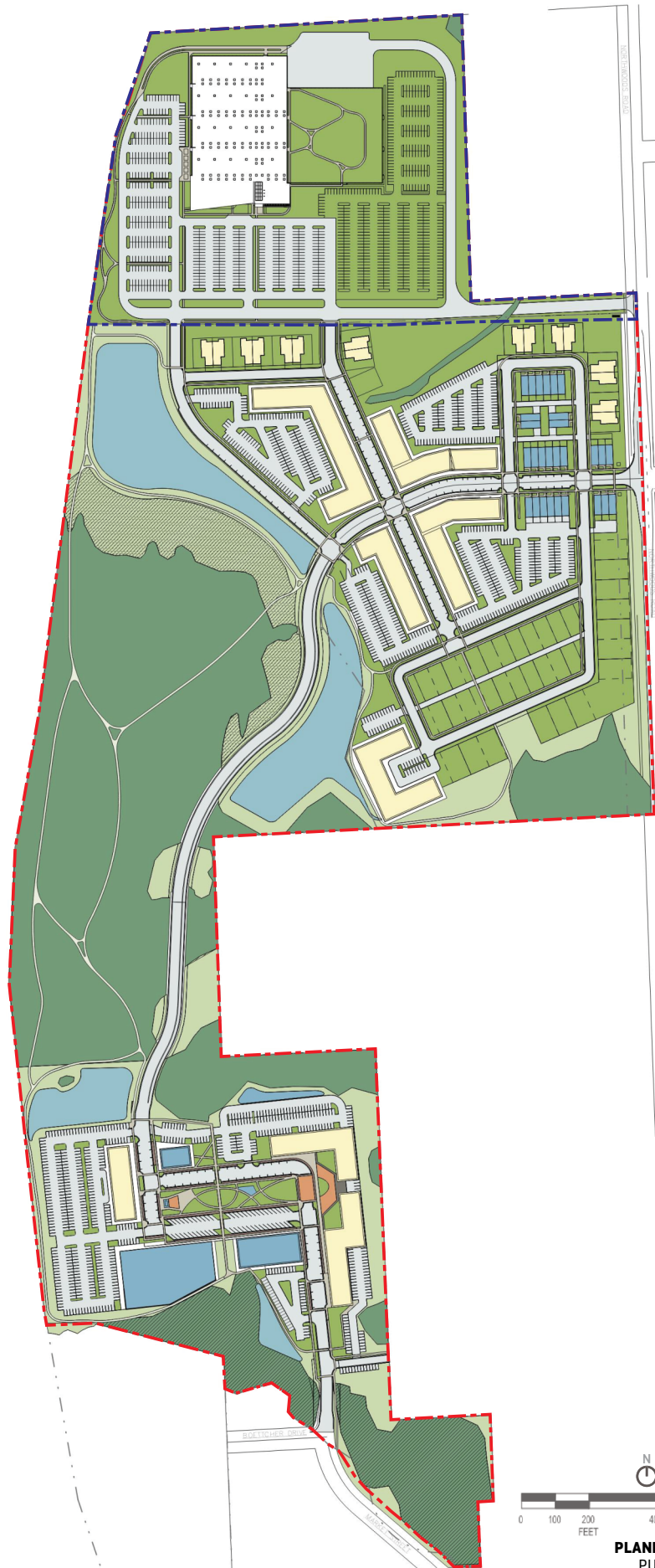
## Village of Saukville Zoning



Parcels	B-1	M-1	SITE BOUNDARY	1:18,056	0 0.1 0.2 0.4 mi	
Road Right-of-Way	B-2	P-1				
Condominium	B-3	R-3	<i>*EXISTING PARCELS WITHIN SITE BOUNDARIES CURRENTLY BEING REZONED PER ZONING MAP AMENDMENT DATED 6/10/2022</i>	0 0.17 0.35 0.7 km		
Tax Parcel	B-4	R-5				
Zoning	C-1	R-C				
A-1	I-1					

Provide an accurate map of the area covered by the plan including the relationship to the total general development plan.

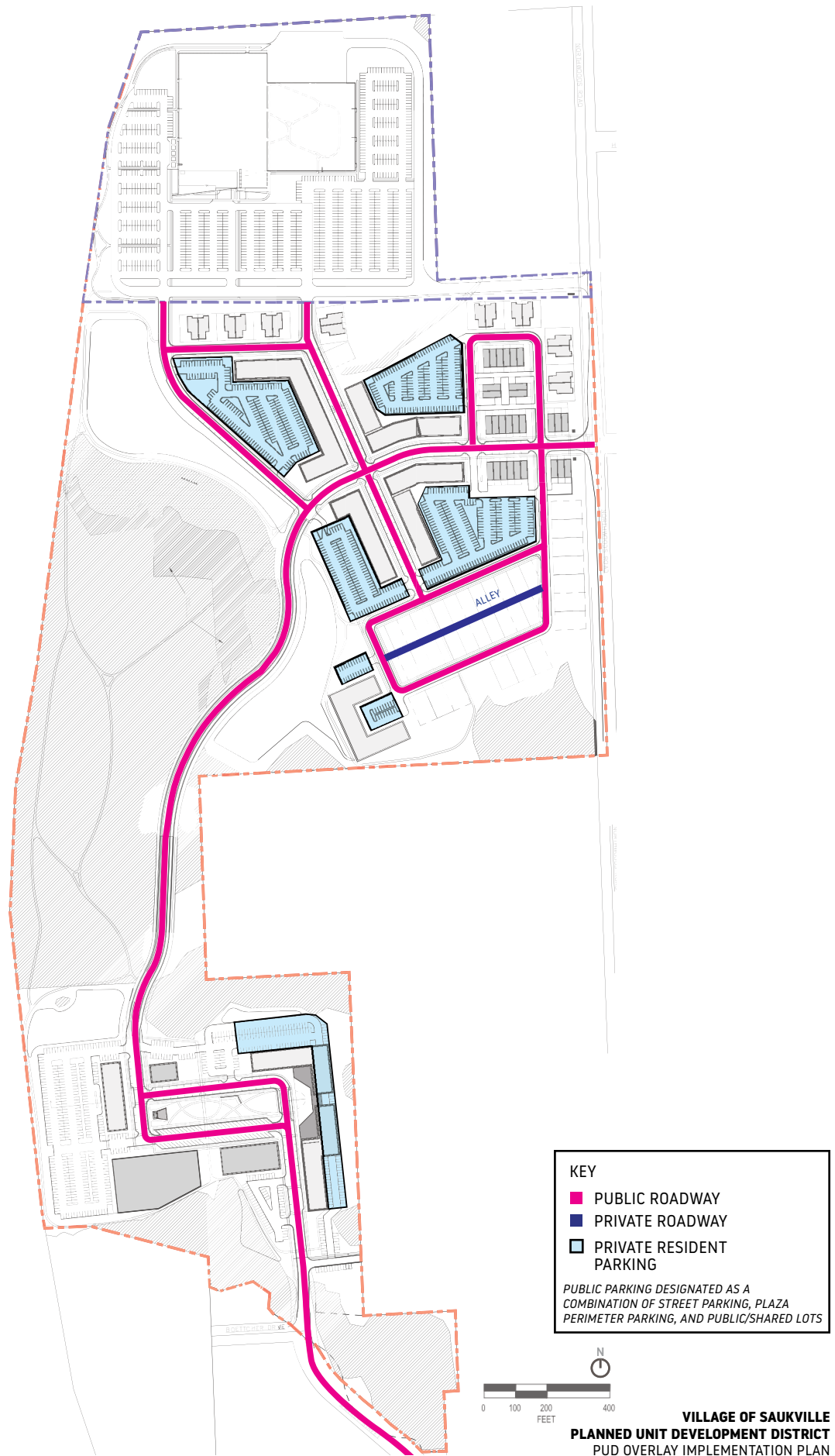
# EXHIBIT [1]



*\*Trails/paths shown are for concept design purposes only. Final design and engineering to be determined at a later date.*

Provide diagrams indicating pattern of public and private roads, driveways, walkways and parking facilities.

## EXHIBIT [2]



\*Trails/paths shown are for concept design purposes only. Final design and engineering to be determined at a later date.

*Lot Layout and Subdivision  
Plat. Detailed lot layout and  
subdivision plat where required.*

## **EXHIBIT [3]**

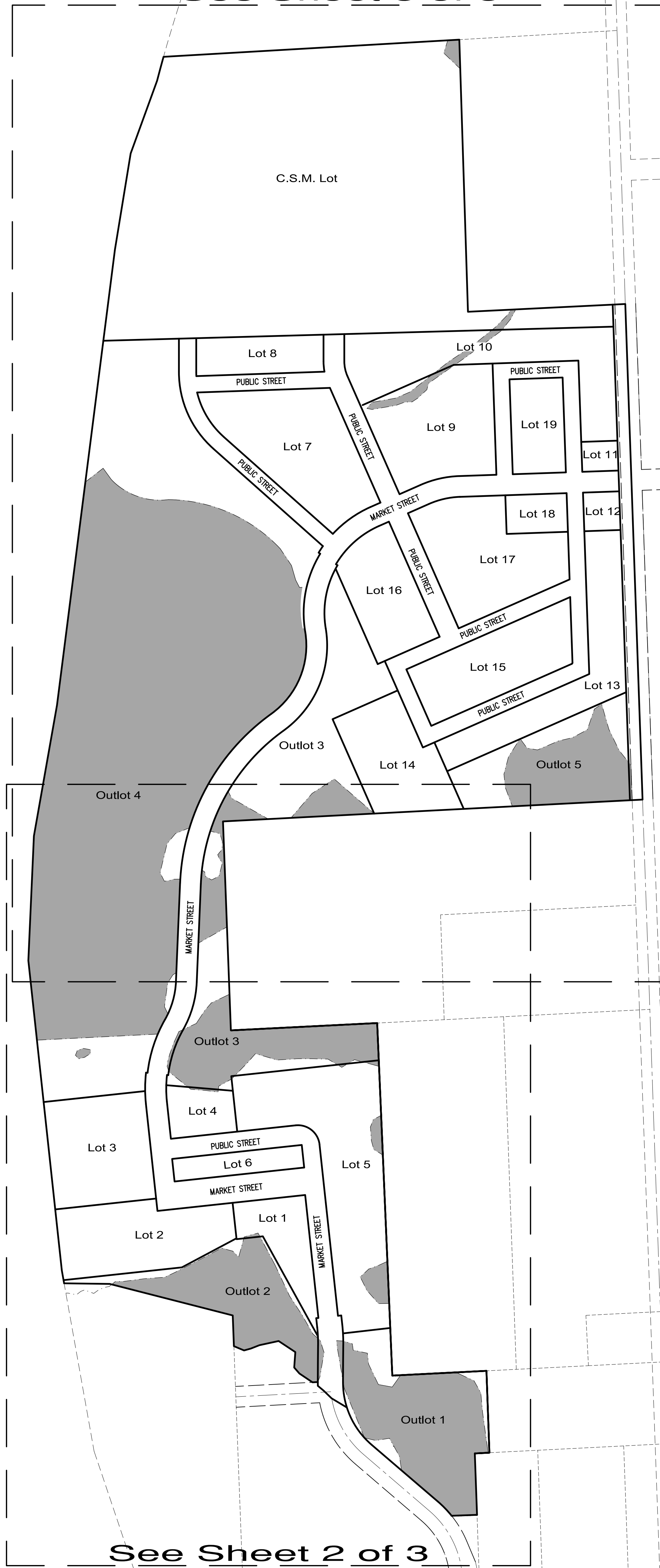
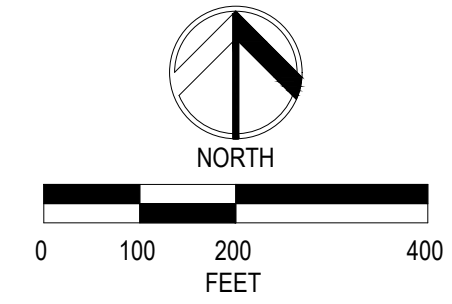
**SEE NEXT 3 PAGES FOR EXHIBIT [3]**

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# EXHIBIT 3

Y:\Projects\20000\20040 Ansay-Heritage Crossing\ACAD\20040-LOT EXHIBIT.dwg

See Sheet 3 of 3



See Sheet 2 of 3

**EXC 1**  
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OVERALL LOT LAYOUT

ANSAY DEVELOPMENT  
 NORTHERN GATEWAY COMMUNITY COLLECTIVE  
 VILLAGE OF SAUKVILLE

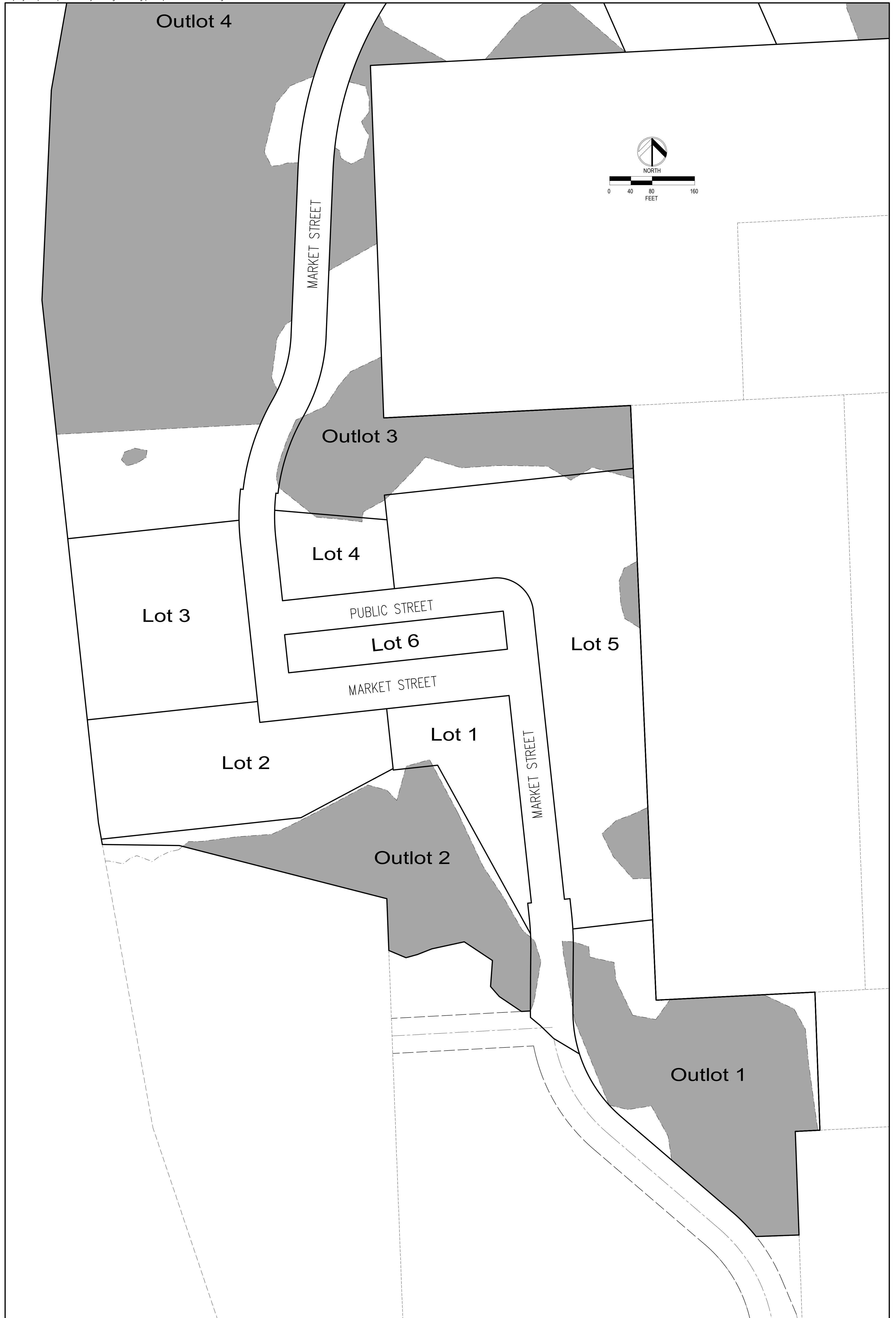


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 STURGEON BAY, WI.  
 54235  
 PHONE: 920-743-8211

