



City of Beaver Dam, Wisconsin
Plan Commission Meeting

205 S. Lincoln Ave; Council Chambers
Wednesday, March 25, 2026 at 4:00 PM

[Join Zoom Meeting](#)

Meeting ID: 885 8419 3966

Passcode: 966866

Join by Phone: (646) 558-8656

AGENDA

- 1) Call to Order – Roll Call
 - a) Approval of the February 25, 2026, Meeting Minutes
- 2) Public Hearing
 - a) Regarding a Proposed Amendment to the Project Plan and Boundaries of Tax Increment District No. 7
 - b) Regarding a Proposed Amendment to Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview)
- 3) Discussion & Possible Action
 - a) Regarding a Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Increment District No. 7
 - b) Regarding a Resolution Recommending Approval of an Amendment to Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview)
 - c) Regarding a Resolution Approving the Final Plat of Eagle's View Addition 3
- 4) Adjourn

This agenda was posted and made available to the news media, public and various City officials, and staff in compliance with the State of WI Open Meetings Law and Operations Committee policy:

Posted: 3/23/26 by Cheryl Lohry, Deputy City Clerk at 3:00 p.m.

A quorum of the Common Council may attend this meeting.

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the City Clerk's office at 887-4600, Ext. 338, with as much advance notice as possible.



City of Beaver Dam, Wisconsin
Plan Commission Meeting Minutes
205 S. Lincoln Ave; Council Chambers
Wednesday, February 25, 2026
4:00 PM

1) Call to Order – Roll Call

The meeting of the Plan Commission was called to order at 4:06 p.m. by Mayor Marck. Present: Todd Janssen, Jack Yuds, Monica Keel, Bobbi Marck. Mike Wissell, 5. Absent: Bill Schwartz, Bev Beal-Loeck, 2. Also in attendance were John Moosreiner (Inspection Services), Brian Landsinger and Lisa Zuelsdorf of W7960 Ollinger Road.

a) Approval of the January 28, 2026, Meeting Minutes

Motion by Keel, second by Wissell, to approve the minutes of the January 28, 2026 Plan Commission meeting, Motion carried by acclamation.

2) Discussion & Possible Action

a) Regarding Extraterritorial Plat Approval for Land Division of Parcel No. 004-1214-2631-002, 004-1214-2631-003, and 004-1214-2631-005

Introduced by Janssen, followed by discussion. Motion by Wissell to grant the special exception to City Ordinance Section 58-8(e)(2)c., second by Keel, all aye.

b) Regarding an Ordinance Creating Section 70-133 of the City of Beaver Dam Municipal Code Regarding Electronic Smoking Retailers

Motion by Mike Wissell, second by Monica Keel, to approve. Introduced by Marck followed by discussion. Moosreiner requested that “park or playground” as noted in section d)(1) be better defined for enforcement purposes. Yuds noted that this ordinance request originated from a non-city resident, and that non-city residents should not be dictating policy for the city. Yuds further noted that there are no similar policies for cigarette sales or tavern licenses, and that setting a policy for one entity could cause unwanted trouble for the city. Marck noted that she has heard concerns from multiple constituents on several occasions regarding the vape shop currently located near the middle school. Keel noted that a vape shop selling to minors would result in police enforcement and questioned why we are creating an ordinance for this. Marck noted that this ordinance could potentially address appropriate locations for more than just vape shops (i.e., tobacco and alcohol) in the future. Keel noted that she could potentially get on board with this ordinance if all entities (vape, tobacco, and alcohol) were addressed without one type being singled out. Wissell noted his concerns with the potential discriminatory nature of the ordinance as drafted but could also get on board with such if tobacco and alcohol were included. Motion by Yuds to approve as presented, second by Keel, all no. The preceding motion failed by the following vote: Ayes: None. Noes: Todd Janssen, Jack Yuds, Monica Keel, Bobbi Marck, Mike Wissell, 5.

c) Regarding an Ordinance Rezoning Parcel No. 206-1214-2212-002 Located at W8219 Hemlock Road From Single Family Residential District to Light Manufacturing District

Motion by Jack Yuds, second by Monica Keel, to approve. Motion carried by acclamation.

3) Adjourn

Motion by Mike Wissell, second by Monica Keel, to adjourn. Motion carried by acclamation. The mayor adjourned the meeting at 4:25 pm.

Respectfully Submitted,

Vicky Orth



City of Beaver Dam, Wisconsin
City Administrator Office

TO: Plan Commission
FROM: Mayor Marck
SUBJECT: Proposed Amendment to the Project Plan and Boundaries of Tax Increment District No. 7

The Issue:

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Beaver Dam will hold a public hearing on March 25, 2026 at 4:00 PM.

The meeting will be held at the Beaver Dam City Hall, Council Chambers, located at 205 S Lincoln Ave. and virtually through Zoom.

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed amended boundaries of Tax Incremental District No. 7, and the proposed amendment to its Project Plan.

The proposed amendment would add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.

Based on the planned use of properties within its boundaries at time of creation, territory within the District was previously identified as suitable for industrial development.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will continue to be for the purpose of promoting industrial development and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the City within ½ mile of that boundary.

As permitted under Wisconsin Statutes Section 66.1105(4)(h)1., the list of estimated Project Costs in the current Project Plan would be amended and increased by approximately \$7.26 million.

All interested parties will be given a reasonable opportunity to comment on the proposed amended boundaries of the District and the proposed amendment to its

Project Plan. A copy of the proposed amendment to the District's Project Plan, including a description of the proposed amended boundary, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the Beaver Dam City Hall, located at 205 S Lincoln Ave.

Considerations:

Does this item have a financial or budget impact?

No

Recommendation:

Attachments:

1. Proof of Publication

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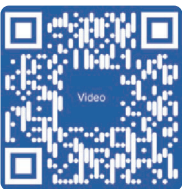
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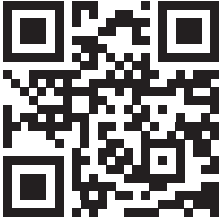
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NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING CITY OF BEAVER DAM, WISCONSIN

NOTICE IS HEREBY GIVEN that the City of Beaver Dam will hold a Joint Review Board meeting on March 25, 2026 at 3:00 PM. The meeting will be held at the Beaver Dam City Hall, Council Chambers, located at 205 S Lincoln Ave. and virtually through Zoom using the following information: <https://us06web.zoom.us/j/88584193966?pwd=GJhYephbm5MhT9Z5si6Oa8Va4gR4bC.1>
Meeting ID: 885 8419 3966
Passcode: 966866
The purpose of the meeting is to organize the Joint Review Board for consideration of the City's proposal to amend Tax Incremental District No. 7. NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Beaver Dam will hold a public hearing on March 25, 2026 at 4:00 PM. The meeting will be held at the Beaver Dam City Hall, Council Chambers, located at 205 S Lincoln Ave. and virtually through Zoom using the following information: <https://us06web.zoom.us/j/88584193966?pwd=GJhYephbm5MhT9Z5si6Oa8Va4gR4bC.1>
Meeting ID: 885 8419 3966
Passcode: 966866
The hearing will be held to provide the public a reasonable opportunity to comment on the proposed amended boundaries of Tax Incremental District No. 7, and the proposed amendment to its Project Plan. The proposed amendment would add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2. The District's proposed amended boundary is identified on the map included in this Notice.



Based on the planned use of properties within its boundaries at time of creation, territory within the District was previously identified as suitable for industrial development. Projects to be undertaken within the District and costs to be incurred (Project Costs) will continue to be for the purpose of promoting industrial development and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the City within 1/2 mile of that boundary. As permitted under Wisconsin Statutes Section 66.1105(4)(h)1., the list of estimated Project Costs in the current Project Plan would be amended and increased by approximately \$7.26 million. All interested parties will be given a reasonable opportunity to comment on the proposed amended boundaries of the District and the proposed amendment to its Project Plan. A copy of the proposed amendment to the District's Project Plan, including a description of the proposed amended boundary, is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the Beaver Dam City Hall, located at 205 S Lincoln Ave. By Order of the City of Beaver Dam, Wisconsin

PUB: Daily Citizen: March 17, 2026
#260633 WNAJLP

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Page 6 of 173



City of Beaver Dam, Wisconsin
Engineering Office

TO: Plan Commission
FROM: Mayor Marck
SUBJECT: Proposed Amendment to Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview)

The Issue:

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the City of Beaver Dam Plan Commission on Wednesday March 25, 2026 beginning at 4 PM at the Beaver Dam City Hall, located at 205 S Lincoln Ave, Beaver Dam, WI to consider an amendment to the existing ordinance No. 4-2022 and PUD 1-2022 to substitute (14) residential villas in place of what is referred to as "Multifamily building 1" in the previously approved Exhibits B & D as included in both PUD 1-2022 and Ordinance No. 4-2022.

Considerations:

Does this item have a financial or budget impact?

No

Recommendation:

Attachments:

1. Proof of Publication



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Notice Name: Notice of Public Hearing

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03/19/2026: General Legal	25.48
Affidavit Fee	1.00

Subtotal	\$26.48
Tax	\$0.00
Processing Fee	\$0.00
Total	\$26.48

Notice of Public Hearing

City of Beaver Dam
Dodge County, WI

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the City of Beaver Dam Plan Commission on Wednesday March 25, 2026 beginning at 4 PM at the Beaver Dam City Hall, located at 205 S Lincoln Ave, Beaver Dam, WI to consider an amendment to the existing ordinance No. 4-2022 and PUD 1-2022 to substitute (14) residential villas in place of what is referred to as "Multifamily building 1" in the previously approved Exhibits B & D as included in both PUD 1-2022 and Ordinance No. 4-2022.

The public may review copies of the amendment by calling Tracey Ferron, City Clerk at 920-887-4600 Ext. 338 or via email at tferron@ci.beaverdam.wi.gov.

BDC: March 19, 2026
WNAXLP



City of Beaver Dam, Wisconsin
City Clerk Office

TO: Plan Commission
FROM: Larry Bierke
SUBJECT: Amendment to the Project Plan and Boundaries of Tax Increment District No. 7

The Issue:

Enclosed for your approval consideration is the Project Plan Amendment for Tax Incremental District No. 7.

Considerations:

The proposed amendment would add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2. The District's proposed amended boundary is identified on the map included with the Project Plan Amendment.

Based on the planned use of properties within its boundaries at time of creation, territory within the District was previously identified as suitable for industrial development.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will continue to be for the purpose of promoting industrial development and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the City within ½ mile of that boundary.

As permitted under Wisconsin Statutes Section 66.1105(4)(h)1., the list of estimated Project Costs in the current Project Plan would be amended and increased by approximately \$7.26 million.

Does this item have a financial or budget impact?

No

Recommendation:

Staff recommend approval of the Project Plan Amendment for Tax Incremental District No. 7 as presented herein.

Attachments:

1. Resolution
2. DRAFT Beaver Dam TID 7 Amend 03.20.26

PLAN COMMISSION RESOLUTION

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 7

WHEREAS, the City of Beaver Dam (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on May 16, 2016 and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory from the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Dodge County, the Beaver Dam Unified School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 25, 2026 held a public hearing concerning the proposed amended boundaries of

the District and the proposed amendment to its Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Beaver Dam that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 7 be amended with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the District's Project Plan and boundaries promotes orderly development in the City.

Adopted this ____ day of _____, 2026.

Plan Commission Chair

Secretary of the Plan Commission

**TAX INCREMENTAL DISTRICT NO. 7
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

March 25, 2025

PROJECT PLAN AMENDMENT

City of Beaver Dam, Wisconsin

Tax Incremental District No. 7



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

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KEY DATES

Organizational Joint Review Board Meeting Held:	March 25, 2026
Public Hearing Held:	March 25, 2026
Consideration by Plan Commission:	March 25, 2026
Consideration by Common Council:	April 6, 2026
Consideration by the Joint Review Board:	TBD (April 20 – May 18, 2026)

TABLE OF CONTENTS

Executive Summary	3
Preliminary Map of Original District Boundary and Territory to be Added.....	6
Map Showing Existing Uses and Conditions Within the Territory to be Added	9
Preliminary Identification of Parcels to be Added	11
Equalized Value Test.....	12
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	13
Map Showing Proposed Improvements and Uses Within the Territory to be Added..	19
Detailed List of Estimated Project Costs.....	22
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred.....	24
Annexed Property	29
Estimate of Property to be Devoted to Retail Business	29
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances.....	29
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	30
How Amendment of the Tax Incremental District Promotes the Orderly Development of the City	30
List of Estimated Non-Project Costs	31
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	32
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	33

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 7 (“District”) is an approximately 197-acre Industrial District originally created on May 16, 2016. The District was created to promote industrial development in the City’s USH 151 Business Park which required substantial investment in public infrastructure to attract development. The goal of the District was to promote tax base growth, job creation, and the orderly development of the City.

The Original Project Plan identified \$19.89 million of costs as further described below:

- Capital projects to attract development
- Development funds/incentives
- Financing costs such as interest on long term debt and fees
- Administrative costs

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is twofold. First, the City is adding 11.59 acres of territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District. Second, the City is amending the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1.

Estimated Total Project Cost Expenditures

The City anticipates making additional project expenditures of approximately \$8.57 million to undertake projects under the Amended Project Plan (the “Amended Project Costs”). The City does not intend to modify the scope of projects identified in the original project plan and retains the authority to fund additional projects should they materialize. Amended Project Costs include (i) an estimated increase of \$7.39 million in capital projects (to include \$500 thousand of costs within the ½ mile surrounding the District), as further described in Sections 6 and 8 of this Project Plan, (ii) a decrease of \$350 thousand for developer incentives, (iii) an addition of \$12,500 for tax payments to the Town of Beaver Dam, (iv) an estimated decrease of \$817 thousand in interest costs on long term debt, (v) an estimated increase of \$339 thousand in financing costs, and (vi) an estimated increase of \$2.00 million in planning and administrative costs.

Incremental Valuation

The City projects that new land and improvements value of approximately \$72.00 million will result from the added project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered the substantial investment needed to provide the public infrastructure necessary to allow for continued development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that past and future developers are likely to purchase goods and services from local suppliers in construction of the projects, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the projects would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the projects.

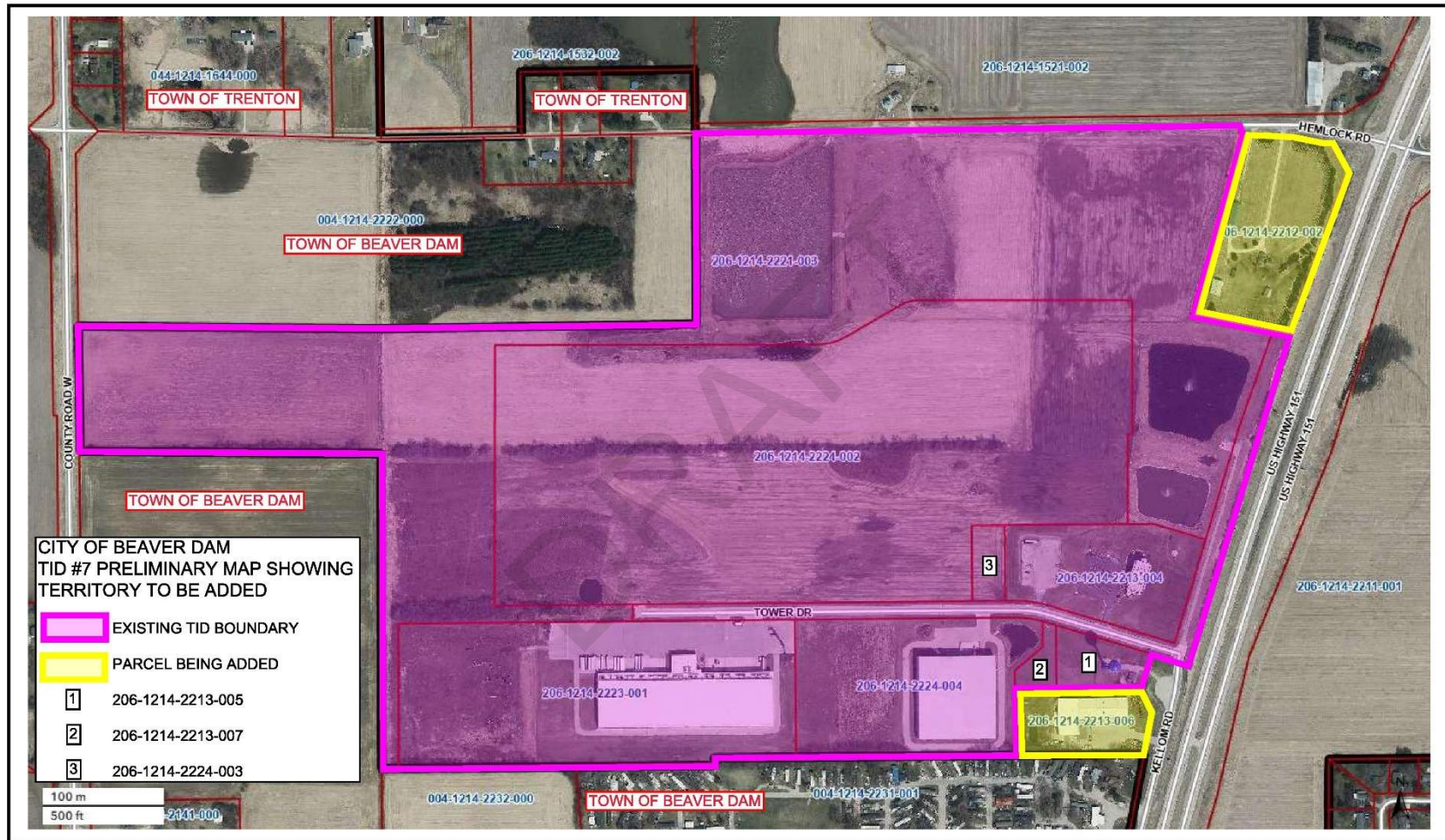
4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of creation of the District or at the time of this Plan Amendment will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District remains designated as an industrial district.
6. That Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Beaver Dam an amount equal to the property taxes the town last levied on the territory for each of the next five years.

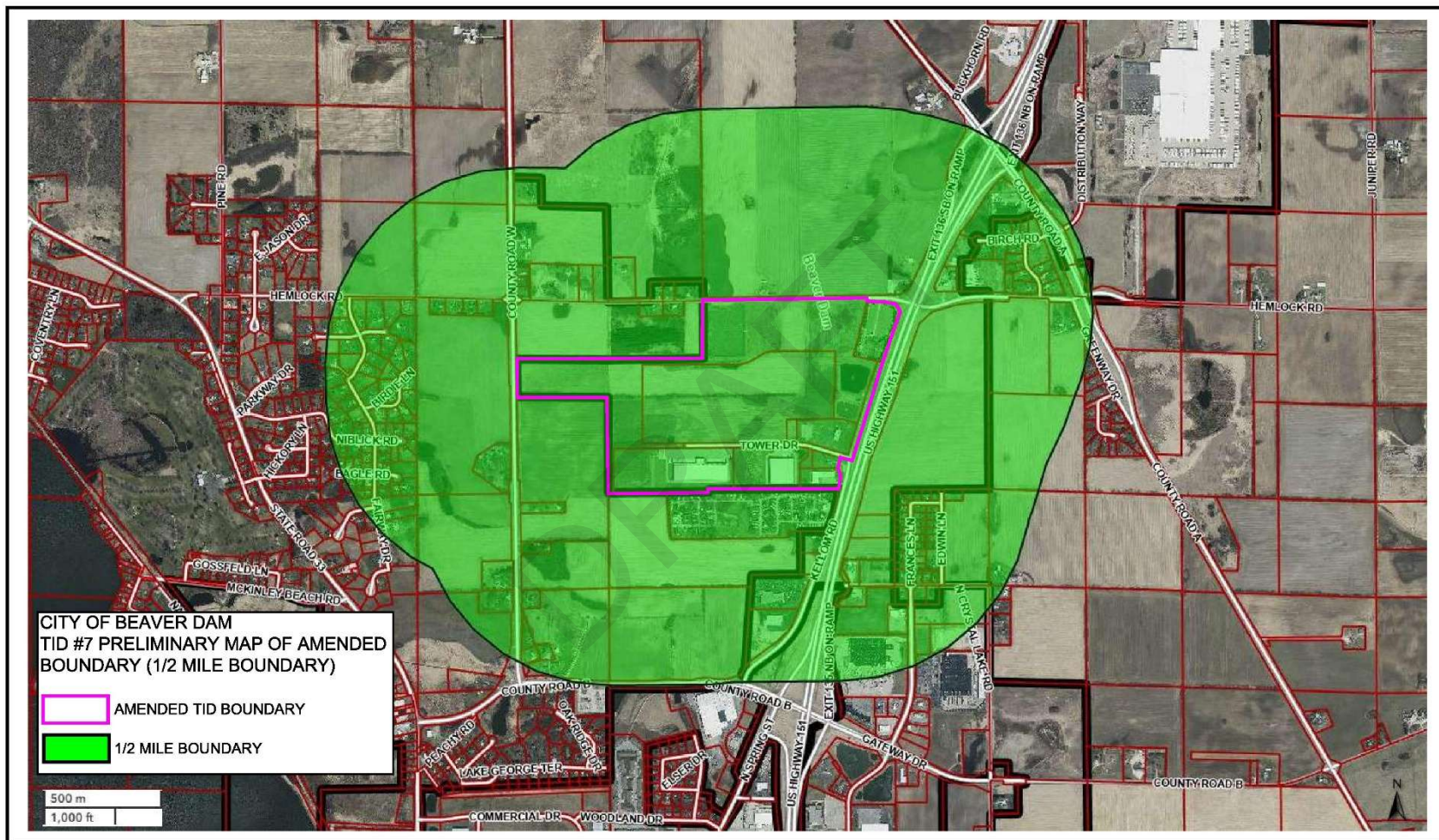
SECTION 2:

Preliminary Map of Original District Boundary and Territory to be Added

Map Found on Following Page.

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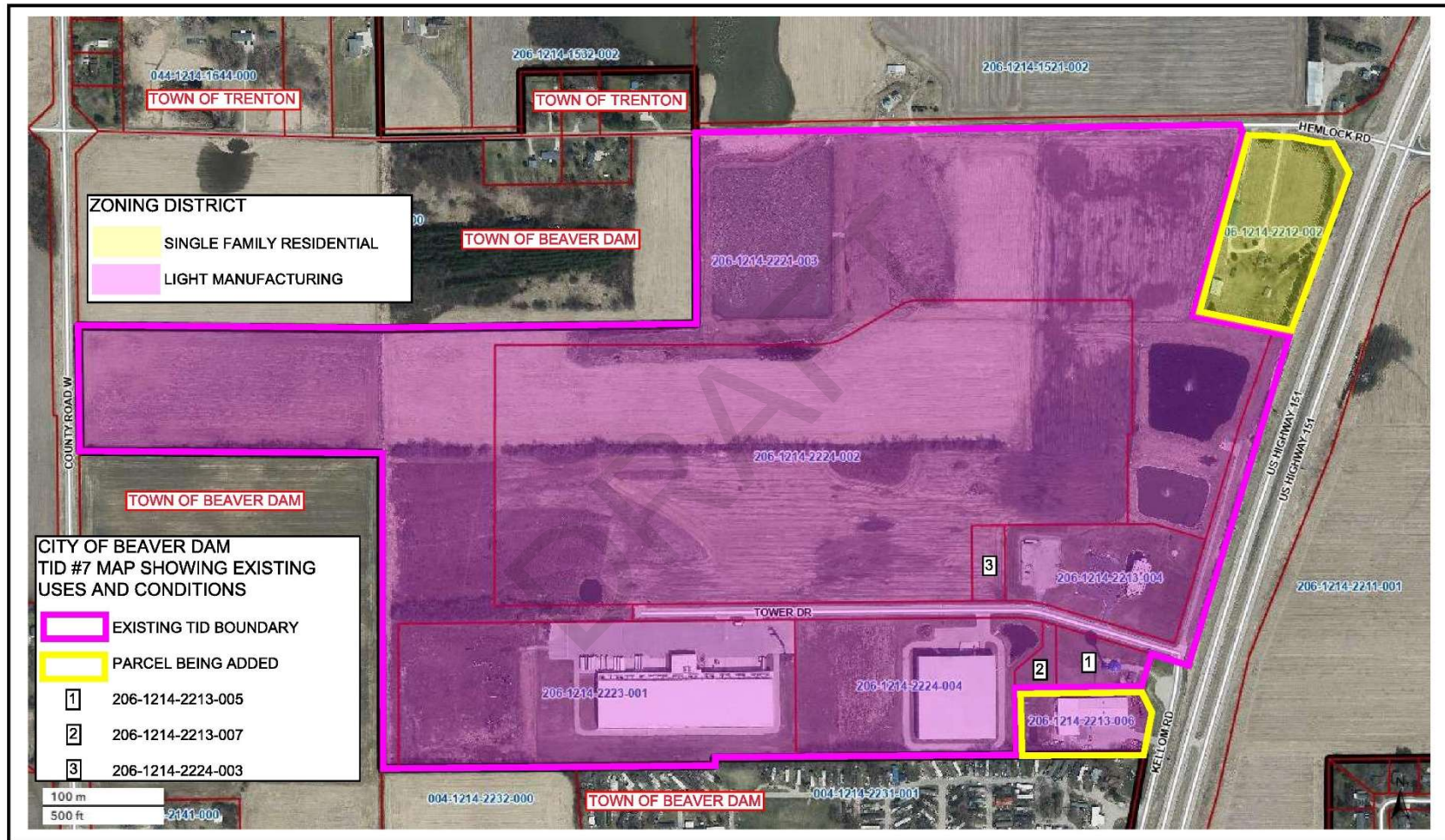


SECTION 3:

Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.

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SECTION 4:

Preliminary Identification of Parcels to be Added

The District boundaries will be amended to add the parcels identified in the below tables:

Parcel Data

Parcel Number	Address	Owner	Acres	Acres
				Industrial
Existing TID Area			196.56	190.49
206-1214-2212-002	W8219 HEMLOCK RD	CITY OF BEAVER DAM ¹	8.09	
206-1214-2213-006	N8309 KELLOM RD	MAHONEY GROUP LLC	3.51	3.51
TOTALS			208.16	194.00

Percentage of TID Area Zoned and Suitable for Industrial (at least 50%)

93%

- 1) The City purchased the parcel more than one year prior to the parcel being added to the District.
- 2) The parcel was annexed from the Town of Beaver Dam on June 16, 2025.

Calculation of Estimated Additional Base Value¹

Parcel	Assessed Value			Equalized Value ²		
	Land	Improvement	Total	Land	Improvement	Total
206-1214-2212-002	0	0	0	0	0	0
206-1214-2213-006	230,000	1,252,800	1,482,800	238,700	1,300,100	1,538,800
TOTALS	230,000	1,252,800	1,482,800	238,700	1,300,100	1,538,800

- 1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.
- 2) Calculation based on aggregate assessment ratio of 96.36%.

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit

City TID IN Equalized Value (Jan. 1, 2025)	\$	1,926,305,800
TID Valuation Limit @ 12% of Above Value	\$	231,156,696

Calculation of Value Subject to Limit

Estimated Base Value of Territory to be Included in District	\$	1,538,800
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	97,582,100
Total Value Subject to 12% Valuation Limit	\$	99,120,900
Total Percentage of TID IN Equalized Value		5.15%
Residual Value Capacity of TID IN Equalized Value	\$	132,035,796

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals \$99,120,900. This value is less than the maximum of \$231,156,696 in equalized value that is permitted for the City.

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on May 16, 2016 is amended and restated to include the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that

property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Miscellaneous

Property Tax Payments to Town

Property tax payments due to the Town of Beaver Dam under Wis. Stat. § 66.1105(4)(gm)1. because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- \$500,000 for the Kellom Rd. street resurfacing project
- The City may need to acquire land within one-half mile of the District boundary to fully develop infrastructure, such as streets, necessary to serve the District. Both acquisition and construction costs will be eligible Project Costs under this Amendment. Detailed project information and cost estimates are not available at the time of this Amendment.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

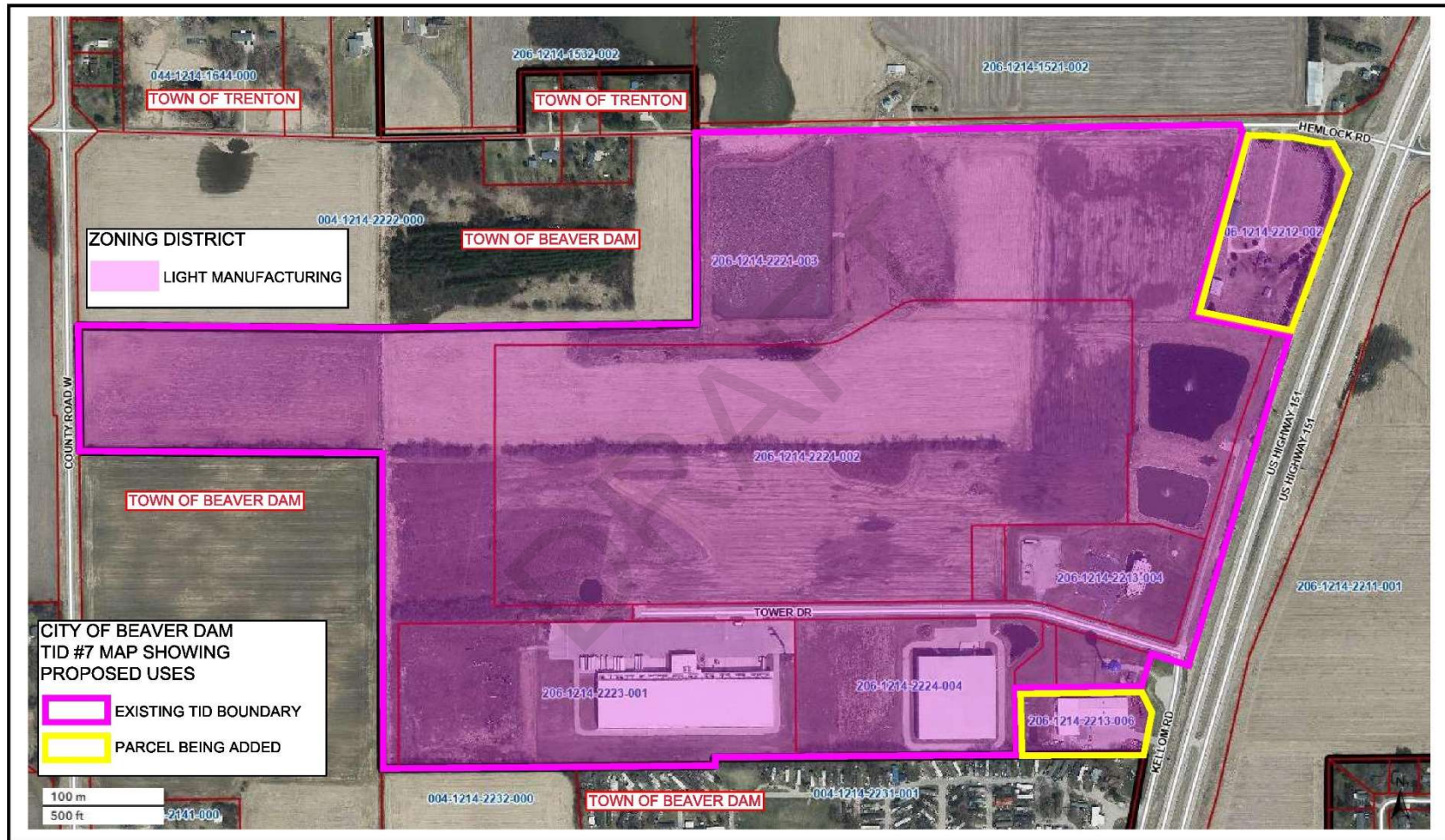
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

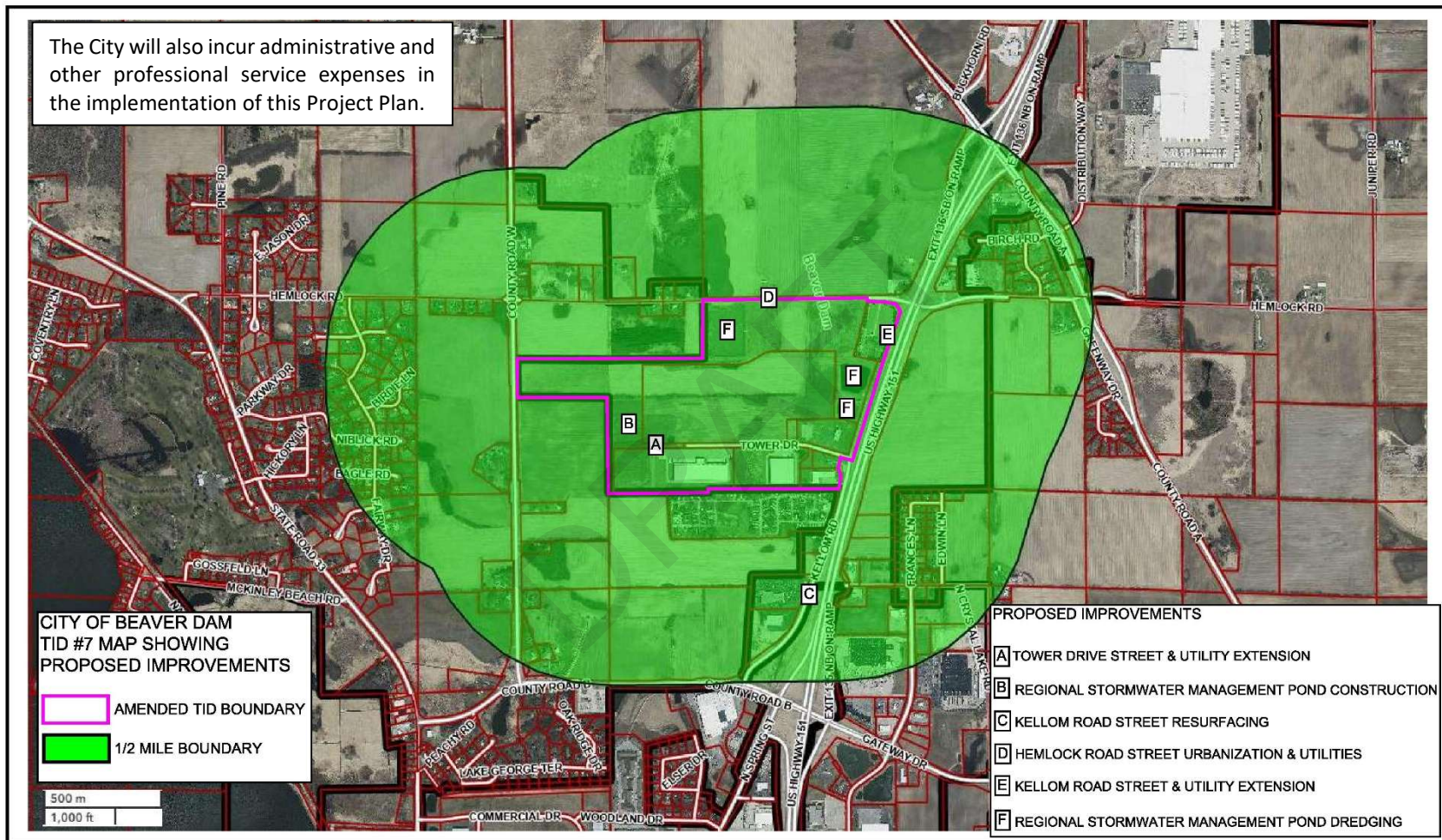
Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.

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The City will also incur administrative and other professional service expenses in the implementation of this Project Plan.



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Detailed List of Estimated Project Costs - Prior Project Plan				
Project ID	Project Name/Type	Original Project Plan	Spent to Date ¹	Remaining
1	Capital Projects ²	10,585,184	(2,978,023)	7,607,161
2	Development Funds/Incentives	4,930,712	(4,580,686)	350,026
3	Interest on Long Term Debt	4,244,077	(259,314)	3,984,763
4	Ongoing Planning & Administrative Costs	130,000	(975,252)	(845,252)
Total Projects		<u>19,889,973</u>	<u>(8,793,275)</u>	<u>11,096,698</u>
Notes:				
1) Based on expenses through December 31, 2025.				
2) Represents the total of Phases 1-4 per the Original Project Plan.				

Detailed List of Amended Project Costs

Project ID	Project Name/Type	Remaining From Prior Plan(s)	Est. Cost Amended Costs	Totals to be Spent	1/2 Mile	Est. Timing
1	Capital Projects ¹	7,607,161	7,391,963	14,999,124	500,000	NLT 2031
2	Developer Incentives	350,026	(350,026)	0		2023 & 2025
3	Tax Payments to Town of Beaver Dam	0	12,514	12,514		2027-2031
4	Interest on Long Term Debt	3,984,763	(816,831)	3,167,932		2018-2037
5	Financing Costs	(50,025)	338,750	288,725		2018-2027
6	Ongoing Planning & Administrative Costs	(795,228)	1,995,228	1,424,829		2016-2037
Total Projects		11,096,698	8,571,597	19,893,124	500,000	

Notes:

1) Future projects include (i) \$5.0M for Tower Dr extension to CTH W (street, sanitary sewer, watermain, storm sewer), (ii) \$1.00M for regional storm water pond, (iii) \$500k for Kellom Rd resurfacing, (iv) \$5.50M for Hemlock Rd urbanization (street, sanitary sewer, storm sewer), (v) \$1.00M for Kellom Rd extension to Hemlock Rd (street, storm sewer), and (vi) \$1.00M for storm water pond dredging.

Note: The City will need to construct a new water treatment facility in the coming years which will provide a benefit to the District. As such, the City intends to assign a portion of the facility's cost to the District based on its proportionate benefit. The specific method for the apportionment of costs will be established at a later date with the portion not benefiting the District being considered a "Non-Project Cost". Cost estimates are not currently available for the project.

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create an additional \$72.00 million in incremental value by January 1, 2028. Estimated valuations and timing for construction of the future projects are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$18.35 per thousand of equalized value, and no economic appreciation or depreciation, the District would generate \$30.86 million in incremental tax revenue over its 20-year term as shown in **Table 2**.

Table 1 – Development Assumptions

Construction Year		Actual	Generac Power Systems, Inc. ¹	Cold Storage	Future Development ²	Annual Total	Cumulative	Construction Year	
1	2016	13,070,000				13,070,000	13,070,000	2016	1
2	2017	7,994,100				7,994,100	21,064,100	2017	2
3	2018	913,900				913,900	21,978,000	2018	3
4	2019	4,671,300				4,671,300	26,649,300	2019	4
5	2020	1,142,000				1,142,000	27,791,300	2020	5
6	2021	248,800				248,800	28,040,100	2021	6
7	2022	(40,000)				(40,000)	28,000,100	2022	7
8	2023	629,000	1,960,400			2,589,400	30,589,500	2023	8
9	2024	(904,200)	7,383,100			6,478,900	37,068,400	2024	9
10	2025	0	25,656,500	6,000,000		31,656,500	68,724,900	2025	10
11	2026	0				0	68,724,900	2026	11
12	2027	0			72,000,000	72,000,000	140,724,900	2027	12
13	2028	0				0	140,724,900	2028	13
14	2029	0				0	140,724,900	2029	14
15	2030	0				0	140,724,900	2030	15
16	2031	0				0	140,724,900	2031	16
17	2032	0				0	140,724,900	2032	17
18	2033	0				0	140,724,900	2033	18
19	2034	0				0	140,724,900	2034	19
20	2035	0				0	140,724,900	2035	20
Totals		27,724,900	35,000,000	6,000,000	72,000,000	140,724,900			

Notes:

1) Assumes the project meets the minimum value guarantee for January 1, 2026 as detailed in the developer agreement dated October 4, 2023. Accounts for the January 1, 2024 value of \$1,960,400 and preliminary January 1, 2025 value of \$9,343,500.

2) Based on 90,000 sq.ft. assessed at \$800/sq.ft.

Table 2 – Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	1,538,800
District Creation Date	May 16, 2016	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2016	Base Tax Rate	\$26.09
Max Life (Years)	20	Rate Adjustment Factor	0.00%
Expenditure Period/Termination	15 5/16/2031		
Revenue Periods/Final Year	20 2037		
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate ²	Tax Increment
1	2016	13,070,000	2017		13,070,000	2018	\$26.09	340,945
2	2017	7,994,100	2018		21,064,100	2019	\$25.16	529,995
3	2018	913,900	2019		21,978,000	2020	\$24.27	533,375
4	2019	4,671,300	2020		26,649,300	2021	\$24.02	640,024
5	2020	1,142,000	2021		27,791,300	2022	\$22.69	630,684
6	2021	248,800	2022		28,040,100	2023	\$21.20	594,479
7	2022	(40,000)	2023		28,000,100	2024	\$20.44	572,195
8	2023	2,589,400	2024		30,589,500	2025	\$18.78	574,533
9	2024	6,478,900	2025		37,068,400	2026	\$18.35	680,271
10	2025	31,656,500	2026	0	68,724,900	2027	\$18.35	1,261,223
11	2026	0	2027	0	68,724,900	2028	\$18.35	1,261,223
12	2027	72,000,000	2028	0	140,724,900	2029	\$18.35	2,582,551
13	2028	0	2029	0	140,724,900	2030	\$18.35	2,582,551
14	2029	0	2030	0	140,724,900	2031	\$18.35	2,582,551
15	2030	0	2031	0	140,724,900	2032	\$18.35	2,582,551
16	2031	0	2032	0	140,724,900	2033	\$18.35	2,582,551
17	2032	0	2033	0	140,724,900	2034	\$18.35	2,582,551
18	2033	0	2034	0	140,724,900	2035	\$18.35	2,582,551
19	2034	0	2035	0	140,724,900	2036	\$18.35	2,582,551
20	2035	0	2036	0	140,724,900	2037	\$18.35	2,582,551
Totals		140,724,900		0		Future Value of Increment		30,861,906

Notes:

1) Actual results will vary depending on development, inflation of overall tax rates.

2) Tax rates shown through the 2025 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Going forward, the City intends to incur certain costs to construct public infrastructure within the District boundaries. The City intends to cash fund projects to the extent the cashflow allows. The City may also finance such improvements through the issuance of General Obligation Bonds or Notes with debt service to be paid from the tax increment generated by the District. Cost of issuance may be paid from bond proceeds.

The City will also continue to incur costs to amend and administer the District to include the required payments to the Town of Beaver Dam.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 3), the District is projected to accumulate sufficient funds by the year 2036 to pay off all Project Cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

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Table 3 – Cash Flow

Year	Projected Revenues ¹								Projected Expenditures ¹											Balances			Year			
	Tax Increments	Interest Earnings ²	Intergov. Revenue	Misc Proceeds	Land Sale Proceeds	Debt Proceeds	Developer Shortfalls ³	Total Revenues	Existing Debt Service			Planned Debt Service			MRO - Beaver Dam Cold Storage North, Inc.	Payments to Town of Beaver Dam ⁶						Total Expenditures		Annual	Cumulative	Principal Outstanding
									Principal	Interest	Total	2027 G.O. Promissory Notes 12,790,000 Dated Date: 06/01/27 Principal (3/1) Est. Rate ⁴ Interest				Generac Developer Incentive	Capital Projects ⁵	Economic Develop- ment	Financing Costs	Admin.						
2021	640,024		(5,665)	8,067				642,426	285,000	20,292	305,292					2,038				17,486	324,816	317,610	868,467	770,686	2021	
2022	630,684		34	20,701				651,419	290,000	13,588	303,588						99,314			254,829	657,731	(6,312)	862,155	480,686	2022	
2023	594,479	64,751	34	8,233				667,497	75,000	7,250	82,250			80,686		47,533				182,521	392,990	274,507	1,136,662	325,000	2023	
2024	572,195	105,375	34	6,455		2,121,199		2,805,257	80,000	5,700	85,700					970,507		50,025		246,356	1,352,587	1,452,670	2,589,332	6,745,000	2024	
2025	574,533	84,173	1,768	5,963		2,500,000		3,166,437	275,000	115,614	390,614					4,500,000	105,369			176,857	5,172,841	(2,006,404)	582,928	4,470,000	2025	
2026	680,271	17,488	1,768		403,000		470,842	1,573,369	235,000	88,875	323,875					999,124				100,000	1,422,999	150,370	733,298	17,025,000	2026	
2027	1,261,223	21,999	1,768			12,790,000		14,074,990	744,529	254,105	998,634					12,500,000		288,725	2,503	100,000	13,889,862	185,128	918,426	16,280,471	2027	
2028	1,261,223	27,553	1,768					1,290,544	740,118	171,791	911,909	500,000	2.95%	375,380						2,503	100,000	1,889,792	(599,248)	319,178	15,040,353	2028
2029	2,582,551	9,575	1,768					2,593,895	781,392	134,268	915,659	1,050,000	2.90%	352,780						2,503	100,000	2,420,942	172,952	492,130	13,208,961	2029
2030	2,582,551	14,764	1,768					2,599,083	818,961	95,073	914,034	1,080,000	2.85%	322,165						2,503	100,000	2,418,702	180,381	672,511	11,310,000	2030
2031	2,582,551	20,175	1,768					2,604,495	140,000	54,000	194,000	1,115,000	2.85%	290,886		1,500,000			2,503	100,000	3,202,389	(597,895)	74,617	10,055,000	2031	
2032	2,582,551	2,239	1,768					2,586,558	150,000	46,750	196,750	1,400,000	2.85%	255,048							100,000	1,951,798	634,760	709,377	8,505,000	2032
2033	2,582,551	21,281	1,768					2,605,601	155,000	39,125	194,125	1,440,000	2.90%	214,218							100,000	1,948,343	657,258	1,366,635	6,910,000	2033
2034	2,582,551	40,999	1,768					2,625,318	165,000	31,125	196,125	1,480,000	3.00%	171,138							100,000	1,947,263	678,056	2,044,691	5,265,000	2034
2035	2,582,551	61,341	1,768					2,645,660	170,000	22,750	192,750	1,525,000	3.05%	125,681							100,000	1,943,431	702,229	2,746,920	3,570,000	2035
2036	2,582,551	82,408	1,768					2,666,727	180,000	14,000	194,000	1,575,000	3.15%	77,619							100,000	1,946,619	720,108	3,467,028	1,815,000	2036
2037	2,582,551	104,011	1,768					2,688,330	190,000	4,750	194,750	1,625,000	3.25%	26,406							100,000	1,946,156	742,174	4,209,201	0	2037
Totals (2021-2037)	29,457,591	678,131	17,424	49,418	403,000	17,411,199	470,842	48,487,605	5,475,000	1,119,057	6,594,057	12,790,000		2,211,320	80,686	4,500,000	16,124,571	99,314	338,750	12,514	2,078,049	44,829,260				Totals (2021-2037)
Notes: 1) Revenues and expenses for 2024 and prior years per City audited financial statements. 2) Future years based on 3.00% of prior year ending fund balance. 3) Based on the January 1, 2025 assessment of \$9,343,500 for parcel 206-1214-2224-002-1-1. The development agreement required a January 1, 2025 assessment of \$35,000,000. 4) Based on February 3, 2026 "A1" sale results plus 0.25%. 5) Assumes the remaining 2024 debt proceeds are spent down in 2026. The future projects include; (i) \$5.0M for Tower Dr extension to CTH W (street, sanitary sewer, watermain, storm sewer), (ii) \$1.00M for regional storm water pond, (iii) \$500k for Kellom Rd resurfacing, (iv) \$5.50M for Hemlock Rd urbanization (street, sanitary sewer, storm sewer), (v) \$1.00M for Kellom Rd extension to Hemlock Rd (street, storm sewer), and (vi) \$1.00M for storm water pond dredging. 6) Town parcel 004-1214-2213-002 was annexed into the city on June 16, 2025. The City will pay the Town of Beaver Dam the most recent Town taxes on the parcel of \$2,502.81 for a five-year period.																										

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Since territory proposed to be added to the District has been annexed within the past three years, the City pledges to pay the Town of Beaver Dam for each of the next five years an amount equal to the property taxes levied on that territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by creating new industrial sites by providing additional public infrastructure improvements. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities, increased income and sales tax collection, manufacturing activity, and other benefits to the local economy resulting from the purchase of goods and services related to construction and operation of the projects.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City will need to construct a new water treatment facility in the coming years which will provide a benefit to the District. As such, the City intends to assign a portion of the facility's cost to the District based on its proportionate benefit. The specific method for the apportionment of costs will be established at a later date with the portion not benefiting the District being considered a "Non-Project Cost". Cost estimates are not currently available for the project.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

Mayor
City of Beaver Dam
205 S Lincoln Ave
Beaver Dam, Wisconsin 53916

RE: Project Plan Amendment for Tax Incremental District No. 7

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Beaver Dam, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Beaver Dam Tax Incremental District No. 7 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2025/2026 levy year.

Revenue Year	Dodge County	City of Beaver Dam	School District of Beaver Dam	Moraine Park Technical College	Total	Revenue Year
2018	61,401	141,588	128,464	9,492	340,945	2018
2019	95,447	220,097	199,695	14,756	529,995	2019
2020	96,056	221,501	200,969	14,850	533,375	2020
2021	115,262	265,790	241,152	17,819	640,024	2021
2022	113,580	261,911	237,633	17,559	630,684	2022
2023	107,060	246,876	223,992	16,551	594,479	2023
2024	103,047	237,622	215,595	15,931	572,195	2024
2025	103,468	238,593	216,476	15,996	574,533	2025
2026	122,510	282,504	256,317	18,940	680,271	2026
2027	227,134	523,763	475,212	35,114	1,261,223	2027
2028	227,134	523,763	475,212	35,114	1,261,223	2028
2029	465,093	1,072,486	973,071	71,902	2,582,551	2029
2030	465,093	1,072,486	973,071	71,902	2,582,551	2030
2031	465,093	1,072,486	973,071	71,902	2,582,551	2031
2032	465,093	1,072,486	973,071	71,902	2,582,551	2032
2033	465,093	1,072,486	973,071	71,902	2,582,551	2033
2034	465,093	1,072,486	973,071	71,902	2,582,551	2034
2035	465,093	1,072,486	973,071	71,902	2,582,551	2035
2036	465,093	1,072,486	973,071	71,902	2,582,551	2036
2037	465,093	1,072,486	973,071	71,902	2,582,551	2037
<u>5,557,934</u> <u>12,816,383</u> <u>11,628,354</u> <u>859,236</u> <u>30,861,906</u>						



City of Beaver Dam, Wisconsin
Building Inspection Office

TO: Plan Commission
FROM: John Moosreiner
SUBJECT: Amendment to Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview)

The Issue:

JCW Development LLC has petitioned the City of Beaver Dam to amend PUD 1-2022 to allow for the substitution of fourteen (14) residential villas in place of what is referred to as "Multifamily Building 1" in the previously approved Exhibits B & D as included in both PUD 1-2022 and Ordinance No. 4-2022.

Considerations:

The City of Beaver Dam previously approved Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview) as Ordinance No. 4-2022 on June 20, 2022.

Ordinance 4-2022 indicates that any subsequent change or addition to the plans or uses as provided in the PUD Materials shall first be submitted for approval to the Plan Commission and if, in the opinion of the Plan Commission after reviewing the recommendation of City staff, such change or addition constitutes a substantial alteration of the original plan, a public hearing before the Plan Commission shall be required, and said proposed alterations shall be submitted to the Common Council for approval.

Does this item have a financial or budget impact?

No

Recommendation:

Staff recommend approval of the amendment as presented.

Attachments:

1. Resolution
2. JCW Petition for PUD Amendment
3. ORD NO. 4-2022

PLAN COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) 1-2022 (THE MONARCH LAKEVIEW)

WHEREAS, The City of Beaver Dam Common Council previously approved Planned Unit Development (PUD) 1-2022 (The Monarch Lakeview) as Ordinance No. 4-2022 on June 20, 2022; and

WHEREAS, JCW Development LLC has petitioned the City of Beaver Dam to amend PUD 1-2022 to allow for the substitution of fourteen (14) residential villas in place of what is referred to as “Multifamily Building 1” in the previously approved Exhibits B & D as included in both PUD 1-2022 and Ordinance No. 4-2022; and

WHEREAS, after considering the petition, the materials provided by the Applicant, input from City staff, and the required considerations under Section 70-95 of the Beaver Dam Municipal Code (the “PUD Materials”), the Plan Commission found that all requirements for approval of the petition under Section 70-95(l) of the Beaver Dam Municipal Code are or will be met by the proposed project plan, that the proposed project plan is consistent with the City’s Comprehensive Plan, and that the proposed project plan is consistent with the purposes of the PUD zoning overlay designation under the Municipal Code, subject to terms and conditions consistent with the PUD Materials.

NOW, THEREFORE, BE IT RESOLVED that Plan Commission recommends approval of an amendment to PUD 1-2022 to allow for the substitution of fourteen (14) residential villas in place of what is referred to as “Multifamily Building 1” in the previously approved Exhibits B & D as included in both PUD 1-2022 and Ordinance No. 4-2022.

By a vote of: _____ in favor, _____ opposed, and _____ abstain.

Adopted: March 25, 2026

Todd M Janssen
Plan Commission Secretary

Approved: March 25, 2026

Roberta Marck
Plan Commission Chairperson

PETITION FOR AMENDMENT TO PUD #1-2022
THE MONARCH LAKEVIEW

To the Honorable Mayor, Plan Commission, and Common Council of the City of Beaver Dam, Wisconsin, the undersigned hereby petitions your honorable body as follows:

To amend previously approved and adopted **PUD 1-2022** and **Ordinance No. 4-2022** to allow for the substitution of (14) residences in place of what is referred to as “Multifamily Building 1” in the previously approved Exhibits B & D as included in both **PUD 1-2022** and **Ordinance No. 4-2022**.

Property Owner or Agent for Owner:

Wendy Nichols
Wendy Nichols
Development Manager
JCW Development LLC

100 Tower Drive Beaver Dam, WI 53918
Mailing Address

2026/03/12
Date

Overview of Amendment Request

JCW Lakeview Development, LLC (the “Applicant”) respectfully submits this petition to the City of Beaver Dam Plan Commission and Common Council to request an amendment to the approved Planned Unit Development (PUD) Overlay District for The Monarch Lakeview, as adopted under Ordinance No. 4-2022. The proposed amendment affects a portion of the Phase 1A development and involves a change in unit mix and building configuration north of the south boundary with neighboring single-family residential properties.

Please note the amendment also includes a preliminary rework of Phase 2 to convert the stacked flats and multifamily building into additional single family homes and townhomes. The Phase 2 work has yet to be engineered and is shown conceptually.

Description of the Proposed Change

The amendment proposes to:

- Replace the originally approved Multifamily Building 1 (depicted in Exhibits B & D) with single-family dwellings of both Single Family Home and Duplex types.
- The single family homes will be of two types (referred to as SFH C and SFH D) with individual garages.
- The duplexes will be of two types (referred to as Duplex A and Duplex B) with individual garages.

Zoning Summary of the Proposed Change

Setback: Property line setback of 20’ throughout the property with the exception of the following

- 5’-0” property line setbacks for SFH D1, D2, and D3 from La Crosse Street
- 5’-0” minimum sidewalk setbacks for all new structures

Height: Maximum building height of 40’, or 2 ½ stories. See Duplex B.

Use: All proposed uses are allowable within the Multifamily district zoning (Section 70-86 of the Beaver Dam Municipal Code).

Floor Area Ratio (FAR): A FAR of 0.75 calculated from the total Site Area

Garage Parking: Two parking spaces per SFH C and D, One parking space per Duplex type A and B.

Justification and Intent

This amendment is being made to:

- Respond to the market demand for detached condominium-style homes.
- Reduce building massing and visual impact adjacent to single-family homes on the south edge of the parcel. The proposed change provides a softer, more appropriate transition to the surrounding neighborhood.
- Improve open space and impervious surface metrics by reducing the overall building footprint and hardscape area.
- Maintain and enhance design compatibility with the surrounding one- and two-story residential context.
- Accelerate Phase 1A absorption to move more quickly to Phase 1C, as described in previously adopted Exhibit M.

Impact on Approved PUD Elements

This amendment:

- Reduces total dwelling units in this area of Phase 1A from 74 to 14.
- Does not alter the approved roadways, drive aisles, or access points. Adds additional private driveways and garages.
- Improves parking ratios with the reduced density, consistent with Section 7.E of Adopted PUD No. 1-2022.
- Maintains compliance with height limits and setback requirements as outlined in Section 7.A–B.
- Results in a net decrease in impervious surface, yielding positive adjustments to stormwater management calculations.
- Increases green space between buildings for improved livability.

Compliance with Comprehensive Plan and PUD Ordinance

This proposed amendment continues to support and align with the goals set forth in the City's Comprehensive Plan, including:

- Promoting neighborhood-scale development and thoughtful design transitions,
- Encouraging a variety of high-quality housing stock,
- Supporting compatible land use patterns between new construction and existing residential neighborhoods.

The amendment is fully consistent with the guiding principles of Section 70-95 of the Beaver Dam Municipal Code.

Changes from Previous Approval

This amendment replaces a single multifamily rental product with several for-sale single family home products. Aesthetically the architectural styles and material pallets remain consistent for the development. The change in bulk and density is more in line with the character of the development as it has evolved.

Administrative Considerations

We respectfully request that this amendment be considered a minor modification to the PUD plan under Section 13 of Ordinance No. 4-2022 and Section 70-95, subsection (m)(3). However, we understand and welcome full review by staff and Plan Commission as part of the standard amendment process.

Conclusion

This amendment reflects a thoughtful refinement of The Monarch Lakeview that enhances neighborhood compatibility, improves design transition, and reduces infrastructure impact. The proposal remains in full alignment with the City's planning goals and the approved PUD framework.

We respectfully request the City's review and approval of this petition and are happy to provide additional information or attend Plan Commission to answer questions.

Referenced Documentation & Included Exhibits

(Starting New Exhibit Lettering after the PUD Petition List to Avoid Confusion)

Referenced:

- Previously Adopted Petition for PUD 1-2022
- Previously Approved and Adopted Ordinance No. 4-2022
- Previously Approved and Adopted Amendment to Ordinance No. 4-2022

Included Exhibits:

- Previously Approved Phase 1 Site Plan and Multifamily Exhibit, For Reference
- Exhibit S: Proposed Development Plan
- Exhibit T: Phase One Site Plan
- Exhibit U: Preliminary Civil Engineering (multiple pages)
- Exhibit V: Preliminary Architectural Designs for Duplex A
- Exhibit W: Preliminary Architectural Designs for Duplex B
- Exhibit X: Preliminary Architectural Designs for SFH C
- Exhibit Y: Preliminary Architectural Designs for SFH D

**The Monarch Lakeview
Planned Unit Development # 1**

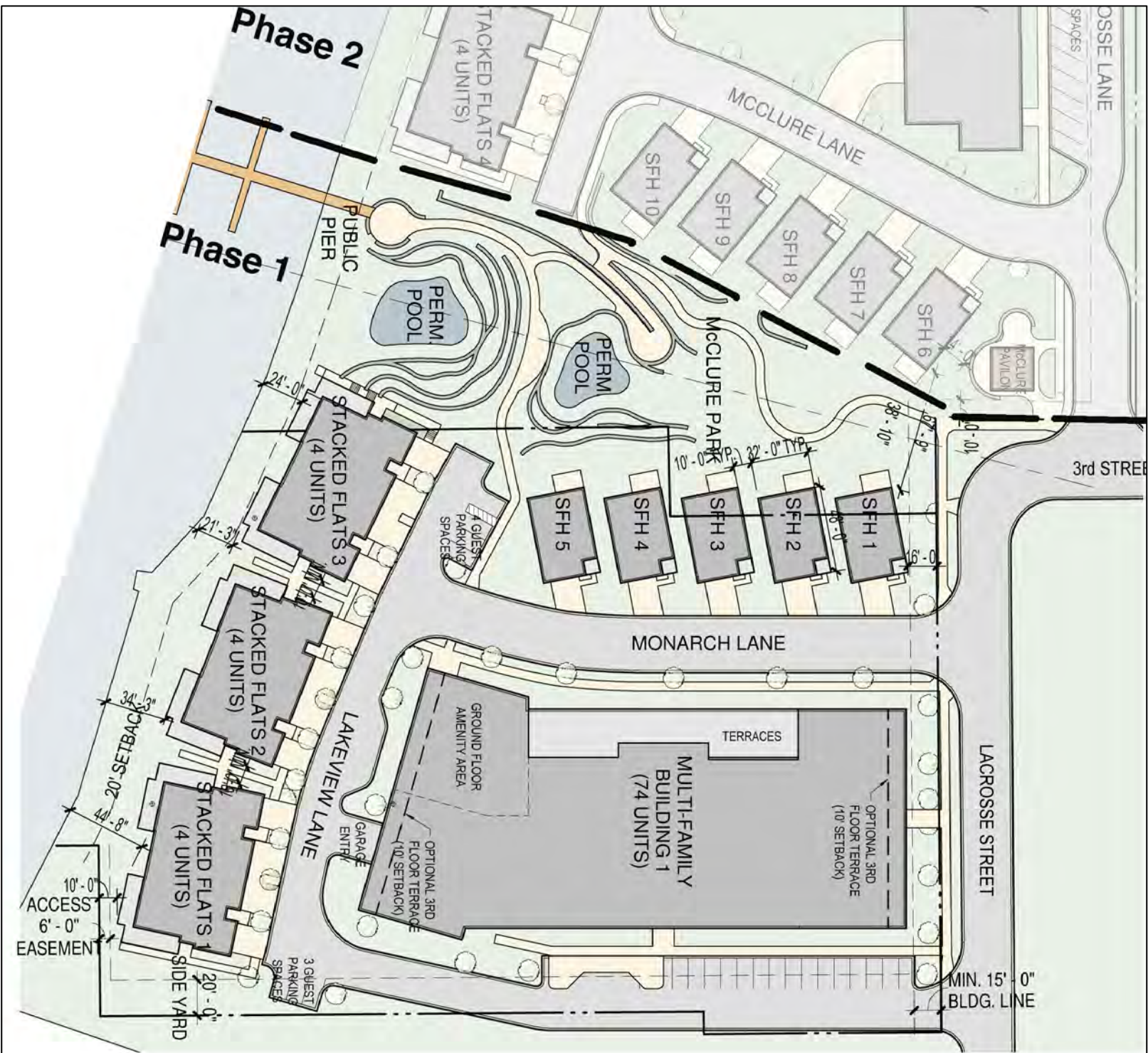


Exhibit D Phase 1 Site Plan

1 FROM NE
SCALE:



2 FROM SW
SCALE:



PREVIOUSLY APPROVED EXHIBIT I, INCLUDED FOR REFERENCE



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

the *Monarch*
LAKEVIEW

PRELIMINARY

PHASE 1 - APARTMENT

3RD & LACROSSE
BEAVER DAM, WI

05/12/2022 Project #: 21069

07



DEVELOPMENT SUMMARY - PHASE 1

SINGLE-FAMILY HOMES TYPE A - 5 TOTAL

- 1,720 SF (FINISHED)
- 3 BEDROOMS, 3 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

SINGLE-FAMILY HOMES TYPE B - 2 TOTAL

- 2,346 SF (FINISHED)
- 3 BEDROOMS, 2.5 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

SINGLE-FAMILY HOMES TYPE C - 3 TOTAL

- 1,498 SF (C1 FINISHED); 2,108 SF (C2, C3 FINISHED)
- 2 BEDROOMS, 2 BATHS; 3 BEDROOMS, 3 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

SINGLE-FAMILY HOMES TYPE D - 3 TOTAL

- 1,436 SF (FINISHED)
- 2 BEDROOMS, 2 BATHS
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

DUPLEX TYPE A - 2 TOTAL (4 UNITS)

LOWER LEVEL UNIT

- 1,642 SF (FINISHED)
- 2 BEDROOMS, 2 BATHS
- 1 CAR ENCLOSED GARAGE, 1 CAR PARKING PAD

UPPER LEVEL UNIT

- 2,100 SF (FINISHED)
- 2 BEDROOMS, 2 BATHS
- 1 CAR ENCLOSED GARAGE, 1 CAR PARKING PAD

DUPLEX TYPE B - 2 TOTAL (4 UNITS)

LOWER LEVEL UNIT

- 1,642 SF (FINISHED)
- 2 BEDROOMS, 2 BATHS
- 1 CAR ENCLOSED GARAGE, 1 CAR PARKING PAD

UPPER LEVEL UNIT

- 2,100 SF (FINISHED)
- 2 BEDROOMS, 2 BATHS
- 1 CAR ENCLOSED GARAGE, 1 CAR PARKING PAD

STACKED FLATS - 8 TOTAL UNITS (UPPER AND LOWER)

STREET LEVEL UNIT

- 3 BEDROOMS, 1,750 SF + TERRACE AND GARAGE
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

LAKE LEVEL UNIT

- 3 BEDROOMS, 1,725 SF + TERRACE AND GARAGE
- 2 CAR ENCLOSED GARAGE, 2 CAR PARKING PAD

7 GUEST PARKING SPACES, TOTAL PHASE 1

PHASE 1 SITE PLAN

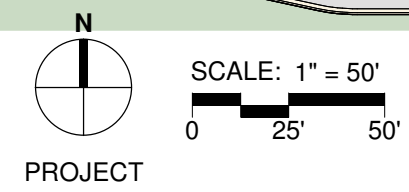
MONARCH LAKEVIEW

3RD & LACROSSE
BEAVER DAM, WI

FEBRUARY 26, 2026 Project #: 21069



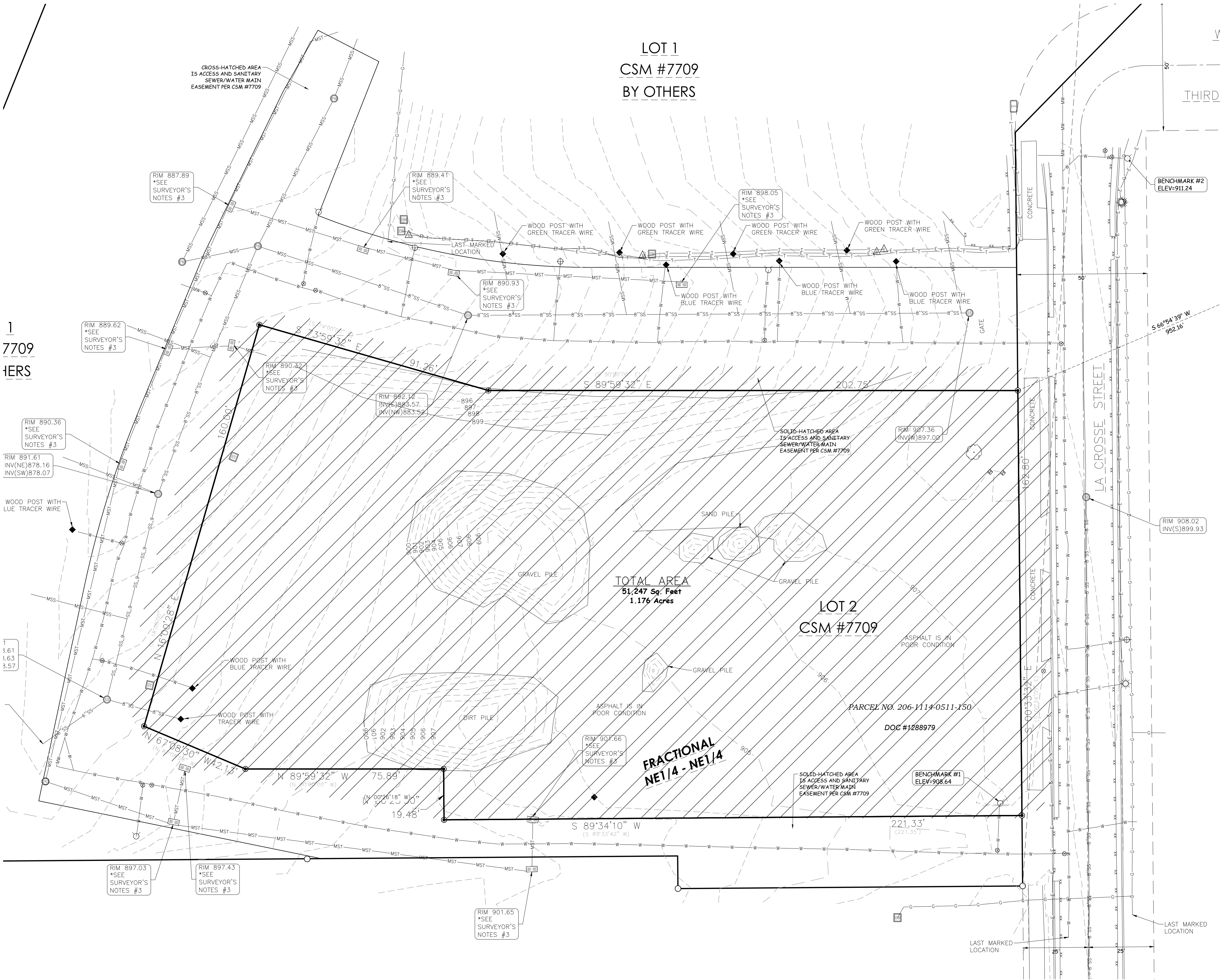
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



the *Monarch*
LAKEVIEW

Exhibit T

02



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF LA CROSSE STREET,
APPROXIMATELY 280 FEET SOUTH OF THE
INTERSECTION OF LA CROSSE STREET AND WEST
THIRD STREET.
ELEVATION = 908.64

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST CORNER OF THE
INTERSECTION OF LA CROSSE STREET AND
WEST THIRD STREET.
ELEVATION = 911.24

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UTILITY DISCLAIMER:

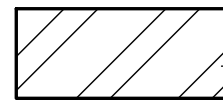
THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND
PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED
FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT
PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS,
DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY
AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS.
PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN
HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND
SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY
APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT
DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE
FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION
SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON
THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL
UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL,
UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS,
BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT
OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR
IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON,
AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE
AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. COORDINATE ALL UTILITY REMOVAL, DISCONNECTION, &/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
7. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
12. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.

DEMOLITION HATCH PATTERNS:

CLEAR AND GRUB VEGETATION,
CONCRETE, AND ASPHALT



CIVIL SHEET INDEX:

1. DEMOLITION PLAN
2. LAYOUT PLAN
3. GRADING PLAN
4. EROSION CONTROL PLAN
5. WATER & SANITARY SEWER PLAN
6. STORM SEWER PLAN
7. DETAILS
8. DETAILS

REVISIONS

CHECKED:	
DRAWN:	JUL
DATE	02/20/2026
PROJECT NO.	24.0069

DEMOLITION PLAN

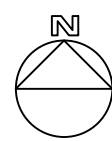
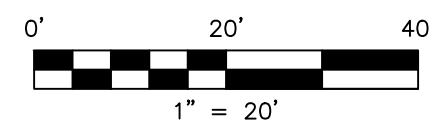
JCW
MONARCH LAKEVIEW
BEAVER DAM
DODGE COUNTY, WI

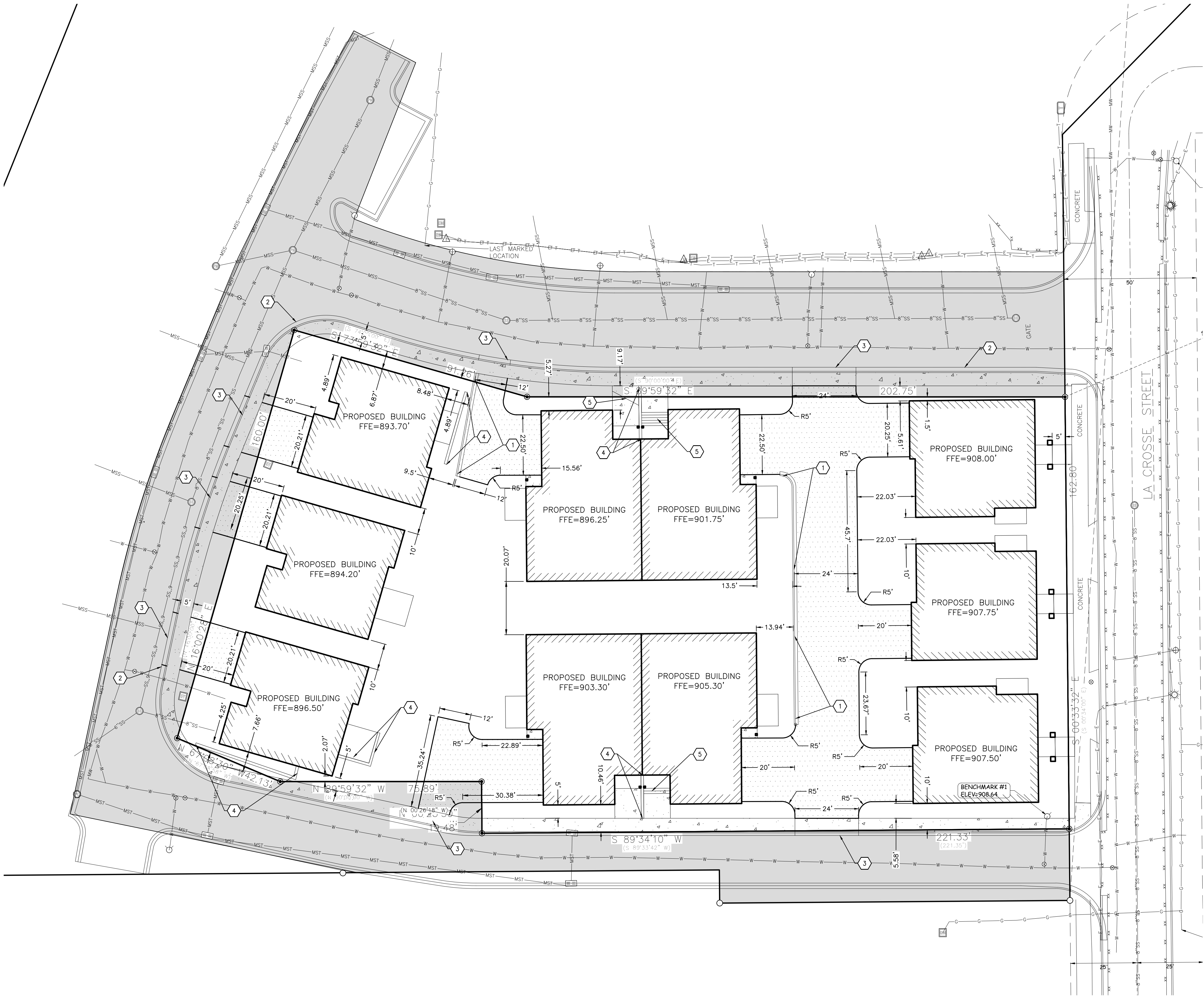
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET
C1.0

Exhibit U





BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF LA CROSSE STREET,
APPROXIMATELY 280 FEET SOUTH OF THE
INTERSECTION OF LA CROSSE STREET AND WEST
THIRD STREET.
ELEVATION = 908.64

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST CORNER OF THE
INTERSECTION OF LA CROSSE STREET AND
WEST THIRD STREET.
ELEVATION = 911.24

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UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND
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GENERAL NOTES:

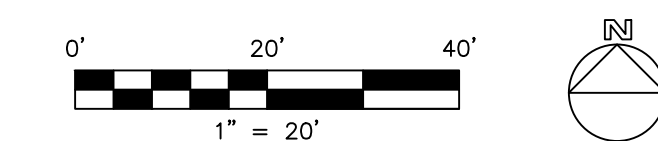
- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- 18" CONCRETE CURB & GUTTER
- 24" CONCRETE CURB & GUTTER
- CONCRETE DRIVE APRON
- STRUCTURAL RETAINING WALL (SEE STRUCTURAL)
- CONCRETE STAIRS

PAVEMENT HATCH PATTERNS:

- PROPOSED STANDARD ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RIP RAP SWALE



REVISIONS

CHECKED:
DRAWN: JUL
DATE 02/20/2026
PROJECT NO. 24.0069

LAYOUT PLAN

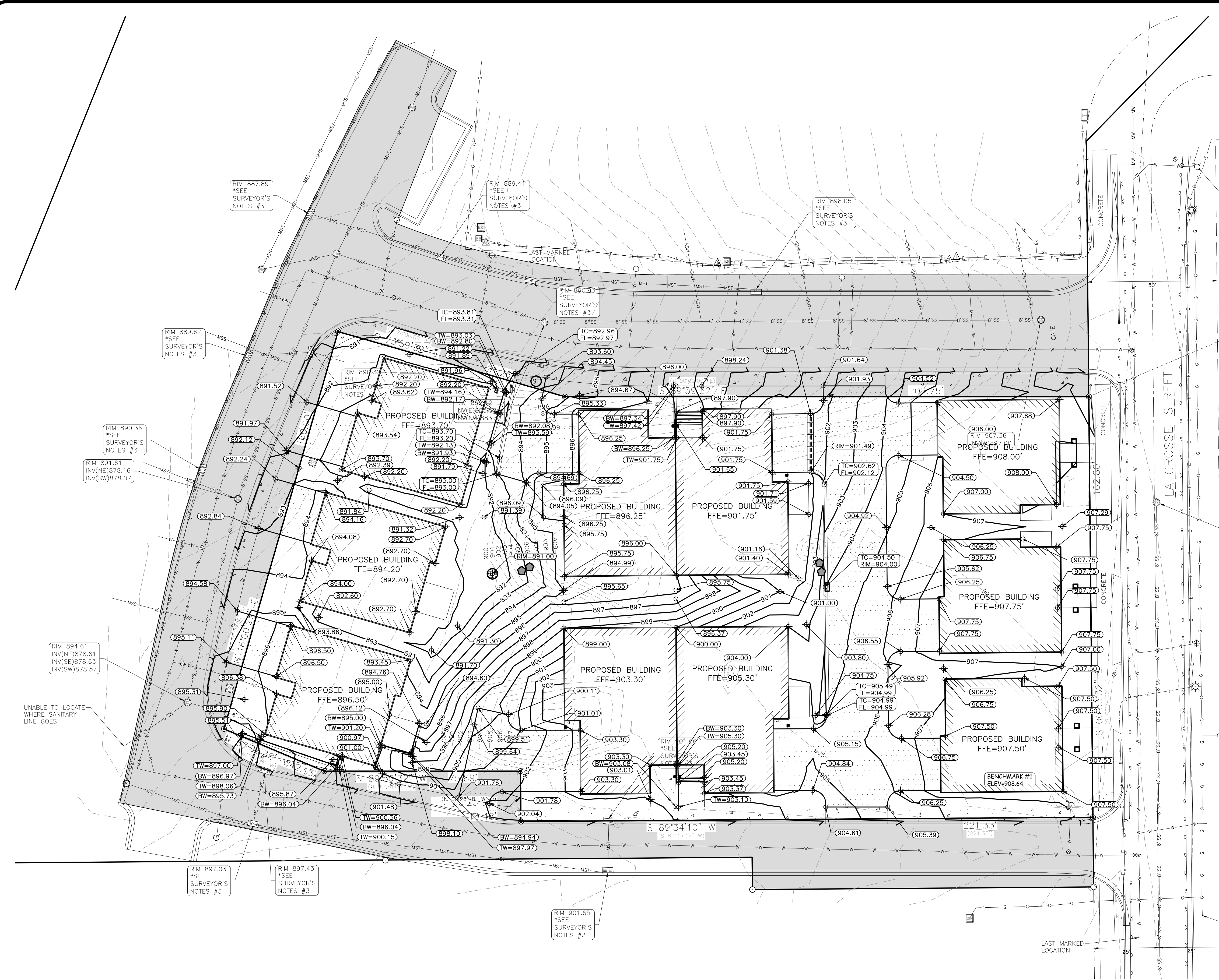
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Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET
C2.0

Exhibit U



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
5. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
7. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
8. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
9. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
10. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
11. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
12. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
13. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.