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		DESIGNED BY:
		P.J.H.
		DATE:
		7-7-22
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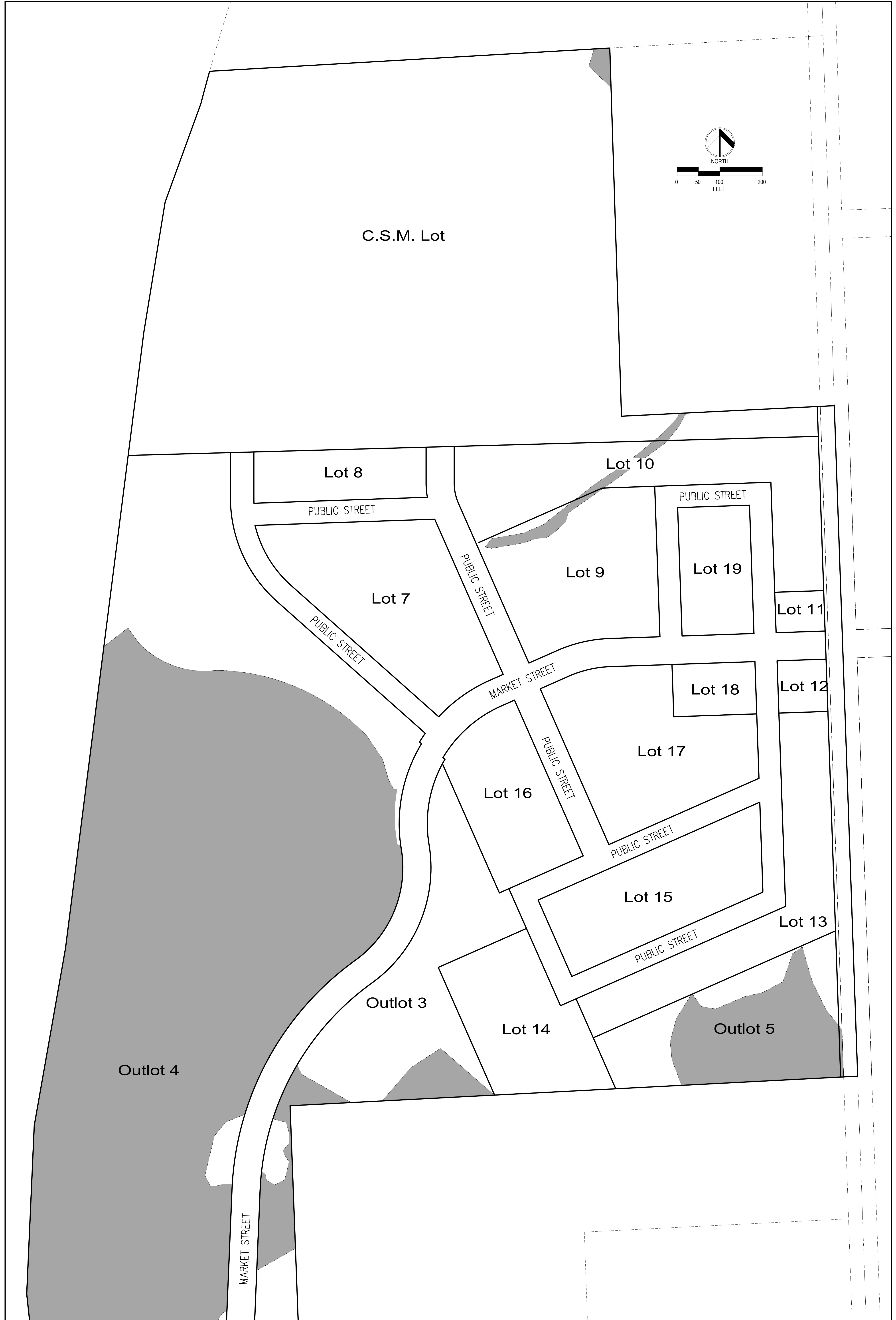
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<b>EXC 2</b>	REUSE OF DOCUMENTS THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIJ INCORPORATED. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.	<b>LOT LAYOUT - SOUTH</b>	<b>ANSAY DEVELOPMENT</b> NORTHERN GATEWAY COMMUNITY COLLECTIVE VILLAGE OF SAUKVILLE		312 N. 5TH AVE. P.O. BOX 105 STURGEON BAY, WI. 54235 PHONE: 920-743-8211	REVISION DATE: _____ DESCRIPTION: _____ DRAWN BY: RMB DESIGNED BY: P.J.H. DATE: 7-7-22 JOB NUMBER: 20040
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# EXHIBIT 3

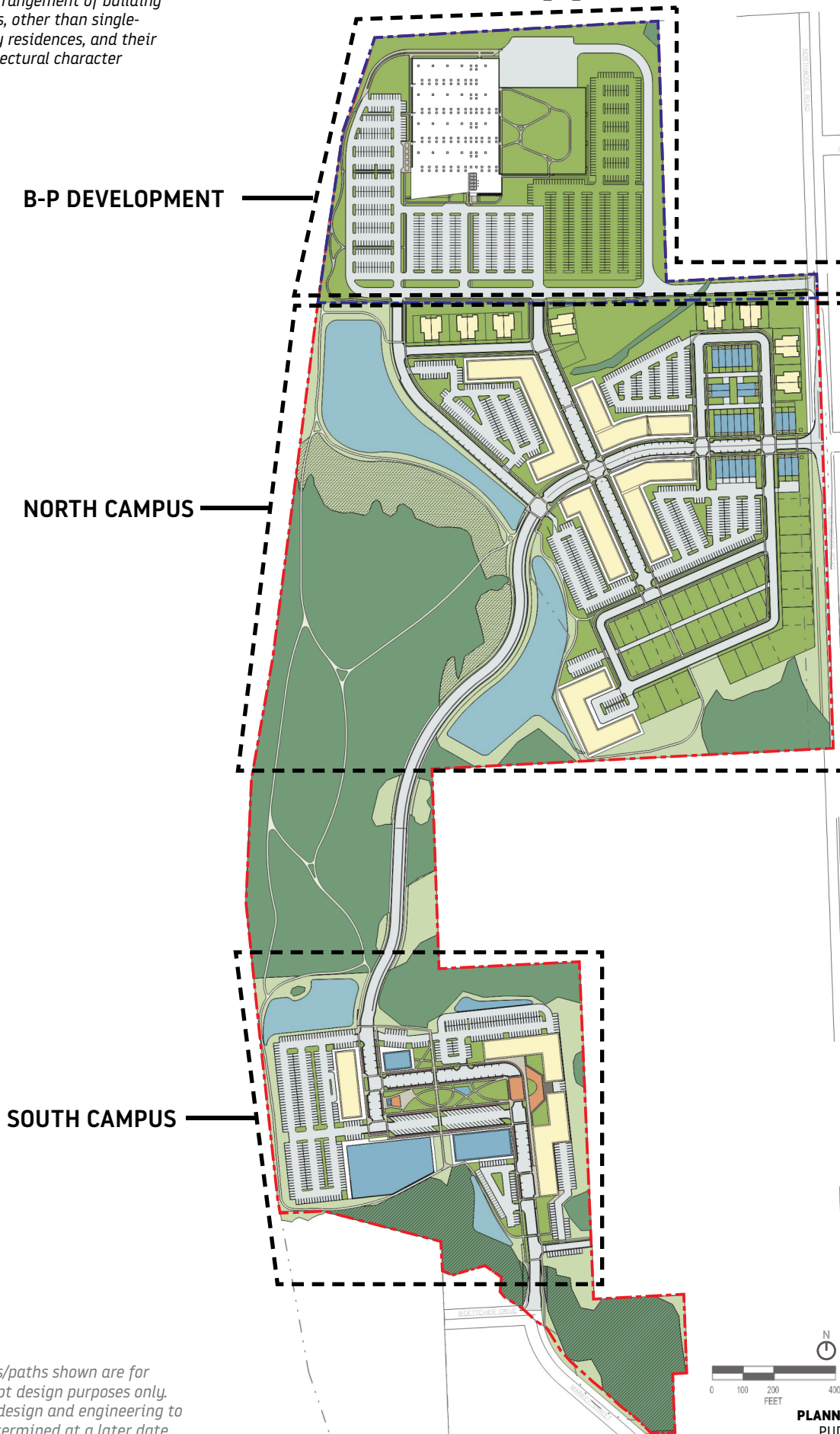
Y:\Projects\20000\20040 Ansay-Heritage Crossing\ACAD\20040-LOT EXHIBIT.dwg



<b>EXHIBIT 3</b> <small>REUSE OF DOCUMENTS</small> <small>THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIJ INCORPORATED. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.</small>	<b>LOT LAYOUT - NORTH</b>	<b>ANSAY DEVELOPMENT</b> NORTHERN GATEWAY COMMUNITY COLLECTIVE VILLAGE OF SAUKVILLE		312 N. 5TH AVE. P.O. BOX 105 STURGEON BAY, WI. 54235 PHONE: 920-743-8211	<small>REVISION DATE:</small>	<small>DESCRIPTION</small>	<small>DRAWN BY:</small> RMB
					<small>DESIGNED BY:</small> P.J.H.	<small>DATE:</small> 7-7-22	<small>JOB NUMBER:</small> 20040

Provide diagrams indicating  
The arrangement of building  
groups, other than single-  
family residences, and their  
architectural character

## EXHIBIT [4]

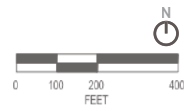


B-P DEVELOPMENT

NORTH CAMPUS

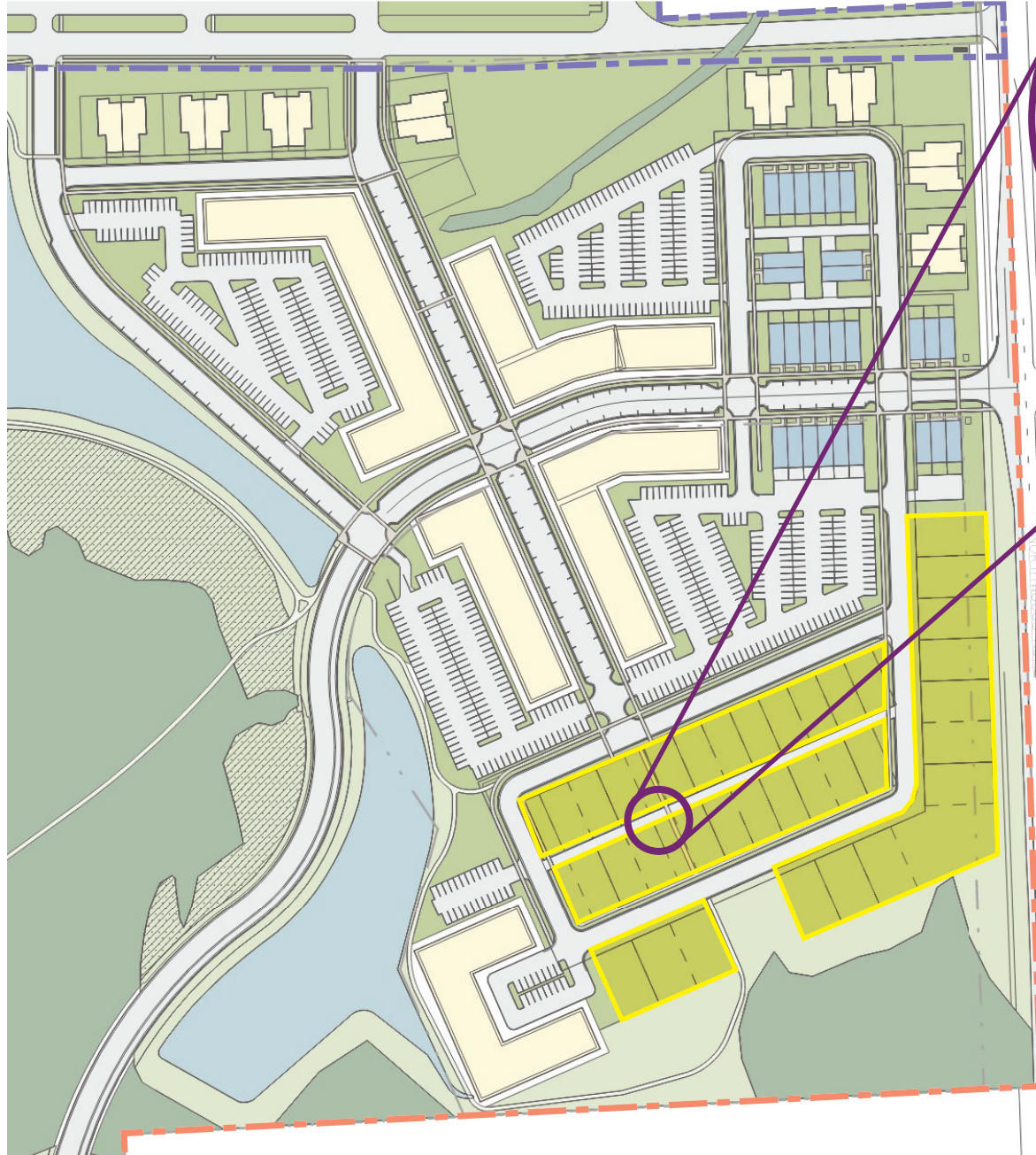
SOUTH CAMPUS

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Provide diagrams indicating  
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## EXHIBIT [4.1] - NORTH CAMPUS



TRADITIONAL NEIGHBORHOOD  
DEVELOPMENT DISTRICT

ARCHITECTURAL  
CHARACTER

NEIGHBORHOODS PROMOTE A WALKABLE  
COMMUNITY EXPERIENCE.

- SINGLE FAMILY



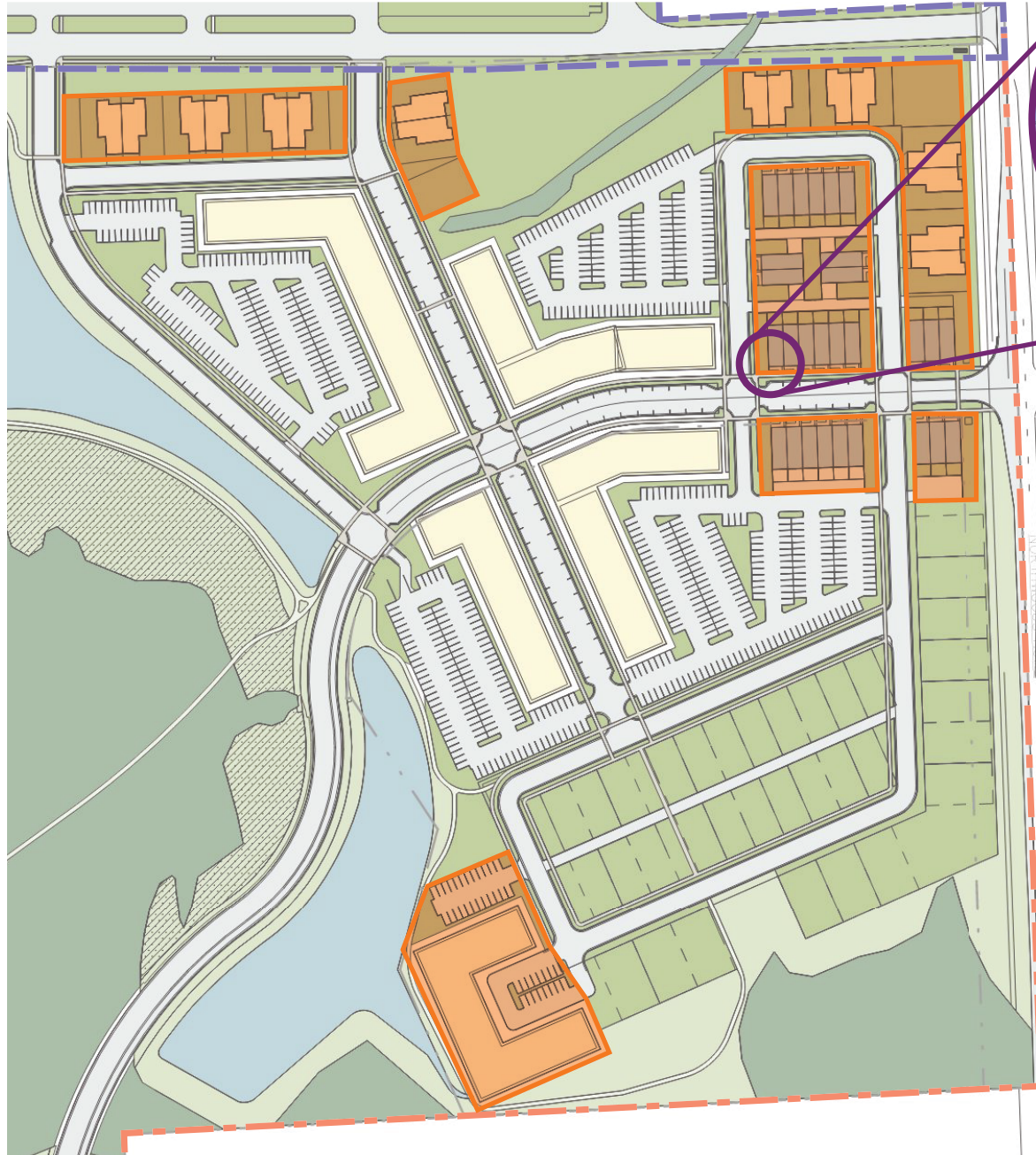
SINGLE FAMILY VARIETY



VILLAGE OF SAUKVILLE  
PLANNED UNIT DEVELOPMENT DISTRICT  
PUD OVERLAY IMPLEMENTATION PLAN

Provide diagrams indicating  
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## EXHIBIT [4.2] - NORTH CAMPUS



### TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

#### ARCHITECTURAL CHARACTER

SAFE, WELCOMING, AND WALKABLE MAIN  
STREET ATMOSPHERE.

- TOWNHOMES
- ACTIVE SENIOR LIVING  
(SINGLE STORY)

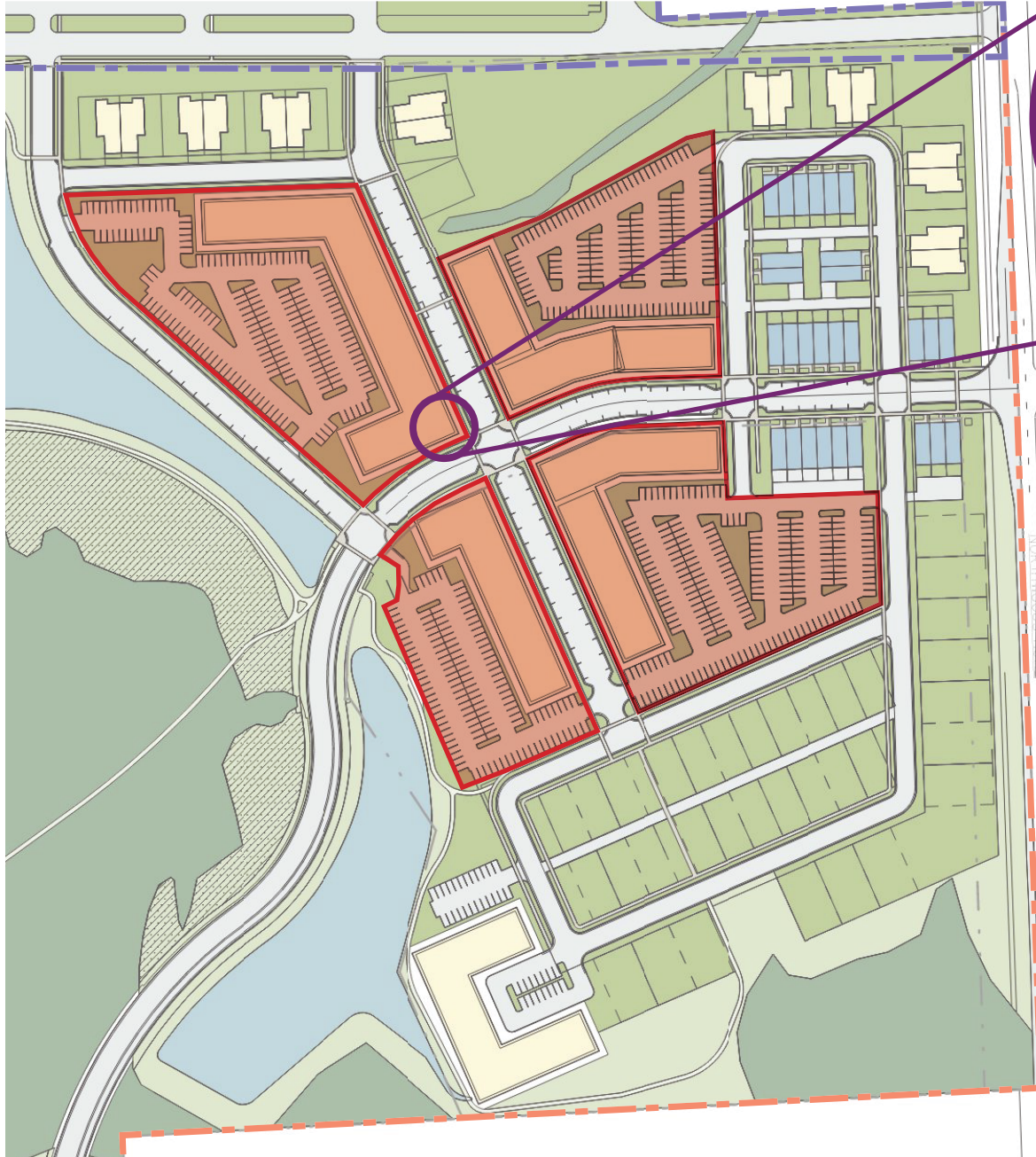
### TOWNHOME CONCEPTS



VILLAGE OF SAUKVILLE  
PLANNED UNIT DEVELOPMENT DISTRICT  
PUD OVERLAY IMPLEMENTATION PLAN

Provide diagrams indicating  
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architectural character.

## EXHIBIT [4.3] - NORTH CAMPUS



### TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

#### ARCHITECTURAL CHARACTER

APPROPRIATELY SCALED, HIGH QUALITY  
DESIGN & NEIGHBORHOOD EXPERIENCE

- MULTI FAMILY  
(THREE STORY APARTMENT BUILDINGS)

### MULTI FAMILY CONCEPTS



VILLAGE OF SAUKVILLE  
PLANNED UNIT DEVELOPMENT DISTRICT  
PUD OVERLAY IMPLEMENTATION PLAN

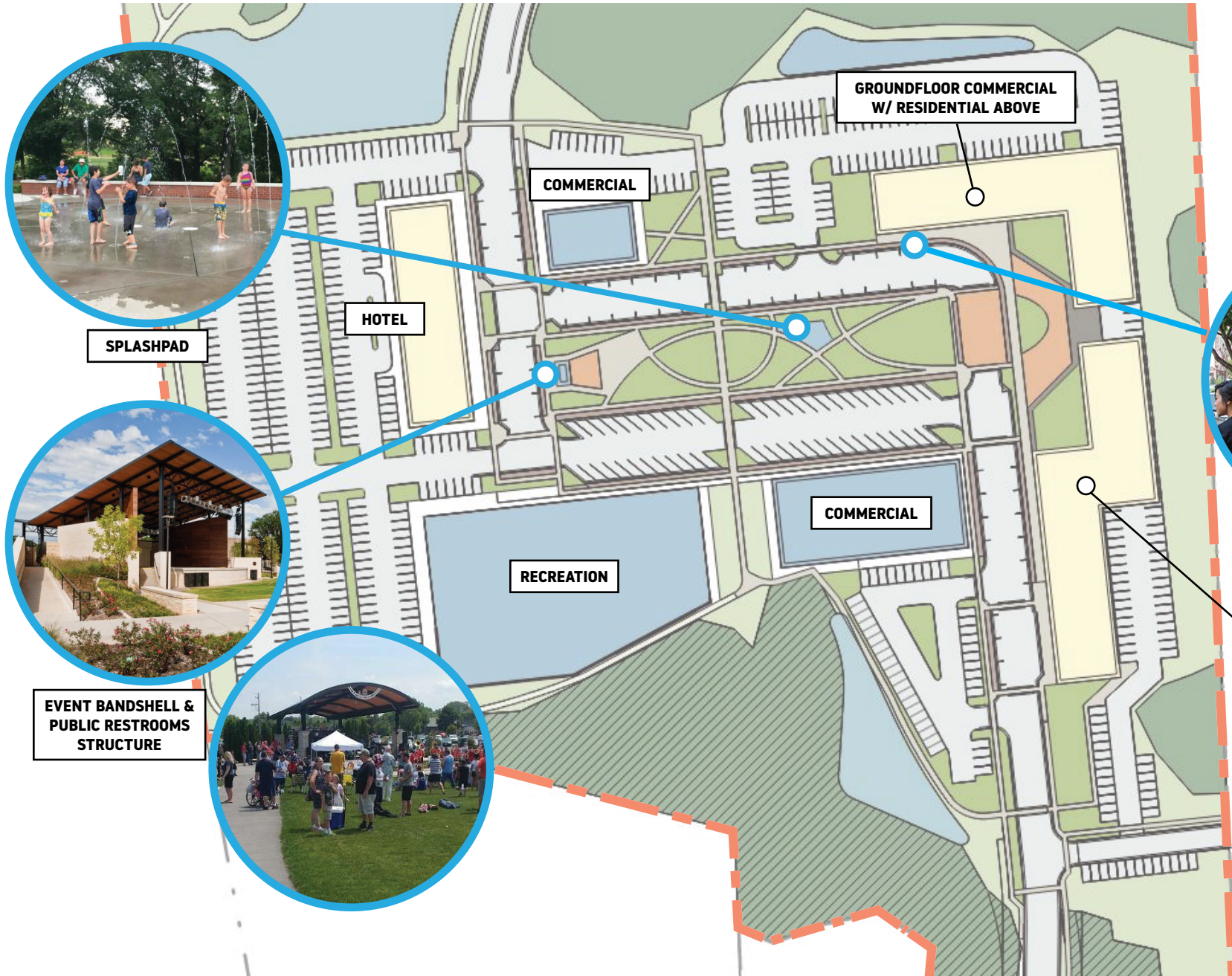
# EXHIBIT [4.4] - SOUTH CAMPUS

## NORTHERN GATEWAY COMMUNITY COLLECTIVE

### SOUTH CAMPUS PROGRAM

CENTRAL GREEN PLAZA ACTIVATED BY A MIX OF USES

- RETAIL, FOOD, AND BEVERAGE
- HOTEL
- RECREATION CENTER - INDOOR SPORTS VENUE
- MEL'S VILLAGE
- OFFICE AND COMMERCIAL USES



**SPLASHPAD**



**EVENT BANDSHELL & PUBLIC RESTROOMS STRUCTURE**



**ACTIVE STREETScape**

**MIXED USE MEL'S CHARITY**

# EXHIBIT [4.5] - SOUTH CAMPUS

**NORTHERN GATEWAY  
COMMUNITY COLLECTIVE**

## **SOUTH CAMPUS COMMUNITY GREEN**

*PROGRAMMABLE EVENT SPACE TO  
SUPPORT COMMUNITY*

- FARMERS MARKET
- ARTS FAIR
- MOVIE IN THE PARK
- SPLASH PAD
- BANDSHELL FOR LIVE MUSIC & PERFORMANCES. PUBLIC RESTROOMS INCLUDED.
- FOOD TRUCK VENUE
- MEL'S CHARITY EVENTS & INCLUSIVE VISION