GRADING LEGEND:

EXISTING CONTOUR	--- 712 ---
PROPOSED CONTOUR	— 712 —
PROPOSED SPOT ELEVATION	892.20
PROPOSED ENDWALL INVERT ELEVATION	INV=892.00
PROPOSED RIM ELEVATION	RIM=893.50
PROPOSED TOP OF CURB ELEVATION	TC=893.50
PROPOSED FLOW LINE ELEVATION	FL=893.50
PROPOSED TOP OF SIDEWALK ELEVATION	TS=893.50
PROPOSED TOP OF WALL ELEVATION	TW=893.50
PROPOSED BOTTOM OF WALL ELEVATION	BW=893.50
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M

BENCHMARK:

BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF LA CROSSE STREET,
APPROXIMATELY 280 FEET SOUTH OF THE
INTERSECTION OF LA CROSSE STREET AND WEST
THIRD STREET.
ELEVATION = 908.64

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST CORNER OF THE
INTERSECTION OF LA CROSSE STREET AND
WEST THIRD STREET.
ELEVATION = 901.72

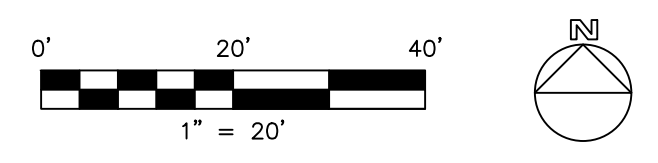
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Exhibit U



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DRAWN: JDL
DATE: 02/20/2026
PROJECT NO. 24.0069

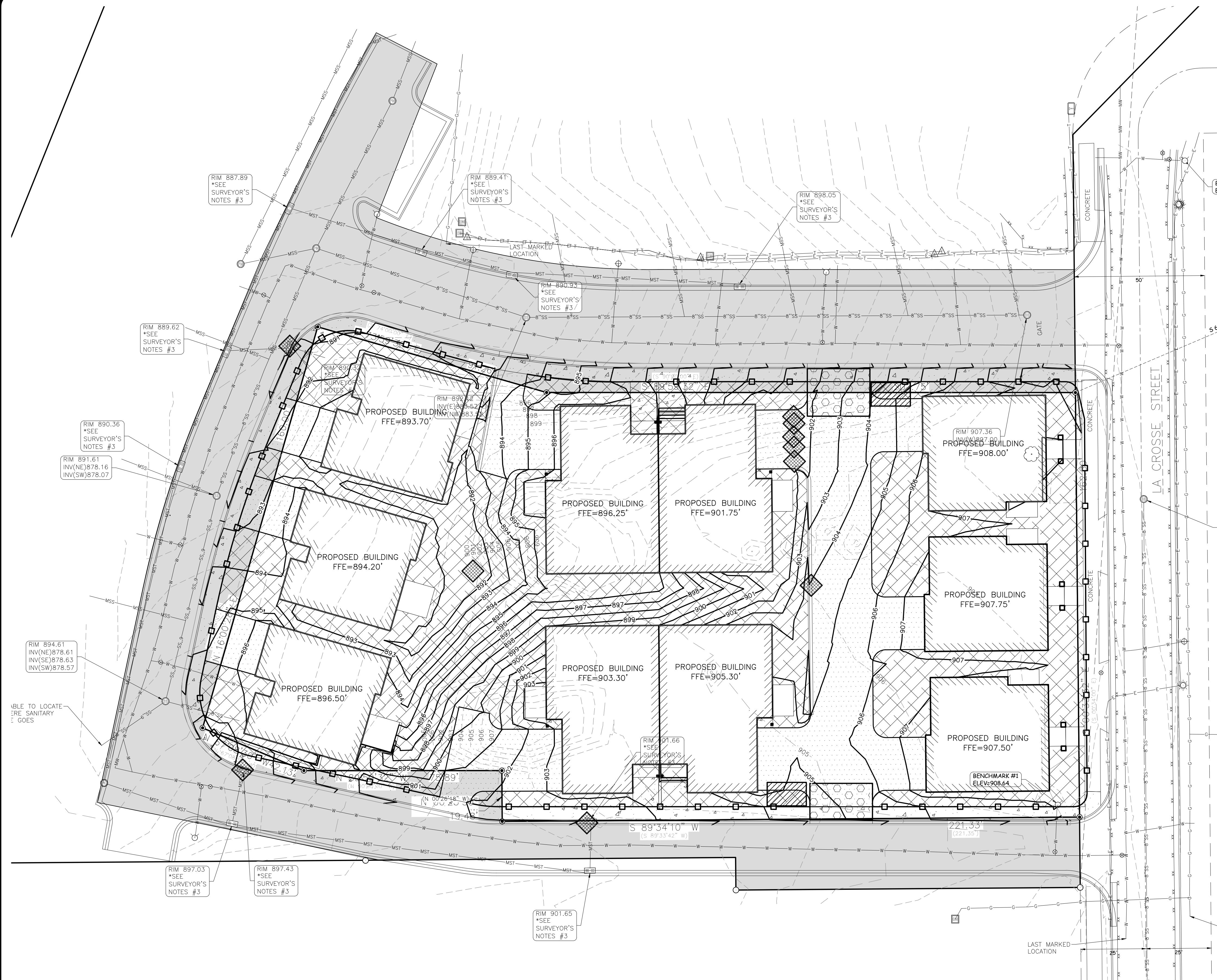
C3 GRADING PLAN

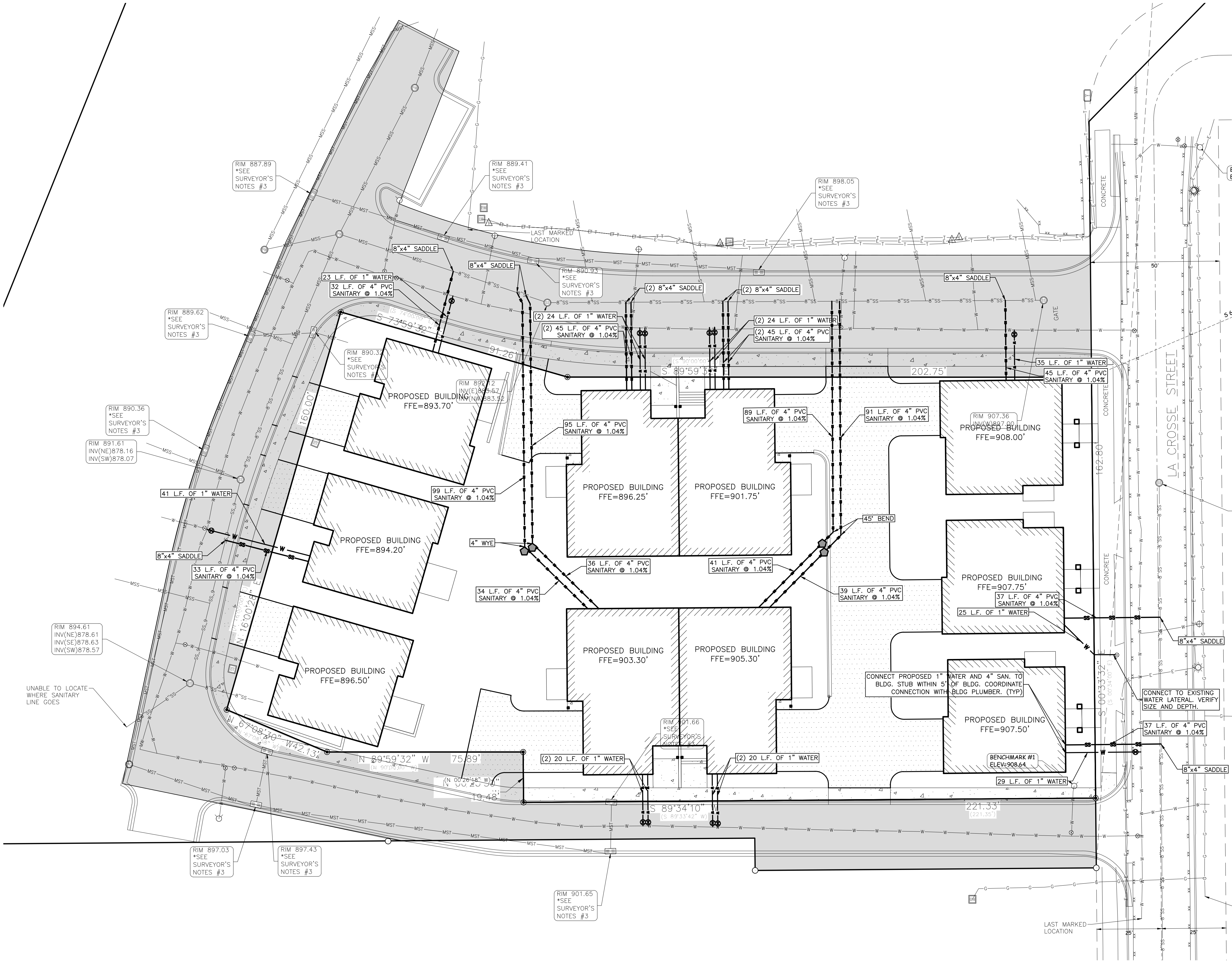
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DODGE COUNTY, WI

Civil Engineering
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Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET





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- REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
- COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
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- INSTALL WsDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	SS
PROPOSED WATER MAIN	W
PROPOSED SANITARY SEWER CLEANOUT	2 C8.0
PROPOSED 1" CURB BOX	1 C8.0

BENCHMARK:

BENCHMARK #1
BURY BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF LA CROSSE STREET,
APPROXIMATELY 280 FEET SOUTH OF THE
INTERSECTION OF LA CROSSE STREET AND WEST
THIRD STREET.
ELEVATION = 908.64

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHEAST CORNER OF THE
INTERSECTION OF LA CROSSE STREET AND
WEST THIRD STREET.
ELEVATION = 911.7

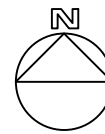
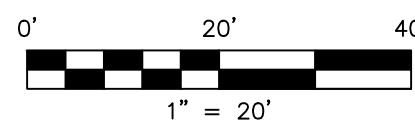
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Exhibit U



REVISIONS

CHECKED: JIL
DRAWN: JIL
DATE: 02/20/2026
PROJECT NO. 24-0069

WATER & SANITARY PLAN

JCW
MONARCH LAKEVIEW
BEAVER DAM
DODGE COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET

C5.0

**MONARCH LAKEVIEW
BEAVER DAM
DODGE COUNTY, WI**

Civil Engineering
Land Surveying
Landscape Architecture

SHEET C6.0

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7. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
8. LOCATE AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SDG 336.01-21.
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13. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

PROPOSED STORM SEWER ——— ST ———

PROPOSED STORM SEWER INLET

STRUCTURE #	STRUCTURE DETAILS
MH#1	RIM = 893.58 INV (W) = 886.73 INV (S) = 886.73 DEPTH = 6.84' 48" I.D. PRECAST MANHOLE W/NEENAH R-1733 CASTING W/SOLID GRATE
MH#2	RIM = 891.00 INV (N) = 887.95 INV (E) = 888.20 DEPTH = 3.25' 48" I.D. PRECAST MANHOLE W/NEENAH R-2560-EA CASTING W/BEEHIVE GRATE
MH#3	RIM = 904.00 INV (W) = 898.98 INV (N) = 899.00 DEPTH = 5.00' 2'X3' BOX CATCH BASIN W/ NEENAH R-3067 CASTING W/ TYPE R GRATE

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

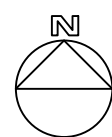
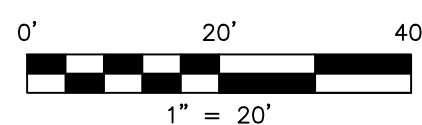
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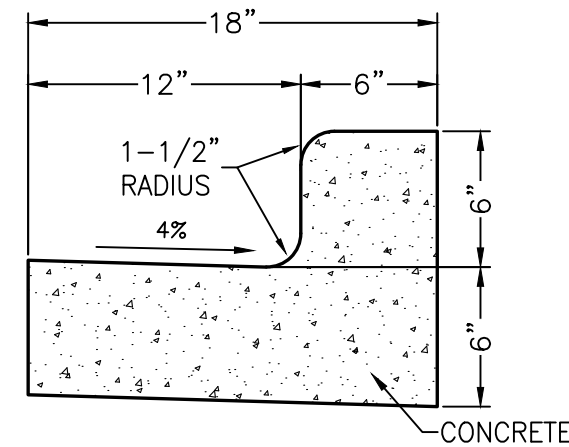
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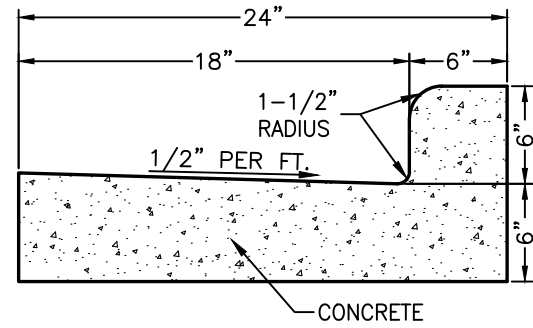
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Exhibit U





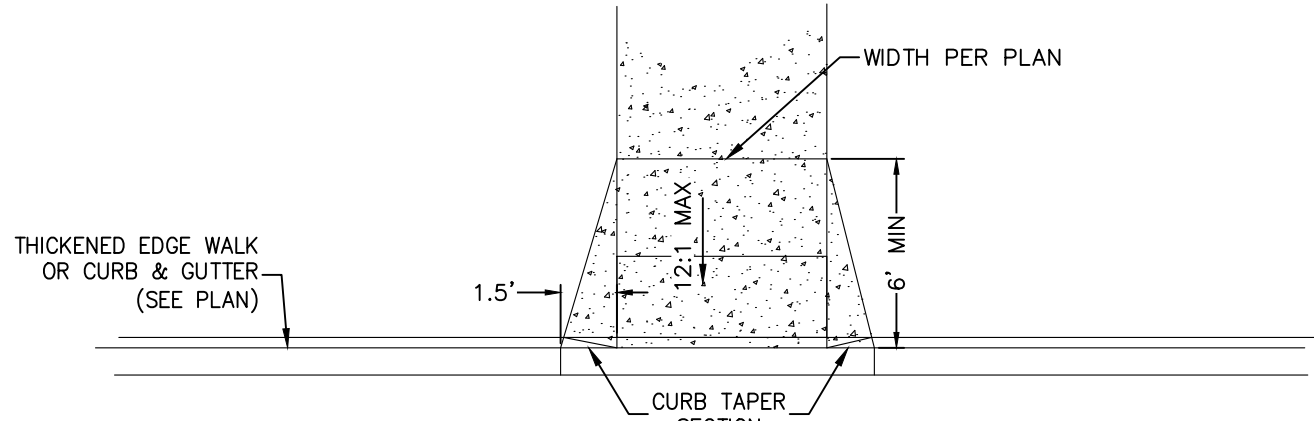
18" CURB



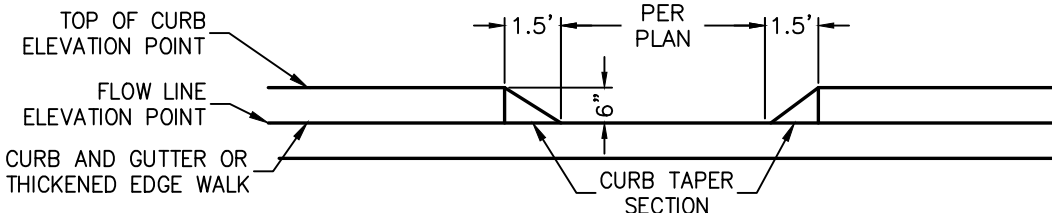
24" CURB

CURB & GUTTER

1
C7.0



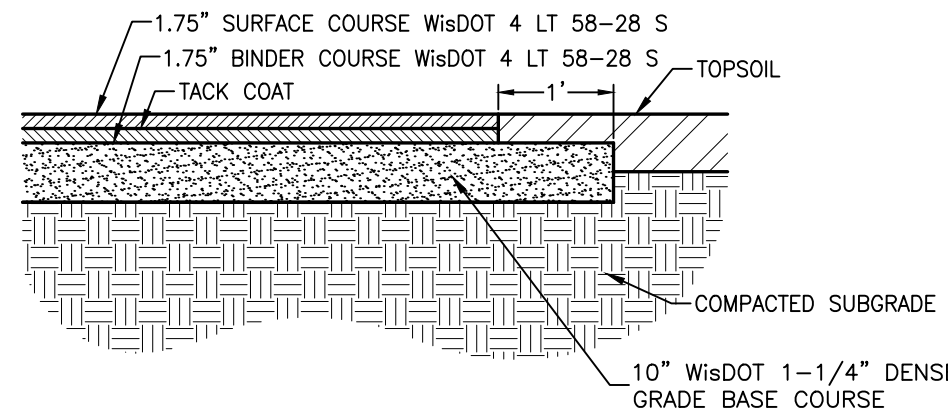
PLAN VIEW



SECTION VIEW

DRIVEWAY APRON

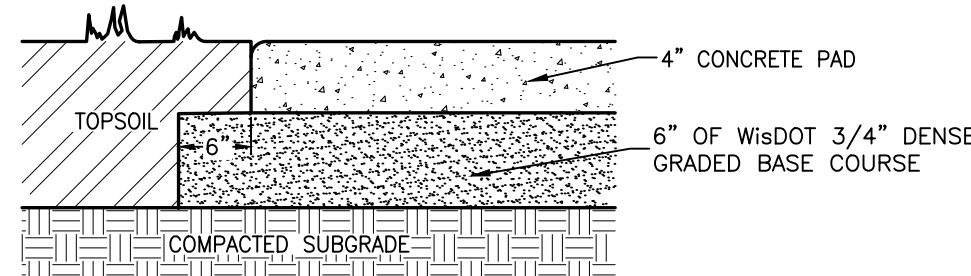
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STANDARD DUTY

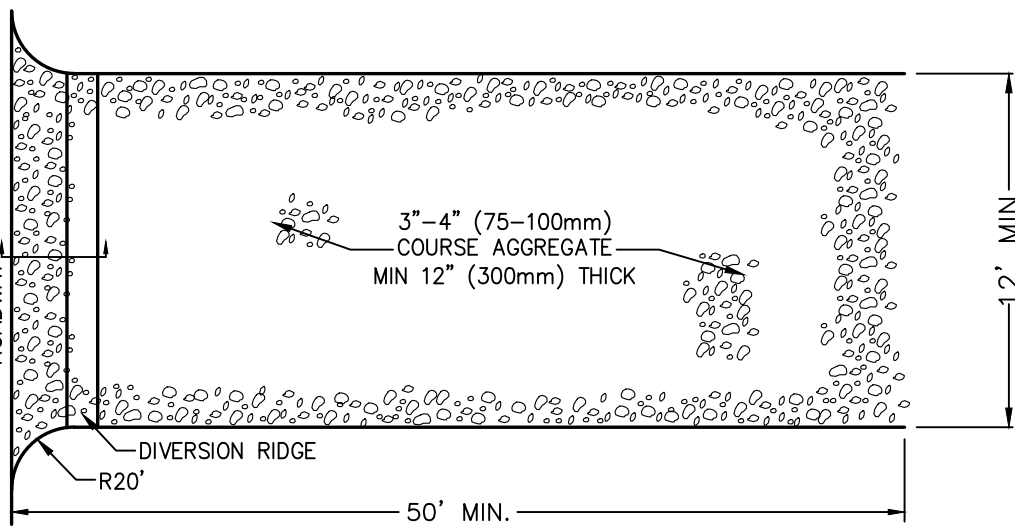
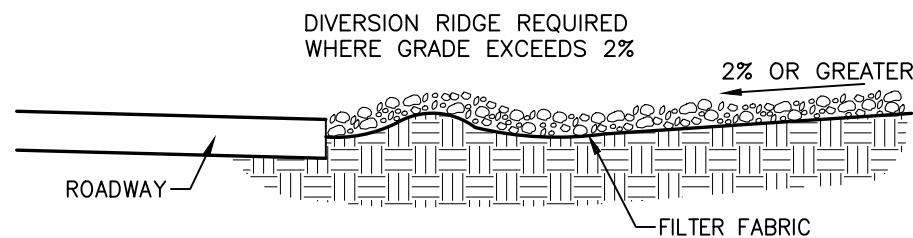
ASPHALT PAVEMENT

3
C7.0



CONCRETE

4
C7.0

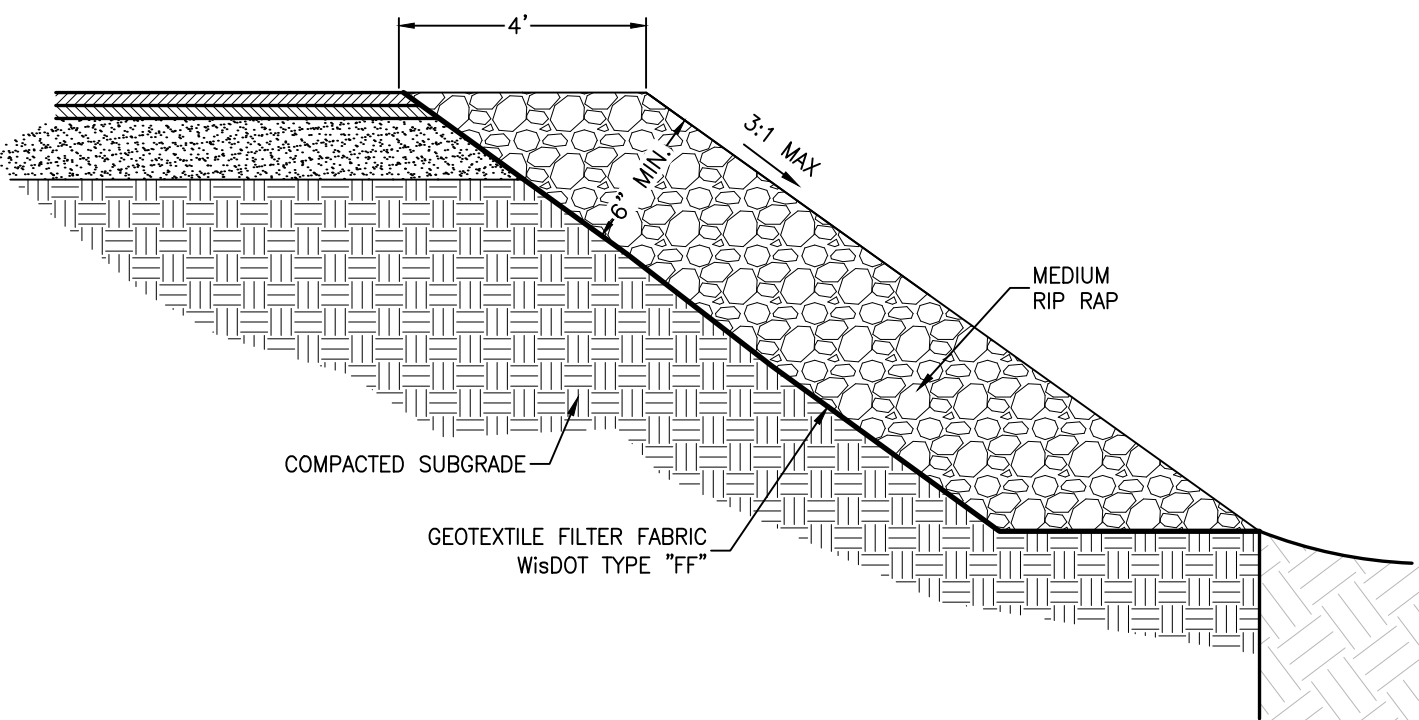


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

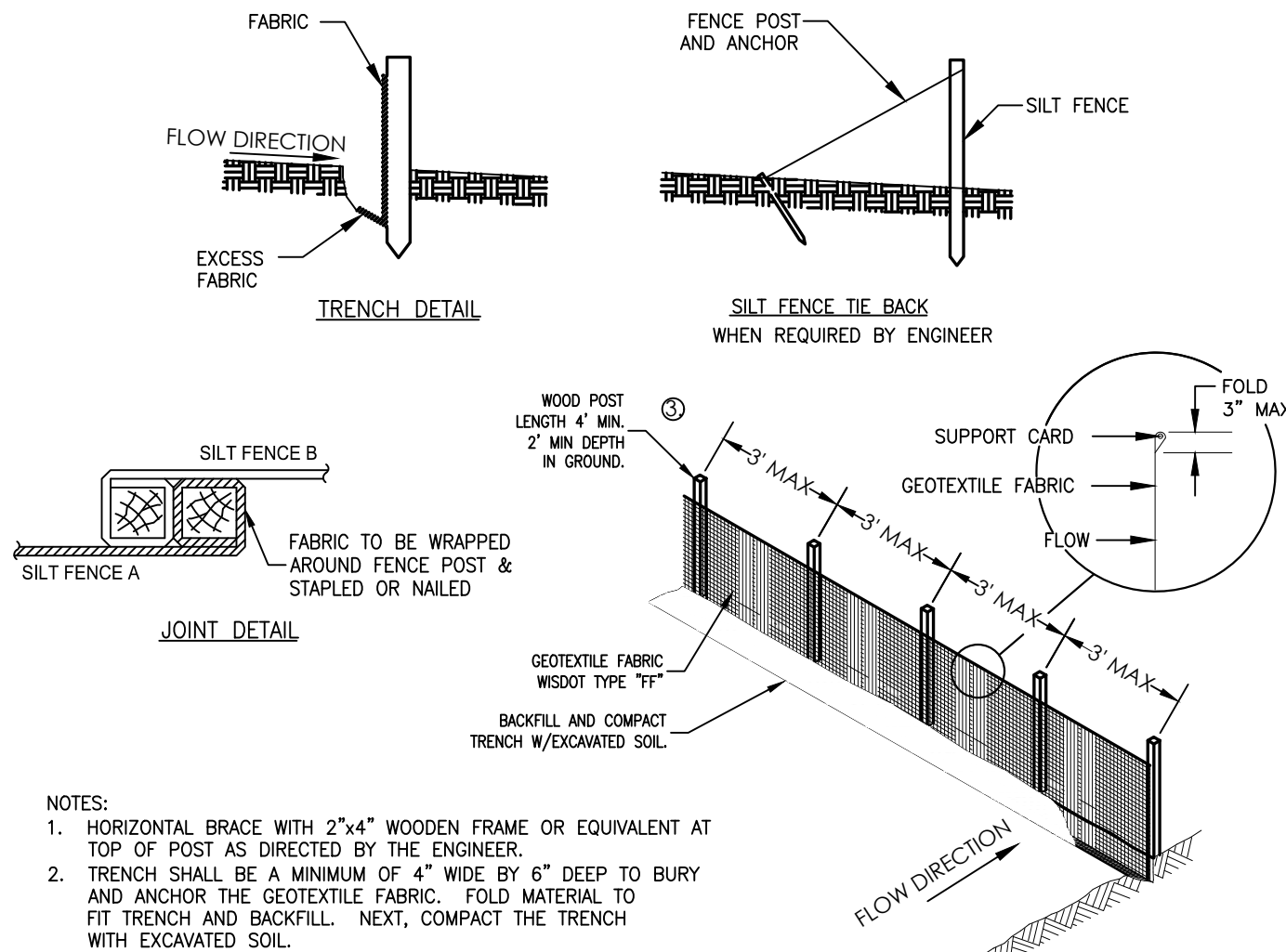
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5
C7.0



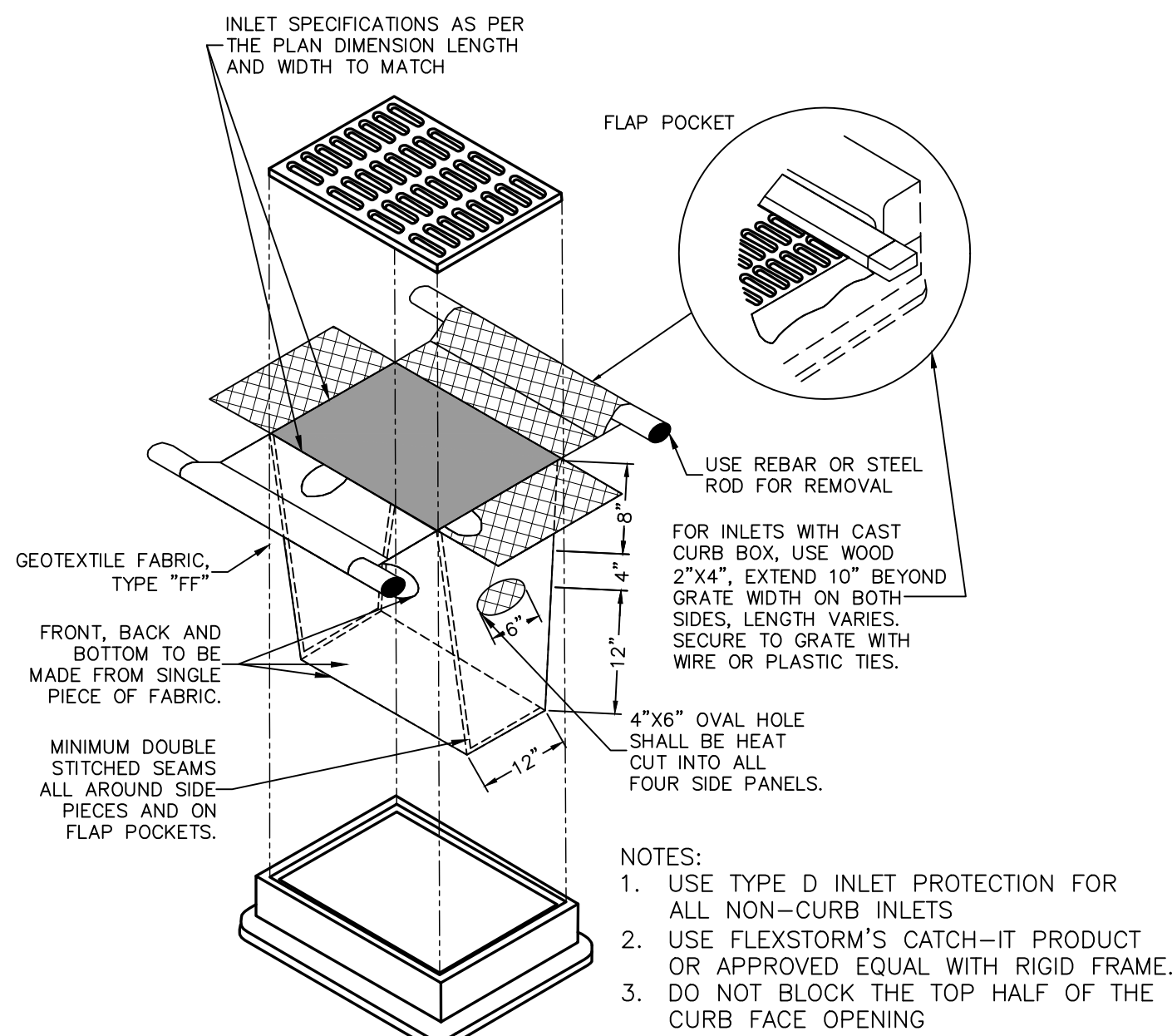
RIP RAP SWALE

6
C7.0



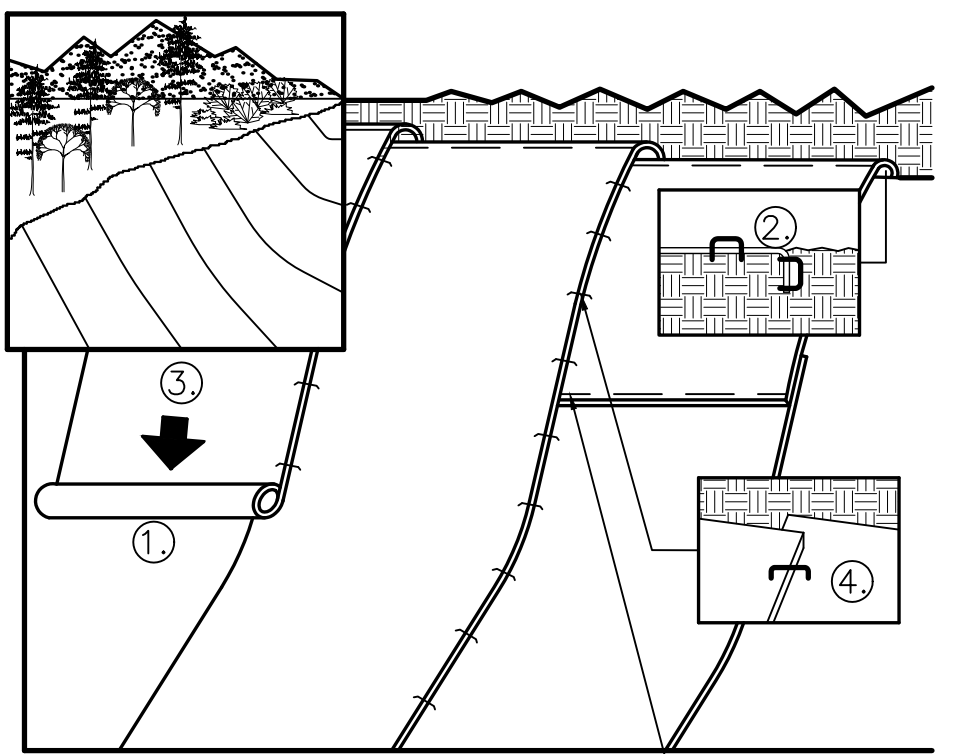
SILT FENCE

7
C7.0



INLET PROTECTION

8
C7.0

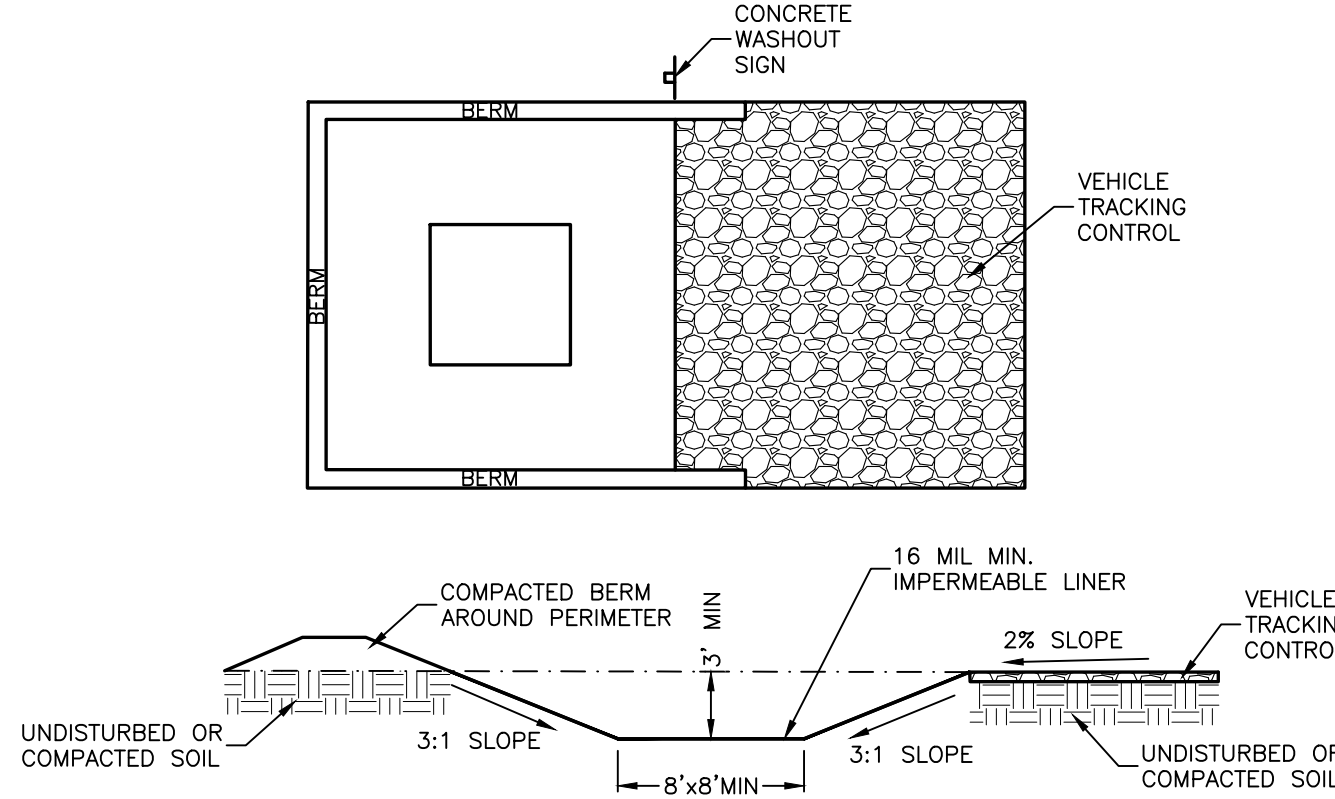


NOTES:

1. PREPARE SOIL BEFORE INSTALLING MAT, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART.
5. EROSION CONTROL MAT SHALL BE LISTED ON THE CURRENT WisDOT PRODUCT ACCEPTABILITY LIST (PAL) AS A CLASS I TYPE A EROSION MAT.

EROSION MAT

9
C7.0

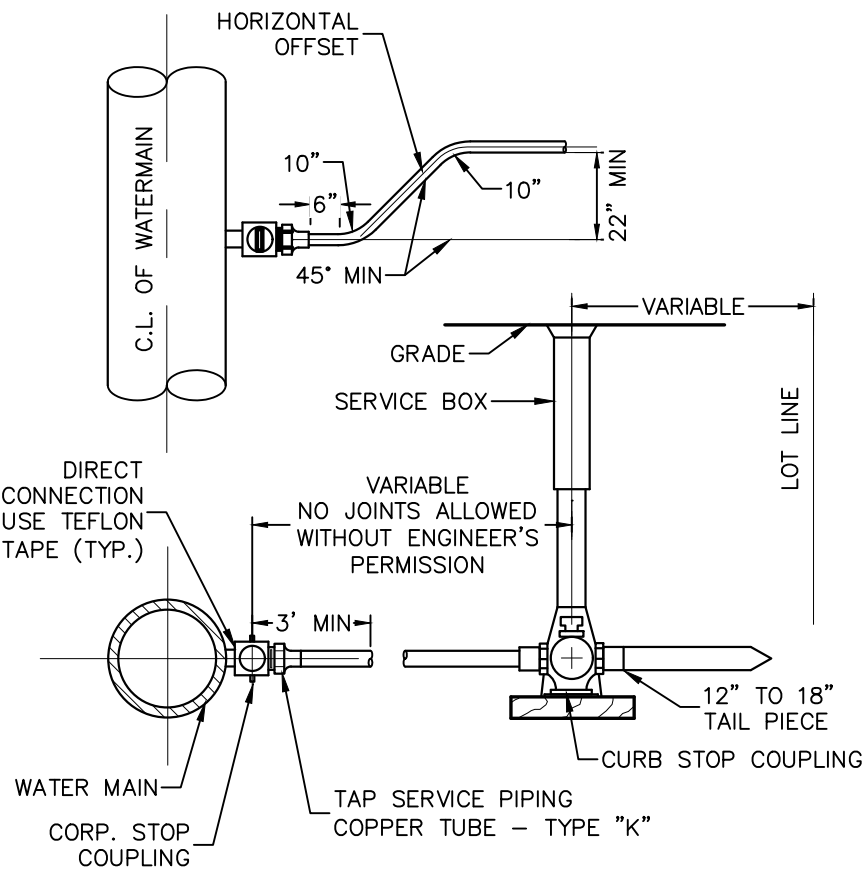


NOTES:

1. DO NOT LOCATE AN UNLINED CONCRETE WASHOUT AREA (CWA) WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHOULD BE USED.
2. THE CWA SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE CWA.
3. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' WITH SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE PIT SHALL BE AT LEAST 3' DEEP.
4. BERM SURROUNDING SIDES AND BACK OF CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
5. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS CWA PIT.
6. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

CONCRETE WASHOUT

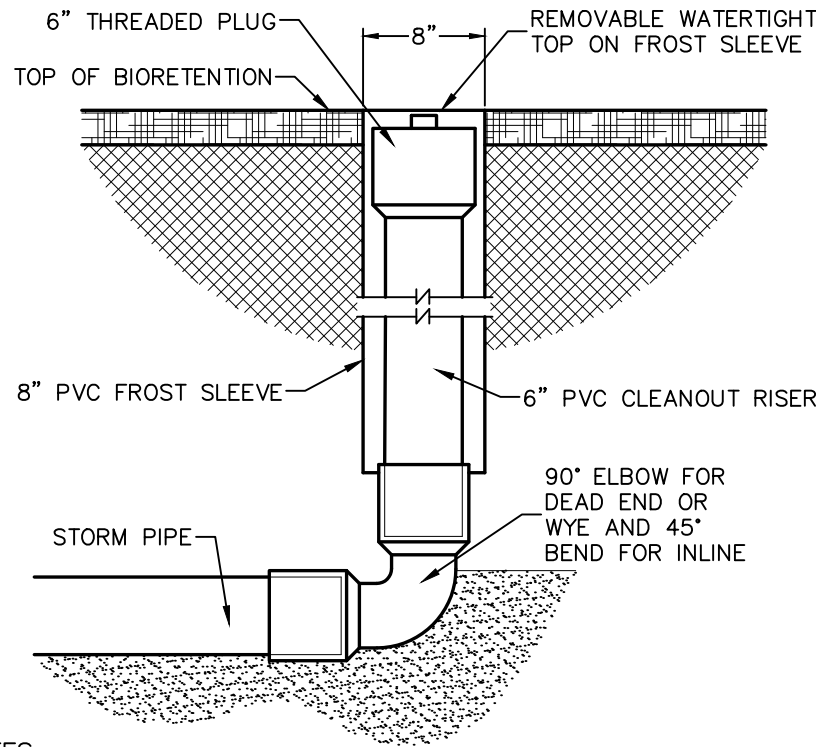
10
C7.0



SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"

WATER CURB BOX

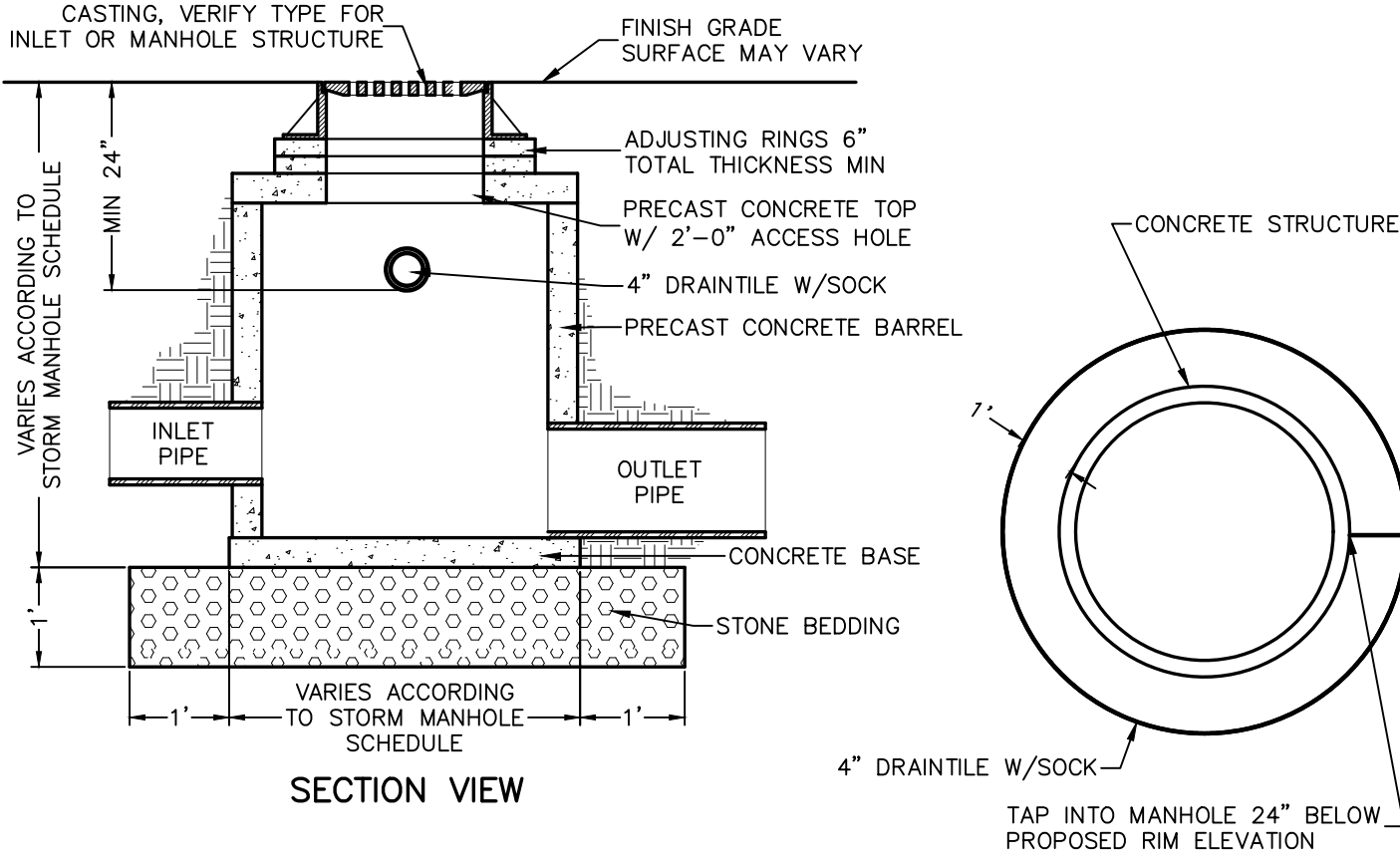
1
C8.0



- NOTES:
1. INSTALL REMOVABLE WATERTIGHT TOP FLUSH WITH THE FINISH GRADE.
 2. SEE THE STORM SEWER PLAN FOR INVERT AND RIM ELEVATIONS.

SANITARY SEWER CLEANOUT

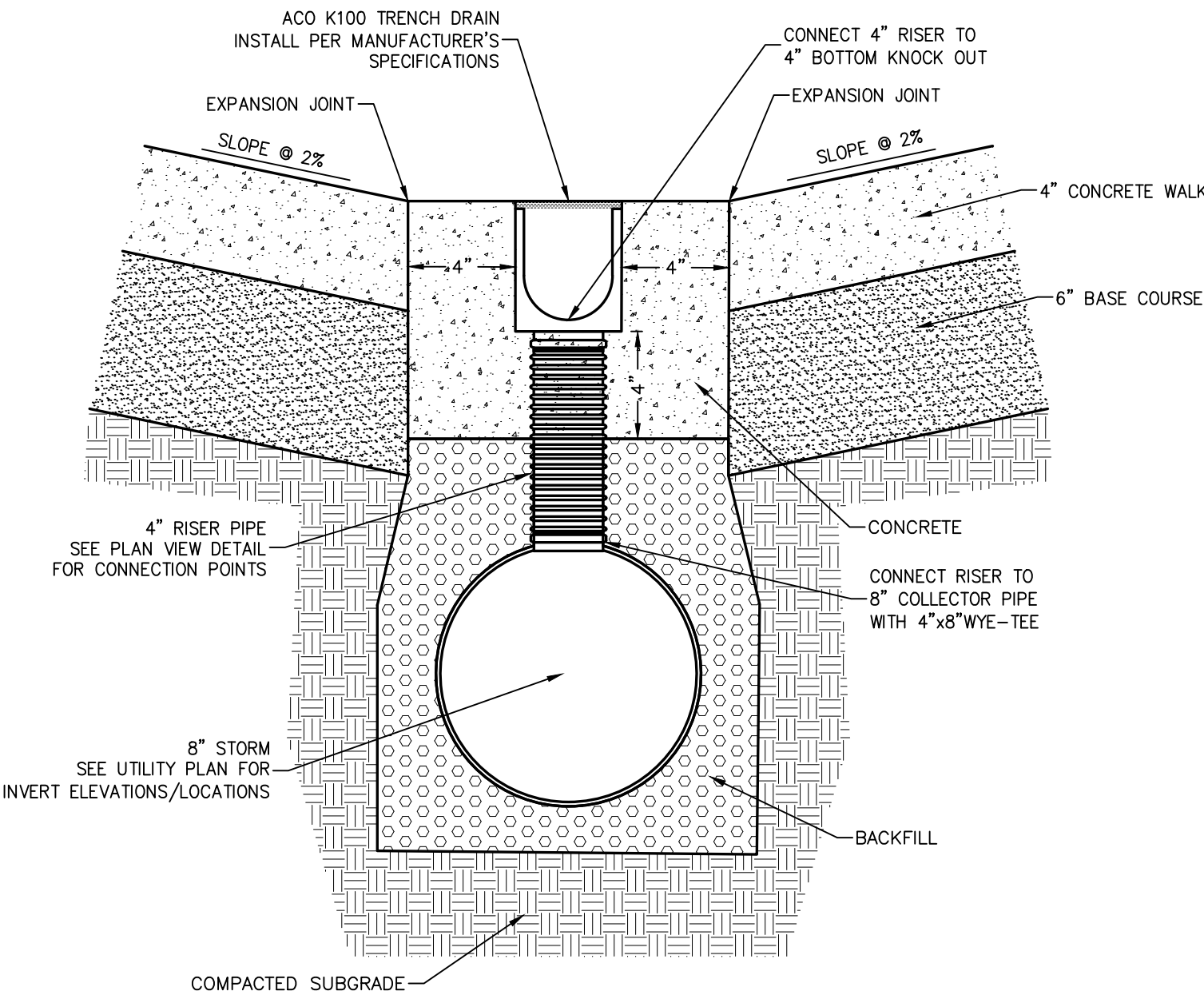
2
C7.0



- NOTES:
1. DRAINTILE SHALL BE INSTALLED AROUND ALL NEW & EXISTING MANHOLES WITHIN PAVEMENT AREAS, UNLESS OTHERWISE NOTED ON PLANS.
 2. MANHOLES STEPS SHALL BE INSTALLED IN ALL STORM STRUCTURES EXCEEDING A TOTAL HEIGHT OF 5.0'.