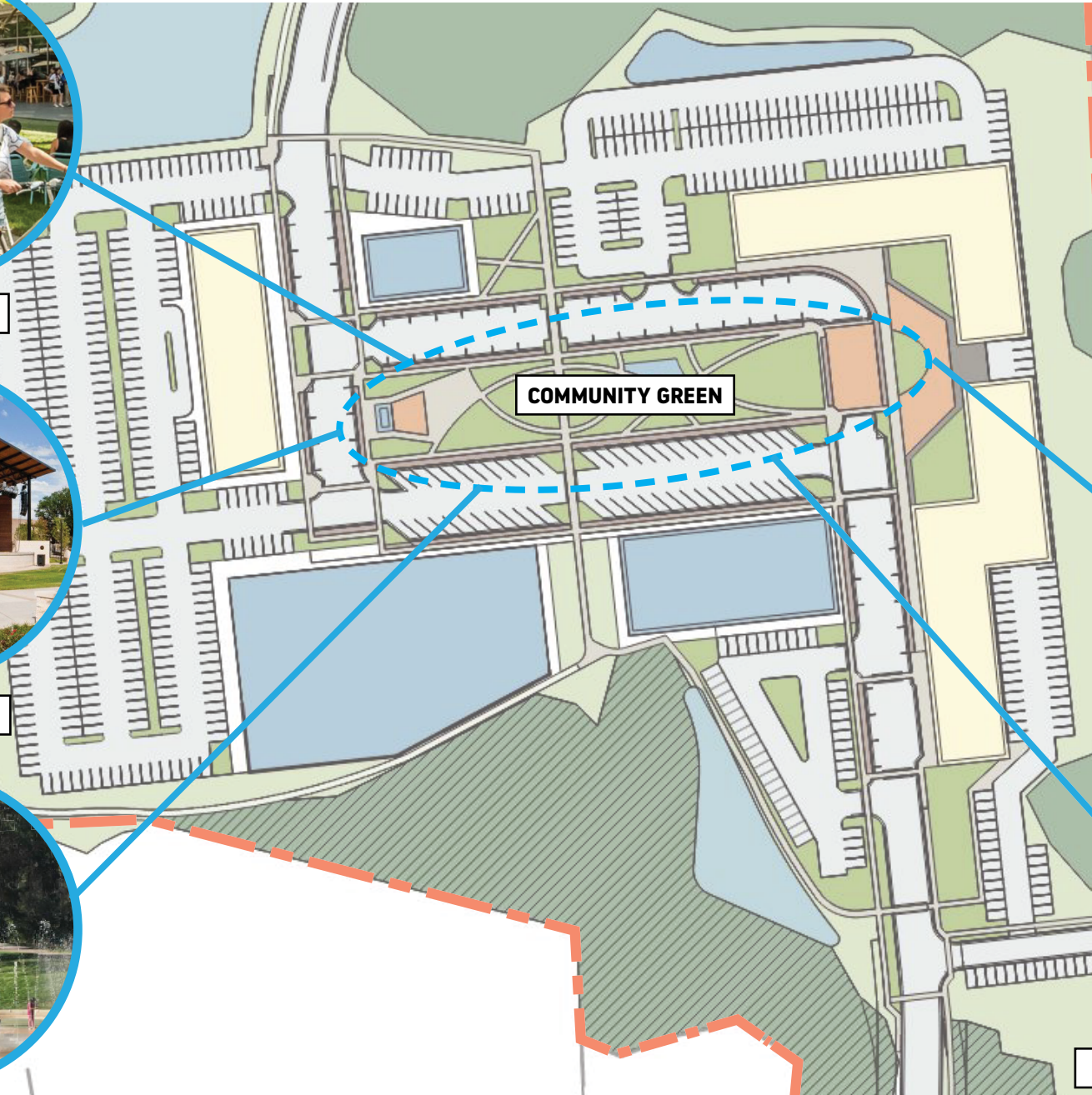
**DESTINATION**



**EVENT VENUE**



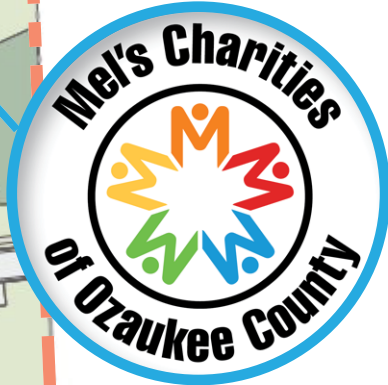
**FAMILY & COMMUNITY AMENITIES**



**COMMUNITY GREEN**



**HUB OF ACTIVITY**



**INFLUENTIAL LOCAL PRESENCE**

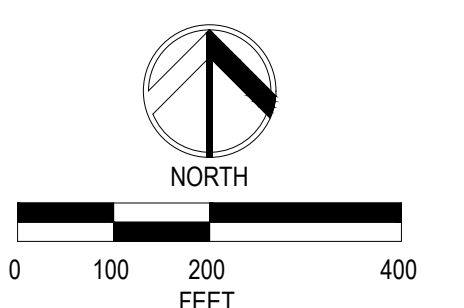
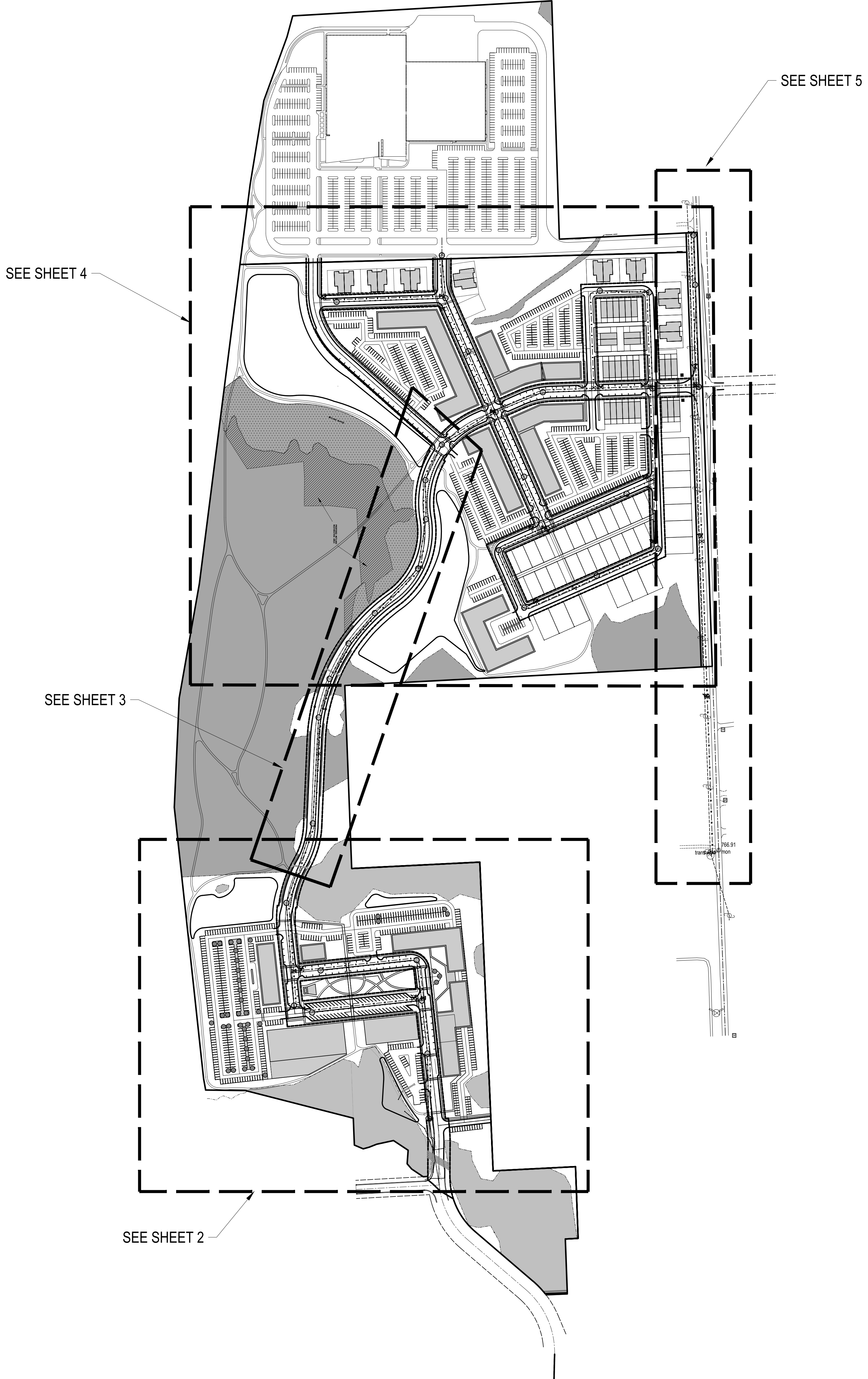
VILLAGE OF SAUKVILLE  
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## **EXHIBIT [5]**

**SEE NEXT 5 PAGES FOR EXHIBIT [5]**

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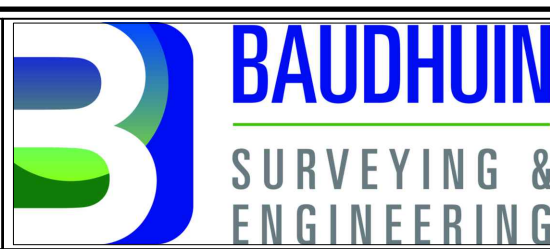
# EXHIBIT 5



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**SANITARY SEWER & WATER OVERALL SITE**

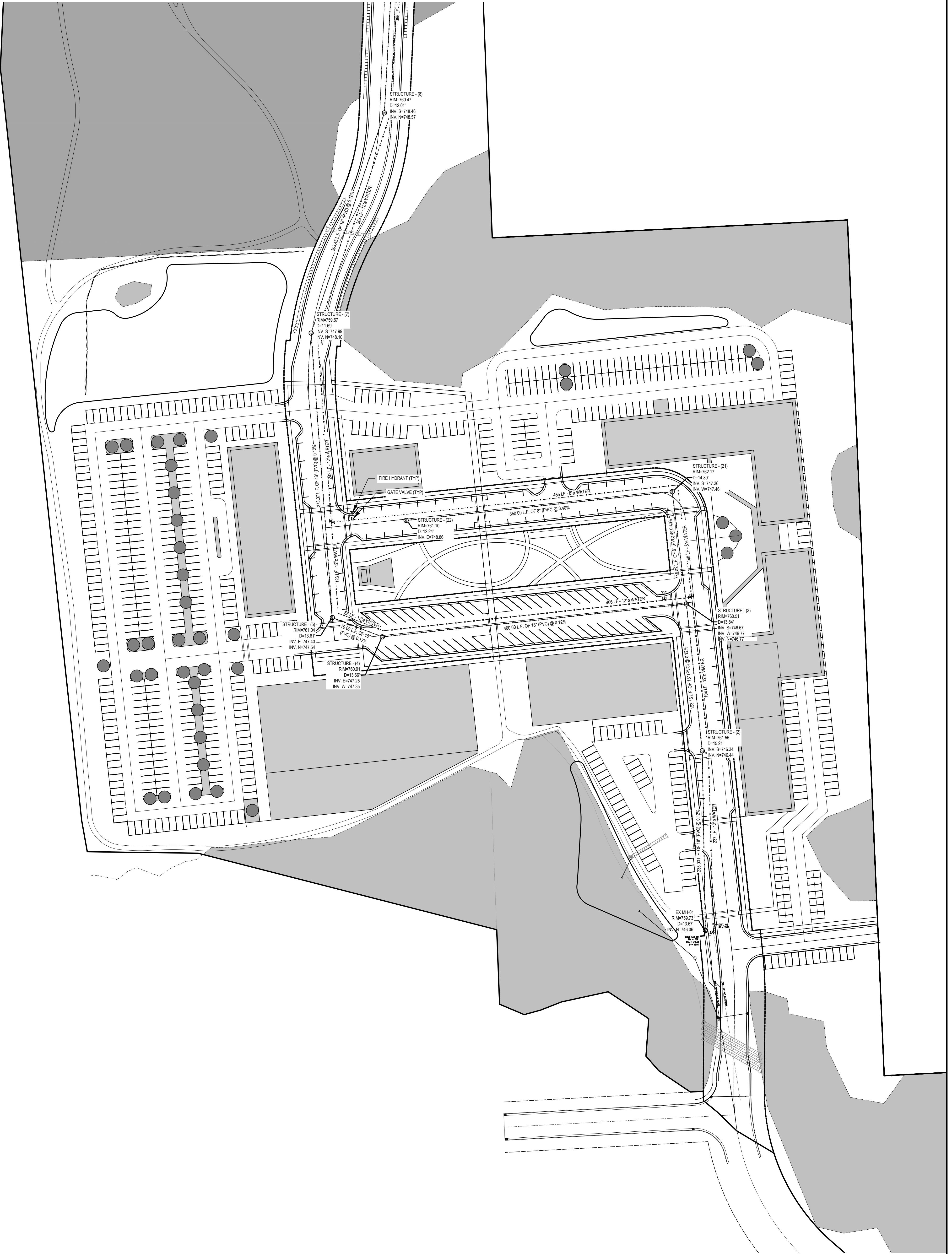
**ANSAY DEVELOPMENT**  
 NORTHERN GATEWAY COMMUNITY COLLECTIVE  
 VILLAGE OF SAUKVILLE



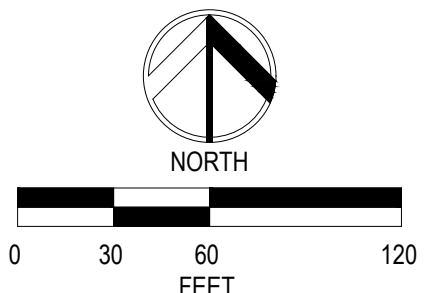
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 54235  
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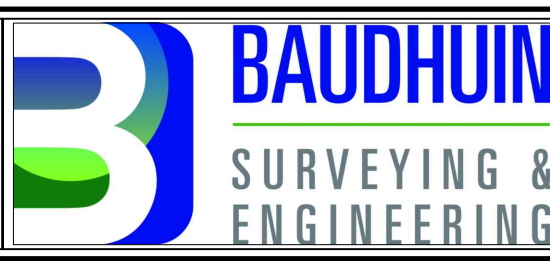
- NOTES:
1. ALL WATER TO HAVE MIN. 6' COVER
  2. WATER SIZE THROUGH DEVELOPMENT TO BE DETERMINED BASED ON WATER STUDY
  3. WATER LINES SERVICING HYDRANTS TO BE 6"ø



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**SANITARY SEWER & WATER SOUTH**

**ANSAY DEVELOPMENT**  
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 VILLAGE OF SAUKVILLE



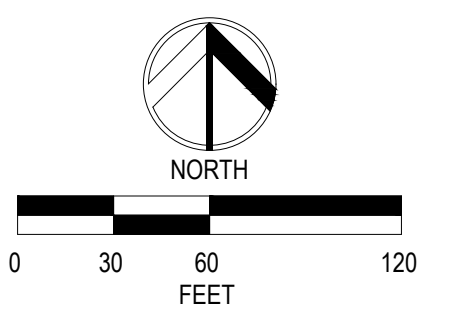
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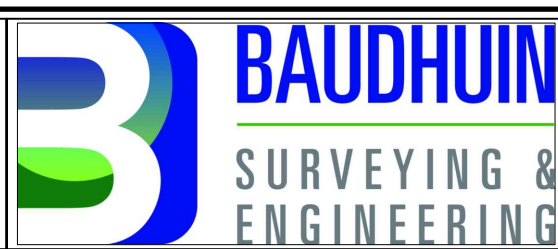
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**SANITARY SEWER  
 & WATER  
 CENTER**

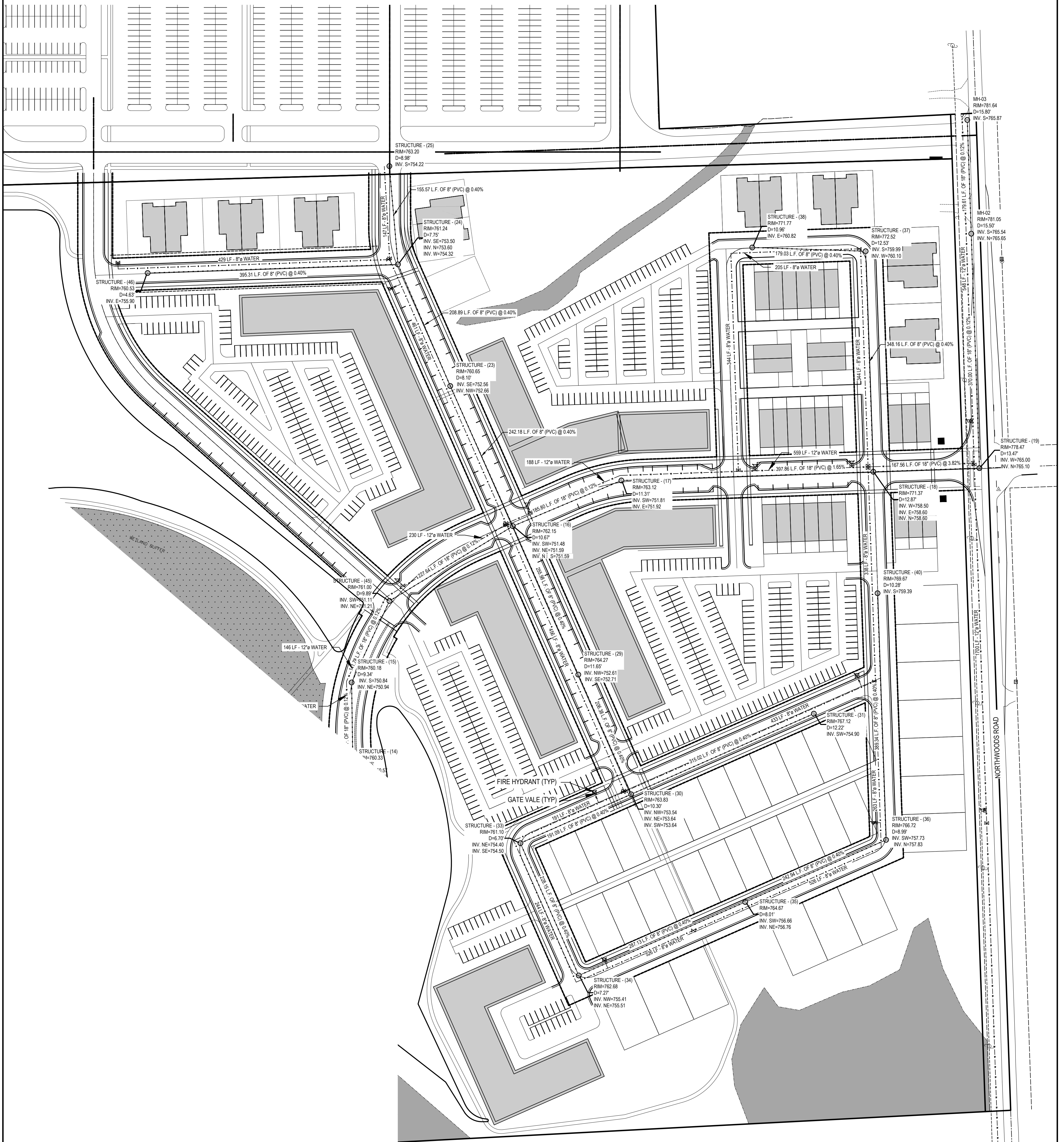
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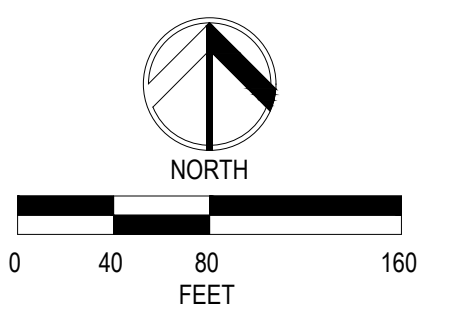
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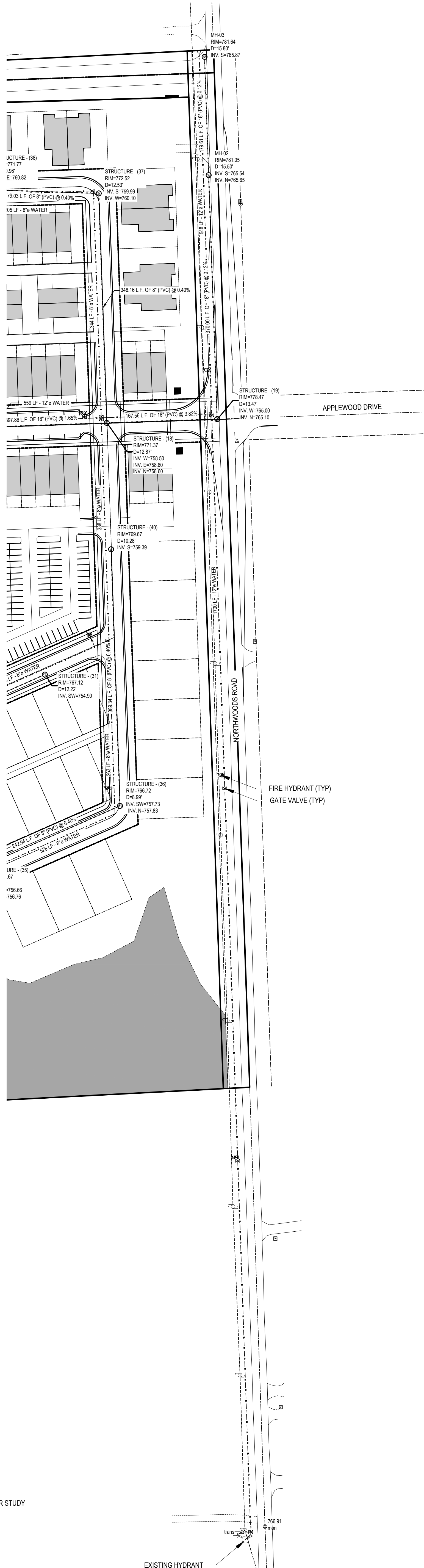


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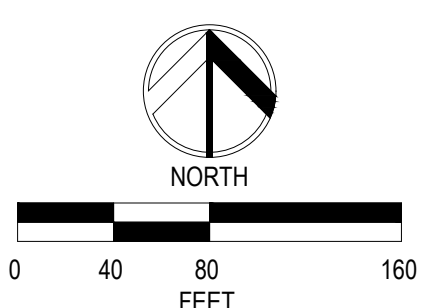


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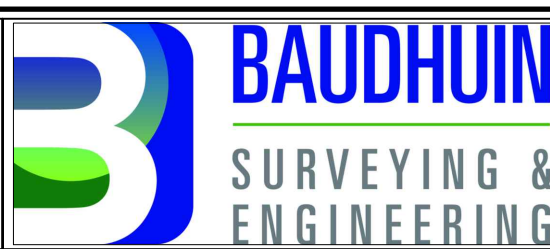
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**SANITARY SEWER & WATER**  
 NORTHWOODS ROAD

**ANSAY DEVELOPMENT**  
 NORTHERN GATEWAY COMMUNITY COLLECTIVE  
 VILLAGE OF SAUKVILLE



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## **EXHIBIT [6]**

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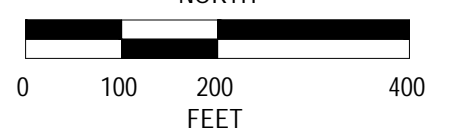
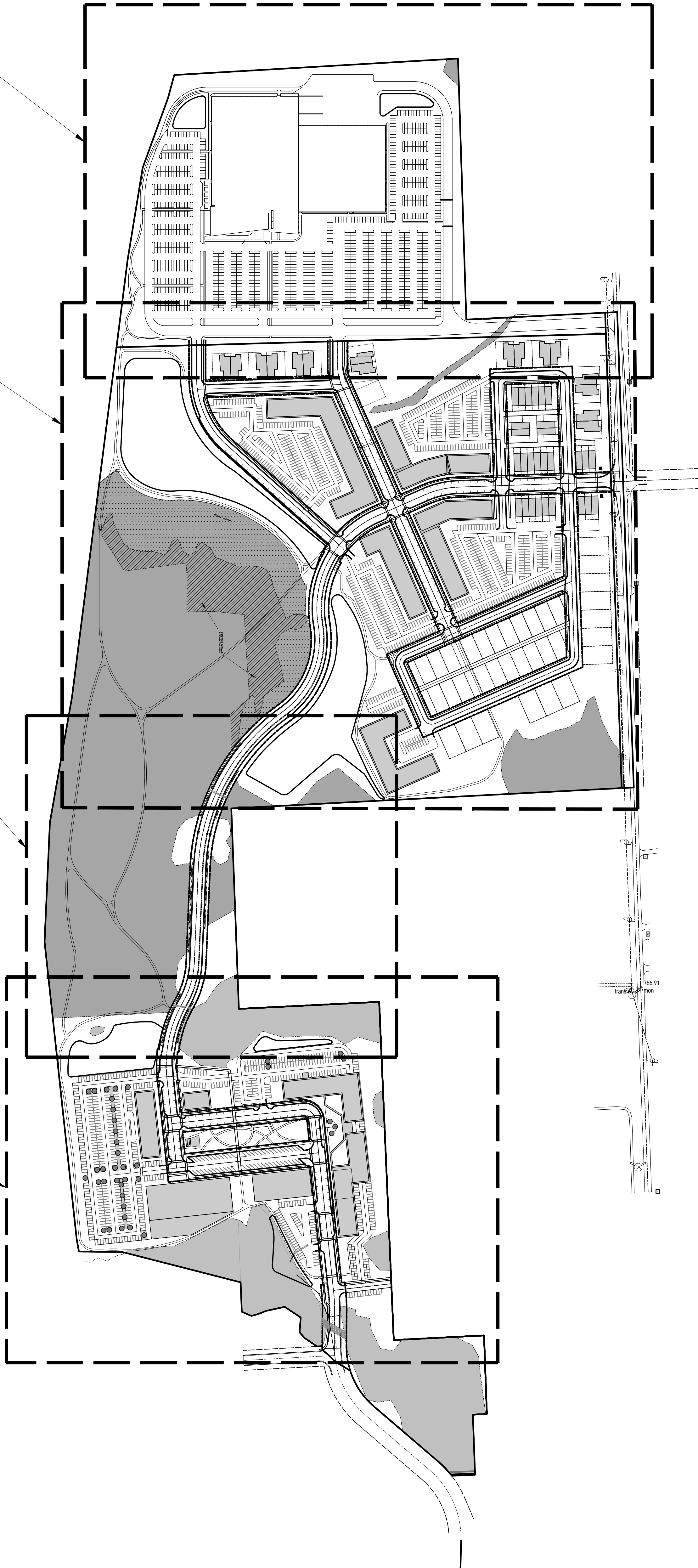
# EXHIBIT 6

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

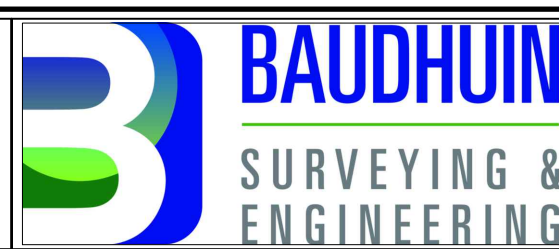
SEE SHEET 2



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GRADING PLAN  
 OVERALL SITE

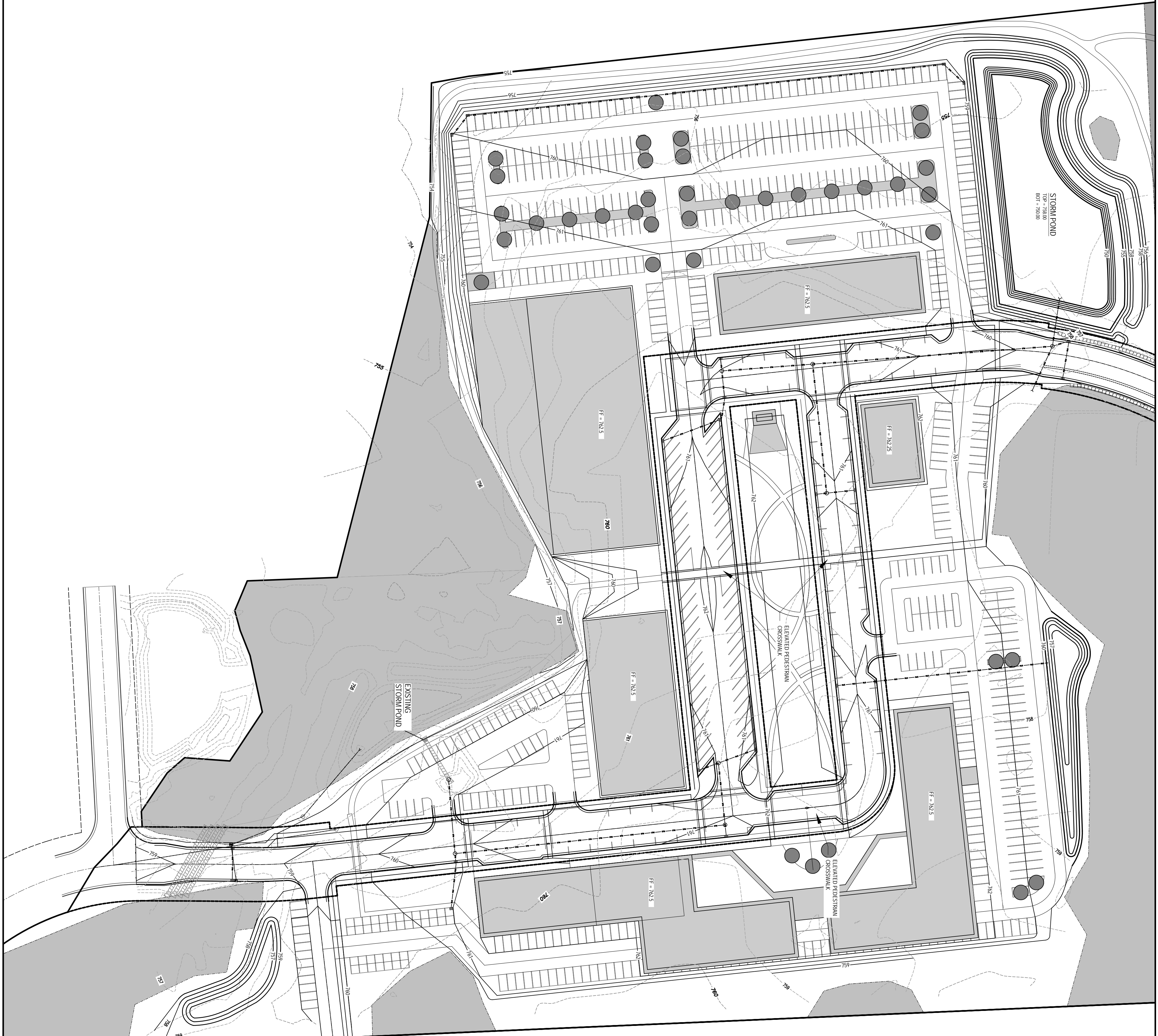
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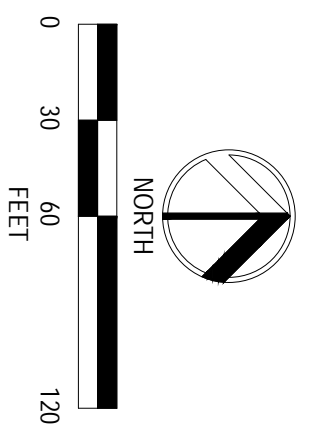
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		RMS
		DESIGNED BY:
		P.J.H.
		DATE:
		7-8-22
		JOB NUMBER:
		20040

# EXHIBIT 6



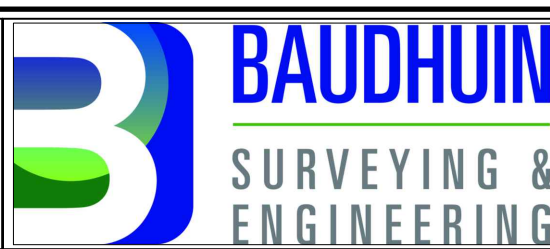
NOTES:  
 1. STORMWATER RUNOFF FROM PROPOSED IMPROVEMENTS OF THIS DEVELOPMENT WILL BE ROUTED TO REGIONAL STORM PONDS VIA SHEET FLOW, CURB & GUTTER, AND STORM SEWER.



REUSE OF DOCUMENTS  
 F2 THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIJN INCORPORATED. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.  
 2

**GRADING PLAN  
 SOUTH**

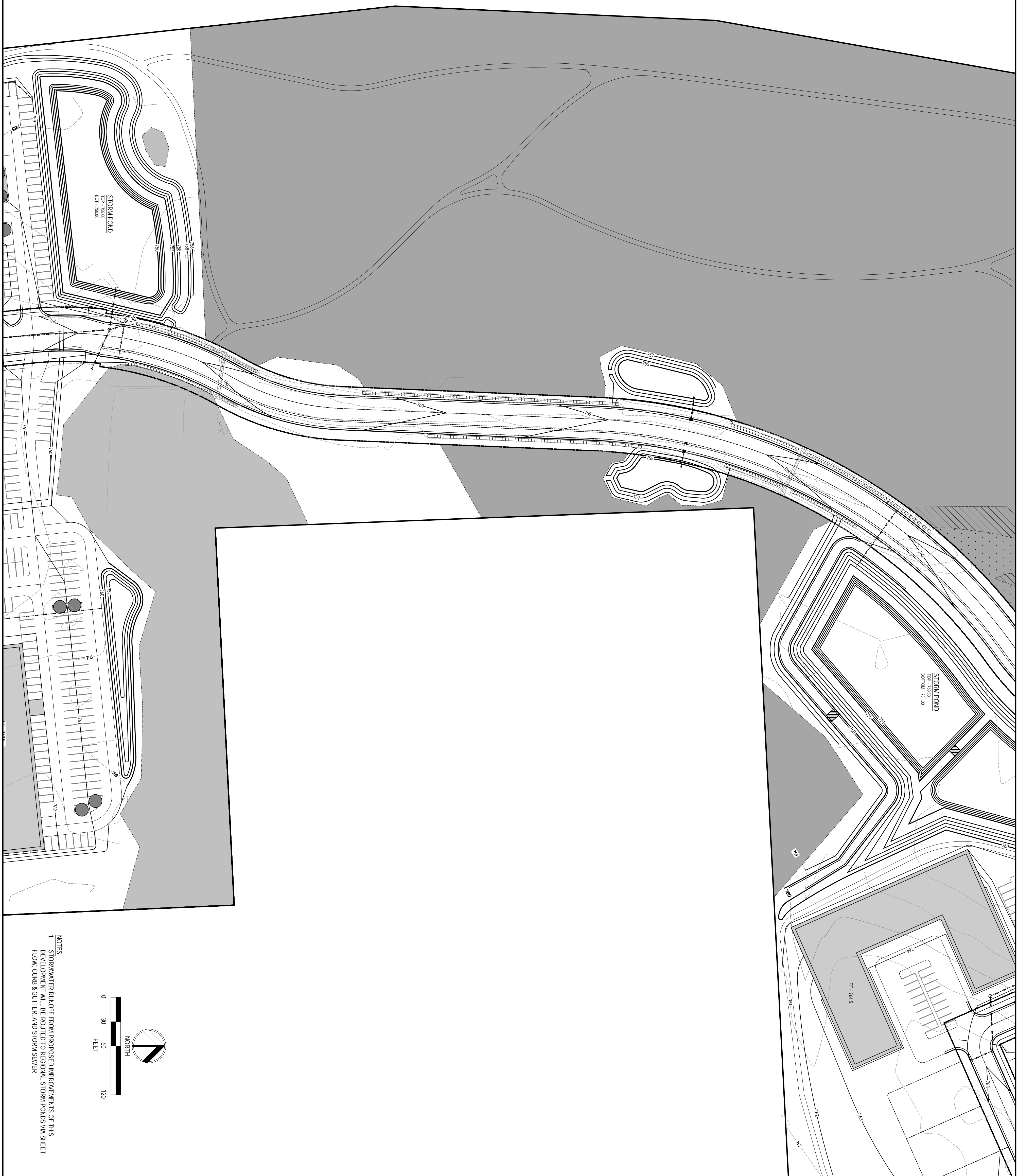
**ANSAY DEVELOPMENT**  
 NORTHERN GATEWAY COMMUNITY COLLECTIVE  
 VILLAGE OF SAUKVILLE