STORM MANHOLE

3
C8.0



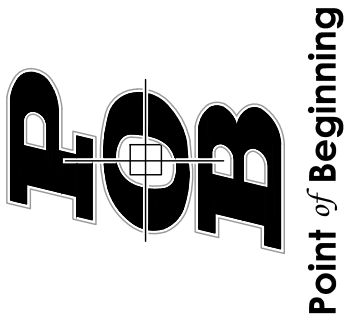
TRENCH DRAIN

4
C8.0

DETAIL

JCW
MONARCH LAKEVIEW
BEAVER DAM
DODGE COUNTY, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



Point of Beginning

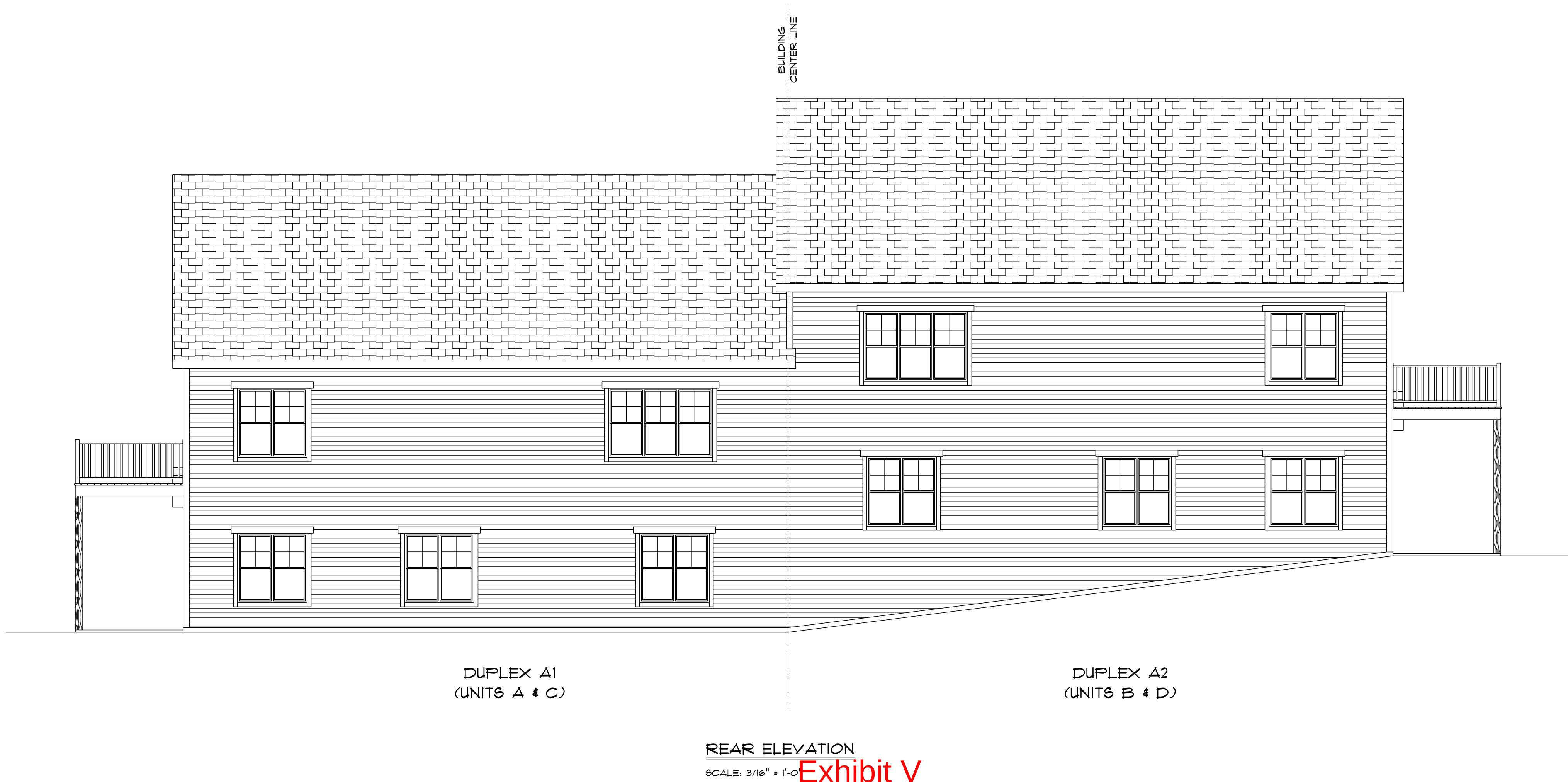
SHEET
C8.0

DUPLEX MODELS



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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



REAR ELEVATION
SCALE: 3/16" = 1'-0"

Exhibit V

FLOOR JOIST SPANS GREATER THAN 18' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

ELEVATIONS

SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

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T.R. MCKENZIE

MONARCH - DUPLEX A1 & A2

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

FLOOR JOIST SPANS GREATER THAN 18' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

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T.R. MCKENZIE
MONARCH - DUPLEX A1 & A2

SIDE ELEVATIONS

SCALE: 3/16" = 1'

PLAN START DATE 09/09/25 REVISED 2/17/26

REVISED 09/19/25

REVISED 10/01/25

REVISED 1/16/26

A2

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FLOOR JOIST SPANS GREATER THAN 18' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

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A3

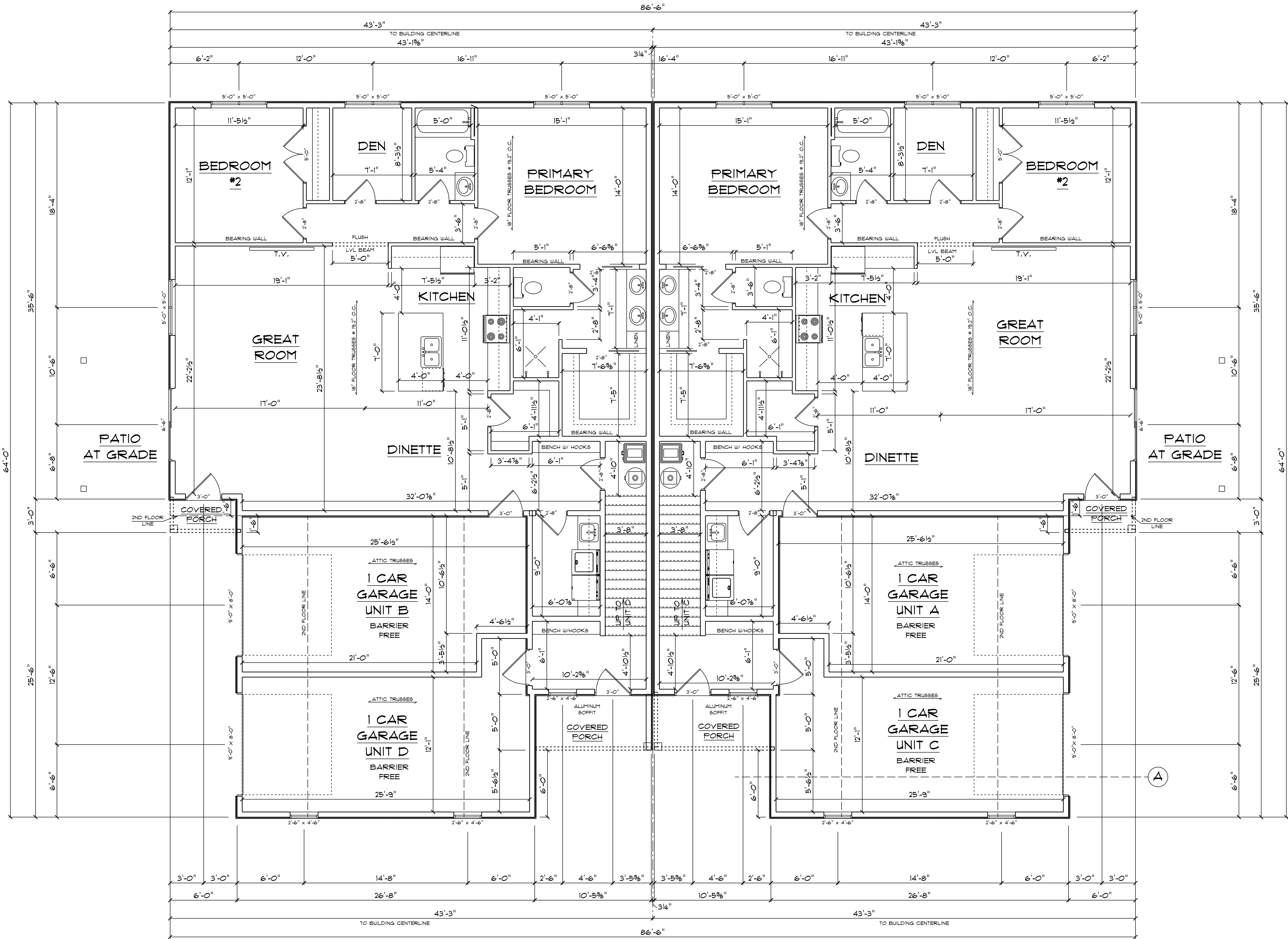
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MONARCH - DUPLEX A1 & A2

FIRST FLOOR PLAN
3528 TOTAL SQFT FINISHED AREA
SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 7/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	



DUPLEX A2
(UNITS B & D)

DUPLEX A1
(UNITS A & C)

DROP RIGHT SIDE
FOUNDATION 5.5'

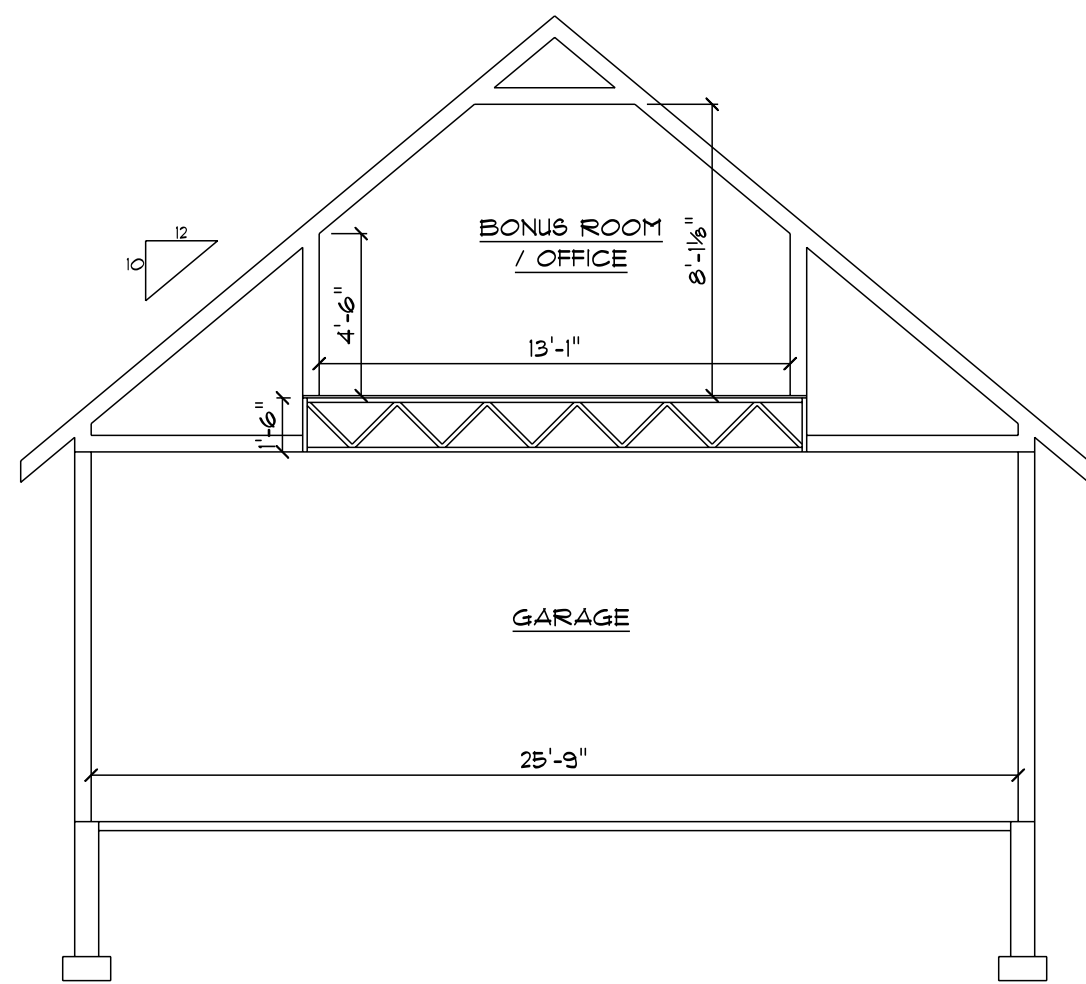
1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

UNIT B: 1642 SQFT FINISHED AREA

UNIT A: 1642 SQFT FINISHED AREA

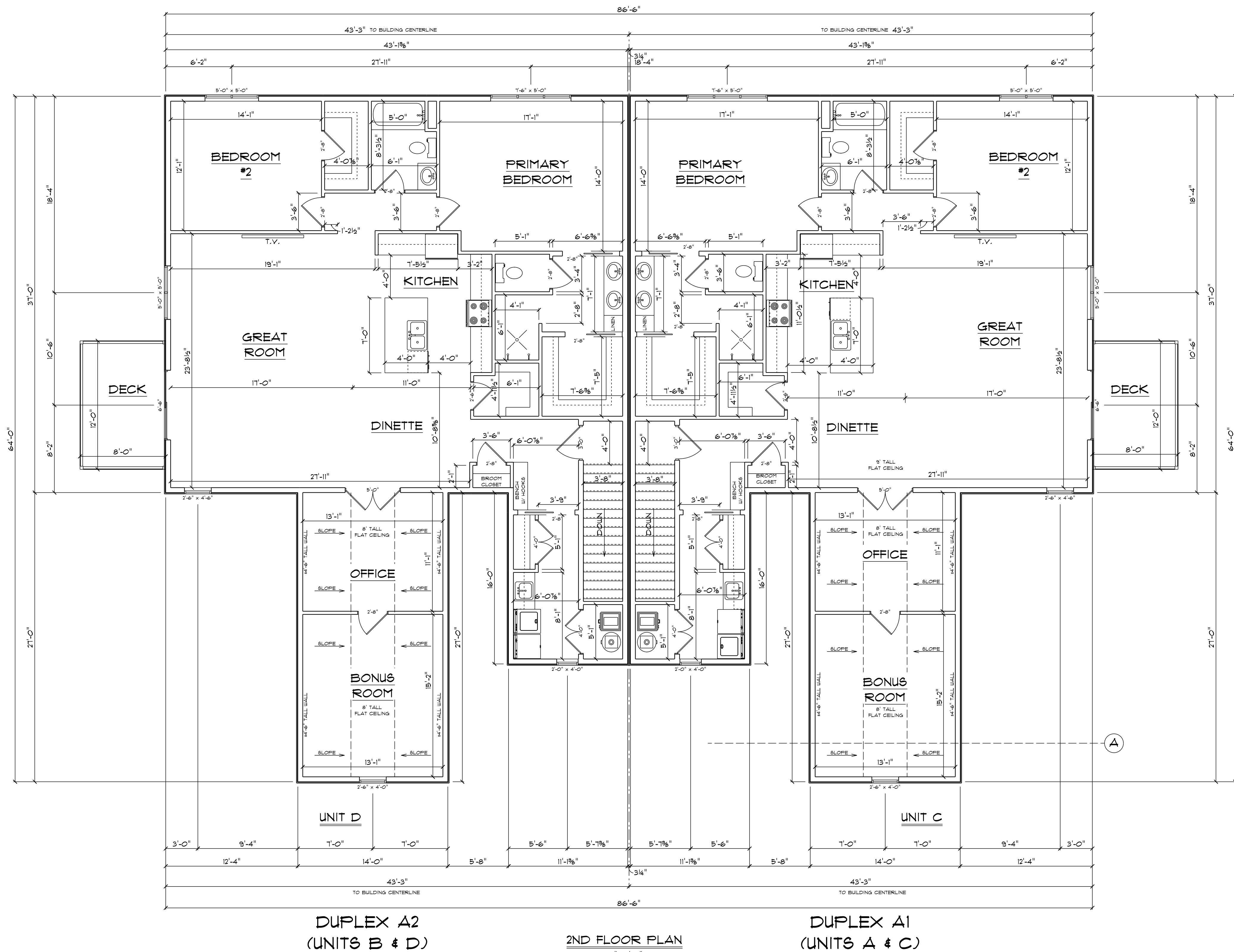
UNITS C & D: 122 SQFT FINISHED
AREA PER UNIT

Exhibit V



A CROSS SECTION
SCALE: 3/16" = 1'-0"

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DUPLEX A2
(UNITS B & D)

2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

DUPLEX A1
(UNITS A & C)

UNIT D: 2100 SQFT FINISHED AREA

UNIT C: 2100 SQFT FINISHED AREA

Exhibit V

FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

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T.R. MCKENZIE

MONARCH - DUPLEX A1 & A2

SECOND FLOOR PLAN
4200 TOTAL SQFT FINISHED AREA
SCALE: 3/16" = 1'

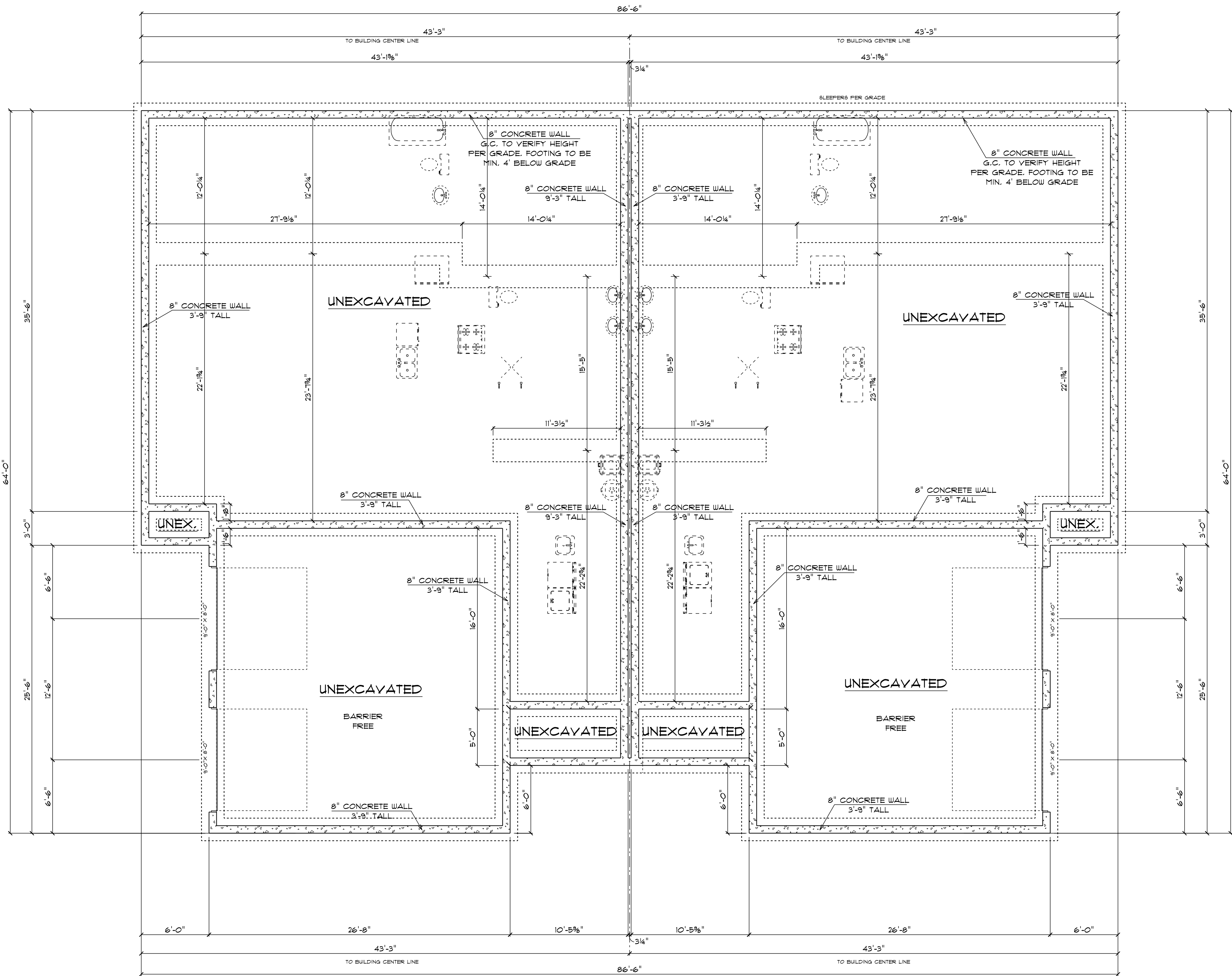
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PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

A4

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DUPLEX A2
(UNITS B & D)

DUPLEX A1
(UNITS A & C)

DROP RIGHT SIDE
FOUNDATION 5.5'

FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

Exhibit V

FLOOR JOIST SPANS GREATER THAN
19' MAY EXCEED THE DESIRED
JOIST PERFORMANCE AND
INCREASE STRUCTURE COSTS

FOUNDATION PLAN

SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

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MONARCH - DUPLEX A1 & A2

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A5

DUPLEX MODELS



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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

Exhibit W

FLOOR JOIST SPANS GREATER THAN 18' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

A1

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T.R. MCKENZIE
MONARCH - DUPLEX B1 & B2

ELEVATIONS

SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

FLOOR JOIST SPANS GREATER THAN
18' MAY EXCEED THE DESIRED
JOIST PERFORMANCE AND
INCREASE STRUCTURE COSTS

A2

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T.R. MCKENZIE
MONARCH - DUPLEX B1 & B2

SIDE ELEVATIONS

SCALE: 3/16" = 1'

PLAN START DATE 09/09/25 REVISED 2/17/26

REVISED 09/19/25

REVISED 10/01/25

REVISED 1/16/26

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

FLOOR JOIST SPANS GREATER THAN 18' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

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A3

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MONARCH - DUPLEX B1 & B2

FIRST FLOOR, FLOOR PLAN
3528 TOTAL SQFT FINISHED AREA
SCALE: 3/16" = 1'

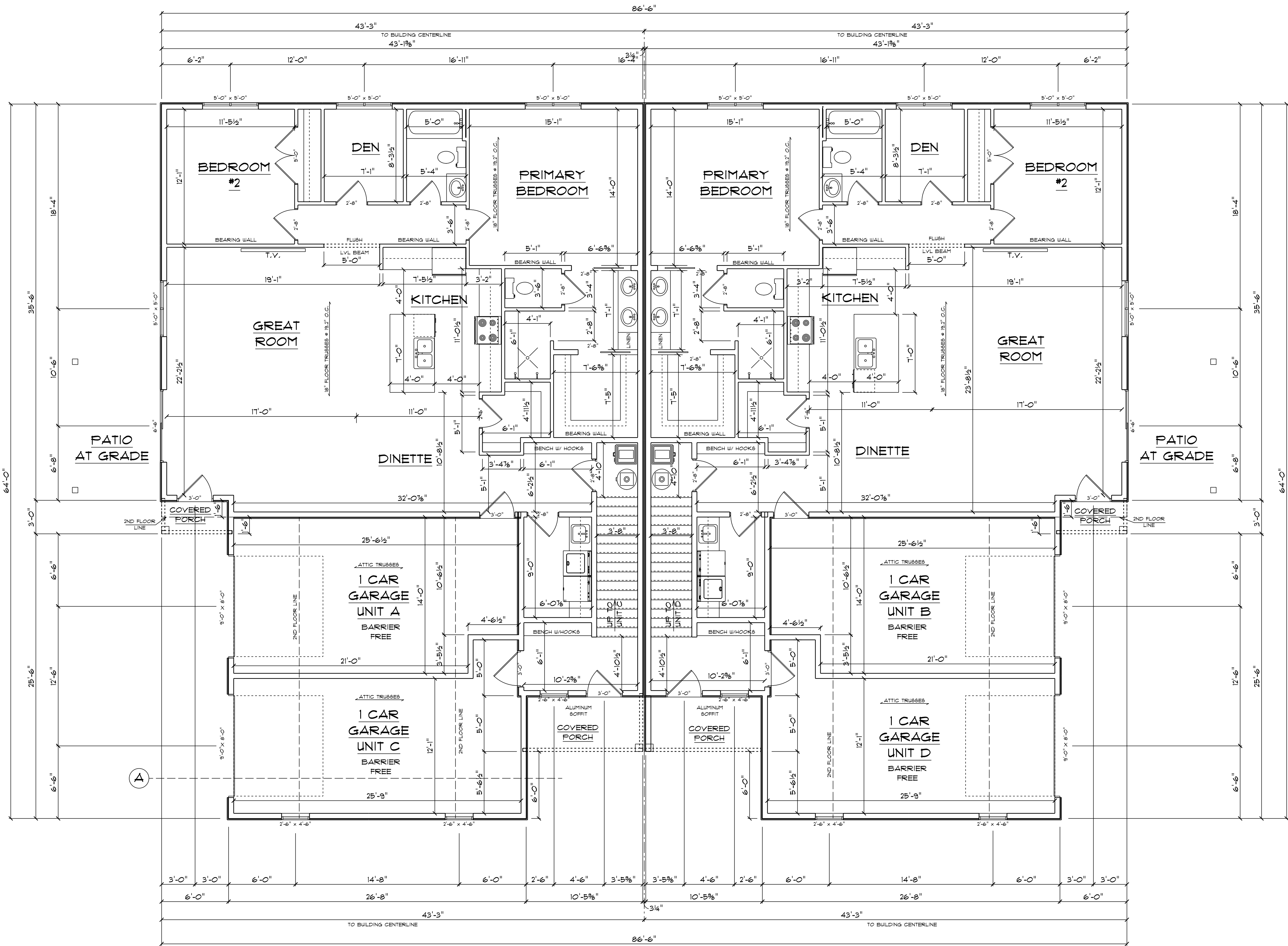
PLAN START DATE 09/09/25

REVISED 09/19/25

REVISED 10/01/25

REVISED 1/16/26

REVISED 2/17/26



DUPLEX B1
(UNITS A & C)
DROP LEFT SIDE
FOUNDATION 2.0'

DUPLEX B2
(UNITS B & D)

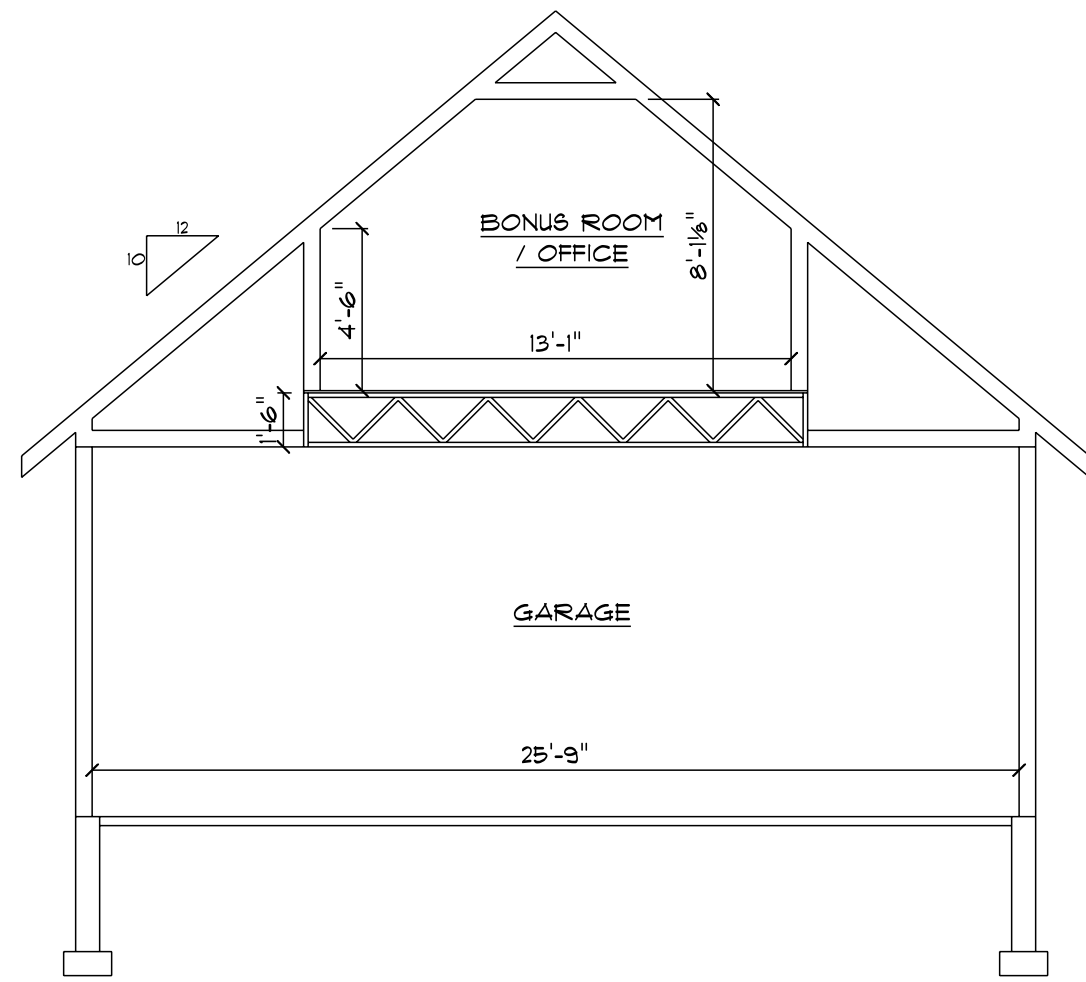
1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

UNIT A: 1642 SQFT FINISHED AREA

UNIT B: 1642 SQFT FINISHED AREA

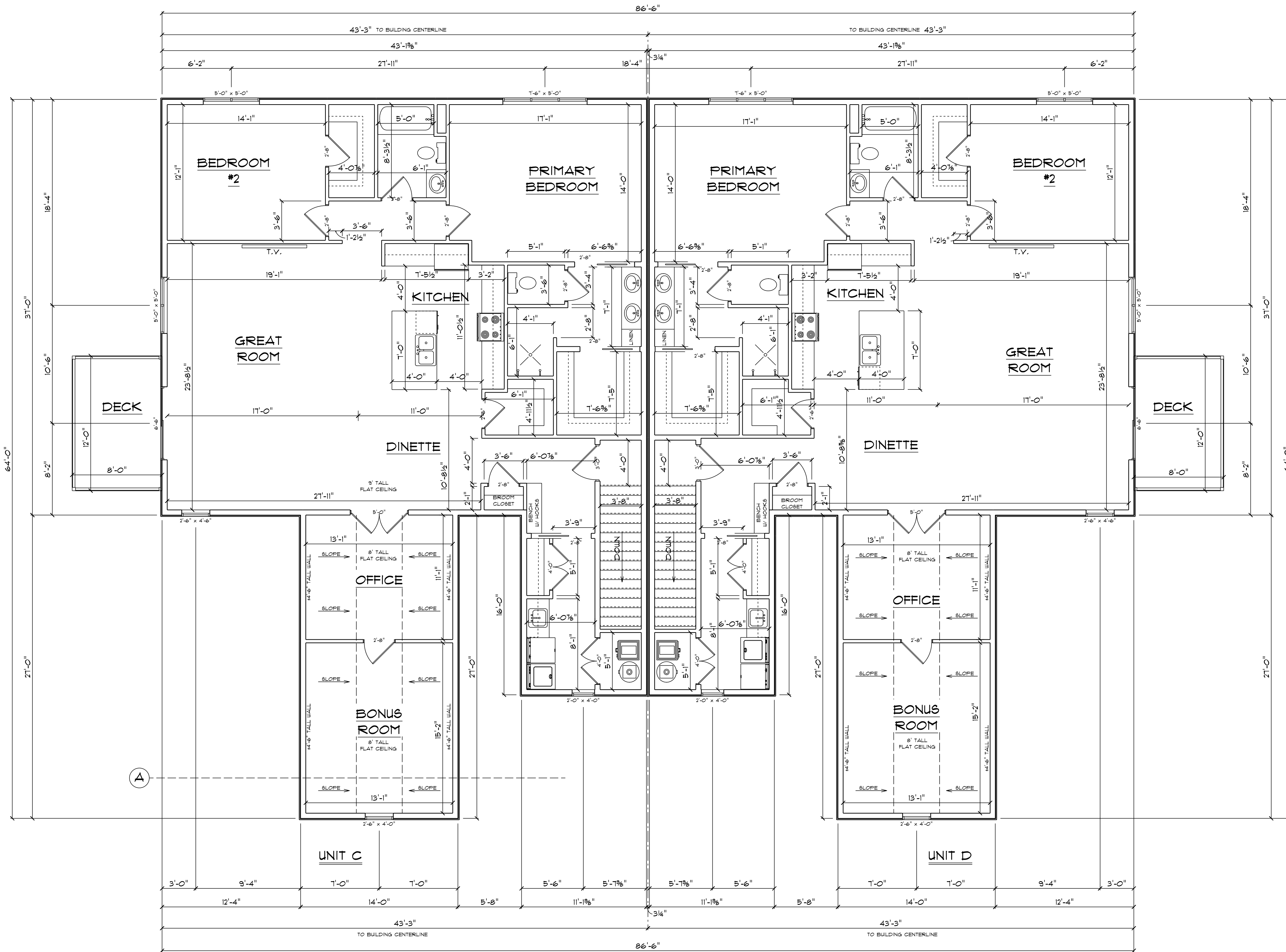
UNITS C & D: 122 SQFT FINISHED
AREA PER UNIT

Exhibit W



A CROSS SECTION
SCALE: 3/16" = 1'-0"

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**DUPLEX B1
(UNITS A & C)**

UNIT C: 2100 SQFT FINISHED AREA

2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

**DUPLEX B2
(UNITS B & D)**

UNIT D: 2100 SQFT FINISHED AREA

FLOOR JOIST SPANS GREATER THAN 19' MAY EXCEED THE DESIRED JOIST PERFORMANCE AND INCREASE STRUCTURE COSTS

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MONARCH - DUPLEX B1 & B2

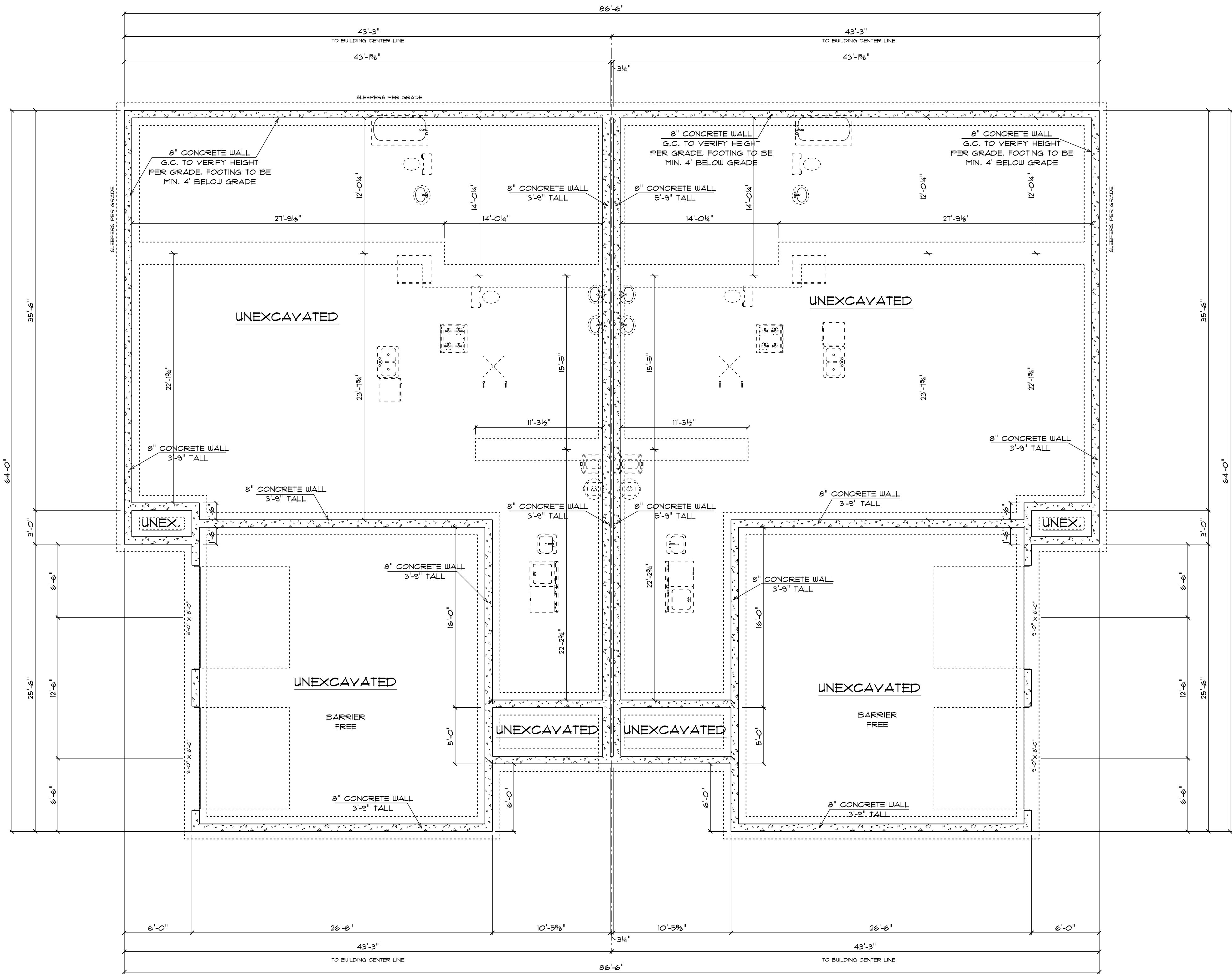
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SECOND FLOOR PLAN
4200 TOTAL SQFT FINISHED AREA
SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

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DUPLEX B1
(UNITS A & C)
DROP LEFT SIDE
FOUNDATION 2.0'

DUPLEX B2
(UNITS B & D)

FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

Exhibit W

FLOOR JOIST SPANS GREATER THAN
19' MAY EXCEED THE DESIRED
JOIST PERFORMANCE AND
INCREASE STRUCTURE COSTS

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T.R. MCKENZIE
MONARCH - DUPLEX B1 & B2

FOUNDATION PLAN

SCALE: 3/16" = 1'

PLAN START DATE 09/09/25	REVISED 2/17/26
REVISED 09/19/25	
REVISED 10/01/25	
REVISED 1/16/26	

A5

SFH C MODELS





FRONT ELEVATION

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



REAR ELEVATION

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

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ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.

Exhibit X

A1

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T.R. MCKENZIE
MONARCH - SFH CI

ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 12/23/25

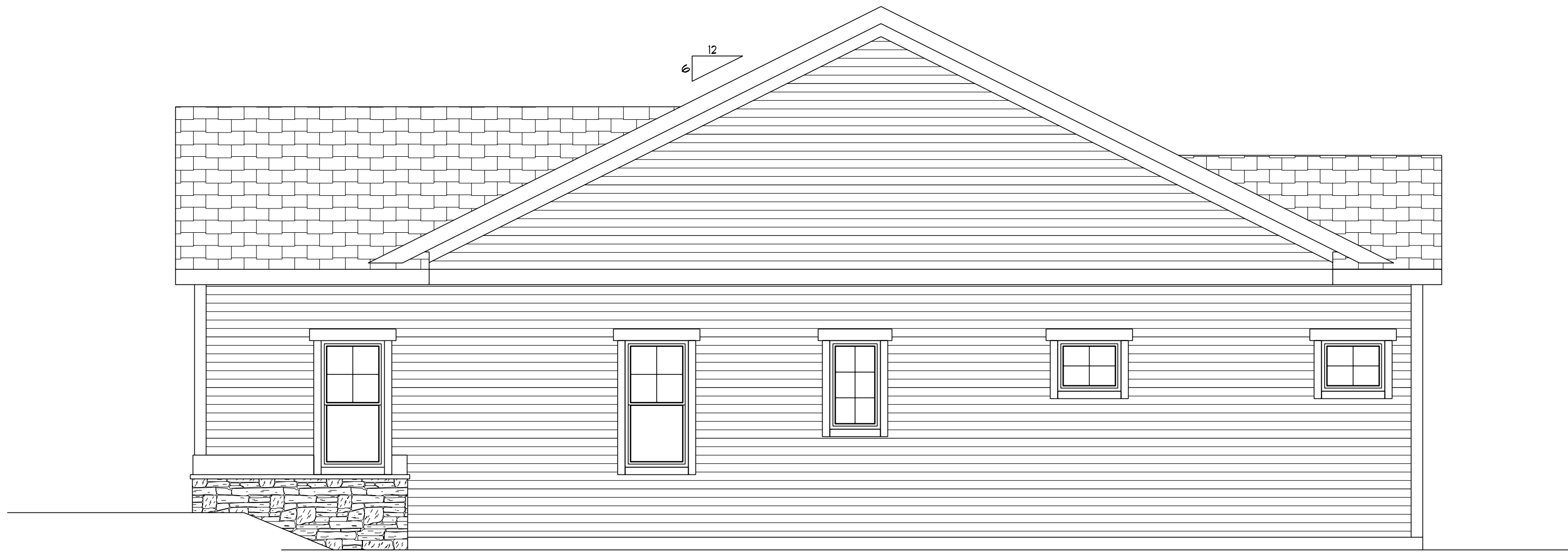
REVISÉD 02/19/26

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



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

Exhibit X

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T.R. MCKENZIE
MONARCH - SFH C1

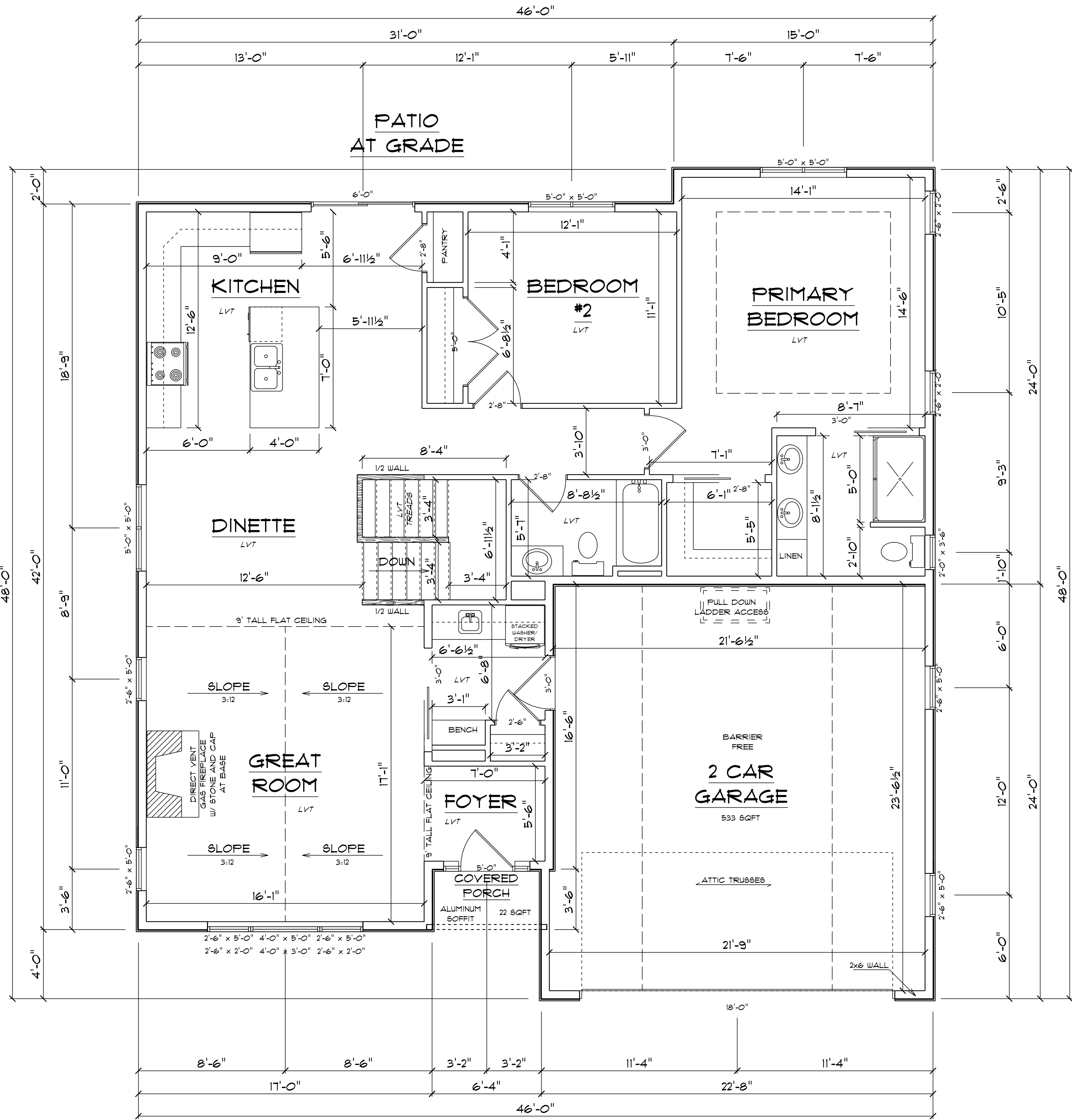
SIDE ELEVATIONS
SCALE: 1/4" = 1'

PLAN START DATE 12/22/25
REVISED 02/19/26

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1498 SQFT FINISHED AREA

Exhibit X

A3

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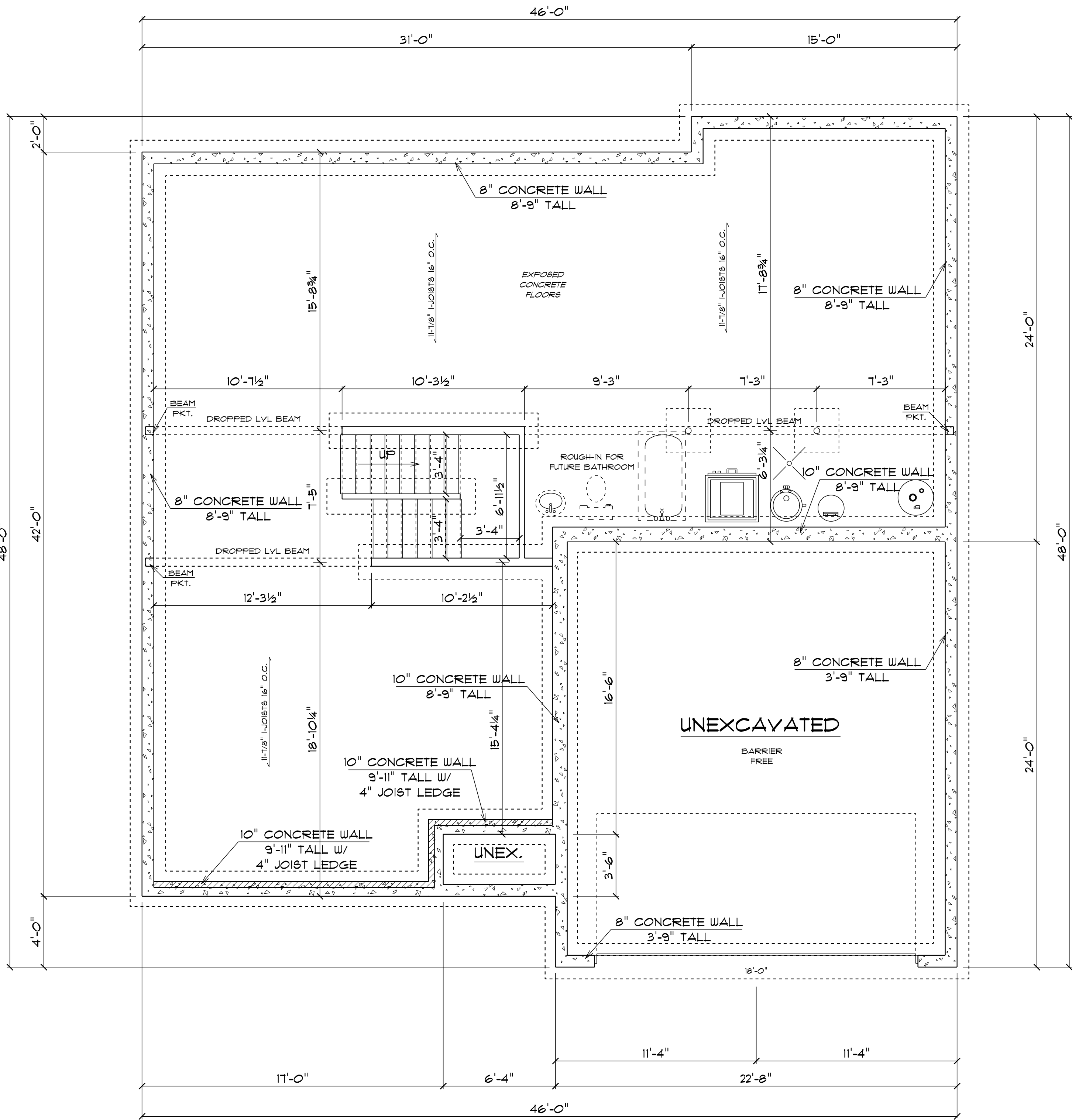
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MONARCH - SFH C1

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FIRST FLOOR PLAN
1498 SQFT FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 10/23/25
REVISED 02/19/26

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



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

Exhibit X

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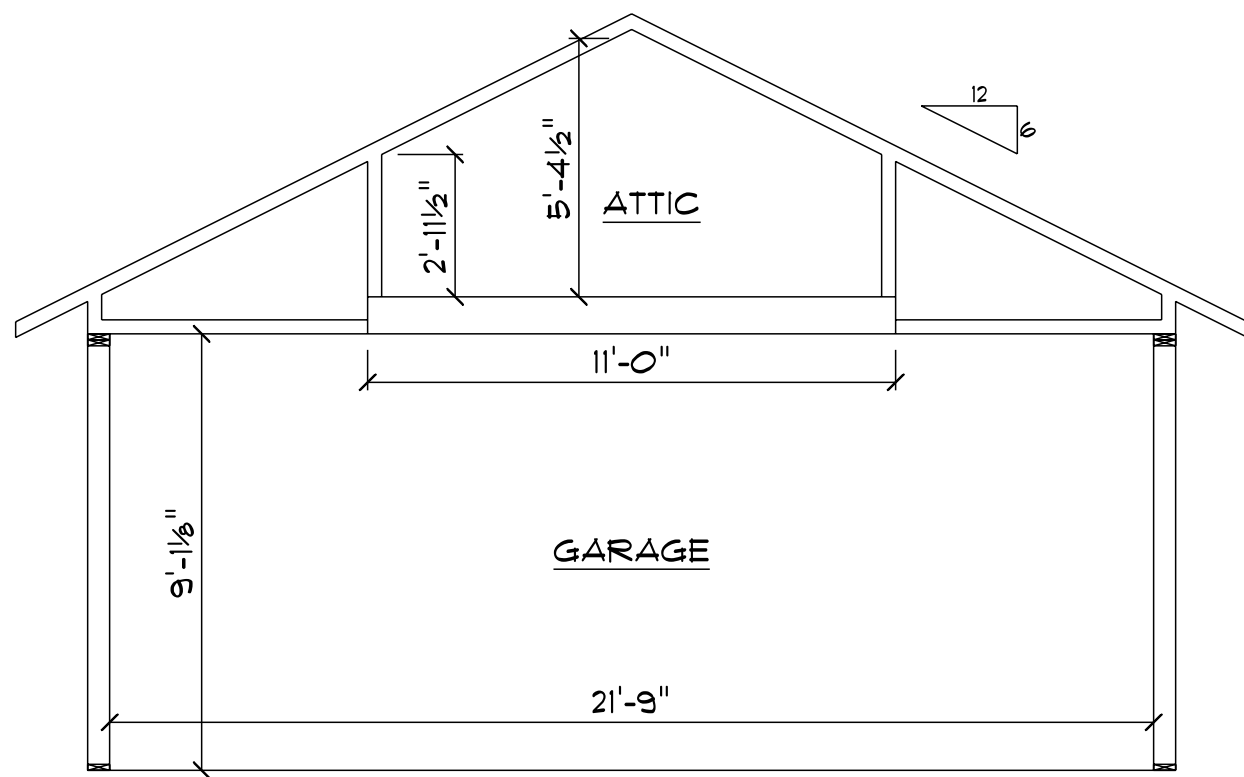
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FOUNDATION PLAN
SCALE: 1/4" = 1'

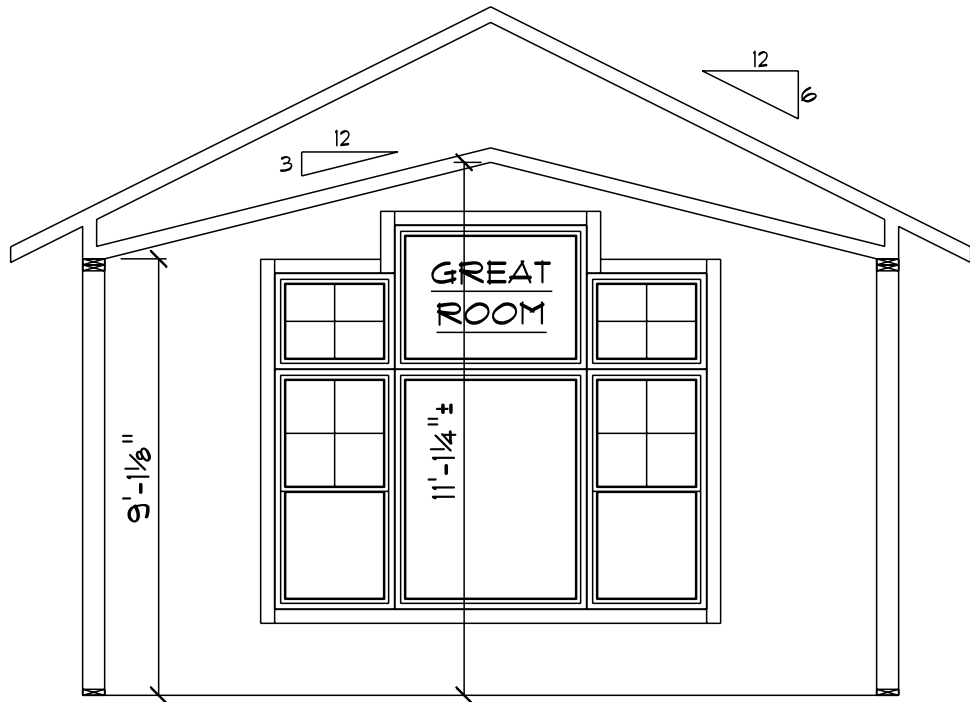
PLAN START DATE 12/23/25
REVISED 02/19/26

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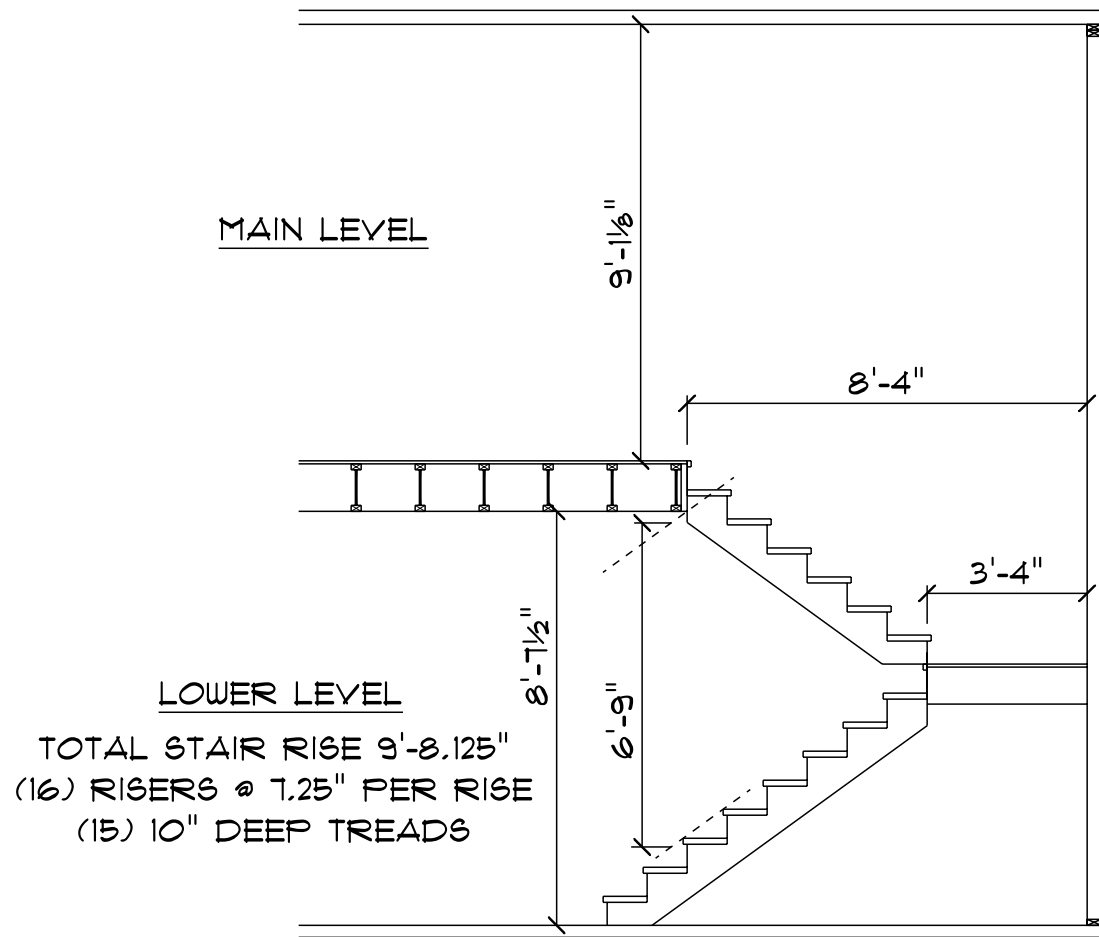
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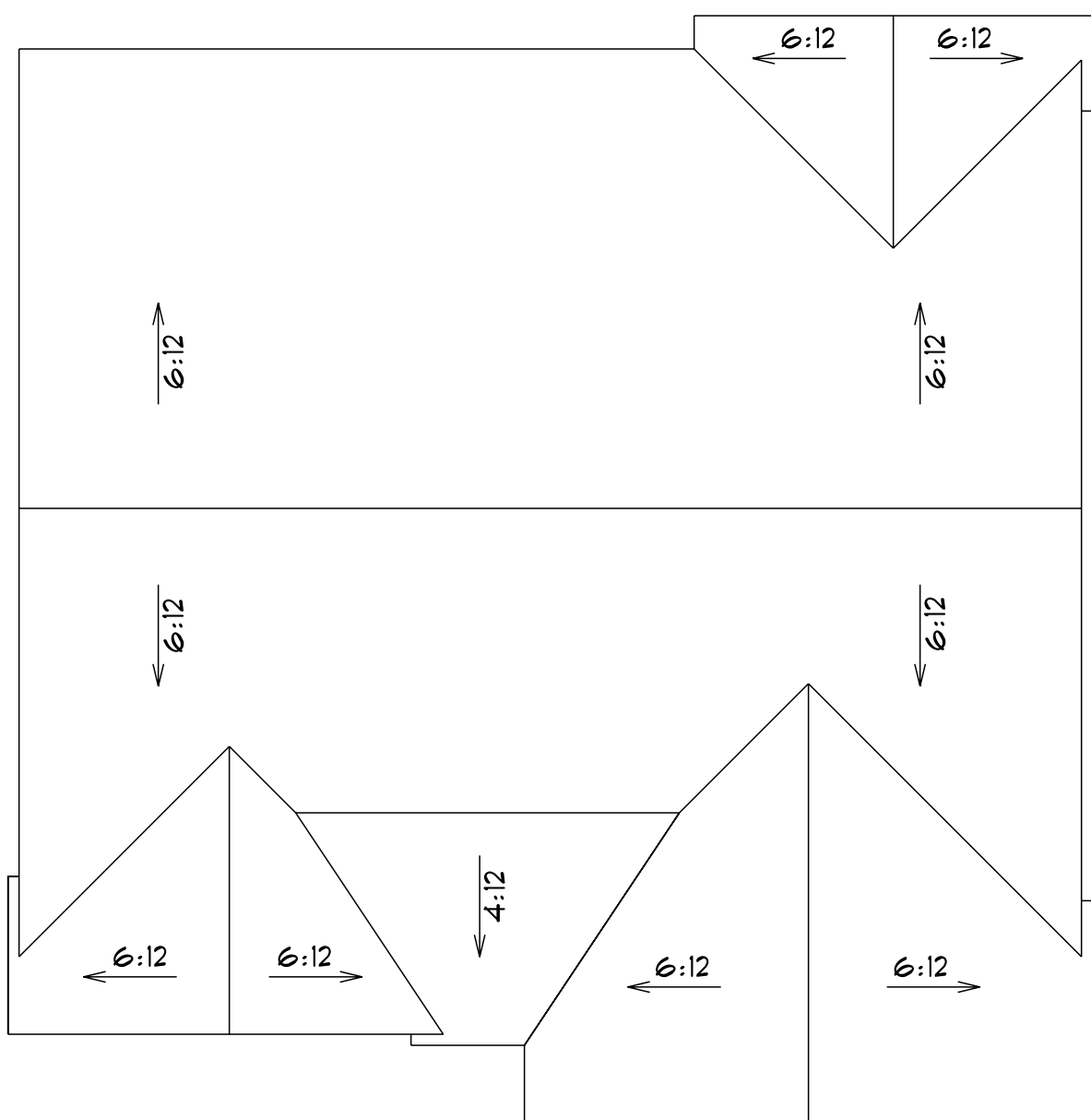
GARAGE SECTION
SCALE: 1/4" = 1'-0"



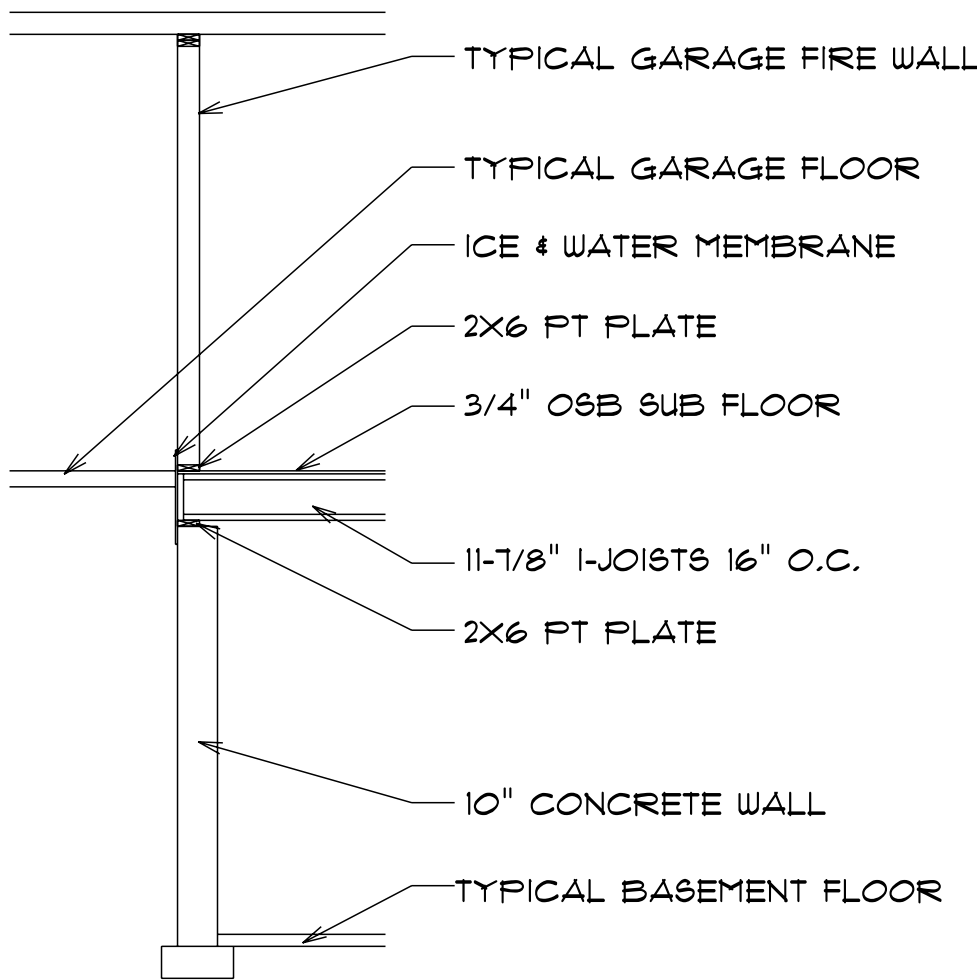
GREAT ROOM SECTION
SCALE: 1/4" = 1'-0"



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



BIRD'S EYE VIEW
SCALE: 1/8" = 1'-0"



G.C. TO VERIFY WALL
DETAIL PRIOR TO
CONSTRUCTION

BARRIER FREE WALL DETAIL
SCALE: 1/4" = 1'-0"

ROOF PITCH
PER ELEVATIONS

2X8 SUB FASCIA
TYPICAL ALU. SOFFIT
AND FASCIA

18" EAVE O.H.
12" GABLE END O.H.

TYPICAL 2X6 SIDING EXT. WALL:
TYVEK
7/16" OSB SHEATHING
2X6 STUDS @ 16" o.c.
R23 BIB INSULATION
6 mil POLY V.B.
1/2" DRYWALL

2X6 FT SILL PLATE

1" RIGID INSULATION
8" FOURED CONCRETE
FOUNDATION WALL
2X4 STUDS @ 16" o.c.
R13 INSULATION
1/2" DRYWALL

4" DRAIN TILE
W/ CRUSHED STONE

TYPICAL TRUSS ROOF:
ARCHITECTURAL SHINGLES
1/2" ROOFING OSB 'H' CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
12" ENERGY HEEL
2X4 TRUSS BRACING
R50 BLOWN INSULATION
6 mil POLY V.B.
5/8" CEILING BOARD
TAPED & SANDED

9' 1-1/8" TALL WALLS

3/4" OSB SUB FLOOR
11-7/8" I-JOISTS 16" O.C.

8' 9" TALL WALLS

TYPICAL CONCRETE FLOOR:
3" CONCRETE SLAB c/w
FIBER MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
2" RIGID FOAM
COMPACTED GRANULAR FILL

TYPICAL WALL SECTION
SCALE: NOT TO SCALE

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

DETAILS
SCALE: VARIES

PLAN START DATE 12/21/25
REVISED 02/19/26

AMERICAN DESIGN CONCEPTS

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MONARCH - SFH C1

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



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

Exhibit X

A1

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MONARCH - SFH C2

ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 09/05/25

REVISED 09/12/25

REVISED 09/17/25

REVISED 10/01/25

REVISED 01/16/26

REVISED 01/27/26

REVISED 01/30/26

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



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

Exhibit X

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MONARCH - SFH C2

SIDE ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 09/05/25

REVISED 09/12/25

REVISED 09/17/25

REVISED 10/01/25

REVISED 01/16/26

REVISED 01/17/26

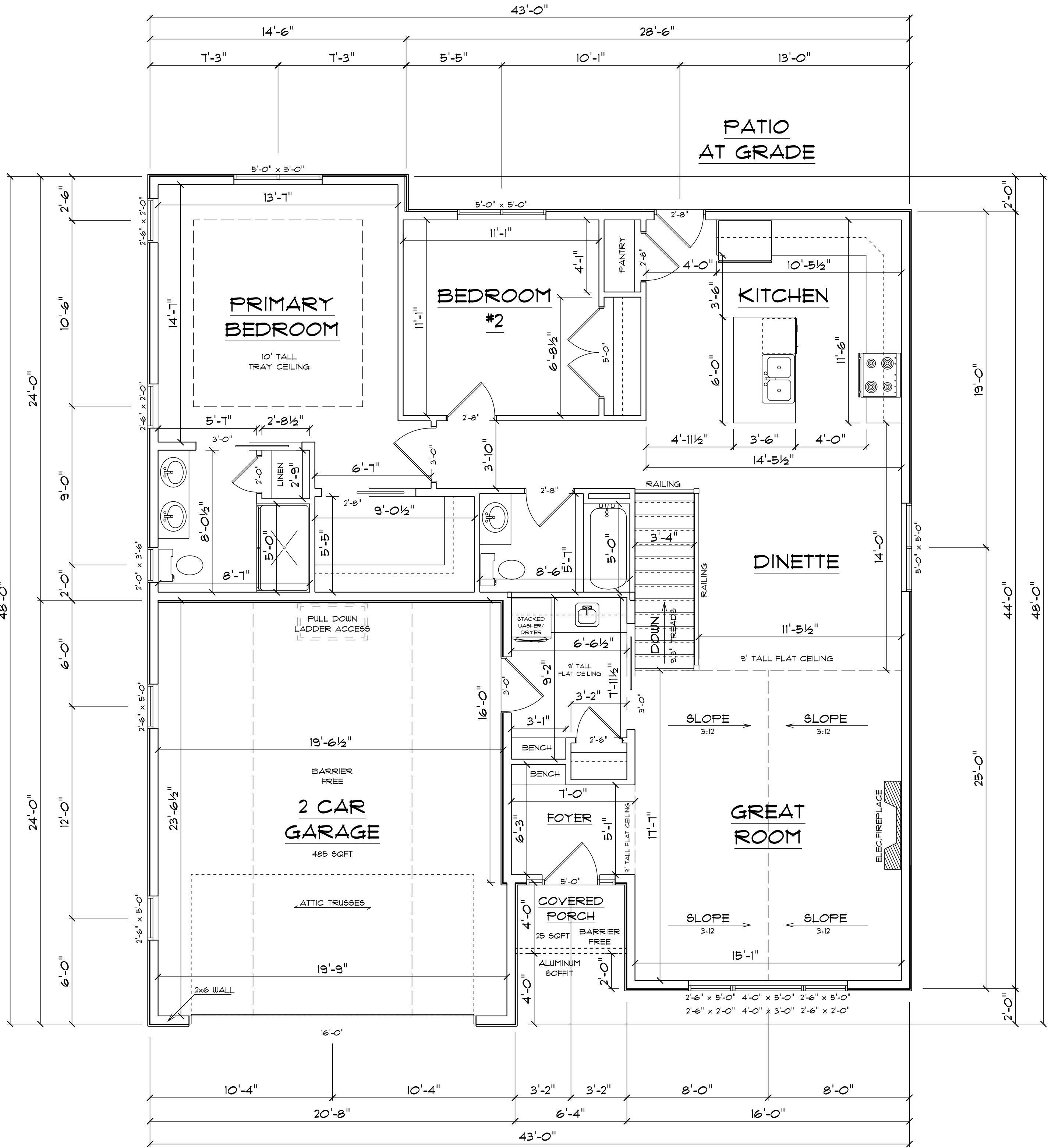
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1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1438 SQFT FINISHED AREA

Exhibit X

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FIRST FLOOR FLOOR PLAN
1438 SQFT FINISHED AREA
SCALE: 1/4" = 1'

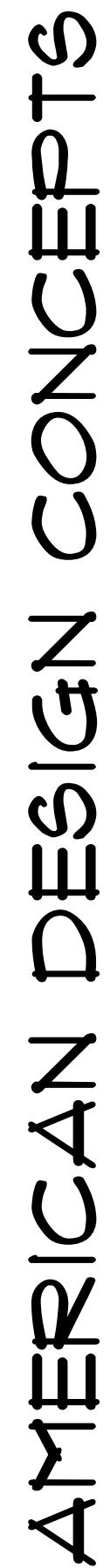
PLAN START DATE 09/05/25	REVISED 07/16/26
REVISED 09/12/25	REVISED 07/27/26
REVISED 09/17/25	REVISED 07/30/26
REVISED 10/01/25	REVISED 07/19/26

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A3

ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.

Exhibit X



FOUNDATION PLAN

SCALE: 1/4" = 1'

PLAN START DATE 09/05/25

REVISADO 09/12/25

REVISED 09/17/25

REVISED 10/01/25

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ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.

Exhibit X



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MONARCH - SFH C2

PLAN START DATE 09/05/25

REVISED 02/19/26



FRONT ELEVATION

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



REAR ELEVATION

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.

A

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T.R. MCKENZIE
MONARCH - SFH C3

ELEVATIONS
SCALE: 1/4" = 1'

SCALE: 1/4" = 1'

PLAN START DATE 09/05/25

REVISÉ 01/16/26

REVISÉD 09/21/25

REVISED 01/21/20

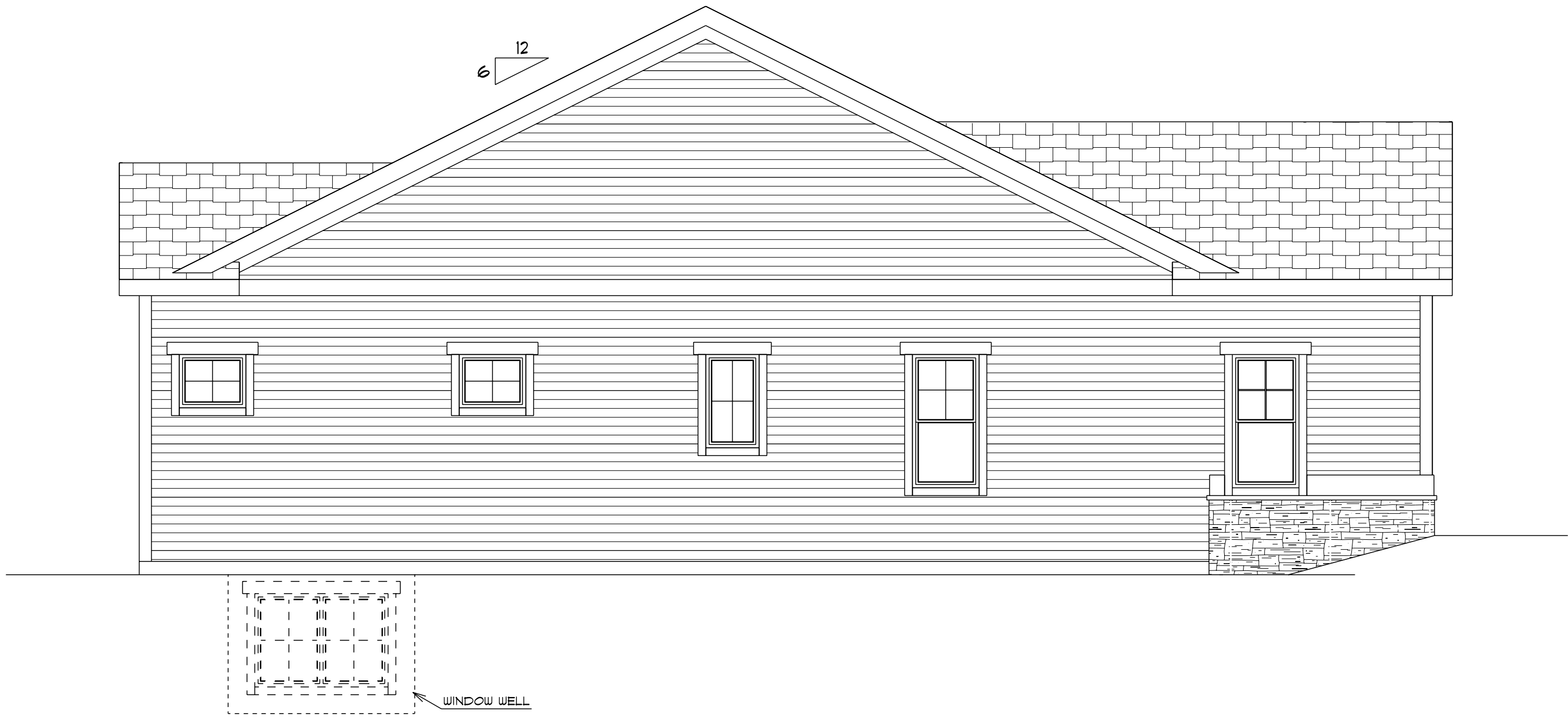
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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



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



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

Exhibit X

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MONARCH - SFH C3

SIDE ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 09/05/25

REVISED 09/12/25

REVISED 09/17/25

REVISED 10/01/25

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REVISED 01/27/26

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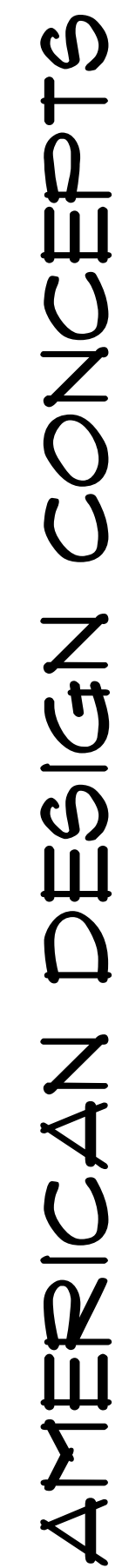
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A2

ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.

Exhibit X



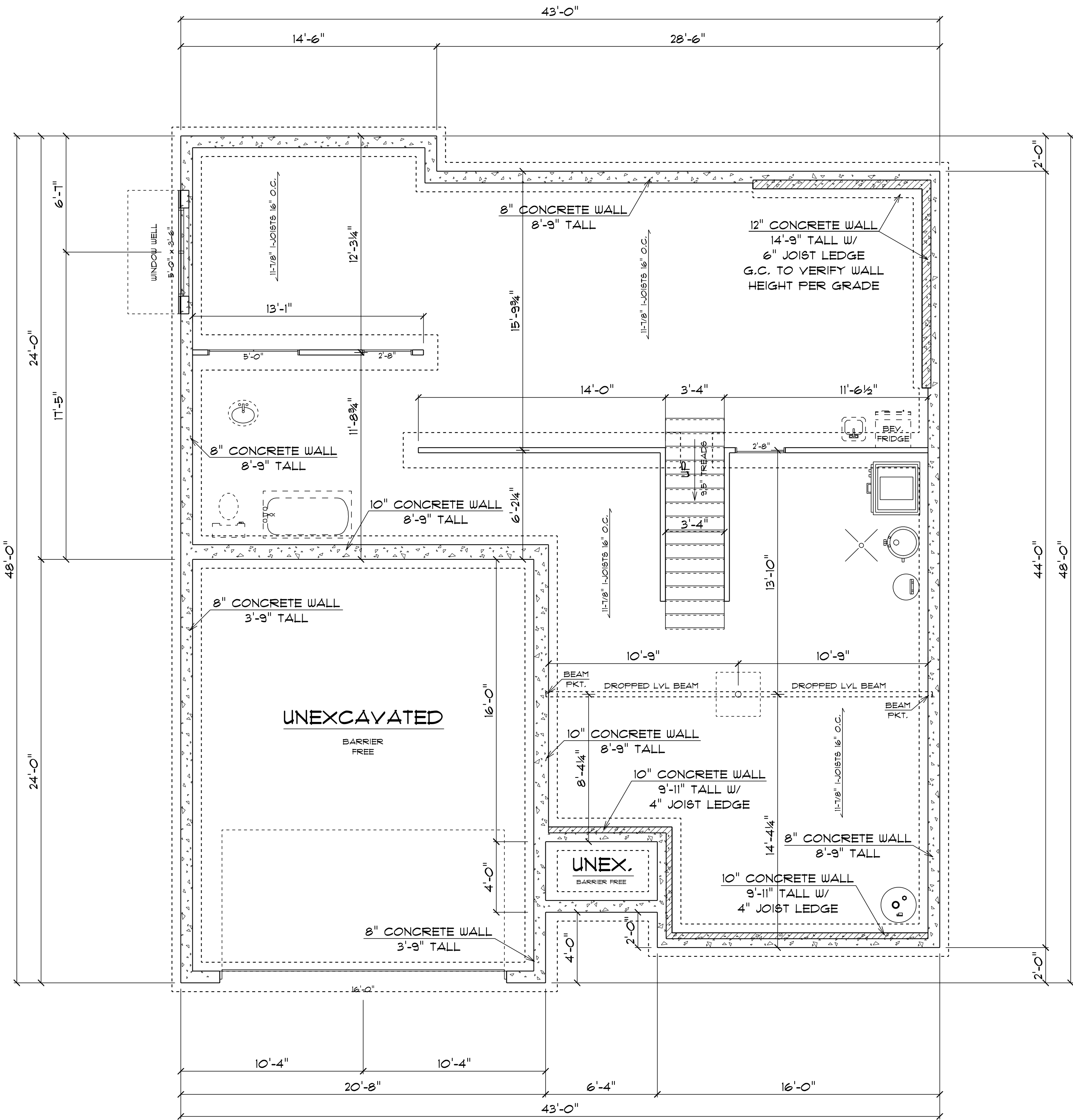
PLAN START DATE 09/05/25

REVIEWED 01/27/26

REVISED 01/30/76

Page 94 of 173

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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



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

Exhibit X

AMERICAN DESIGN CONCEPTS

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FOUNDATION PLAN

SCALE: 1/4" = 1'

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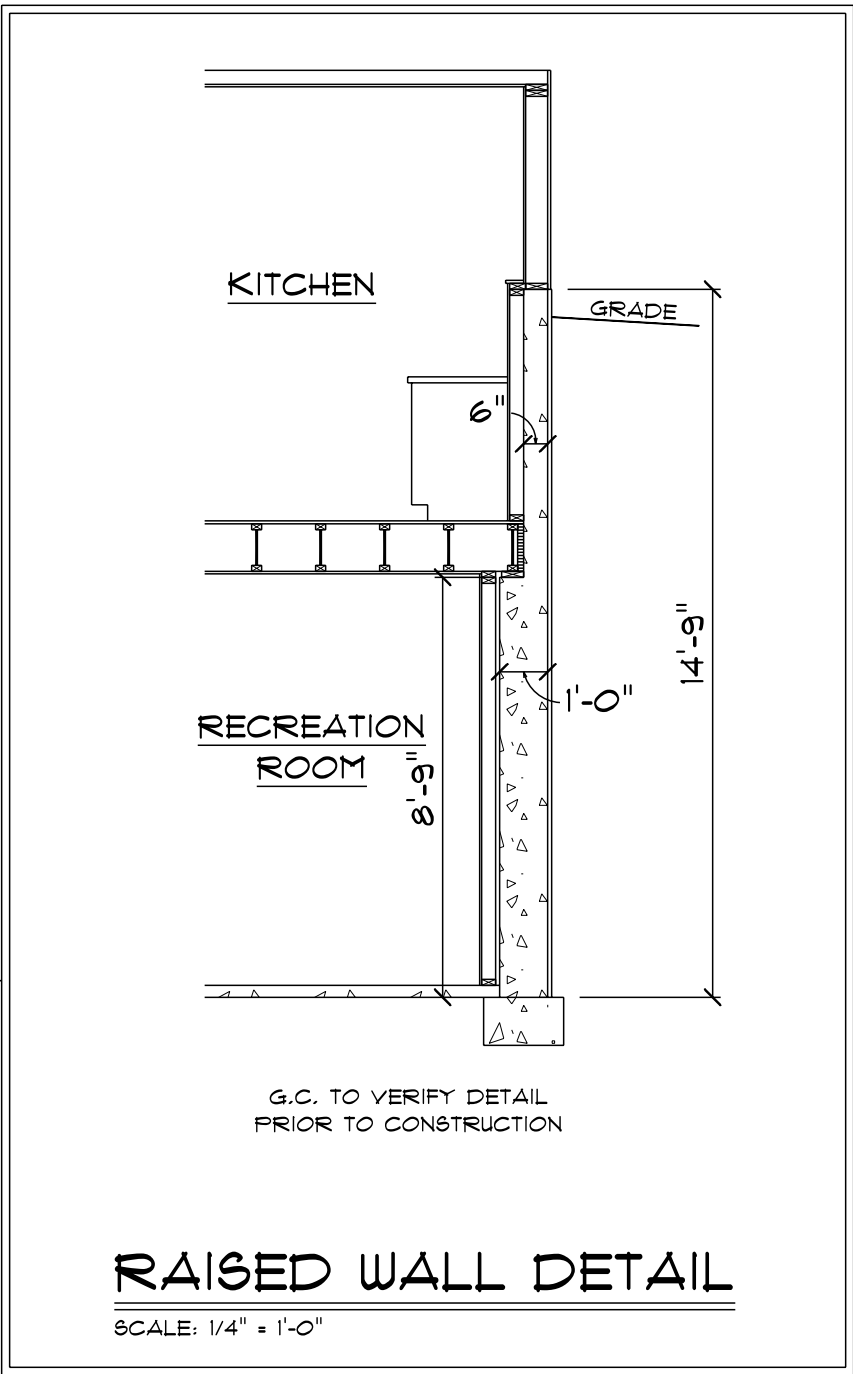
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MONARCH - SFH C3

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REVISED 09/12/25	REVISED 01/27/26
REVISED 09/17/25	REVISED 01/30/26
REVISED 10/01/25	REVISED 02/19/26

A4

ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.