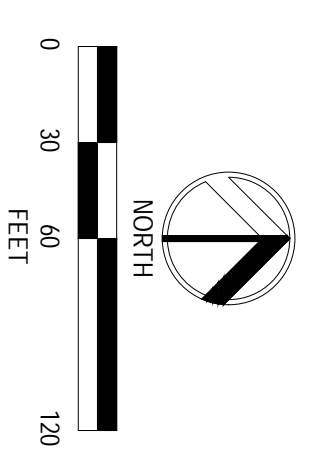
312 N. 5TH AVE.  
 P.O. BOX 105  
 STURGEON BAY, WI.  
 54235  
 PHONE: 920-743-8211

REVISION DATE:	DESCRIPTION	DRAWN BY:
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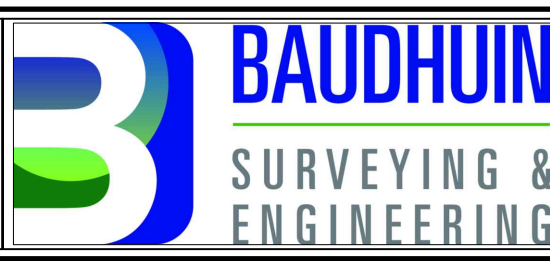
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**GRADING PLAN  
 CENTER**

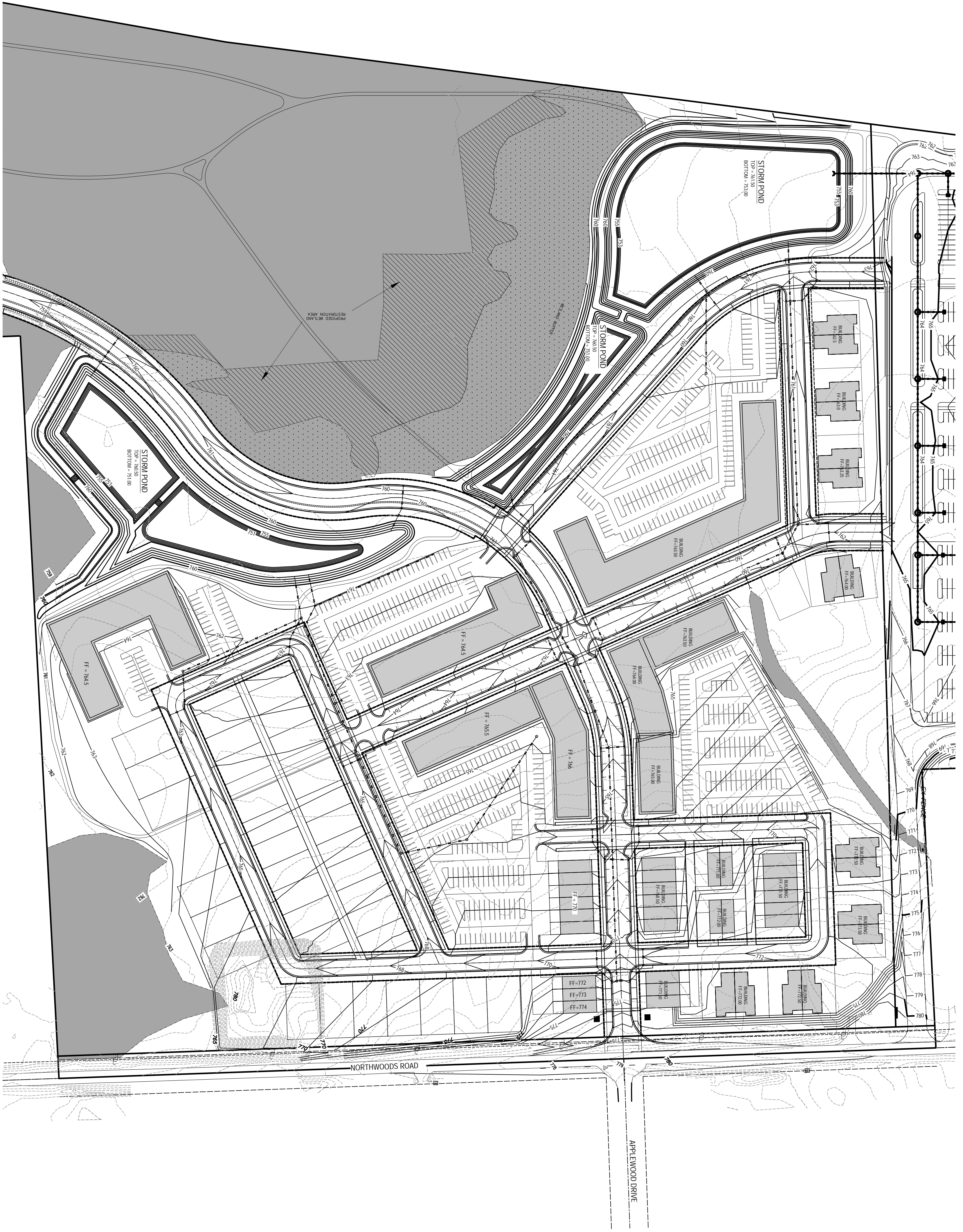
**ANSAY DEVELOPMENT**  
 NORTHERN GATEWAY COMMUNITY COLLECTIVE  
 VILLAGE OF SAUKVILLE



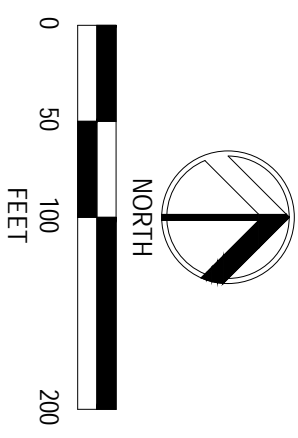
312 N. 5TH AVE.  
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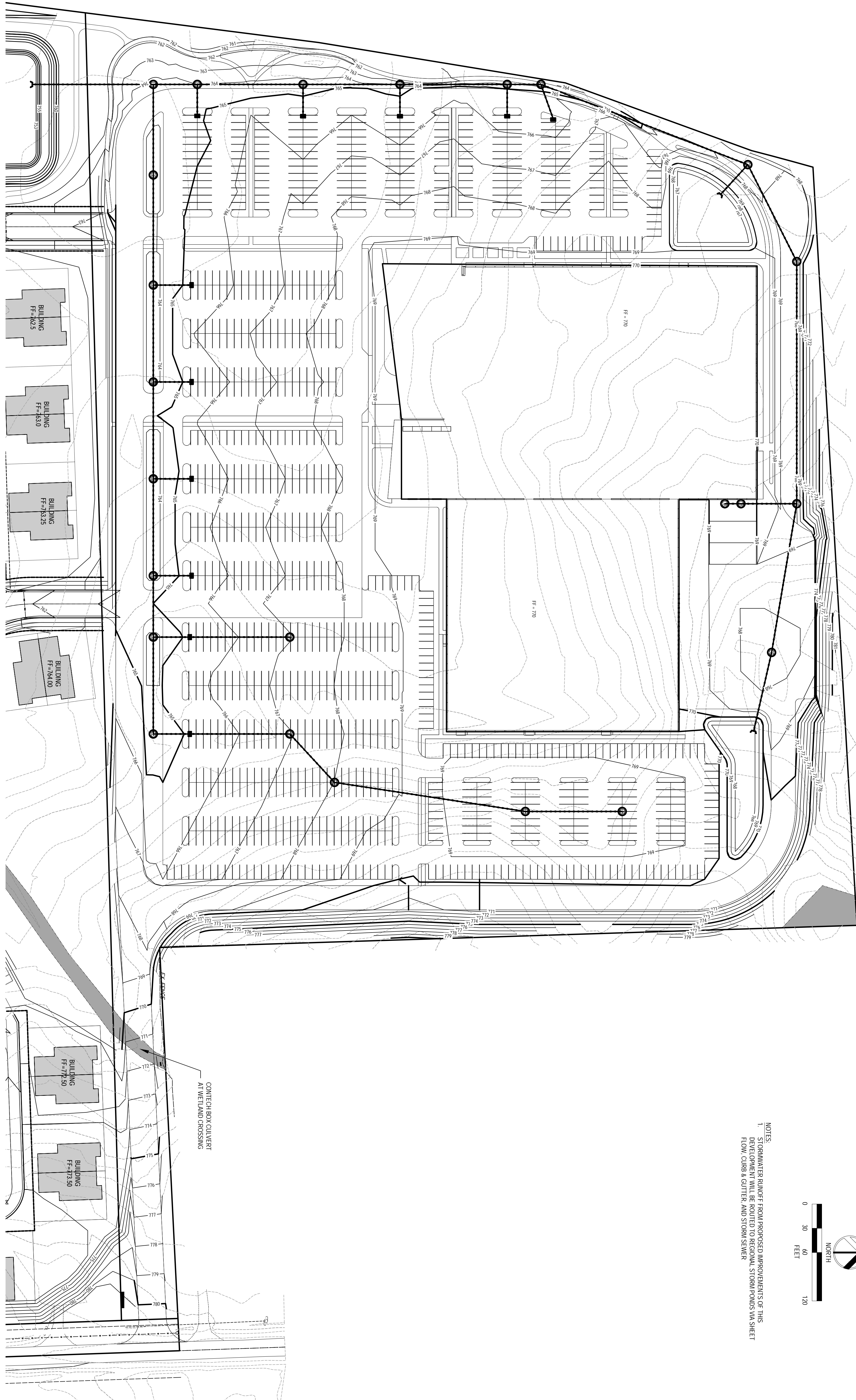


- NOTES:
1. STORMWATER RUNOFF FROM PROPOSED IMPROVEMENTS OF THIS DEVELOPMENT WILL BE ROUTED TO REGIONAL STORM PONDS VIA SHEET FLOW, CURB & GUTTER, AND STORM SEWER.

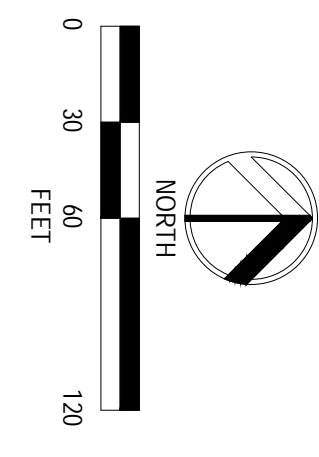


<p>REUSE OF DOCUMENTS</p> <p><b>F4</b></p> <p>THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF BAUDHUIJ INCORPORATED. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.</p>	<p><b>GRADING PLAN</b></p> <p><b>NORTH</b></p>	<p><b>ANSAY DEVELOPMENT</b></p> <p>NORTHERN GATEWAY COMMUNITY COLLECTIVE</p> <p>VILLAGE OF SAUKVILLE</p>	<p><b>BAUDHUIJ</b></p> <p>SURVEYING &amp; ENGINEERING</p>	<p>312 N. 5TH AVE.</p> <p>P.O. BOX 105</p> <p>STURGEON BAY, WI.</p> <p>54235</p> <p>PHONE: 920-743-8211</p>	<p>REVISION DATE:</p>	<p>DESCRIPTION</p>	<p>DRAWN BY:</p> <p>RMS</p>
					<p>DESIGNED BY:</p> <p>P.J.H.</p>	<p>DATE:</p> <p>7-8-22</p>	<p>JOB NUMBER:</p> <p>20040</p>

# EXHIBIT 6



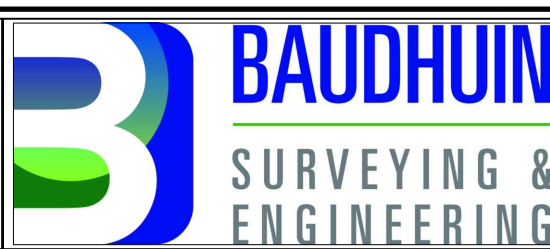
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GRADING PLAN  
 NORTH CSM (AO)

ANSAY DEVELOPMENT  
 NORTHERN GATEWAY COMMUNITY COLLECTIVE  
 VILLAGE OF SAUKVILLE



312 N. 5TH AVE.  
 P.O. BOX 105  
 STURGEON BAY, WI.  
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*Provide diagrams indicating the location and treatment of open space areas and recreational or other special amenities.*

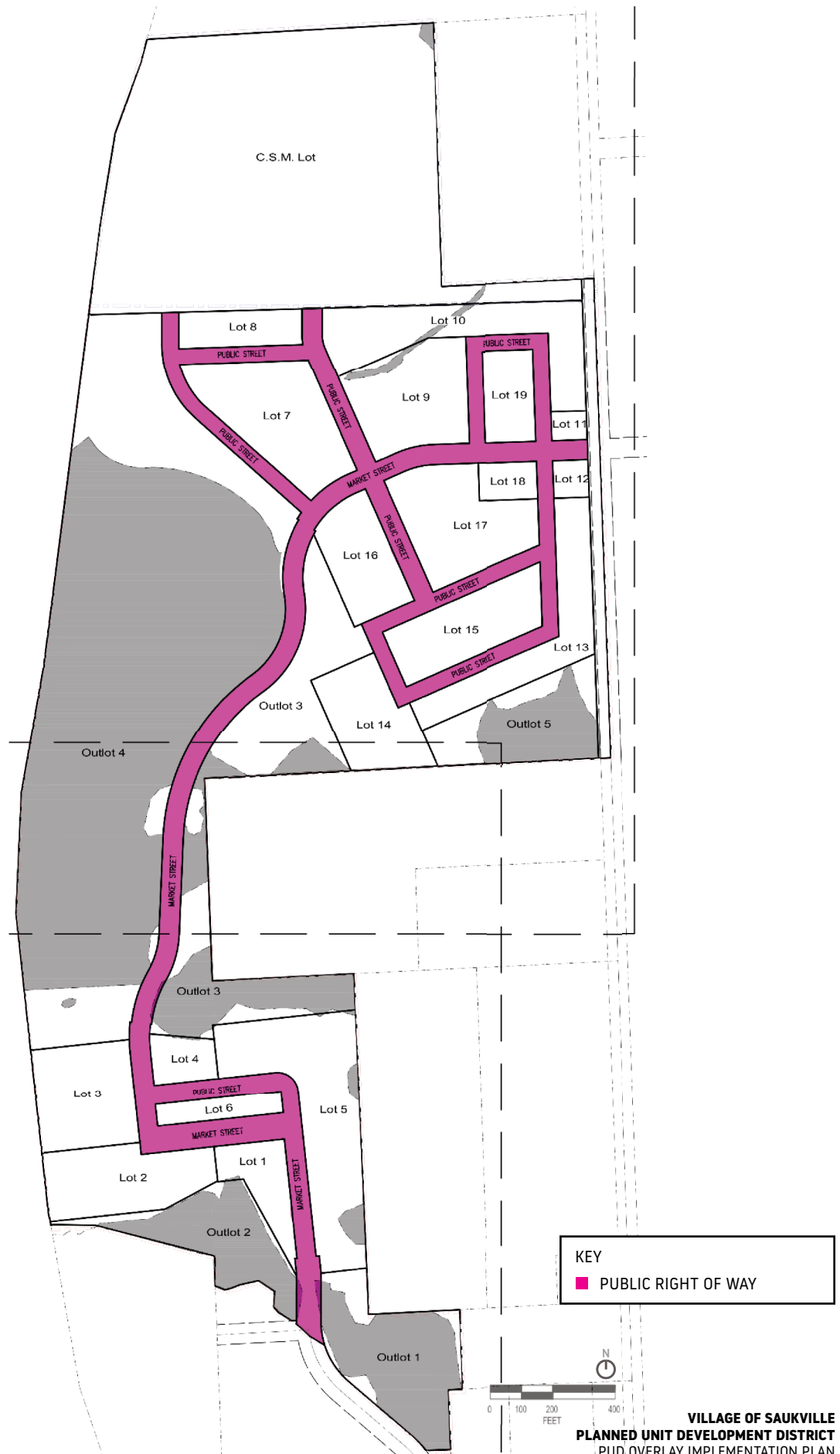
## **EXHIBIT [7]**

**EXHIBIT [7] IS INCLUDED WITHIN EXHIBIT [9]**

*PAGE INTENTIONALLY LEFT BLANK*

Provide diagrams indicating the The location and description of any areas to be dedicated to the public.

# EXHIBIT [8]



*\*Trails/paths shown are for concept design purposes only. Final design and engineering to be determined at a later date.*

## **EXHIBIT [9]**

**SEE NEXT 5 PAGES FOR EXHIBIT [9]**

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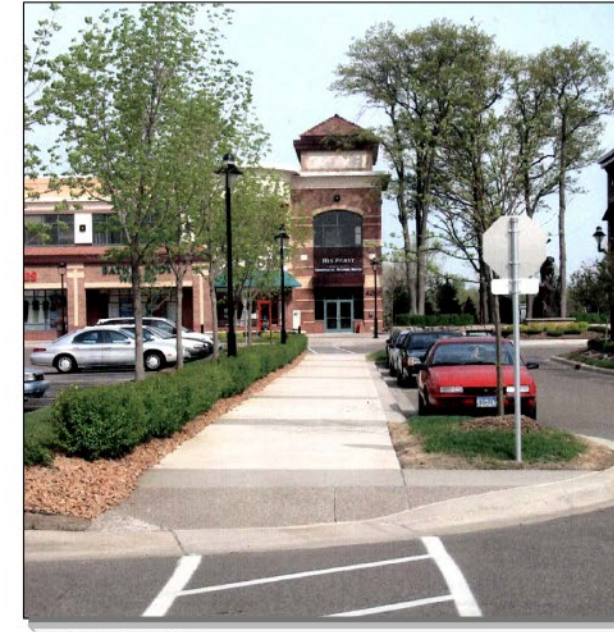




COMMERCIAL LANDSCAPE



COMMERCIAL STREETSCAPE



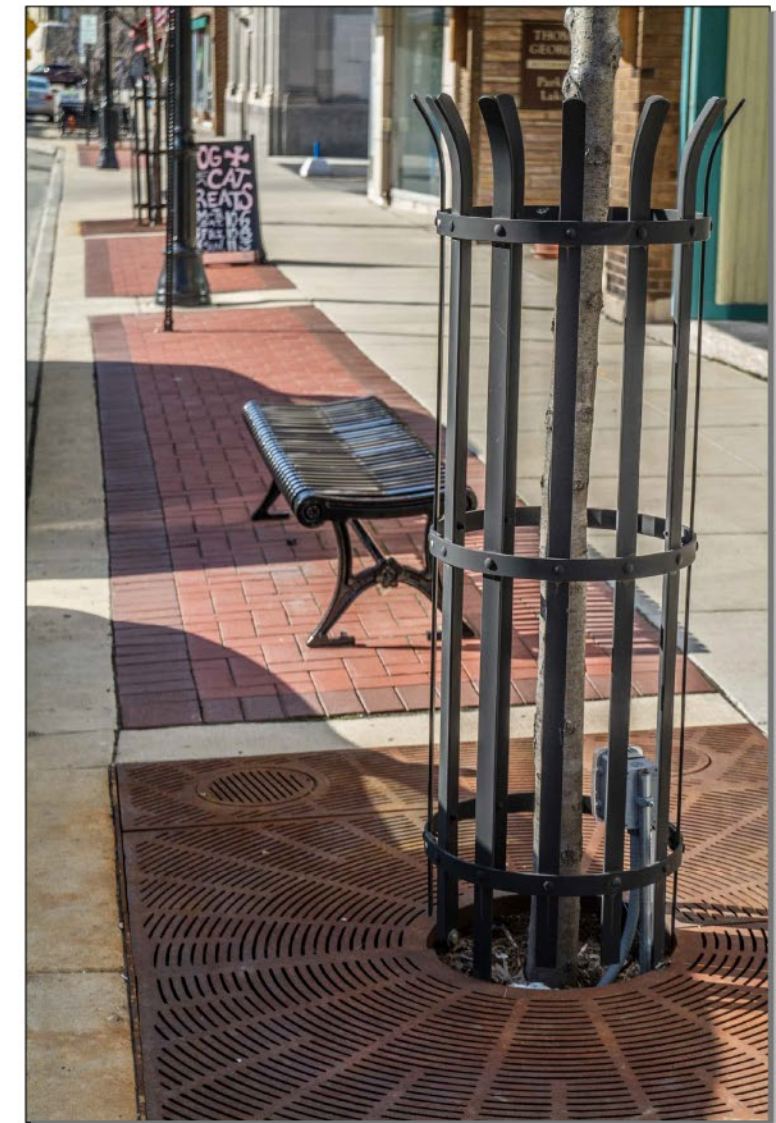
PARKING



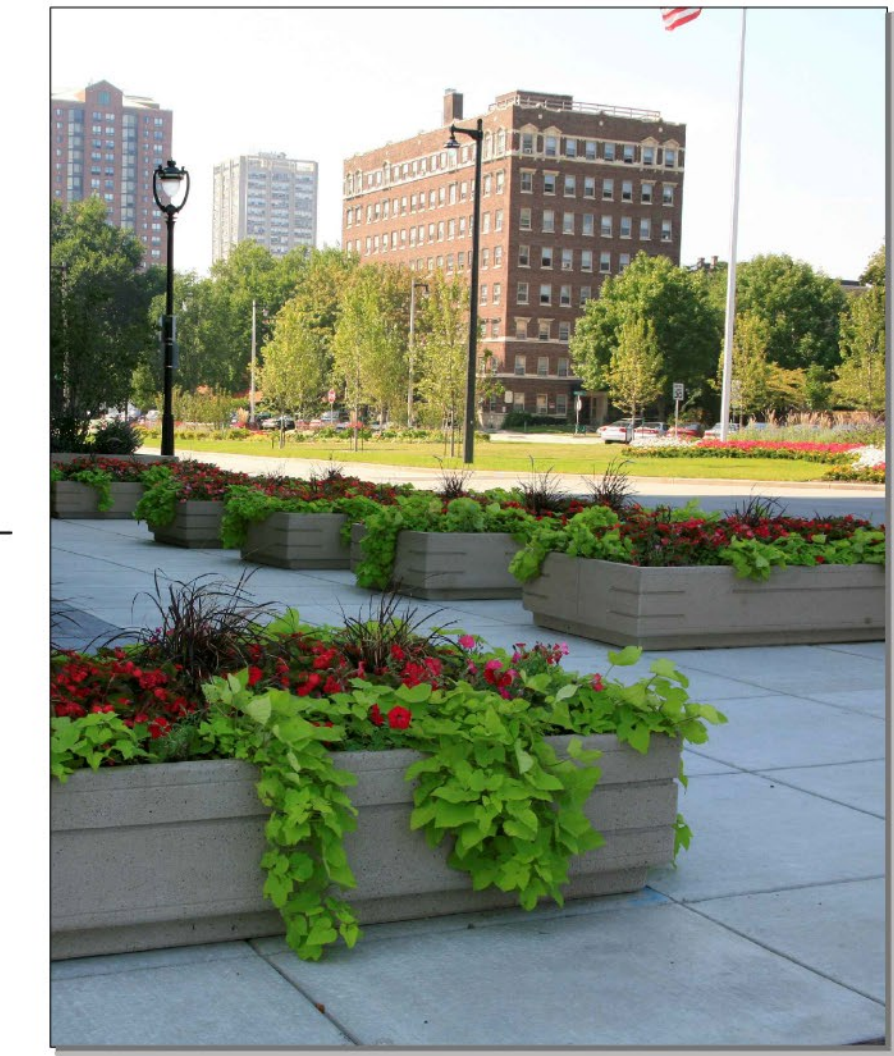
RAISED PLANTERS



KEY



STREETSCAPE



PLAZA



AMENITIES

**PLAZA**

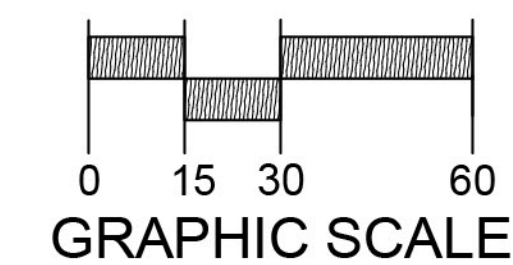
- USE STREET TREES TO DEFINE PLAZA SPACE AND UNITE WITH STREETSCAPE.
- USE LOW SHRUB AND PERENNIAL PLANTING BEDS TO FURTHER DEFINE EDGES OF PLAZA AND SEPARATE FROM PARKING AREAS.
- PROVIDE TREE GRATES AROUND STREET TREES TO ALLOW FOR HARDSCAPE AREAS TO INCREASE SEATING AREAS DURING EVENTS.
- MAJORITY OF PLAZA SPACE TO BE MOWED LAWN AREAS TO ALLOW FLEXIBILITY IN EVENTS AND PLAY.
- RAISED PLANTER BETWEEN SPLASH PAD AND PARKING FOR SEATING OPPORTUNITIES AND TO PROVIDE SAFETY BARRIER TO PARKING/STREET.



SPLASH PAD



NORTH



GRAPHIC SCALE

DATE	DESCRIPTION

16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 rasmith.com

**raSmith**  
 CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI  
 Cedarburg, WI | Naperville, IL | Irvine, CA

**NORTHERN GATEWAY  
 COMMUNITY COLLECTIVE**

**MEL'S VILLAGE  
 PLAZA PLAN**

© COPYRIGHT 2022  
 R.A. Smith, Inc.  
 DATE: 07/08/22  
 SCALE: 1" = 30'  
 JOB NO. 3220134  
 PROJECT MANAGER:  
 DESIGNED BY: REW/ERM  
 CHECKED BY: TAM  
**SHEET NUMBER**  
 L104



July 7, 2022

**Village of Saukville  
639 E. Green Bay Road  
Saukville, WI 53080**

**RE: Development Project in Saukville, WI- Northern Gateway Development**

To Whom it May Concern:

Please allow this letter to inform you that Ansay Development Corporation and 3Leaf Development has an exceptional track record of completing various developments throughout SE Wisconsin and from our review of the Northern Gateway Development it appears that this development will be a financeable project and the entities have the ability to execute on this project.

If you have any questions regarding this matter, please do not hesitate to give me a call directly at 920.230.1304.

Sincerely,

A handwritten signature in black ink that reads "Brandon L. Suemnicht".

Brandon L. Suemnicht  
Vice President- Commercial Banking

**CC: Scott Hellrung, Michael Ansay, Ian McCain  
Ansay Development Corporation**

## EXHIBIT [11]

### **Economic Impact:**

The installation of infrastructure would begin in fall of 2022. Both the south campus (Mel's Village and plaza) and the north campus are to be installed with completion of infrastructure projected in summer or fall of 2023. The construction of the business within the Business Park District is projected to begin in fall or winter of 2022. Plaza adjacent apartments will begin construction commencing in spring or summer of 2022. Commencement of the balance of the plaza adjacent projects is anticipated to begin within the first 1-4 years of development with the goal of majority completion prior to 2027. At this time, plazas adjacent projects are expected to generate \$889,000 per year in incremental property tax revenue by 2027.

Single family, duplex residences (side-by-sides) and townhome construction on the north campus is anticipated to begin in 2023. At this time, the north campus residences are projected to be completed in 2027. North campus apartments construction will follow the completion of plaza adjacent apartments with anticipated completion in 2031. It is anticipated that this portion of the development will generate \$970,000 per year in incremental property tax revenue by 2027 (year 5). Projected incremental tax revenue is expected to be \$1,875,000 at completion of the full north campus.

**Project Timeline:**

The completion of public and private infrastructure for delivery of south campus and north campus projects would occur in one phase, with an anticipated timeline consisting of the following:

- Early Fall 2022: Property is fully entitled; contractors selected; excavation of regional storm ponds to begin
- September 2022: Commencement of mass grading
- Spring 2023: Public utility installation underway
- Summer 2023: Completion of roadways; site restoration
- Fall 2023: plat recorded; building permit-ready
- Winter or Spring 2024: first occupancies

*Agreements, bylaws, provisions, or covenants that govern the organizational structure, use, maintenance and continued protection of the development and any of its common services, common open areas or other facilities*

## **EXHIBIT [13]**

**REDEVELOPMENT AGREEMENT PENDING**

ZONING CODE EXEMPTIONS  
DEVIATIONS FROM EXISTING

**EXHIBIT [14]**

*The zoning code overlays included with this planned unit development are Exhibit [14] for the TND zoning district and B-P zoning district.*

**SEE NEXT 5 PAGES FOR EXHIBIT [14]**

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# DEVELOPMENT SIGNAGE EXHIBIT



## POLE SIGN OR GROUND MONUMENT SIGNAGE:

Two (2) Pole signs or Ground monument signs along I-43 are permitted according to standards set forth in Sec. 205-81(D); no other pole signs permitted within PUD overlay area.