Exhibit X



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MONARCH - SFH C3

FOUNDATION FINISH PLAN
6 TO 8QFT FINISHED AREA
SCALE: 1/4" = 1'

PLAN START DATE 09/05/25

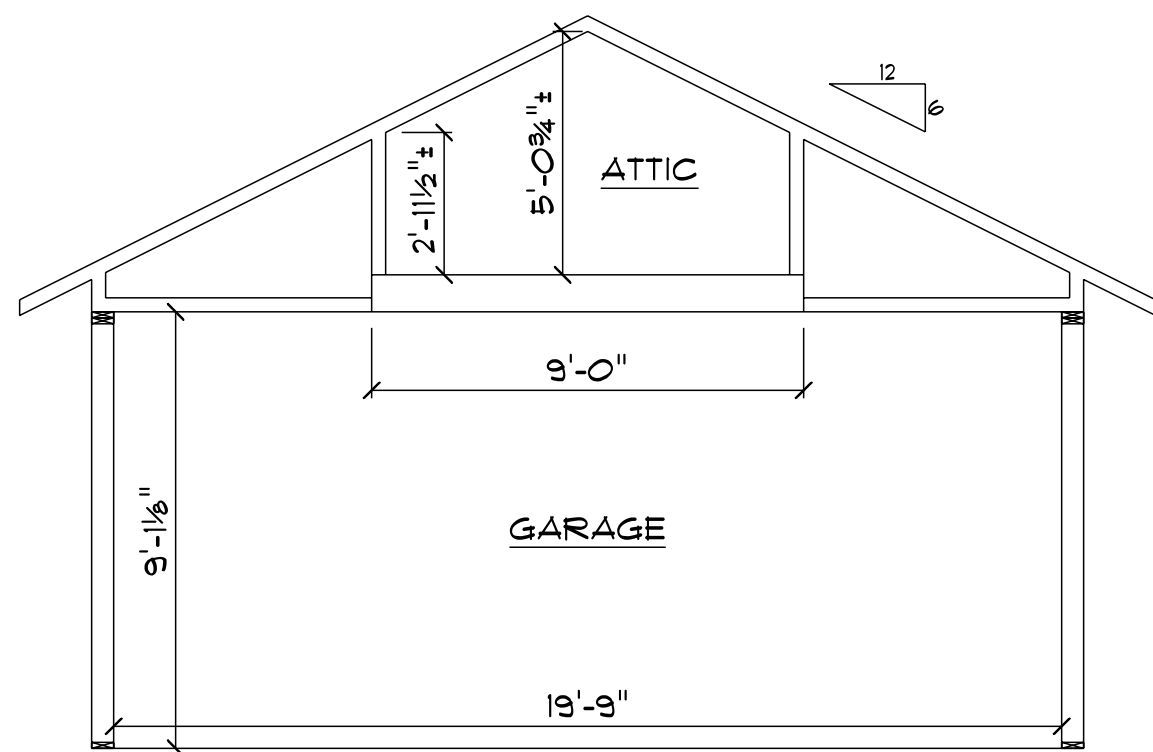
REVISÉ 09/12/25

REVISÉ 09/17/25

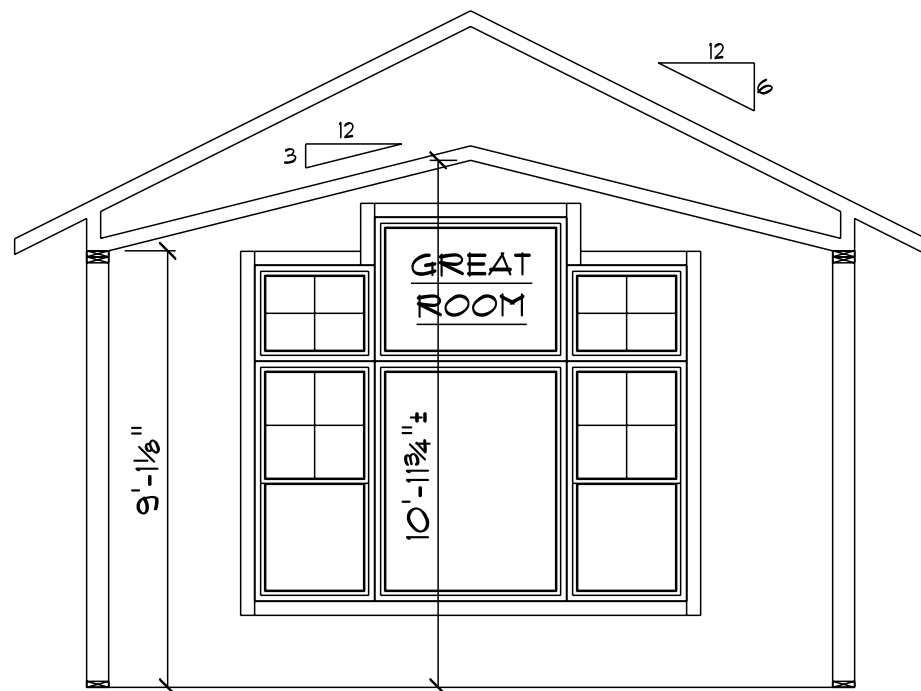
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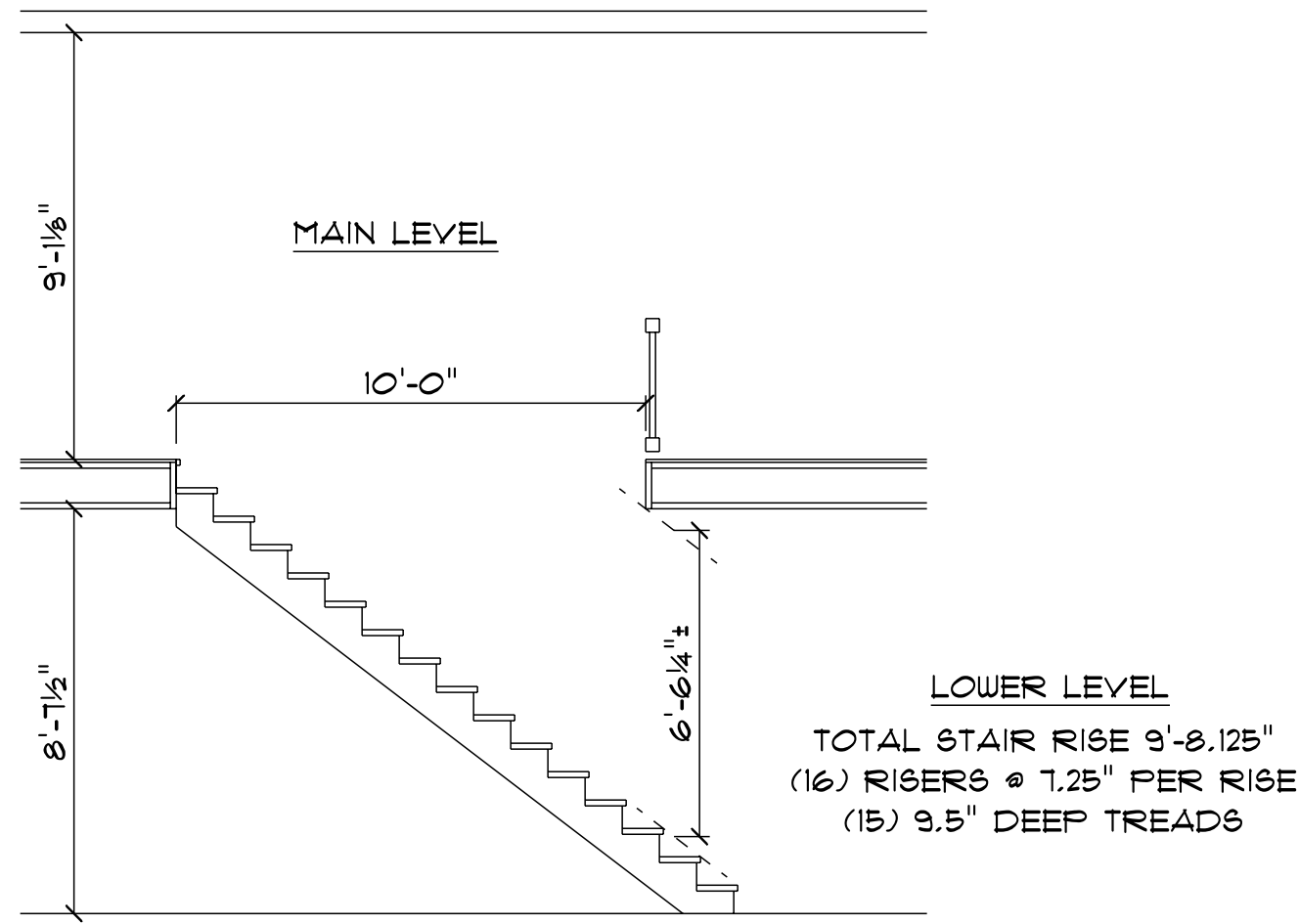
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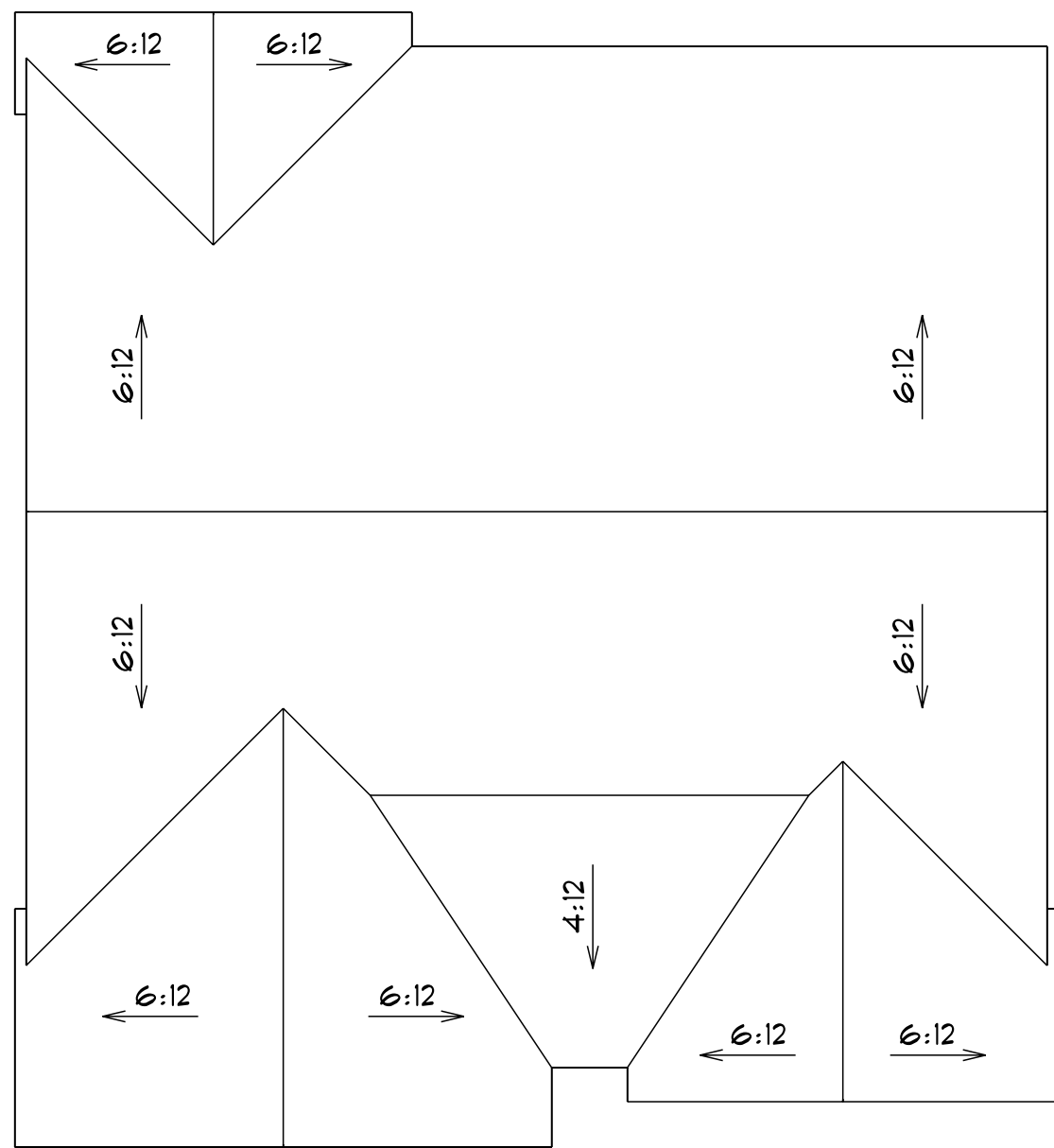
GARAGE SECTION
SCALE: 1/4" = 1'-0"



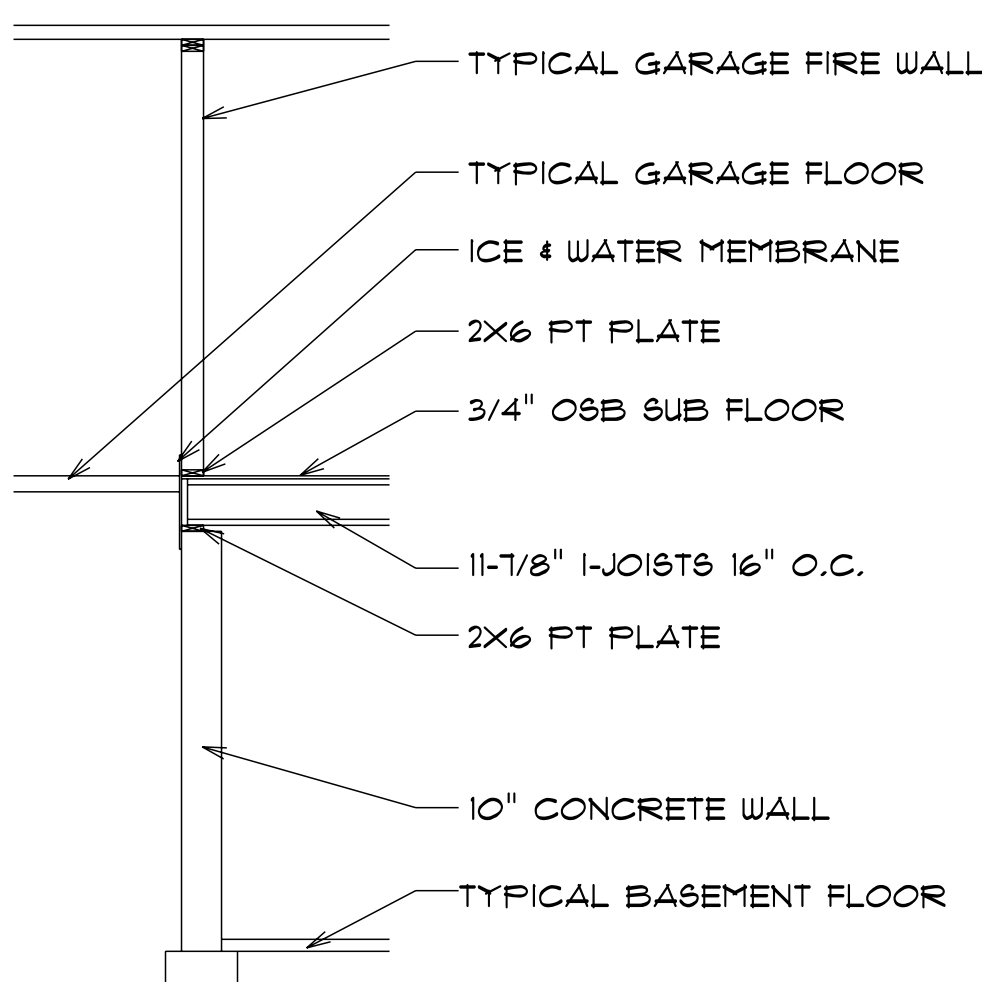
GREAT ROOM SECTION
SCALE: 1/4" = 1'-0"



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



BIRD'S EYE VIEW
SCALE: 1/8" = 1'-0"



BARRIER FREE WALL DETAIL
SCALE: 1/4" = 1'-0"

ROOF PITCH
PER ELEVATIONS

2X6 SUB FASCIA
TYPICAL ALU. SOFFIT
AND FASCIA

18" EAVE O.H.
12" GABLE END O.H.

TYPICAL 2X6 SIDING EXT. WALL:
TYVEK
7/16" OSB SHEATHING
2X6 STUDS @ 16" O.C.
R23 BIB INSULATION
6 mil POLY V.B.
1/2" DRYWALL

2X6 PT SILL PLATE
1" RIGID INSULATION
8" POURED CONCRETE
FOUNDATION WALL
2X4 STUDS @ 16" O.C.
R13 INSULATION
1/2" DRYWALL (AT
FINISHED AREAS)

4" DRAIN TILE
W/ CRUSHED STONE

TYPICAL TRUSS ROOF:
ARCHITECTURAL SHINGLES
1/2" ROOFING OSB 'H' CLIPS
PRE-ENGINEERED TRUSSES @ 24" O.C.
12" ENERGY HEEL
2X4 TRUSS BRACING
R50 BLOWN INSULATION
6 mil POLY V.B.
5/8" CEILING BOARD
TAPED & SANDED

9' 1-1/8" TALL WALLS

3/4" OSB SUB FLOOR
11-7/8" I-JOISTS 16" O.C.

8' 9" TALL WALLS

TYPICAL CONCRETE FLOOR:
3" CONCRETE SLAB c/w
FIBER MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
2" RIGID FOAM
COMPACTED GRANULAR FILL

TYPICAL WALL SECTION
SCALE: NOT TO SCALE

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BIRD'S EYE VIEW
SCALE: 1/8" = 1'-0"

BARRIER FREE WALL DETAIL
SCALE: 1/4" = 1'-0"

ROOF PITCH
PER ELEVATIONS

2X6 SUB FASCIA
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2X6 PT SILL PLATE
1" RIGID INSULATION
8" POURED CONCRETE
FOUNDATION WALL
2X4 STUDS @ 16" O.C.
R13 INSULATION
1/2" DRYWALL (AT
FINISHED AREAS)

4" DRAIN TILE
W/ CRUSHED STONE

TYPICAL TRUSS ROOF:
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1/2" ROOFING OSB 'H' CLIPS
PRE-ENGINEERED TRUSSES @ 24" O.C.
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2X4 TRUSS BRACING
R50 BLOWN INSULATION
6 mil POLY V.B.
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TYPICAL CONCRETE FLOOR:
3" CONCRETE SLAB c/w
FIBER MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
2" RIGID FOAM
COMPACTED GRANULAR FILL

TYPICAL WALL SECTION
SCALE: NOT TO SCALE

AMERICAN DESIGN CONCEPTS

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T.R. MCKENZIE
MONARCH - SFH C3

DETAILS PAGE

SCALE: VARIES

PLAN START DATE 09/05/25

REVISED 09/12/25

REVISED 09/17/25

REVISED 10/01/25

REVISED 07/16/26

REVISED 07/27/26

REVISED 07/30/26

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A6

Exhibit X

SFH D MODELS



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



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

Exhibit Y

A1

AMERICAN DESIGN CONCEPTS

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MONARCH - SFH D1

ELEVATIONS
SCALE: 1/4" = 1'

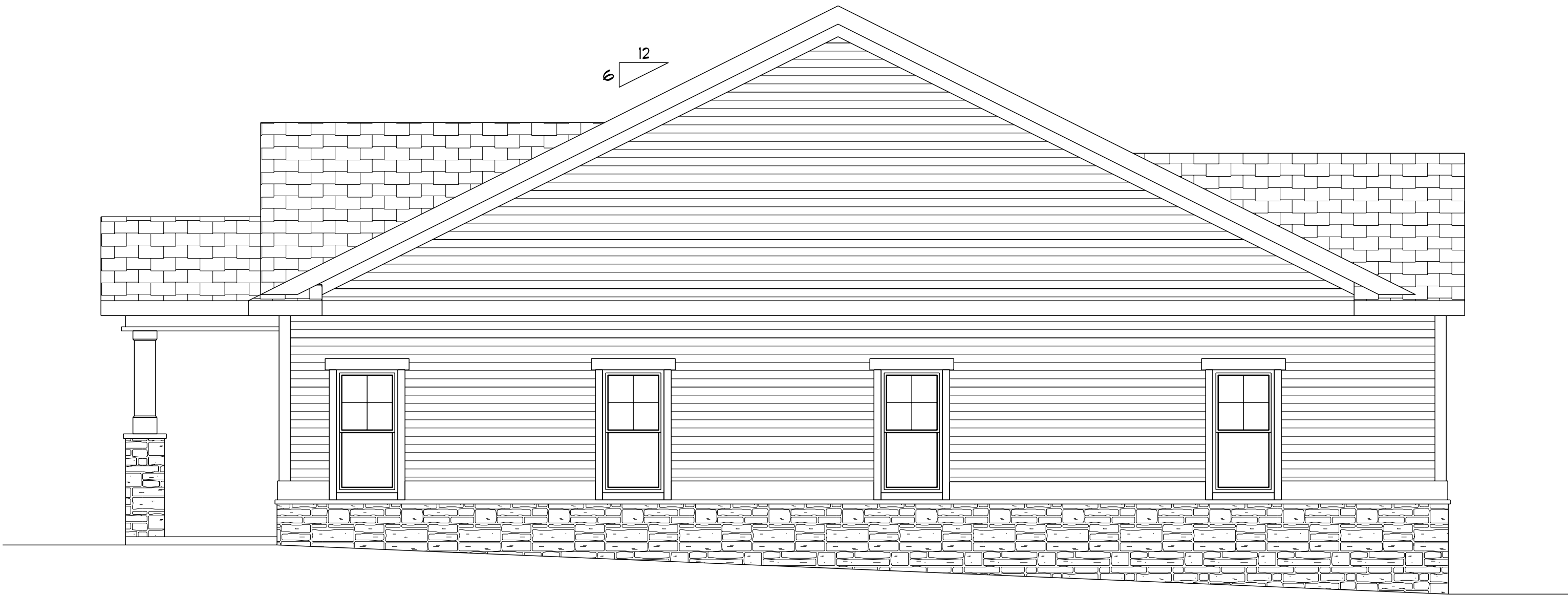
PLAN START DATE 05/06/25	REVISED 01/27/26
REVISED 08/20/25	REVISED 02/18/26
REVISED 10/01/25	
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ALL TALL WALLS GREATER THAN 10'-0" TO BE ENGINEERED BY MATERIAL SUPPLIER.



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



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

Exhibit Y

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T.R. MCKENZIE
MONARCH - SFH D1

SIDE ELEVATIONS

SCALE: 1/4" = 1'

PLAN START DATE 05/06/25

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REVISED 10/01/25

REVISED 01/16/26

REVISED 01/27/26

REVISED 02/18/26

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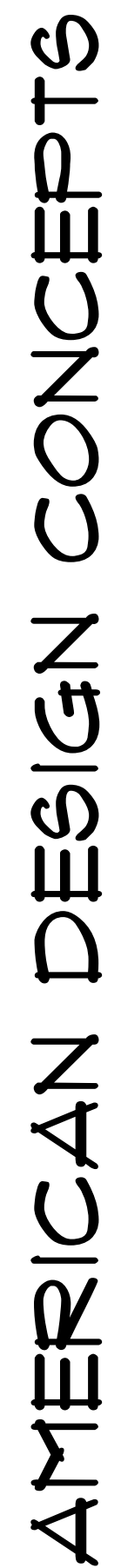
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A2

ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.

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

Exhibit Y



SCALE: 1/4" = 1'

PLAN START DATE 05/06/25

REVISED 08/20/25

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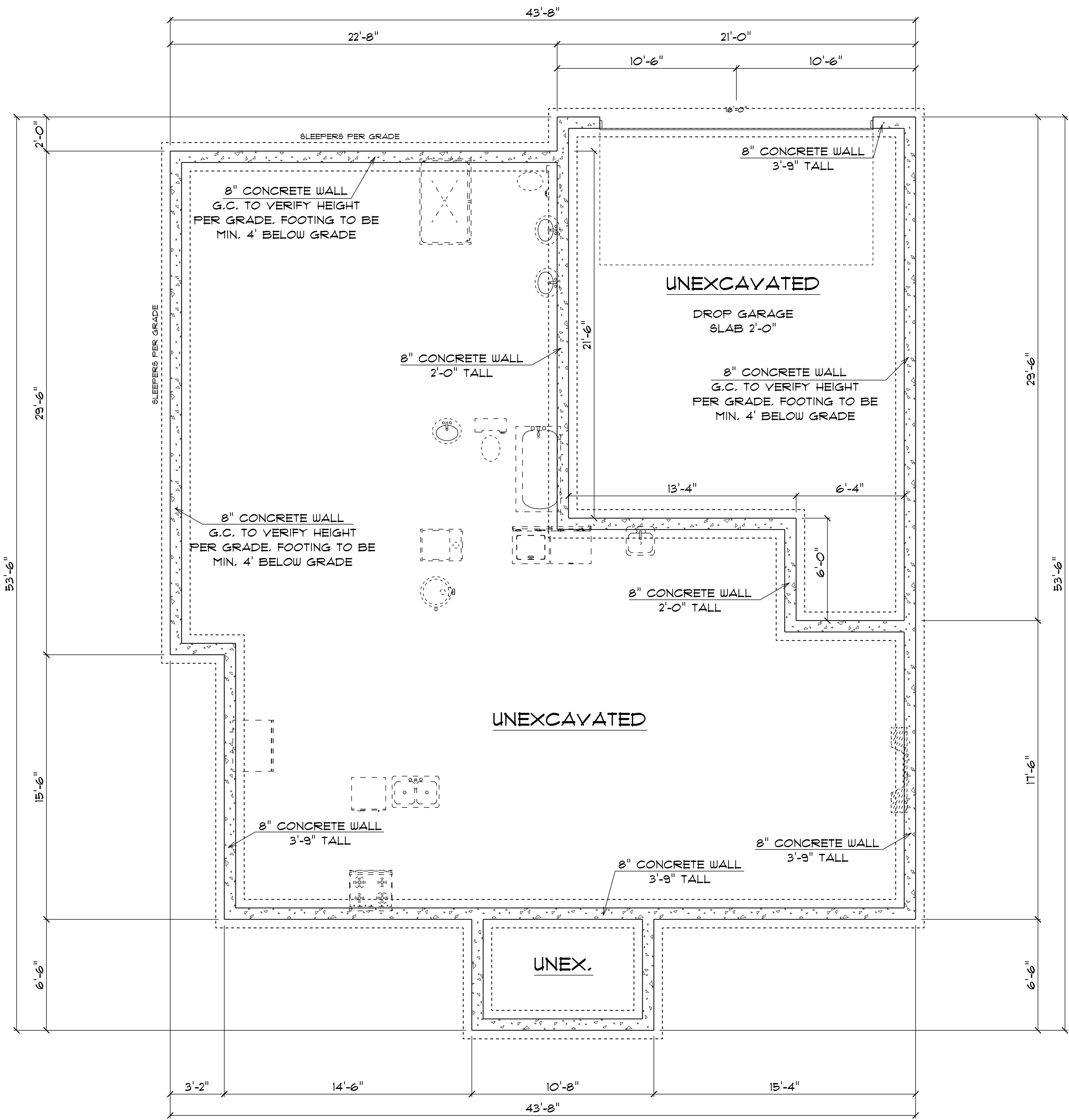
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MONARCH - SEH DI

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

Exhibit Y

A4

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T.R. MCKENZIE
MONARCH - SFH D1

FOUNDATION PLAN

SCALE: 1/4" = 1'

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REVISED 01/21/26

REVISED 02/18/26

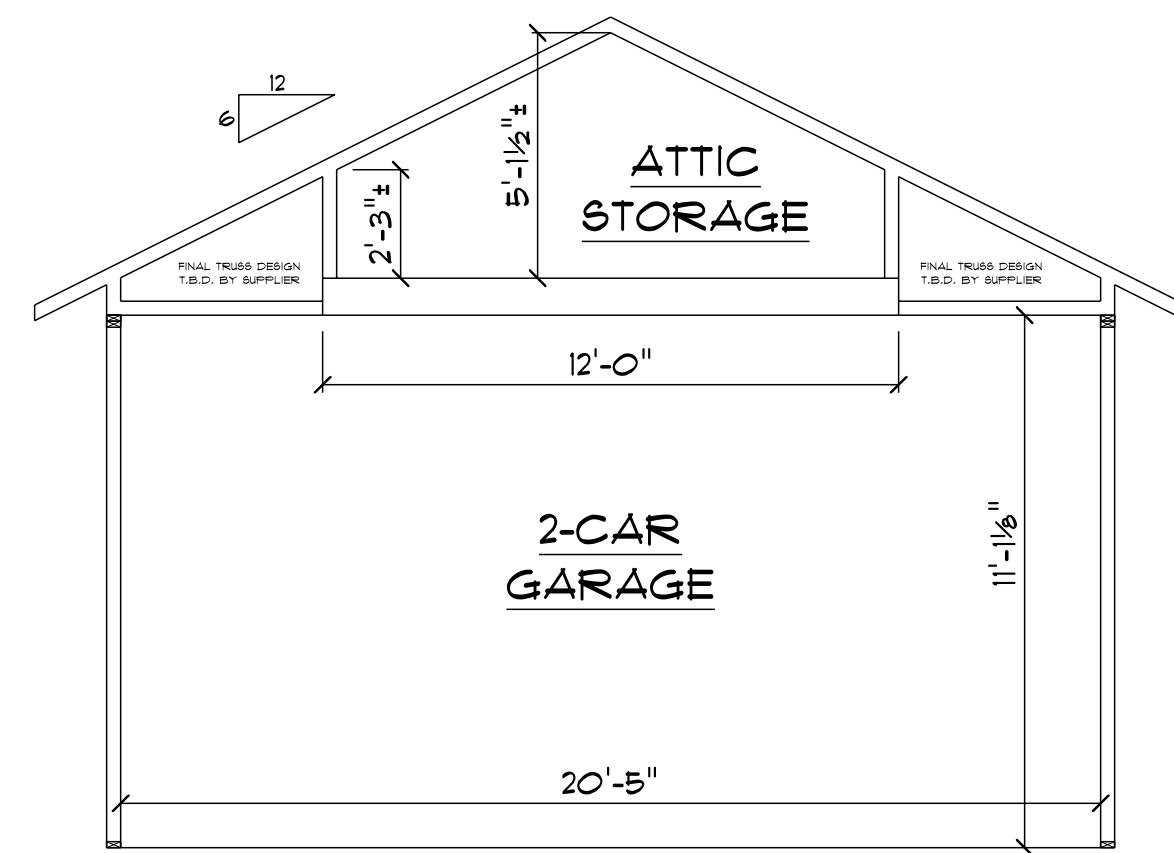


Diagram illustrating the structure and dimensions of a garage:

- The structure is labeled **HOUSE** on the left and **GARAGE** on the right.
- The overall height of the structure is indicated as $9' - 1\frac{1}{2}"$.
- The height of the garage section is indicated as $11' - 1\frac{1}{2}"$.
- A note states: **ADJUST WALL/CURB HEIGHT PER GRADE G.C. TO VERIFY**.
- The width of the garage opening is indicated as $2' - 0"$.
- The height of the curb/wall at the bottom right is indicated as $48" \text{ MIN.}$.
- The ground level is labeled **GRADE**.

Architectural drawing of a house showing the front elevation. The drawing includes the following dimensions and labels:

- Overall Width:** 15'-1"
- Overall Height:** 10'-11 1/8"
- Left Section Height:** 9'-1 1/8"
- Right Section Height:** 10'-11 1/8"
- Room Labels:** DINETTE (on the left), GREAT ROOM (on the right).
- Roof Pitch Indicators:**
 - Left roof pitch: 12/6
 - Right roof pitch: 12/3
- Text:** FINAL REVISION, T.B.D. BY S.P.P./J.H.

WALL:

9' 1-1/8" TALL

3' 9"

Page 103 of 173

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



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

Exhibit Y

A1

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T.R. MCKENZIE
MONARCH - SFH D2

ELEVATIONS

SCALE: 1/4" = 1'

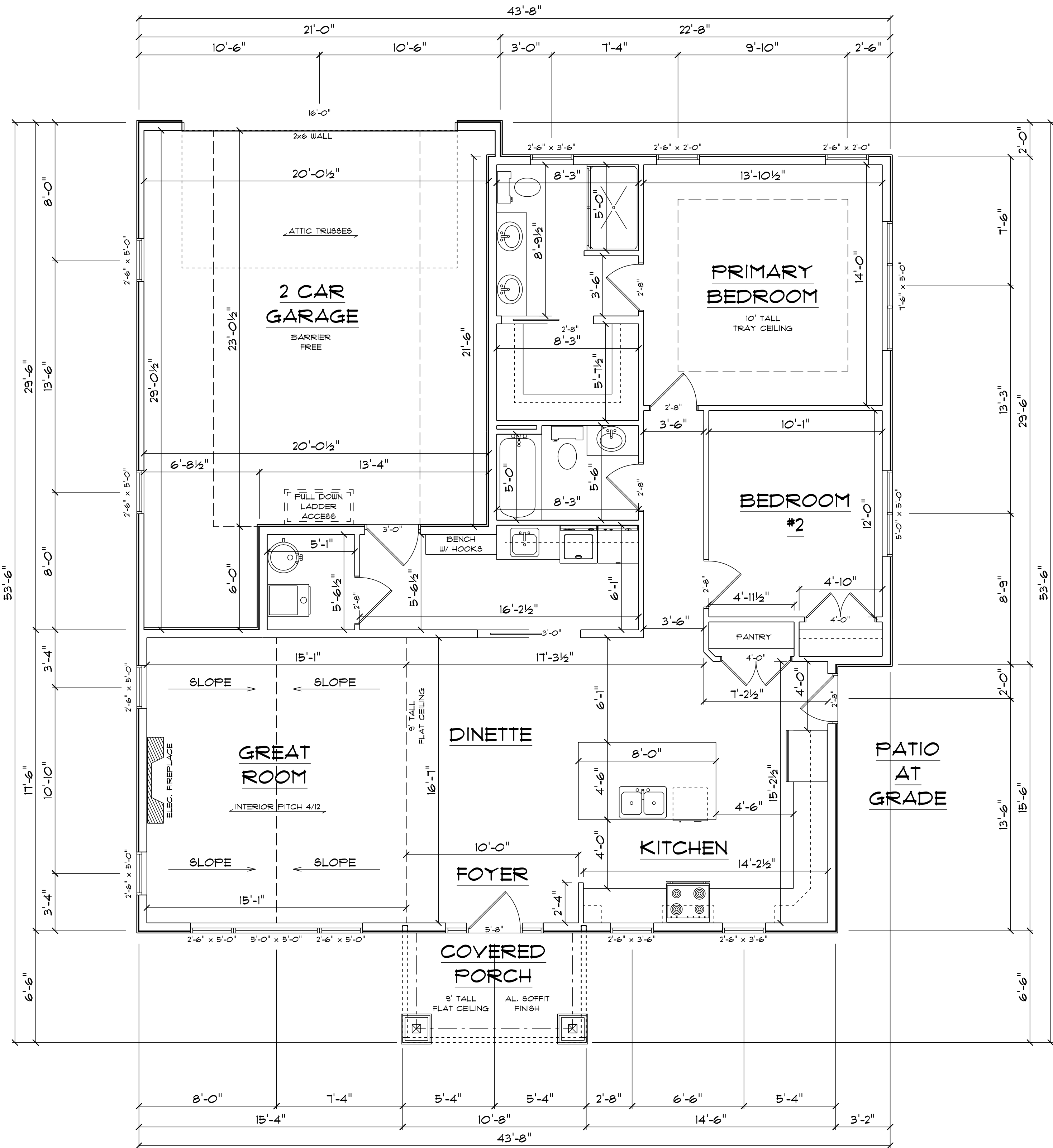
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1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"
1436 SQFT FINISHED AREA

Exhibit Y

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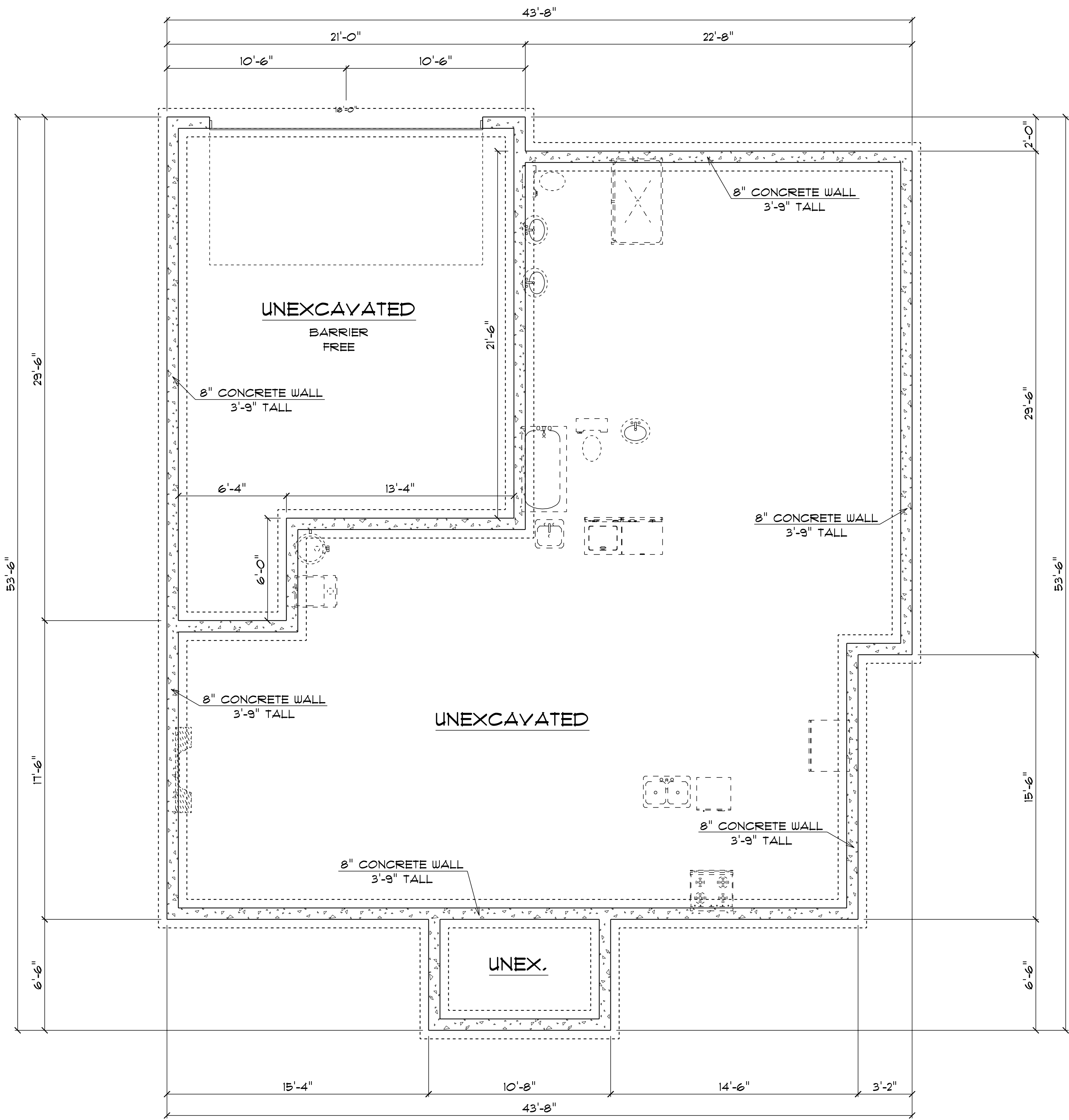
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FIRST FLOOR PLAN
1436 SQFT FINISHED AREA
SCALE: 1/4" = 1'

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

Exhibit Y

A4

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FOUNDATION PLAN

SCALE: 1/4" = 1'