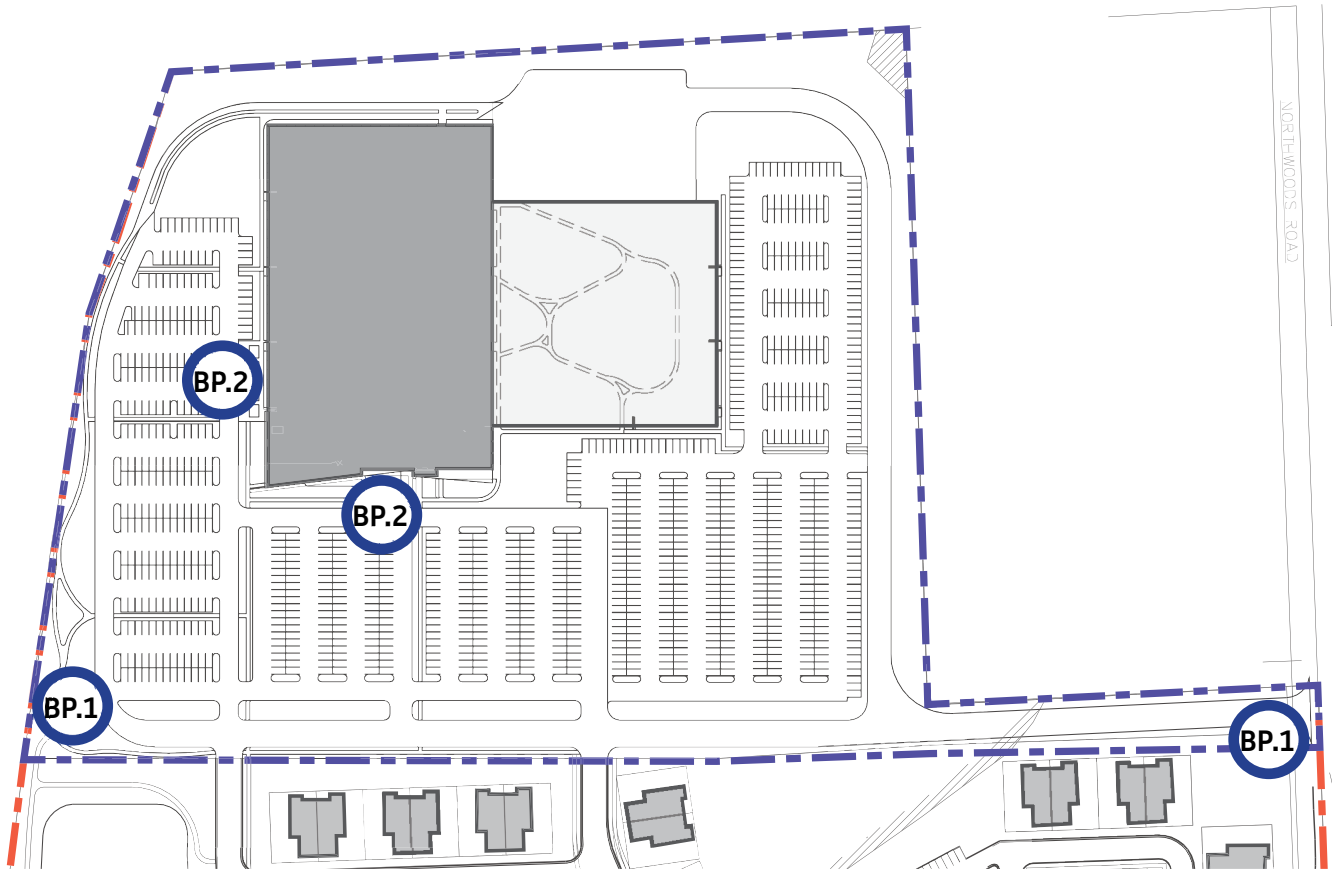
- One (1) pole or ground monument sign to be dedicated to overall development, its tenants, and activities. Pole or ground monument signs may include permanent display of development brand or its tenants and/or a combination thereof. Digital/electronic rotating signs to be allowed.
- Digital/electronic signs may not change a message or display by an electronic process more frequently than 5-second intervals. Signage must have dimming capabilities.
- Each digital/electronic sign shall be placed in a such a manner so as to not interfere with, confuse or present any hazard to traffic

## GENERAL NOTES:

1. All signage identified on this plan to be constructed of high quality materials including but not limited to masonry, concrete, steel tubing for the base, aluminum / steel / sealed wood cabinet, push through acrylic or cut out lettering for main text. Secondary text can be high quality vinyl applied lettering. All signage to be reviewed by the Village for approvals.
2. When more than one multifamily building is proposed for approval under a single application, best efforts should be made to combine ground monument signs to limit total number of signs on site.
3. All buildings to provide a master sign plan for each building submitted for review by Village to account for known and existing tenant needs. Signage to be appropriately scaled in comparison to the overall size of the building and the material the sign is directly attached to.

# DEVELOPMENT SIGNAGE EXHIBIT

## NORTH CAMPUS B-P BUSINESS PARK TENANT SIGNAGE



**BP.1**

**GROUND MONUMENT SIGN:**

B-P Tenant allowed two (2) ground level monument signs. Final locations & design to be coordinated with Village for review.

*(See General Notes 1. for design intent)*

**BP.2**

**BUILDING MOUNTED SIGNAGE:**

B-P Tenant allowed two (2) wall mounted signs.

**BP.3**

**CAMPUS WAYFINDING SIGNAGE :**

*(Intentionally not shown)*

Campus wayfinding signage will be included throughout development parcel. To be included as part of the building submittal package.

**GENERAL NOTES:**

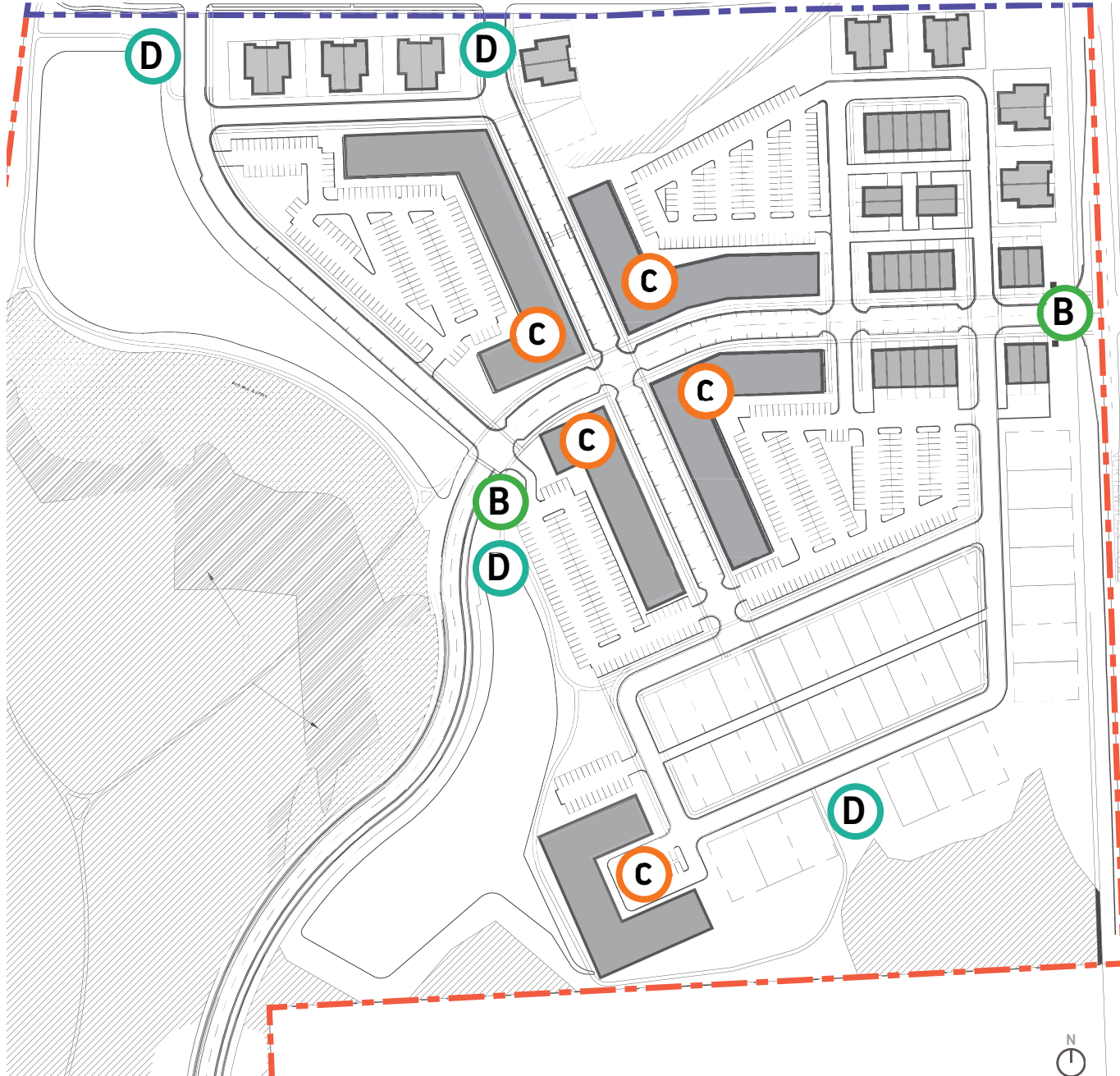
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**2.** When more than one multifamily building is proposed for approval under a single application, best efforts should be made to combine ground monument signs to limit total number of signs on site.

**3.** All buildings to provide a master sign plan for each building submitted for review by Village to account for known and existing tenant needs. Signage to be appropriately scaled in comparison to the overall size of the building and the material the sign is directly attached to.

# DEVELOPMENT SIGNAGE EXHIBIT

## NORTH CAMPUS NEIGHBORHOOD COMMUNITY



**B**

**DEVELOPMENT GATEWAY SIGNAGE:**  
Development Gateway Signage to be Ground level monument signage. Final locations & design to be coordinated with Village upon review.  
*(See General notes for design intent)*

**C**

**MULTI FAMILY SIGNAGE:**  
Each Multifamily building to be allowed one (1) ground monument sign nearest to main entry access point. Building identifying signage shall be limited to one (1) primary architectural feature sign and one (1) secondary entrance sign at each tenant entry.

**D**

**PEDESTRIAN LEVEL WAYFINDING SIGNAGE:**  
Pedestrian level wayfinding master signage plan may be incorporated throughout development at key gathering nodes, trail systems, and near entries. A master wayfinding signage plan, noting signage design and locations, to be submitted with vertical public infrastructure submission.

### GENERAL NOTES:

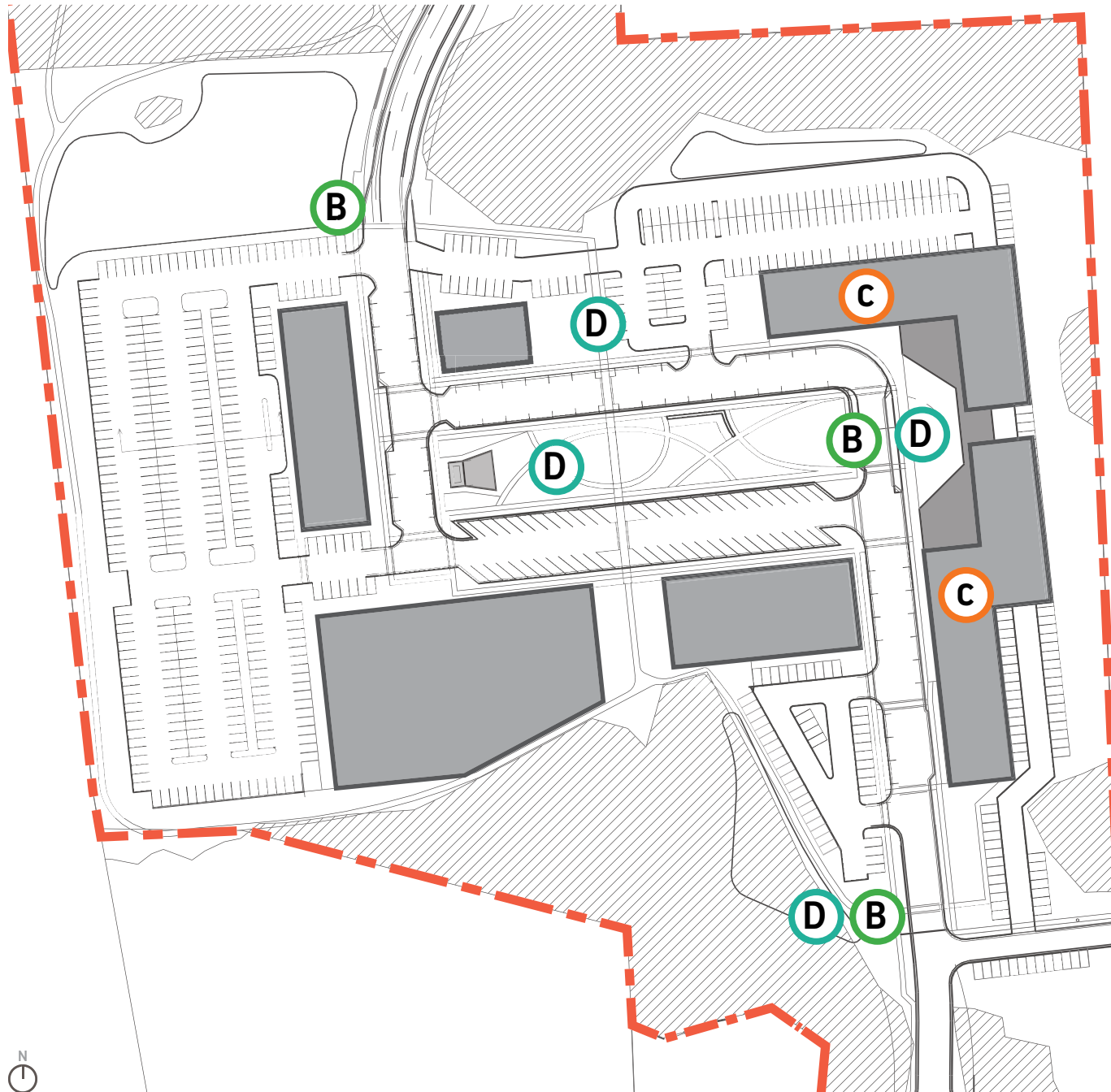
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**2.** When more than one multifamily building is proposed for approval under a single application, best efforts should be made to combine ground monument signs to limit total number of signs on site.

**3.** All buildings to provide a master sign plan for each building submitted for review by Village to account for known and existing tenant needs. Signage to be appropriately scaled in comparison to the overall size of the building and the material the sign is directly attached to.

# DEVELOPMENT SIGNAGE EXHIBIT

## SOUTH CAMPUS



**B DEVELOPMENT GATEWAY SIGNAGE:**  
Development Gateway Signage to be Ground level monument signage. Final locations & design to be coordinated with Village upon review.  
(See General notes for design intent)

**C MULTI FAMILY SIGNAGE:**  
Each Multifamily building to be allowed one (1) ground monument sign nearest to main entry access point. Building identifying signage shall be limited to one (1) primary architectural feature sign and one (1) secondary entrance sign at each tenant entry.

**D PEDESTRIAN LEVEL WAYFINDING SIGNAGE:**  
Pedestrian level wayfinding master signage plan may be incorporated throughout development at key gathering nodes, trail systems, and near entries. A master wayfinding signage plan, noting signage design and locations, to be submitted with vertical public infrastructure submission.

**NOT SHOWN BUT APPLIES TO  
COMMERCIAL BUILDINGS ACROSS THE ENTIRE CAMPUS**

**INDIVIDUAL TENANT BUILDING COMMERCIAL SIGNAGE:**  
Each individual tenant commercial building is limited to:

- One (1) primary identifying wall sign up to 200 SF
- One (1) secondary identifying wall sign up to 150 SF
- Up to One (1) blade sign allowed per tenant main entry.
- In general it is expected commercial tenants will have a primary sign at the main entry location, a secondary sign at a secondary entry location as needed, and a tertiary sign in an end cap condition as needed.
- All commercial signage to be submitted as a signage package and will be reviewed by Village prior to approvals. Refer to General Note 3.

**MULTI TENANT BUILDING COMMERCIAL SIGNAGE:**  
Each Multi tenant commercial building is limited to:

- One (1) primary identifying wall sign up to 25 SF per tenant
- One (1) secondary identifying wall sign up to 20 SF per tenant
- Up to One (1) blade sign allowed per tenant main entry.
- In general it is expected commercial tenants will have a primary sign at the main entry location, a secondary sign at a secondary entry location as needed, and a tertiary sign in an end cap condition as needed.
- All commercial signage to be submitted as a signage package and will be reviewed by Village prior to approvals. Refer to General Note 3.

**GENERAL NOTES:**

1. All signage identified on this plan to be constructed of high quality materials including but not limited to masonry, concrete, steel tubing for the base, aluminum / steel / sealed wood cabinet, push through acrylic or cut out lettering for main text. Secondary text can be high quality vinyl applied lettering. All signage to be reviewed by the Village for approvals.
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3. All buildings to provide a master sign plan for each building submitted for review by Village to account for known and existing tenant needs. Signage to be appropriately scaled in comparison to the overall size of the building and the material the sign is directly attached to.