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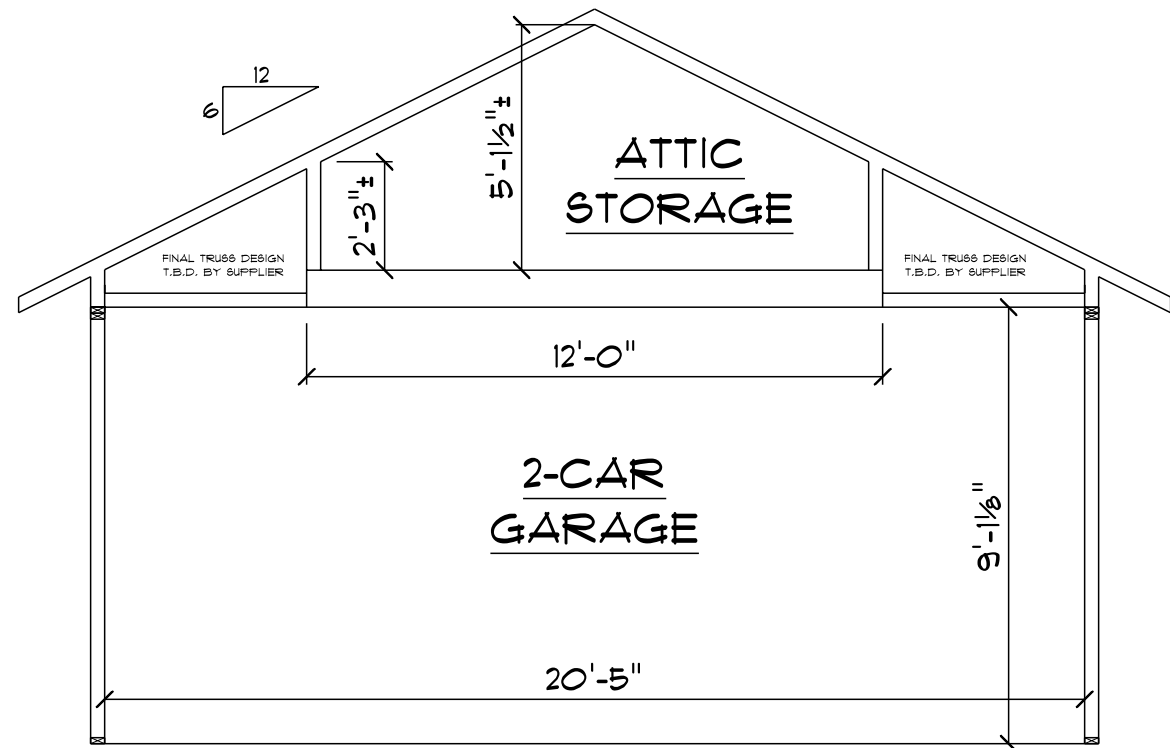
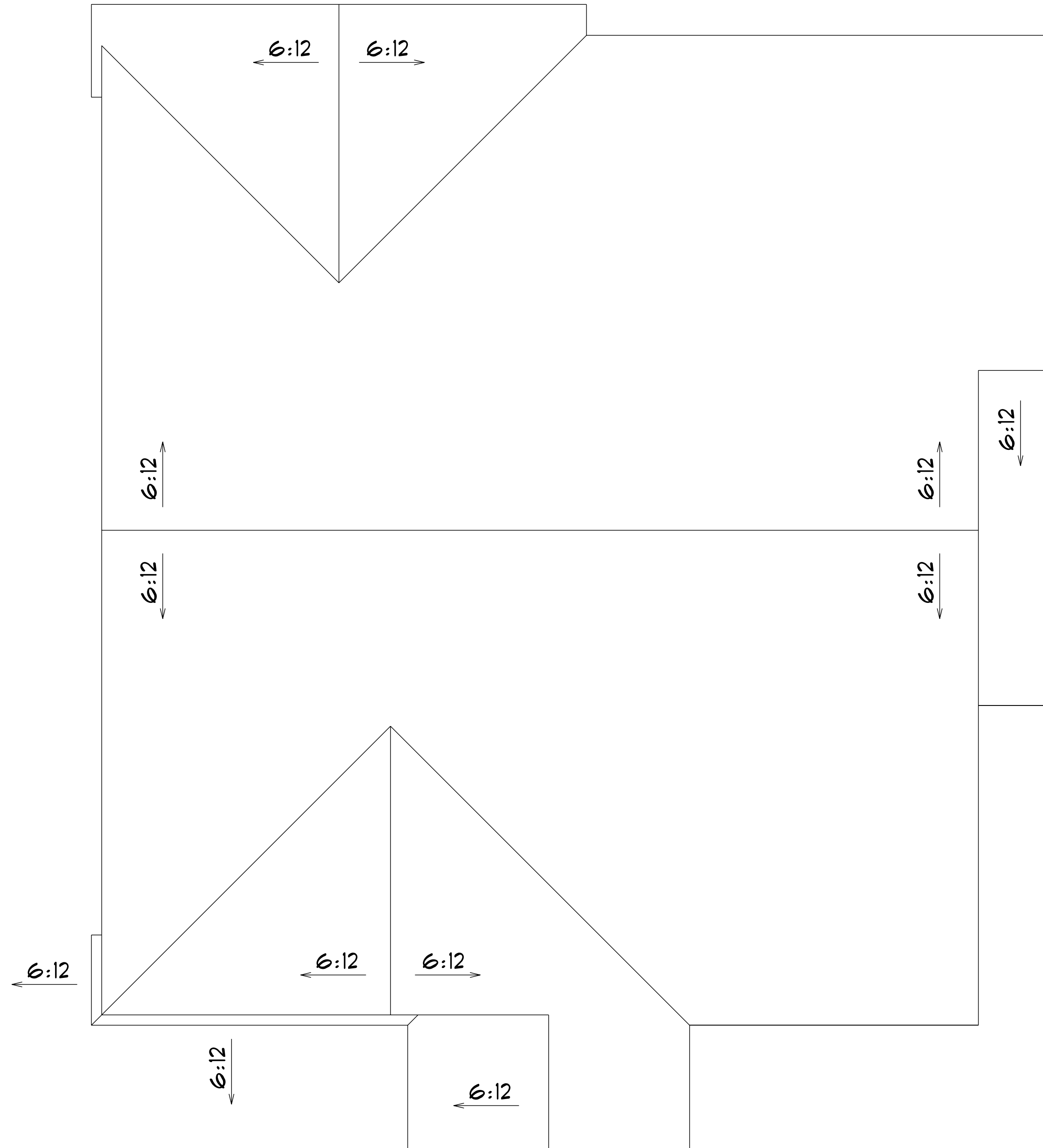
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REVISED 01/21/26

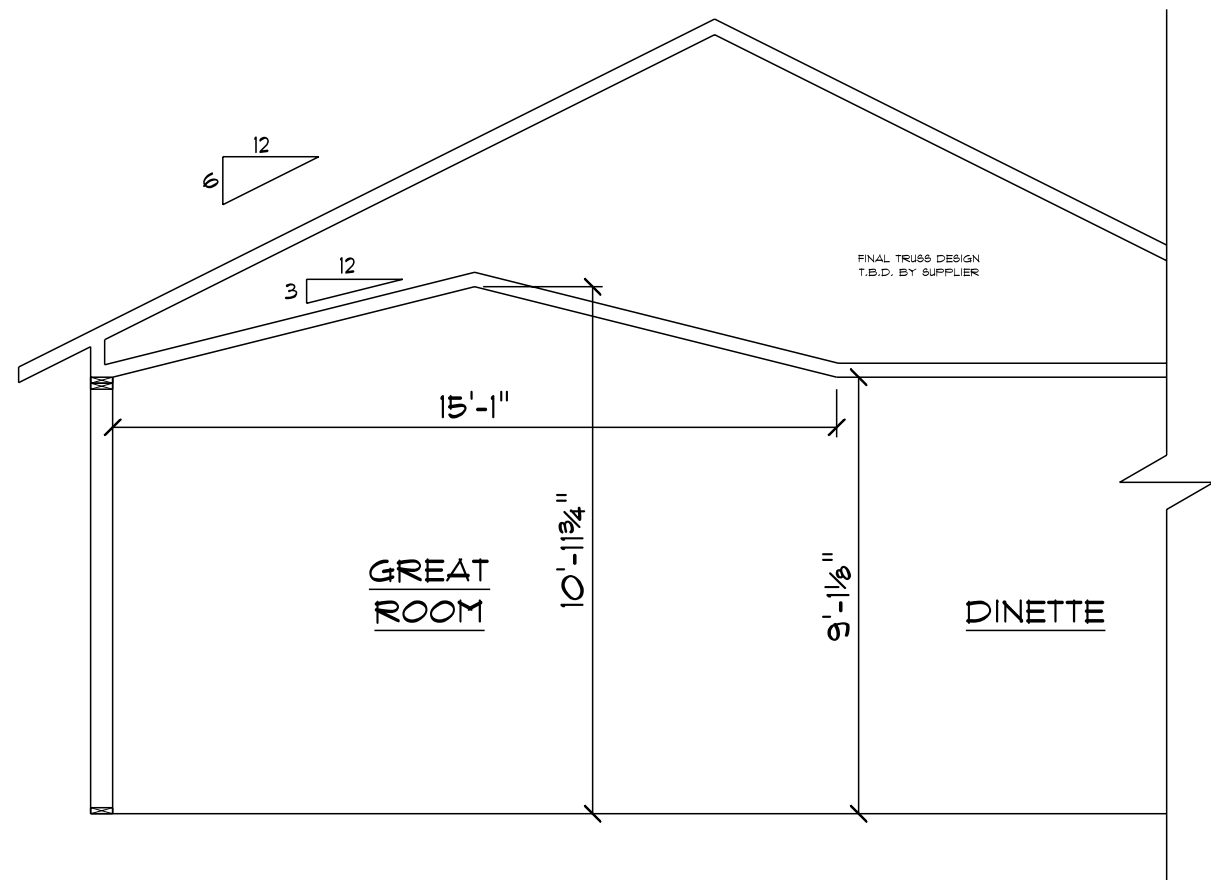
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BIRD'S EYE VIEW
SCALE: 1/4" = 1'-0"



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



GREAT ROOM VAULT DETAIL
SCALE: 1/4" = 1'-0"

ROOF PITCH
PER ELEVATIONS

2X8 SUB FASCIA
TYPICAL ALU. SOFFIT

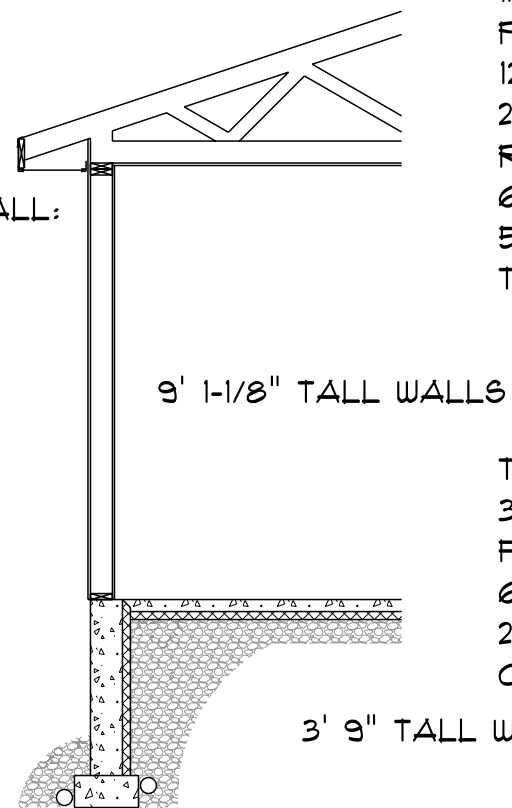
18" EAVE O.H.
12" GABLE END O.H.

TYPICAL 2X6 SIDING EXT. WALL:
TYVEK
7/16" OSB SHEATHING
2X6 STUDS @ 16" o.c.
R23 BIB INSULATION
6 mil POLY V.B.
1/2" DRYWALL
2X6 P.T. BOTTOM PLATE

8" POURED CONCRETE
FROST WALL
2" RIGID INSULATION

4" DRAIN TILE
W/ CRUSHED STONE

TYPICAL TRUSS ROOF:
ARCHITECTURAL SHINGLES
1/2" ROOFING OSB 'H' CLIPS
PRE-ENGINEERED TRUSSES @ 24" o.c.
12" ENERGY HEEL
2X4 TRUSS BRACING
R50 BLOWN INSULATION
6 mil POLY V.B.
5/8" CEILING BOARD
TAPED & SANDED



TYPICAL PERIMETER FROST WALL
3" CONCRETE SLAB c/w
FIBRE MESH REINFORCEMENT
6 mil POLY VAPOR BARRIER
2" RIGID INSULATION
COMPACTED GRANULAR FILL

TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"

GENERAL HEADER NOTE (UNLESS OTHERWISE NOTED)
-ALL OPENINGS ≤ 5'-0" TO BE 2X10 - 2-PLY SPF
-ALL OPENINGS > 5'-0" TO 7'-0" TO BE 2-PLY 11-1/8" LVL
- ALL OPENINGS > 7'-0" TO BE ENGINEERED PER SUPPLIER

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MONARCH - SFH D2

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FRONT ELEVATION

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



REAR ELEVATION

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

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ALL TALL WALLS GREATER THAN 10'-0" TO
BE ENGINEERED BY MATERIAL SUPPLIER.

Exhibit Y

A1

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MONARCH - SFH D3

ELEVATIONS

SCALE: 1/4" = 1'

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	REVISED 10/01/25
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REVISED 01/16/26	
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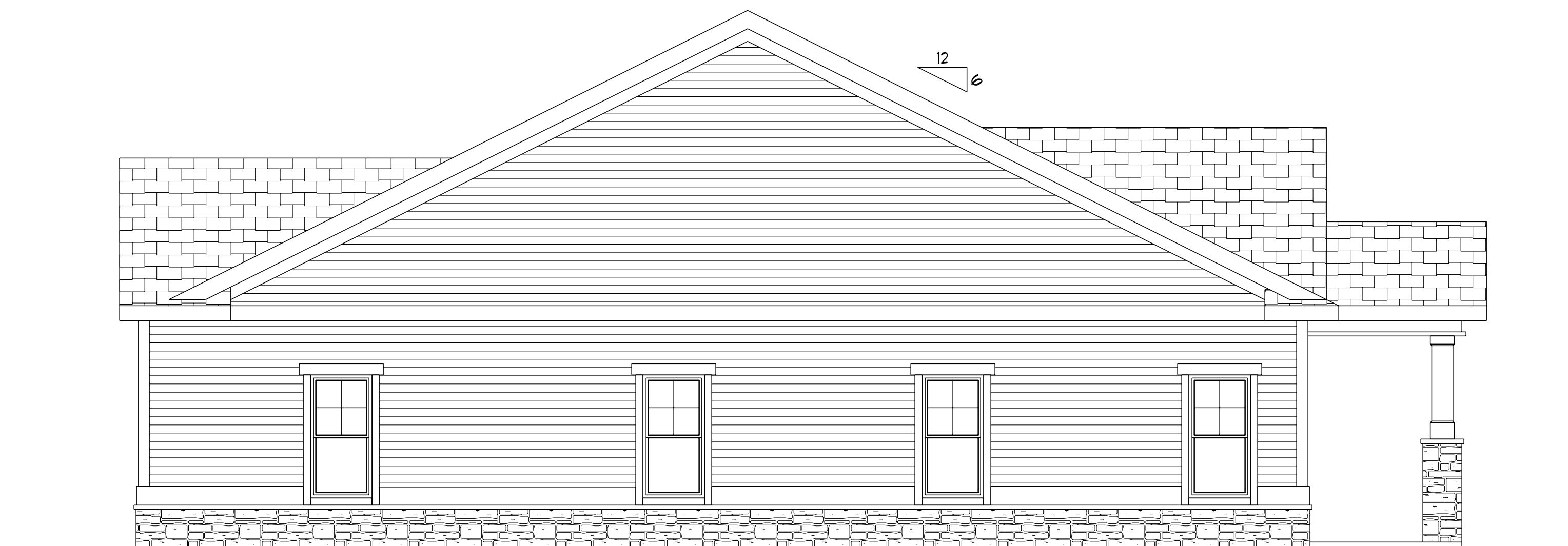
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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

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SIDE ELEVATIONS

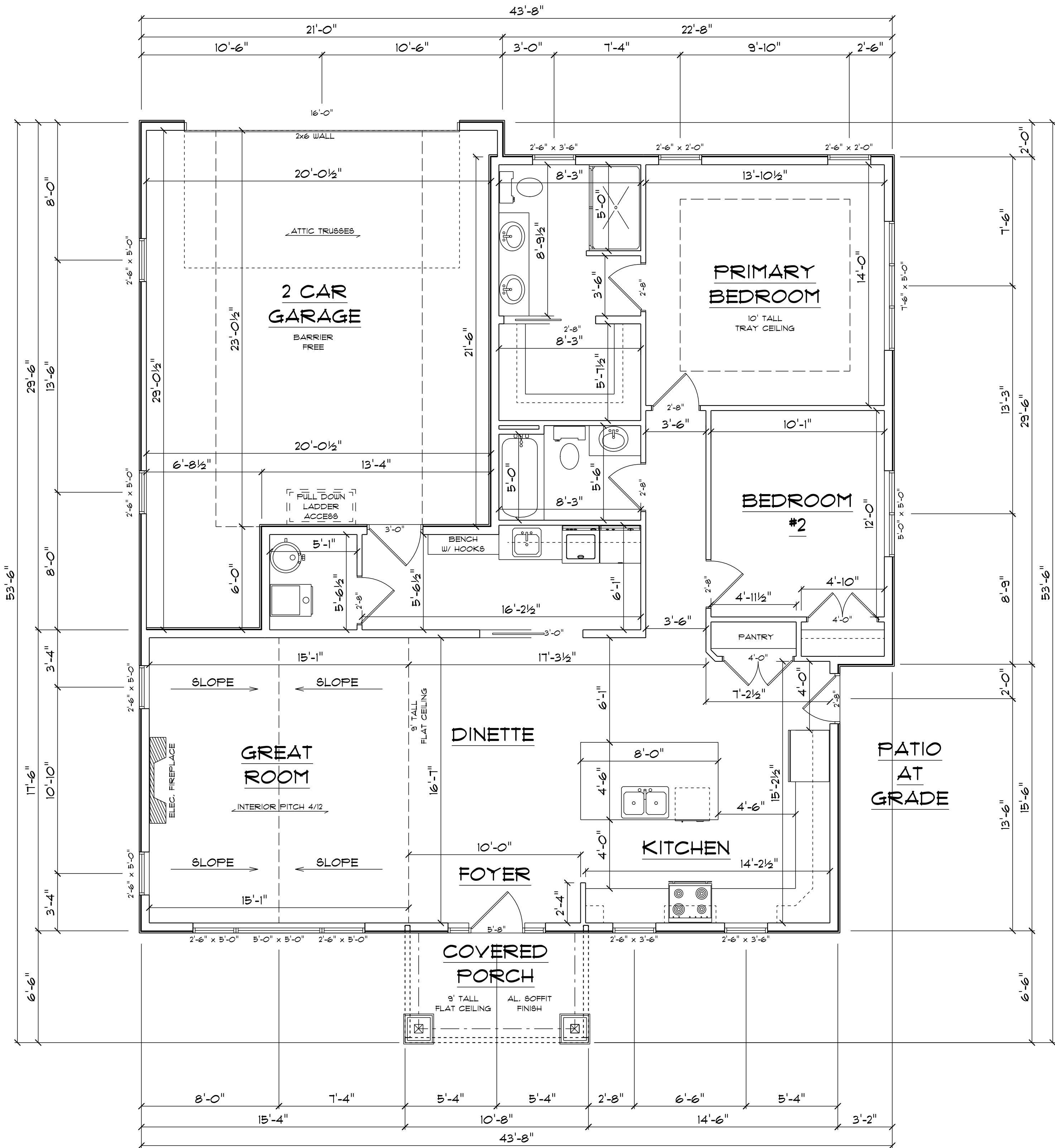
SCALE: 1/4" = 1'

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1ST FLOOR PLAN

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

1436 SQFT FINISHED AREA

Exhibit Y

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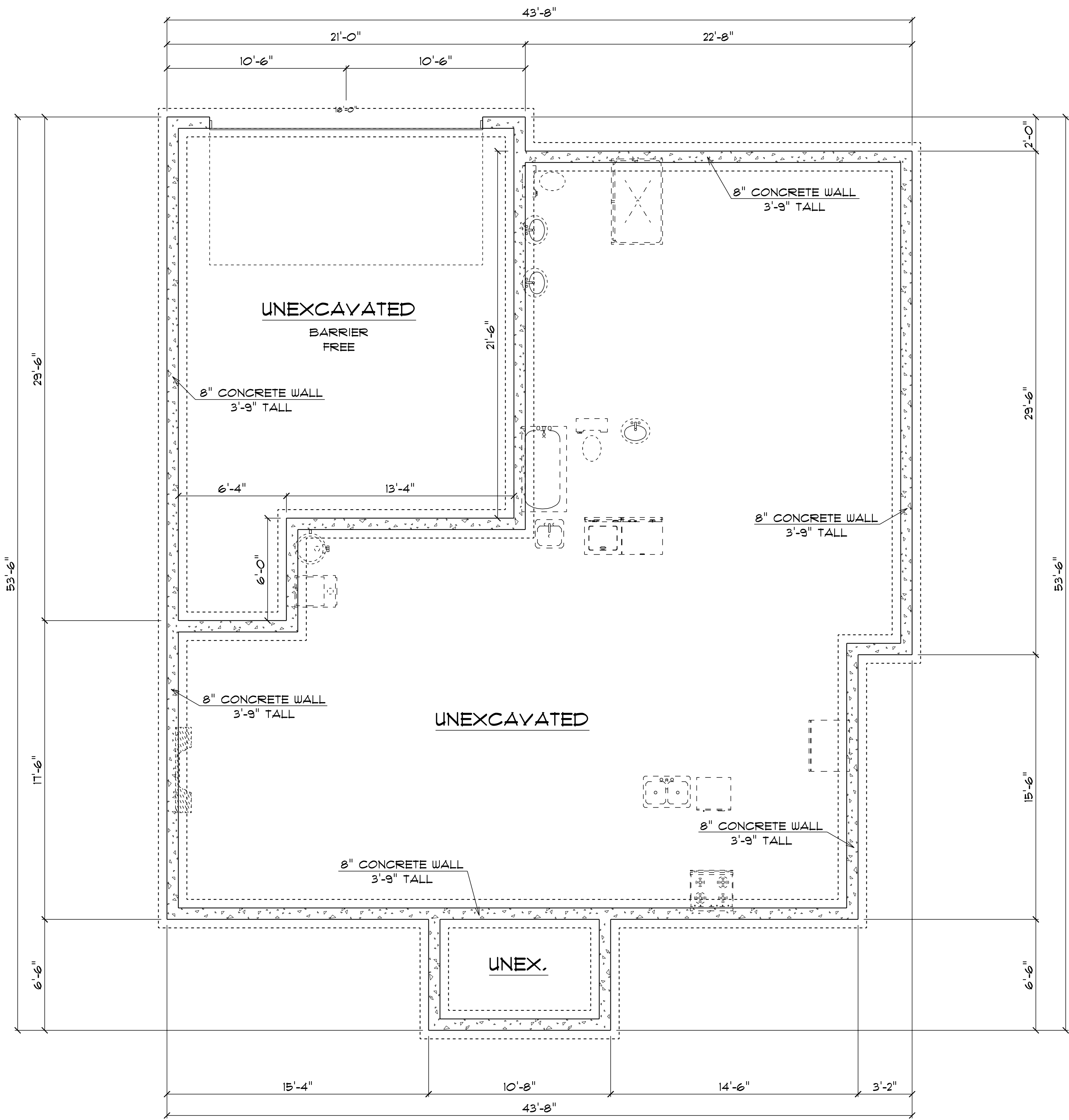
FIRST FLOOR PLAN
1436 SQFT FINISHED AREA
SCALE: 1/4" = 1'

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

Exhibit Y

A4

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FOUNDATION PLAN

SCALE: 1/4" = 1'

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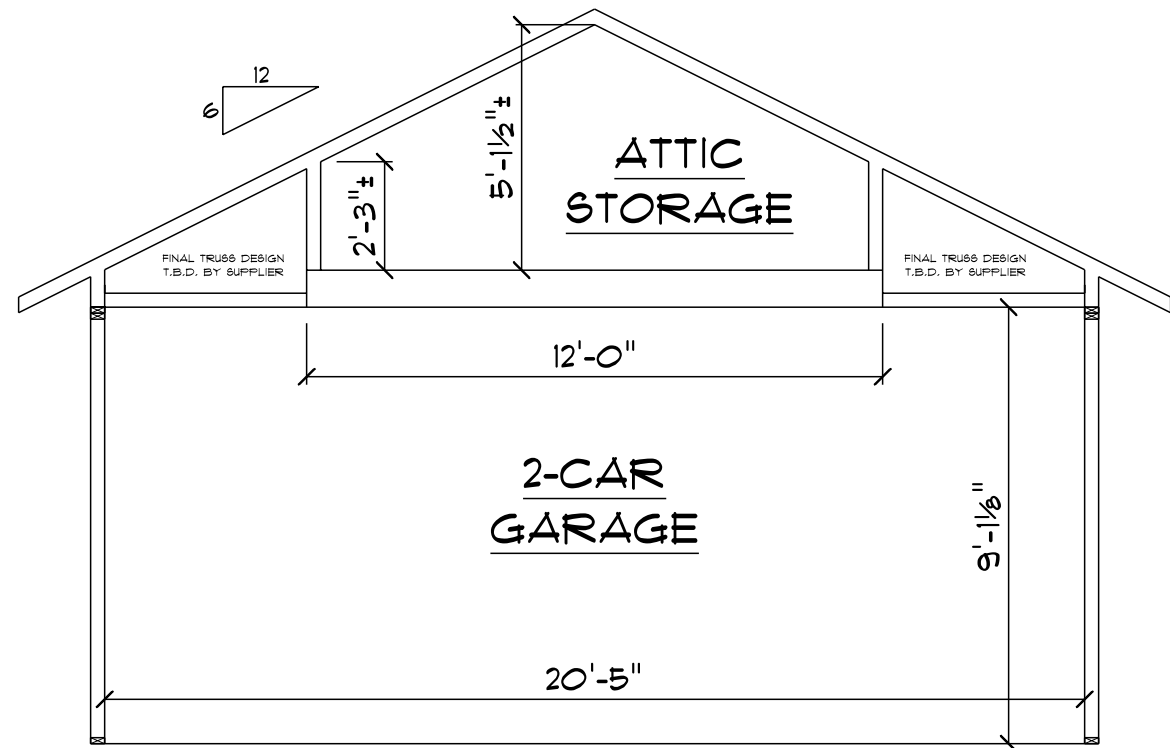
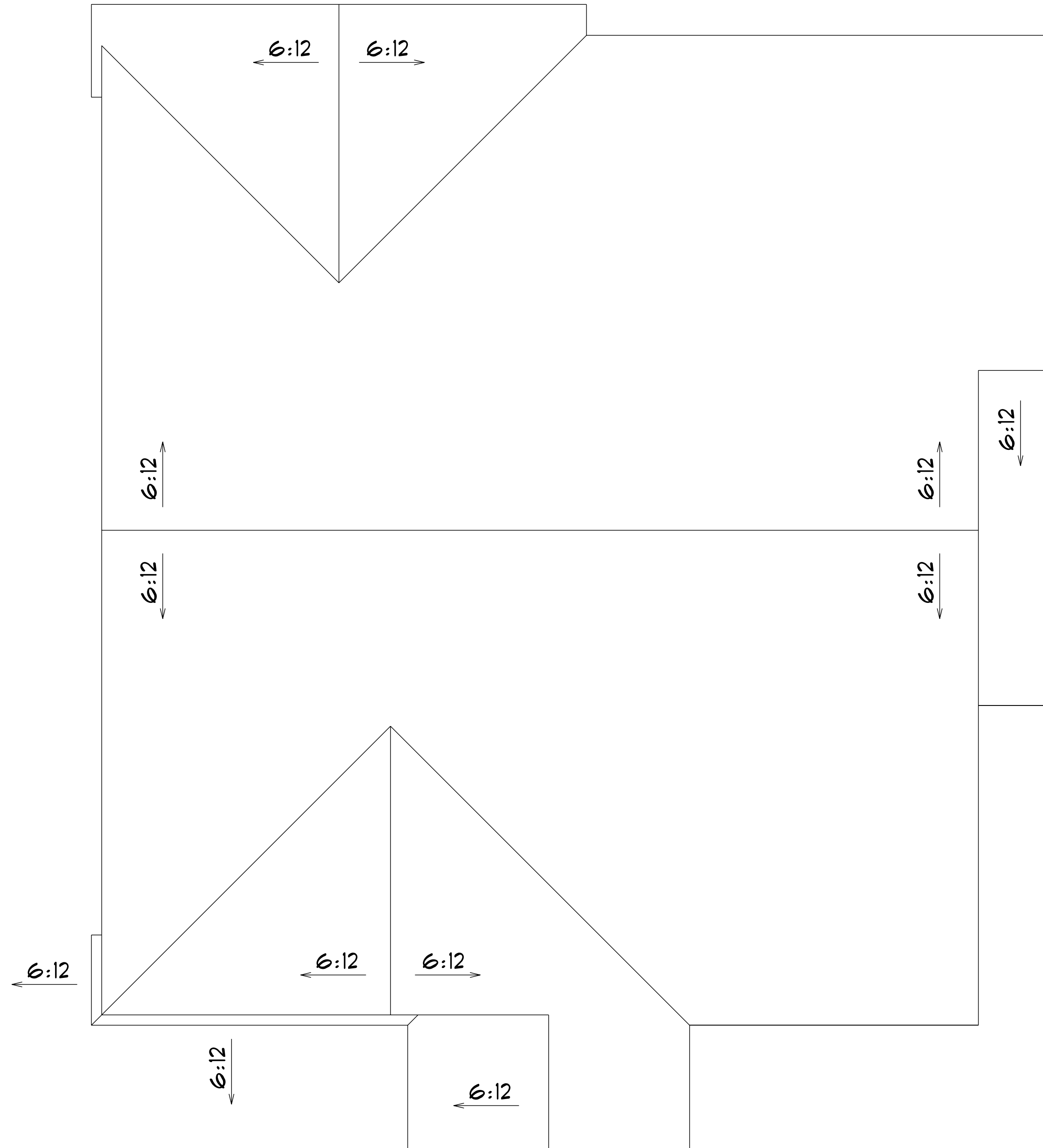
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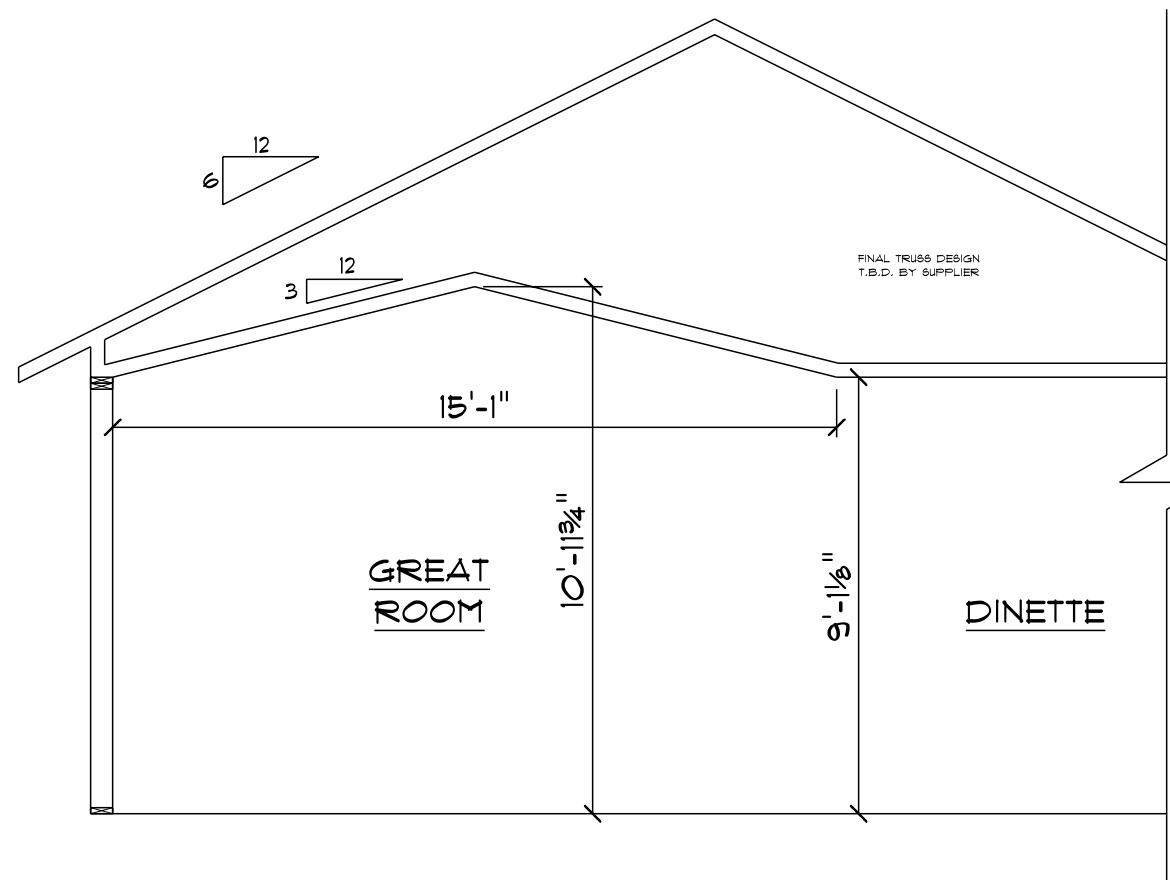
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BIRD'S EYE VIEW
SCALE: 1/4" = 1'-0"



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



GREAT ROOM VAULT DETAIL
SCALE: 1/4" = 1'-0"

ROOF PITCH
PER ELEVATIONS

2X8 SUB FASCIA
TYPICAL ALU. SOFFIT

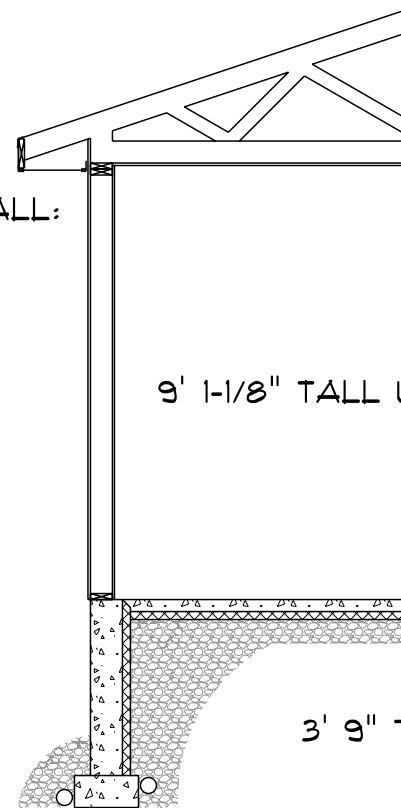
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8" POURED CONCRETE
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TYPICAL PERIMETER FROST WALL
3" CONCRETE SLAB c/w
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COMPACTED GRANULAR FILL

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

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ORDINANCE NO. 4-2022

AN ORDINANCE APPLYING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT UNDER SECTION 70-95 OF THE CITY OF BEAVER DAM MUNICIPAL CODE TO PARCEL NO. 206-1114-0511-147, 206-1114-0511-148, 206-1114-0511-011, 206-1214-3244-105, 206-1214-3244-095, AND THE DISCONTINUED PORTION OF RIGHT OF WAY ON WEST THIRD STREET WEST OF LA CROSSE STREET PER DODGE COUNTY DOCUMENT NUMBER 1326536

WHEREAS, in accordance with Section 70-95 of the Beaver Dam, Wisconsin Municipal Code, JCW Development LLC (the “Applicant”) filed with the City Clerk a petition for an amendment to the City’s zoning district map designating and adding a planned unit development overlay district (herein “PUD”) to approximately 8.214 acres of real property generally located on Beaver Dam Lake, at the intersection of Third Street and La Crosse Street, and as more particularly described in this ordinance (the “Property”); and

WHEREAS, the City of Beaver Dam Plan Commission considered this petition at a duly noticed public meeting held on May 25, 2022; and

WHEREAS, after considering the petition, the materials provided by the Applicant, input from City staff, and the required considerations under Section 70-95 of the Beaver Dam Municipal Code, the Plan Commission has recommended approval of the petition for the proposed plan of development for a planned unit development; and

WHEREAS, the recommendation of approval of the Plan Commission is contained within the report and recommendation to the Common Council of the City of Beaver Dam, which recommendation is hereby incorporated by reference; and

WHEREAS, the Common Council of the City of Beaver Dam, after duly-noticed public hearing and consideration of the petition, the materials provided by the Applicant, input from City staff, and the required considerations under Section 70-95 of the Beaver Dam Municipal Code, hereby finds that all requirements for approval of the petition under Section 70-95(l)(c) of the Beaver Dam Municipal Code are hereby or will be met by the proposed project plan and the proposed project plan is consistent with the City’s Comprehensive Plan, subject to the specific terms and conditions of this ordinance, and

WHEREAS, The Common Council of the City of Beaver Dam finds that approval of the petition and proposed plan for the PUD is in the best interests of the residents of the City of Beaver Dam and is consistent with the purposes of the PUD zoning overlay designation under the Municipal Code.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF BEAVER DAM DO ORDAIN AS FOLLOWS:

SECTION I: Section 70-82, Official Zoning Map, is hereby amended by applying a planned unit development (PUD) overlay district to lands (approximately 8.214 acres) described as City Parcel No. 206-1114-0511-147, 206-1114-0511-148, 206-1114-0511-011, 206-1214-3244-105, 206-1214-3244-095, and the discontinued portion of right of way on West Third Street west of La Crosse Street Per Dodge County Document Number 1326536 (the “Property”). The petition requesting this action and information submitted to the City with the petition including the below-listed Exhibits are attached hereto and incorporated herein (the “PUD Materials”).

As required by Section 70-95(m) of the Municipal Code, the PUD Materials provide all necessary project information for general approval by the Common Council regarding permissible project characteristics in this PUD including the pattern of proposed streets and the size and arrangement of individual buildings and the building, site, and operational plans for the development. The general development plans for the project, as proposed and described in the PUD Materials, is approved with the exception of the following limitations on the alternative uses under the petition’s Section 7.C.:

1. Only one total building may be used for a hotel/lodging (and accessory retail) use and that building may only be either “Multi-Family Building 1” or Multi-Family Building 2” depicted in the Master Site Plan.
2. Accessory retail / restaurant to hotel/lodging use must be in the same building as no. 1 above and is limited to no more than 3,000 square feet of indoor space.

Building permits and construction of the proposed project in this PUD are hereby conditioned upon the subsequent submittal and approval of more specific and detailed plans as each stage of development progresses and submittal of a letter of credit as required under Section 70-95(m)(2) of the Municipal Code.

If either or both of the alternative uses under the petition’s Section 7.C. (subject to the limitations above) are proposed for construction, the detailed plans submitted prior to construction must be approved by the City Engineer and Zoning Administrator who shall consider appropriate limitations or requirements related to parking, signage, and operational parameters.

Any subsequent change or addition to the plans or uses as provided in the PUD Materials shall first be submitted for approval to the Plan Commission and if, in the opinion of the Plan Commission after reviewing the recommendation of City staff, such change or addition constitutes a substantial alteration of the original plan, a public hearing before the Plan Commission shall be required, and said proposed alterations shall be submitted to the Common Council for approval.

The Property is hereby zoned “PUD 1-2022”, and shall be so designated on the Official Zoning Map.

The following Exhibits are incorporated herein:

Exhibit A: Legal Description
Exhibit B: Proposed Development Plan
Exhibit C: Site Areas
Exhibit D: Phase One Site Plan
Exhibit E: Proposed CSM Plat
Exhibit F: Private Roadway Plan
Exhibit G: Proposed Development Sites
Exhibit H: Landscape Site Plan and Character
Exhibit I: Preliminary Phase 1 Architectural Design Packet
Exhibit J: Proposed Utility Plan
Exhibit K: Existing Topography
Exhibit L: Proposed Grading and Adjacencies
Exhibit M: Preliminary Phasing Diagram

SECTION II: Section 70-95(b) is amended as follows:

Permitted uses and structures. Uses allowed in a PUD may be any use permitted in the underlying basic use district(s) or any additional use not permitted in the underlying basic use district(s) if approved by the common council; however, with the consent of the owners, the permitted and conditional uses may be specifically limited and defined in accordance with the considerations contained in this PUD section 79-95.

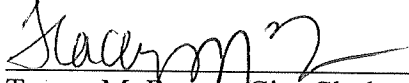
SECTION III: Said ordinance shall be effective upon its passage and publication.

Presented by the members of the Plan Commission.

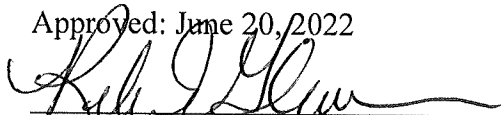
First Reading – June 6, 2022

By a vote of: 14 in favor, 0 opposed, and 0 abstain.

Adopted: June 20, 2022


Tracey M. Ferron, City Clerk

Approved: June 20, 2022


Rebecca E. Glewen, Mayor

PETITION FOR REZONING
TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

To the Honorable Mayor, Plan Commission, and Common Council of the City of Beaver Dam, Wisconsin, the undersigned hereby petitions your honorable body as follows:

To rezone from **Multi-Family** and **Single Family** to a **Planned Unit Development (PUD)** District the following described properties and as shown on the enclosed exhibit:

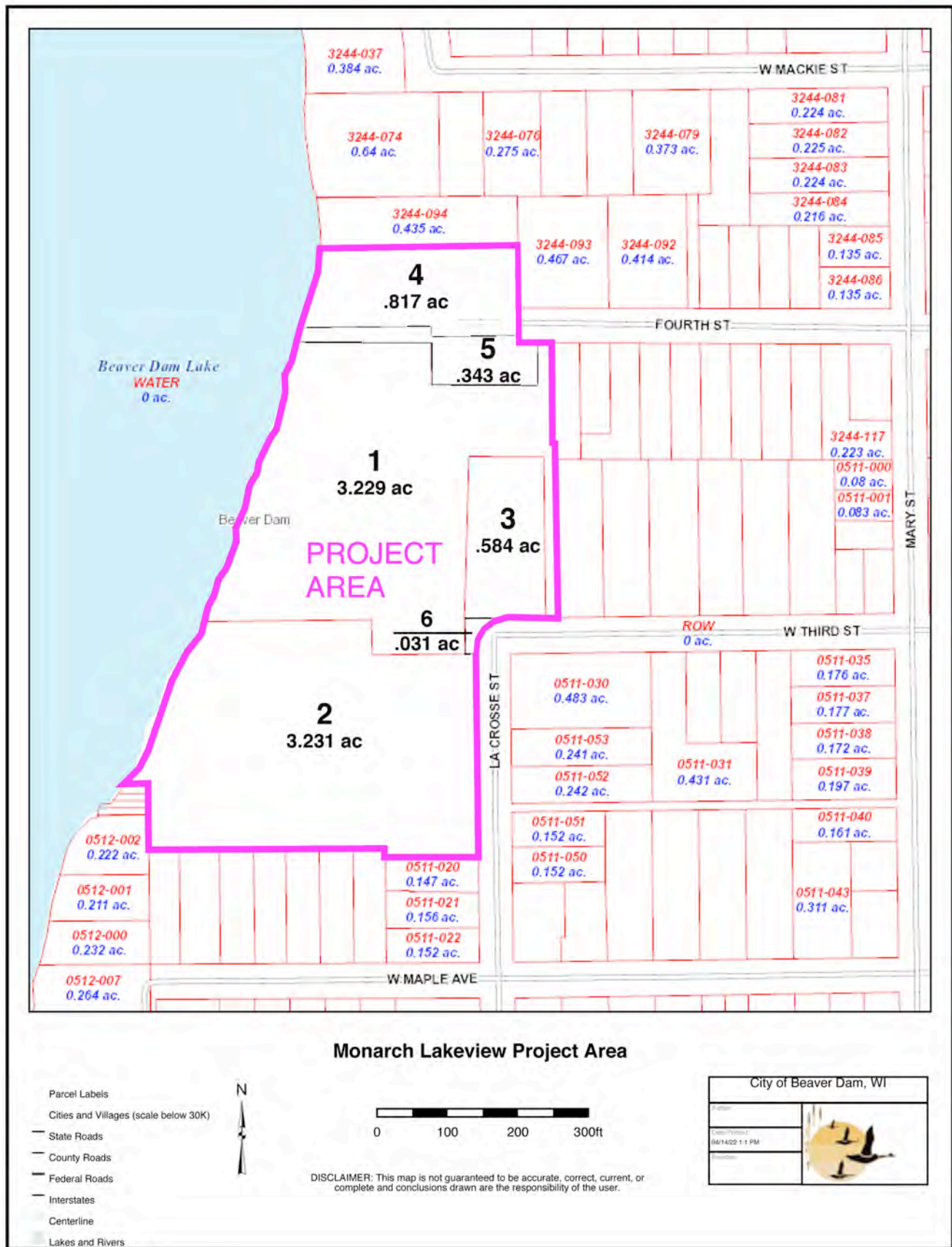
Said properties being approximately **8.214 acres** described as follows:

1. **CSM #6479** Lot 1 and being City Tax Parcel No. **206-1114-0511-147**
2. **CSM #6479** Lot 2 and being City Tax Parcel No. **206-1114-0511-148**
3. **Lot 0511-011** and being City Tax Parcel No. **206-1114-0511-011**
4. **Lot 3244-105** and being City Tax Parcel No. **206-1214-3244-105**
5. **Lot 3244-095** and being City Tax Parcel No. **206-1214-3244-095**
6. To be described Sixth parcel formed by the vacated Third St. Right-of-way due west of the intersection of Third St and La Crosse St.

Property Owner or Agent for Owner:


Benjamin Westra
JCW Development, LLC.

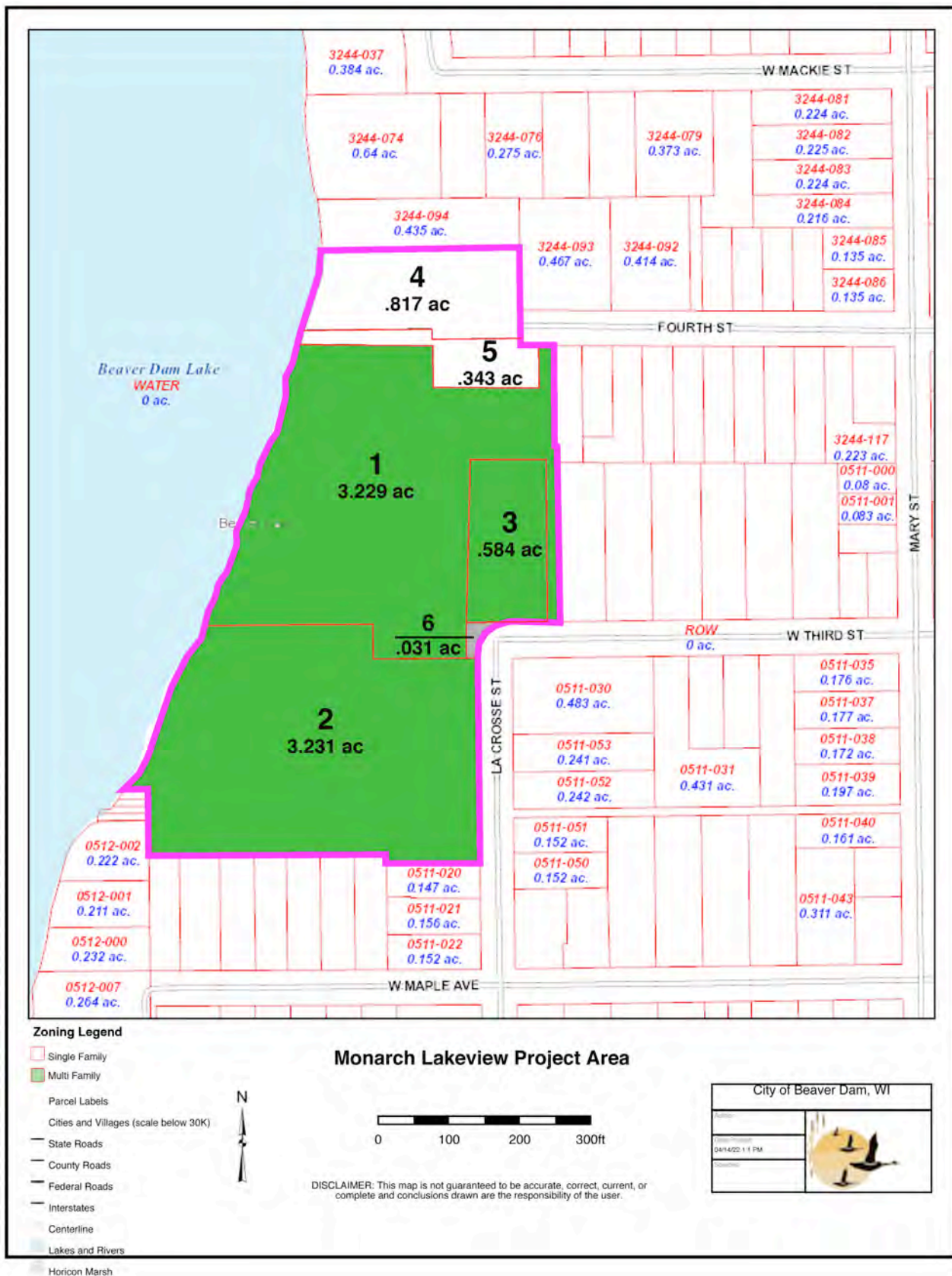
<u>100 Tower Drive, Beaver Dam, WI 53918</u>	<u>May 20, 2022</u>
Mailing Address	Date



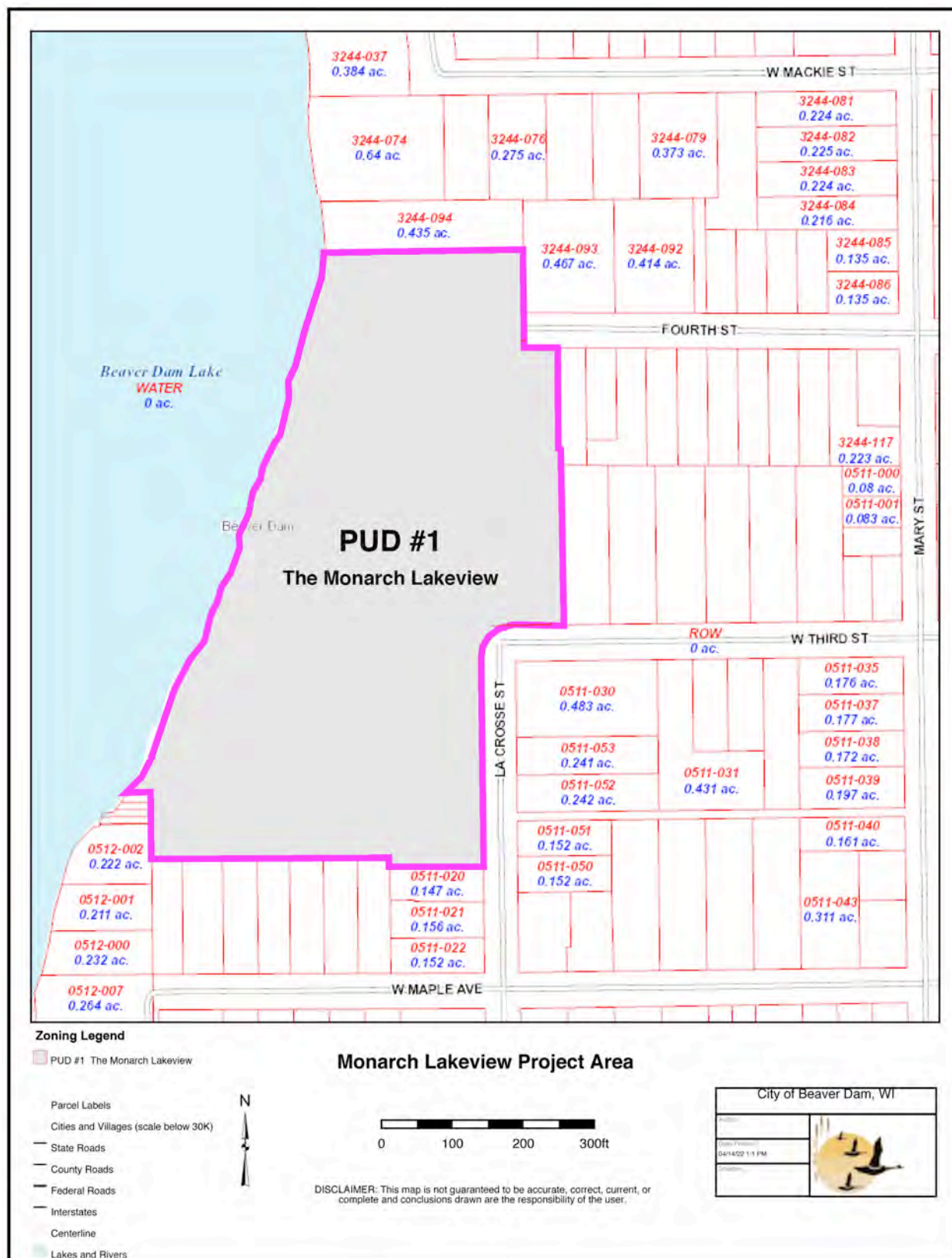
PROJECT PARCELS

JCW Development, LLC.
The Monarch Lakeview

Petition for Planned Unit Development



EXISTING ZONING



PROPOSED ZONING

PETITION FOR AMENDMENT TO THE CITY OF BEAVER DAM'S DISTRICT ZONING MAP FOR A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT TO THE UNDERLYING ZONING AT THE REQUEST OF THE APPLICANT, JCW LAKEVIEW DEVELOPMENT LLC. AT LACROSSE ROAD AND THIRD STREET, BEAVER DAM, WI

In accordance with Section 70-95 of the Beaver Dam, Wisconsin Municipal Code, JCW Development LLC (the "Applicant") filed with the City Clerk a petition for an amendment to the City's zoning district map designating and adding a planned unit development overlay district (herein "PUD") to the underlying basic use or other overlay zoning districts affecting approximately 8.214 acres of real property generally located on Beaver Dam Lake, at the intersection of Third Street and La Crosse Street, and as more particularly described in this ordinance (herein "Property").

Requirements for Petition

As per the requirements for a PUD overlay district amendment Section 70-95 (h) of the Beaver Dam Municipal Code, JCW Lakeview Development LLC., offers the following sections in support of and conformance to the requirements for PUD petition for amendment in Section 70-95 (h) as follows:

SECTION 1: The PUD and the proposed plan of development comply with Section 70-95 of the Beaver Dam, Wisconsin Municipal Code and the City of Beaver Dam's Comprehensive Plan, particularly the Housing and Neighborhood 20-Year Vision for neighborhood growth, identity and vitality, a mix of new housing stock including owner-occupied, and attractive green space and amenities.

SECTION 2: That the Property to which this PUD ordinance applies is legally described on Exhibit A and graphically depicted on Exhibit C attached hereto and incorporated herein by reference.

SECTION 3: That the Applicant's petition for a planned unit development overlay district on the Property is hereby granted, and the Property is hereby zoned "PUD #1", and shall be so designated on the zoning map of the City of Beaver Dam. The Common Council does hereby approve the proposed plan of development attached hereto as Exhibit B and incorporated herein by reference. The zoning of the Property and approval of the proposed plan of development are subject to the specific terms, conditions and limitations set forth herein.

SECTION 4: The Property shall be developed under the PUD in accordance with the following general terms and conditions:

- A. A total area of 357,823 SF or 8.214 acres, as depicted in Exhibit C ("Site Area")
- B. Approximately 33,150 SF or .76 acres of open space forming the central private park area and required storm water detention system and related

- utilities; additional public and private open space surrounding around structures, courtyards and terraces
- C. Approximately 2.50 acres of private common roadways and access alleys / driveways including:
 1. Phase 1 of approximately 55,320 SF or 1.270 Acres
 2. Phase 2 of approximately 53,540 SF or 1.230 Acres, subject to change and final plan
 - D. Approximate range of 125 to 200 total dwelling units with mix of owner occupied and rental housing in two main phases of development including:
 1. A Phase 1 development in general conformance with the site plan depicted in Exhibit D and encompassing approximately 181,124 SF or 4.148 acres of the Site Area and including the central landscaped feature storm water detention system
 2. A future Phase 2 development encompassing approximately 176,700 SF or 4.056 acres of the Site Area which shall be further delineated and submitted to the City at a later date
 - E. A proposed plat of parcels as depicted in Exhibit E through the CSM process

SECTION 5: For purposes of this PUD ordinance, the Property is owned or controlled by the Applicant. The Applicant anticipates creation of a homeowners/condo association for controls, maintenance, and management of services for applicable structures, private roads/alleys, open spaces, storm water detention system and common areas, as required. The development of the Property shall be performed in accordance with this ordinance and the terms and conditions set forth in that certain Development Agreement between the Applicant and the City of Beaver Dam dated May 16, 2022 (as amended, the “Development Agreement”). All Exhibits attached hereto are hereby incorporated herein by this reference.

SECTION 6: The preliminary improvement costs and values associated with the Phase 1 and Phase 2 Project have been established in the Development Agreement between the Applicant and the City of Beaver Dam. A magnitude estimate of the project hard costs are summarized as follows (excluding soft costs, fees, acquisition, predevelopment, professional fees, contingency, interest, and subject to refinement based on actual costs, and future Phase 2 details to be determined):

- Site Work, Infrastructure, Utilities, Storm Water, Landscape: \$ 8.5 M
- Vertical Construction / Structures: \$55.0 M

SECTION 7: It shall establish necessary deviations from the underlying zoning as follows:

- A. *Setback*: Property line setback of 20' throughout the property with the exception of the following and as depicted on Exhibit N:
 - 1. 15' property line setbacks for lot lines abutting La Crosse Street
 - 2. 10' property line setbacks along the North boundary of Property and along the Southwest corner of Property
 - 3. 10' property line setbacks from all internal property lines established with CSM parcelization
- B. *Height*: Maximum average building height of 45', or 3 ½ stories, for multi-family condominiums and apartment structures facing public streets; 50' along private streets; and maximum building height of 40', or 3 ½ stories, for all other owner-occupied residential structures
- C. *Use*: All allowable uses within the Multifamily district zoning (Section 70-86 of the Beaver Dam Municipal Code) are expressly permitted in the PUD, and shall also include the following:
 - 1. hotel / lodging
 - 2. accessory retail / restaurant to hotel / lodging
- D. *Floor Area Ratio (FAR)*: A FAR of 0.75 calculated from the total Site Area
- E. *Parking*: Two parking spaces per condominium unit and 1.7 parking spaces per apartment unit, as measured in aggregate across the entire Site Area inclusive of garage spaces, guest parking areas, driveway apron spaces, and street parking; if future parking demand reasonably exceeds 1.7 parking space per apartment unit, the Developer shall work in good faith to reasonably address the demand but no greater than two parking spaces per apartment unit.
- F. *Signage*: development identity signage (e.g. entry monument sign), shall be allowed under separate City process and in locations at key entries to the development, as generally depicted on the Landscape Site Plan in Exhibit H.

SECTION 8: The development on the Property shall be constructed in multiple phases with Phase 1 commencement anticipated to begin no later than May 1, 2023 and is anticipated to include two stages constructed over an approximate four-year period; Phase 2 final plan, construction commencement and stages are to be determined. The development of the Property is subject to the terms and conditions of the Development Agreement.

SECTION 9: It shall comply with the general development plan including:

- A. A preliminary plat of parcels through future CSM process depicted in Exhibit E
- B. A legal description of the Property boundaries of land included in the PUD in Exhibit A

- C. Compatibility as a residential PUD overlay district with the surrounding multifamily and single family residential character of the surrounding properties
- D. The layout of private roads and parking as depicted in Exhibit F for Phase 1, with Phase 2 layout to be finalized through future submittal processes
- E. The layout and description of individual building sites for Phase 1 as depicted in Exhibit G with Phase 2 layout to be finalized through future submittal processes
- F. The type, size and location of all structures as depicted in Exhibit B
- G. The location of open spaces including the central storm water detention system landscape feature, common areas and general landscape treatment depicted in Exhibit H
- H. The location of proposed public sanitary sewer, water supply, stormwater drainage facilities, utilities and easements as depicted in Exhibit J
- I. The general architectural design and character depicted for Phase 1 in Exhibit I and inclusive of plans, elevations, sections, and renderings as required to convey intent; with Phase 2 layout to be finalized through future submittal processes
- J. The existing topography and proposed grading changes to accommodate the proposed structures and roads, surface water drainage, and compatibility with existing adjacent land uses as depicted in Exhibit K and L.
- K. Subject to final approvals and per the terms above, the development on the Property shall commence and proceed with due diligence to completion in accordance with the Development Agreement, generally following the phases as outlined in Exhibit M, or as otherwise agreed upon in writing between Applicant and the City of Beaver Dam. The timetable for Phase 1 development shall be incorporated into the approval of the final plan of development. Subsequent phases are to be determined and shall follow the same PUD submittal and review process.

SECTION 10: Nothing herein shall be deemed or understood to relieve Applicant from compliance with applicable building and safety codes.

SECTION 11: The specific terms of this ordinance shall prevail against any other zoning ordinance of the City of Beaver Dam to the extent there might be any conflict. The terms of this ordinance are applicable to and shall govern the development of the Property. If any section or portion of this ordinance shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections, or portions thereof of this ordinance. The remainder of this ordinance shall remain in full force and effect.

SECTION 12: The Applicant shall obtain or authorize all applicable official reviews, approvals or permits which are necessary to implement this PUD ordinance.

SECTION 13: The terms, conditions and exhibits of this PUD ordinance may be modified administratively by the City of Beaver Dam Zoning Department and/or Engineering Department depending upon the request of the Applicant, in instances where modifications are determined to be minor, appropriate and consistent in nature with of the development of the property contemplated herein.

SECTION 14: This ordinance shall be in full force and effect from and after its passage and publication. This ordinance shall be binding upon Applicant and shall inure to the benefit of all owners, successors and assigns of the Applicant.

SECTION 15: The following Exhibits are attached to this PUD ordinance and are incorporated herein by this reference:

LIST OF EXHIBITS

Exhibit A:	Legal Description
Exhibit B:	Proposed Development Plan
Exhibit C:	Site Areas
Exhibit D:	Phase One Site Plan
Exhibit E:	Proposed CSM Plat
Exhibit F:	Roadway and Parking Plan
Exhibit G:	Proposed Development Sites
Exhibit H:	Landscape Site Plan and Character
Exhibit I:	Preliminary Phase 1 Architectural Design Packet
Exhibit J:	Proposed Utility Plan
Exhibit K:	Existing Topography
Exhibit L:	Proposed Grading and Adjacencies
Exhibit M:	Preliminary Phasing Diagram
Exhibit N:	Proposed Property Line Setbacks

Requirements for Approval

As per the requirements for a PUD overlay district amendment Section 70-95 of the Beaver Dam Municipal Code, JCW Lakeview Development LLC., offers the following statements in support of and conformance to the petition for amendment and basis of approval in Section 70-95 (I):

Statement 1a: The Applicant seeks the PUD amendment in advance of construction of the Project anticipated to commence the summer of 2022, well within the nine-month criteria following approval of the petition for PUD. The Applicant has worked with the City to delineate an overall schedule for completion of Phase One within the next two years and will continue to coordinate with the City on subsequent phases.

Statement 1b. The proposed PUD overlay district and proposed plan complies with Section 70-95 of the Beaver Dam, Wisconsin Municipal Code and the City of Beaver Dam's Comprehensive Plan, particularly the Housing and Neighborhood 20-Year Vision for neighborhood growth, identity and vitality, a mix of new housing stock including owner-occupied, and attractive green space and amenities. The PUD overlay district will enable the Applicant to create a development that responds to the unique characteristics of the site with a layout that maximizes the open space and lakefront proximity to the benefit of the neighborhood, future development and future tenants. This layout necessitates the various changes to the underlying zoning requirements stipulated in the Proposed Ordinance Section 5.

Statement 1c. The proposed PUD overlay district and proposed plan complies with the following:

1. As depicted in the Ordinance Exhibits H and L, the proposed site has been engineered to provide adequate drainage for surface and stormwater flow, allowing required drainage and stormwater detention to be accommodated within a central landscaped amenity open space. This feature is one of the signature elements of the plan and complies with local and state codes/regulations based on the size of development.
2. The proposed plan and layout of the private roads have been specifically designed to maximize access to/from the three major "feeder" streets abutting the development, La Crosse St., providing north/south access, and both Third and Fourth Streets providing ample east/west access. These same streets adequately served the former Lakeview Hospital, a use typical of high traffic demand, as well as the former 600 W. Third St. apartment complex and other homes that resided on the Property. Internally the proposed roadways were designed in direct consultation with and approval from the City of Beaver Engineering and Fire Departments as to roadway widths, turning radii, and requested roadway "loops" allowing unencumbered access of service vehicles to all areas and future buildings of the development. As such, the proposed traffic generated by the future development will be adequately accommodated both externally and internally.

3. The proposed plan poses no undue constraint or burden on public services and facilities and has been prepared in direct consultation with and approval from the City of Beaver Dam Engineering and Fire Departments. The City is pursuing necessary maintenance and replacement of the water service along Third Street to better serve the neighborhood and development. A portion of these costs will be funded through the TID District #9 increment generated by the future development. All streets, alleys and/or driveways and common areas within the Project will be maintained by the Applicant and/or future condominium association, with no burden to the City. Utilities serving the site and development will be maintained by the City and city service providers, as is typical for all residential in the area.
4. All private streets, alleys and/or driveways have been designed and engineered in direct consultation with and approval from the City of Beaver Dam Engineering and Fire Departments to adequately serve the residents of the proposed development to meet the standards of the city.
5. The proposed development has been designed to meet city standards for service and distribution throughout the site for public water and sewer facilities. Given the complexity of the site due to topography, both the stormwater and sanitary sewer systems were designed in conjunction with the city to allow for most efficient and cost effective means to serve the development, particularly the required lakefront condominiums.
6. The entire tract of land included in the PUD overlay district is currently held under the sole ownership of the Applicant, JCW Lakeside Development, LLC., with the exception of Parcel 6 at the intersection of La Crosse St. and Third St, which is pending vacation of the unnecessary Third St. right-of-way remaining from the realigned intersection. This vacation and deeding of the small parcel to the Applicant is underway and anticipated to be complete by June 2022.

Statement 2a. The proposed development will create an attractive residential environment and great economic growth and long term stability to an area experiencing blight from the closure of the former Lakeview Hospital and unfortunate destruction of the 600 W. Third St apartment complex by fire in 2018. Both structures have been demolished and the sites remain vacant. The overall conceptual master plan framework for the site was specifically designed to respect and leverage the site's unique assets – prime lake frontage, high lakefront visibility, sloping terrain, unique assemblage of over eight contiguous acres, and view corridors from Third Street. The Project accommodates ample pedestrian flow, access, and connectivity through private streets, sidewalks, and common area open space to throughout the development. This plan directly responds to the city and neighborhood planning efforts for the area. This includes the City of Beaver Dam's comprehensive plan, particularly the Housing and Neighborhood 20-Year Vision for neighborhood growth, identity and vitality, a mix of new housing stock including owner-occupied, and attractive green space and amenities.

Statement 2b. While no public “structures” are planned on the site, the Project has been designed to accommodate all required public facilities including the necessary utilities and stormwater detention system to serve the proposed development. Upkeep and maintenance of the stormwater detention system will be by the Applicant, while all public utilities will be maintained by the city.

Statement 2c. As stated above, the Applicant worked in direct consultation with the City of Beaver Engineering and Fire Departments to ensure the development meets their standards and can adequately be served by the City’s police and fire protection. Specific to the design of the development streets, this included proper roadway widths, turning radii, and requested roadway “loops” allowing unencumbered access of service vehicles to all areas and future buildings of the development.

Statement 2d. The population composition of the development will not have an adverse effect upon the community’s capacity for schools and municipal services. Specifically, a significant portion of the development plan and condominium program is focused on attracting an “empty nester” population, who typically no longer has children of an age that require schooling and programs. Likewise, a majority of the Phase one apartment program is studio, one bedroom, or one bedroom plus which typically caters to a single resident population.

Statement 2e. The over ¾ acre central open space of the Project plan will remain a permanent feature and value enhancement to the development, neighborhood, and Beaver Dam. This unique natural feature turned what is typically a constraint to development – the requirement for significant stormwater detention – into a true asset through creative site planning, civil engineering and landscape design. Given the central importance of this space as well as the ongoing need for stormwater detention, the open space will be preserved as long as the development is there. The Applicant offered the space to the city as a park, though the Applicant has agreed to keep the park as a private space under their maintenance and upkeep.

Statement 3a. As the project resides within Tax Increment District #9 (TID), the Applicant has worked diligently with the City and the Beaver Dam Area Development Corporation (BDADC) to ensure the future economic practicality and viability of the Project. As such, the Applicant has provided ample proof of anticipated costs, expenditures, and future taxes to justify the development.

Statement 3b. The Project will be adequately served by a variety of parking for all residential units through a mix of private garages, underground parking structures, off-street parking pads, driveway aprons and private street parking spaces. The Project will accommodate the required parking capacities per the PUD. The streets and Phase one apartment building have been designed to accommodate service vehicles, including trucks service. As a residential development at the end of major streets, the demand from any heavy truck service is anticipated to be very low.

Statement 3c. The Project poses no undue constraint or burden on public services and facilities and has been prepared in direct consultation with and approval from the City of Beaver Dam Engineering and Fire Departments. All streets, alleys and/or driveways and common areas within the Project will be private and maintained by the Applicant and/or future condominium association, with no burden to the City.

Statement 3d. At the City of Beaver Dam Fire Department's request, the Project has been designed to maximize the entries/exits from major streets to ensure safe access in and out of the development while not imposing any interference with the safe and efficient movement of traffic on surrounding streets. Given the Project's "isolated" or "destination" location at the lakefront and at the terminus of three major streets, La Crosse, Third and Fourth, the development will not interfere with the free flow of traffic in surrounding neighborhoods. The fact that the Project is served by three major city streets with four entries/exits further enables multiple approach options and better disbursement and distribution of traffic throughout a broader surrounding street network.

Statement 3e. As a new development very focused on high quality architecture, open space amenities, and landscaping, the Project will significantly contribute to the value of the site, the surrounding neighborhoods and Beaver Dam. As stated, the conceptual framework of the plan seeks to celebrate the site's unique assets to create a harmonious, contextually responsive plan as a key destination development along the lakefront and value enhancement to the area.

**The Monarch Lakeview
Planned Unit Development # 1**

EXHIBIT A
Description of the Property

Tract 1

Lot 1 of Certified Survey Map No. 7258 as recorded in Volume 50 of Certified Survey Maps at Pages 79 and 80 as Document No. 1265018, being a Survey of unplatted lands in part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 12 North, Range 14 East, City of Beaver Dam, Dodge County, Wisconsin.

PIN: Part of 206-1214-2734-008
604 W. Third Street, Beaver Dam, WI

Tract 2

Lot 2 of Certified Survey Map No. 6479 as recorded in Volume 44 of Certified Surveys, on page 28 as Document No. 1140271 and corrected by an Affidavit as recorded as Document No. 1262569, being a Resurvey of Lots 1 and 2 of Certified Survey Map No. 6046 as recorded in Volume 40 of Certified Surveys on page 242, City of Beaver Dam, Dodge County, Wisconsin.

PIN: 206-1114-0511-148
608 Lacrosse St., Beaver Dam, WI

Tract 3

The West 49 $\frac{1}{2}$ feet of Lot 15, all of Lot 16 Block 1, Rose's Addition to the City of Beaver Dam, in the City of Beaver Dam, Dodge County, Wisconsin, excepting that portion of said Lot 16, Block 1 of Rose's Addition to Beaver Dam which lies West of a line extending from the Southwest corner of said Lot to a point on the North line of said Lot which point is 8 feet and 7 inches East of the Northwest corner of said Lot.

PIN: 206-1114-0511-011
600 W. THIRD STREET, BEAVER DAM, WI

Tract 4

A part of Outlot 12 Original Fourth Ward, City of Beaver Dam, Dodge County, Wisconsin, beginning at a point in the South line of Fourth Street 50 feet South of the Southwest corner of Lot 12 Malleable Subdivision and 528 feet West of the West line of Mary Street; thence North along the East line of said Outlot 12, a distance of 10 feet to the point of beginning of this description; thence North a distance of 129 feet 7 $\frac{1}{2}$ inches to a point 70 feet South of the Northwest corner of Lot 13 of Lake View Plat to the City of Beaver Dam; thence West 269 feet 7 $\frac{1}{4}$ inches to the shore of Beaver Dam Lake; thence Southerly on and along the shore line of said lake to a point 25 feet North of the South line of Fourth Street extended; thence East to a point 125 feet West of the East line of said Lot 12 and 25 feet North of the South line of Fourth Street extended; thence South 15 feet to a point; thence East 125 feet to the place of beginning.

PIN: 206-1214-3244-095
604 Fourth Street, Beaver Dam, WI

**The Monarch Lakeview
Planned Unit Development # 1**

Tract 5

A part of Out Lot 12 of the Original Fourth Ward and a part of Lot 13, Block 1 of Malleable Subdivision of aforesaid Out Lot 12, described as follows, to-wit: Commencing in the North line of said Lot 13, 25 feet East of the North West corner thereof; thence West on the North line of said Lot 13 and parallel with the South 1 line of said Out Lot 12, 150 feet; thence South parallel with the West line of said Out Lot 13, 60 feet; thence East, parallel with the South line of said Out Lot 12, 150 feet; thence North 60 feet to the place of beginning. All located in the City of Beaver Dam, Dodge County, Wisconsin.

ALSO

A part of Out Lot 12 of the Original Fourth Ward of the City of Beaver Dam, Dodge County, Wisconsin, described as follows, to-wit:

Commencing at the North West corner of Lot 13, Block 1 of Malleable Subdivision of said Out Lot 12; thence North along the East line of said Out Lot 12, a distance of 10 feet to a point; thence West, parallel with the South line of Fourth Street, a distance of 125 feet to a point; thence South, parallel with the East line of said Out Lot 12, a distance of 10 feet to a point; thence East, along the South line of Fourth Street extended Westerly, a distance of 125 feet to the place of beginning.

ALSO

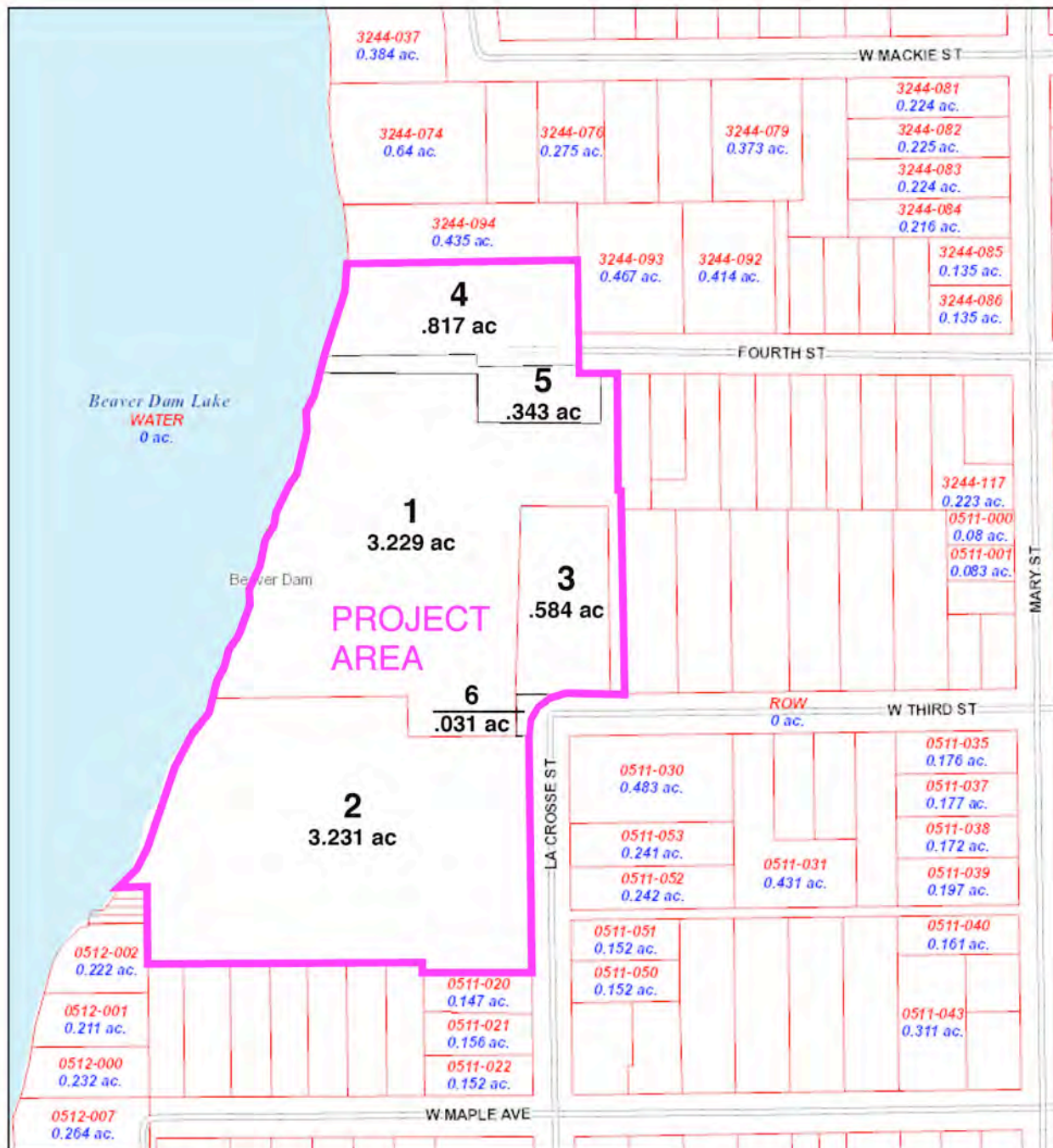
A part of Out Lot 12 of the Original Fourth Ward of the City of Beaver Dam, Dodge County, Wisconsin, described as follows, to-wit:

Commencing at a point that is 10 feet North and 125 feet West of the North West corner of Lot 13, Block 1 of Malleable Subdivision of said Out Lot 12; thence North 15 feet to a point; thence West parallel with the South line of said Out Lot 12 to the West line of said Out Lot 12, being the shore of Beaver Dam Lake; thence Southerly on the West line of said Out Lot 12, to the point where the South line of Fourth Street, if extended Westerly in a straight line would intersect the Westerly line of said Out Lot 12; thence East in a straight line to a point 10 feet South of the place of commencement; thence North 10 feet to the point of commencement.

PIN: 206-1214-3244-105

601 FOURTH STREET, BEAVER DAM, WI

NOTE: THE ABOVE-DESCRIBED FIVE (5) PARCELS, AND A TO-BE-DESCRIBED SIXTH (6TH) PARCEL, COLLECTIVELY COMPRISE THE "PROPERTY" AND ARE GENERALLY DEPICTED ON THE MAP ON THE FOLLOWING PAGE. SAID MAP IS PRELIMINARY IN NATURE, FOR ILLUSTRATIVE PURPOSES ONLY, AND SUBJECT TO CHANGE. ONCE THE LEGAL DESCRIPTION FOR THE SIXTH TO-BE-DESCRIBED PARCEL IS KNOWN, THE PARTIES WILL EXECUTE A WRITTEN INSTRUMENT SPECIFICALLY INCLUDING SUCH PARCEL AS PART OF THE DEFINITION OF THE "PROPERTY".

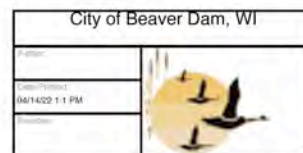


Monarch Lakeview Project Area

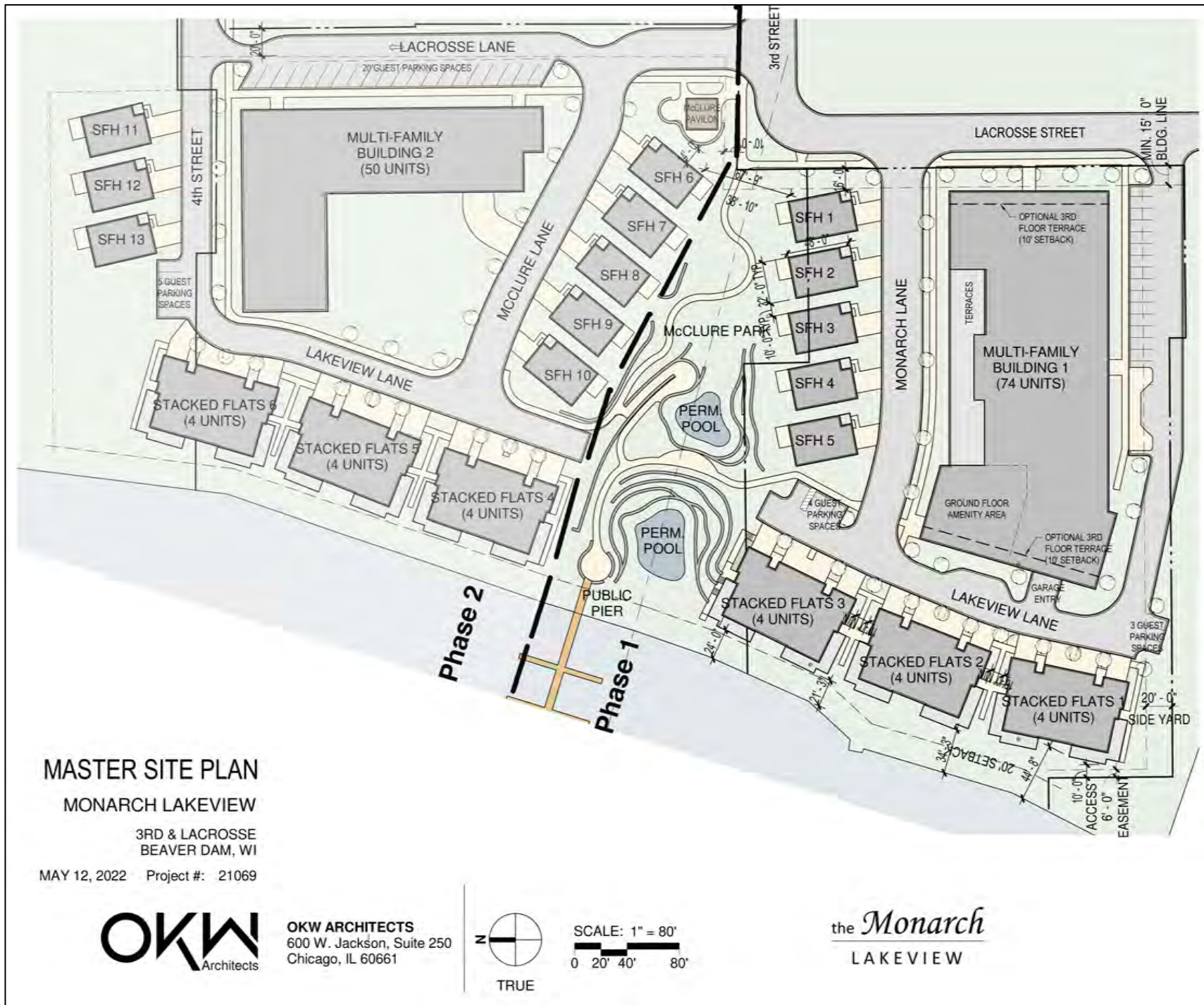
- Parcel Labels
- Cities and Villages (scale below 30K)
- State Roads
- County Roads
- Federal Roads
- Interstates
- Centerline
- Lakes and Rivers
- Horizon Marsh



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



PROJECT PARCELS



The Monarch Lakeview
Planned Unit Development # 1

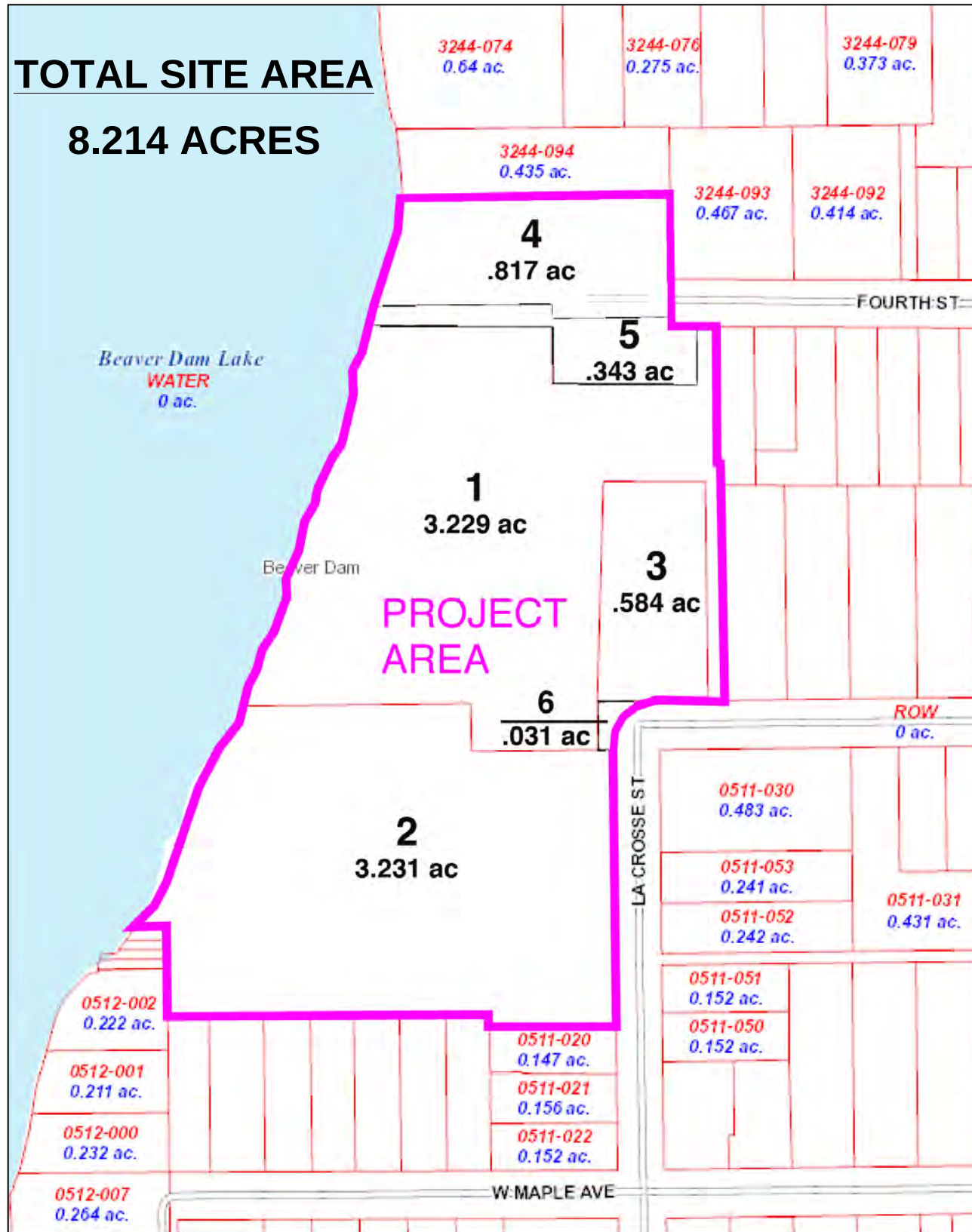


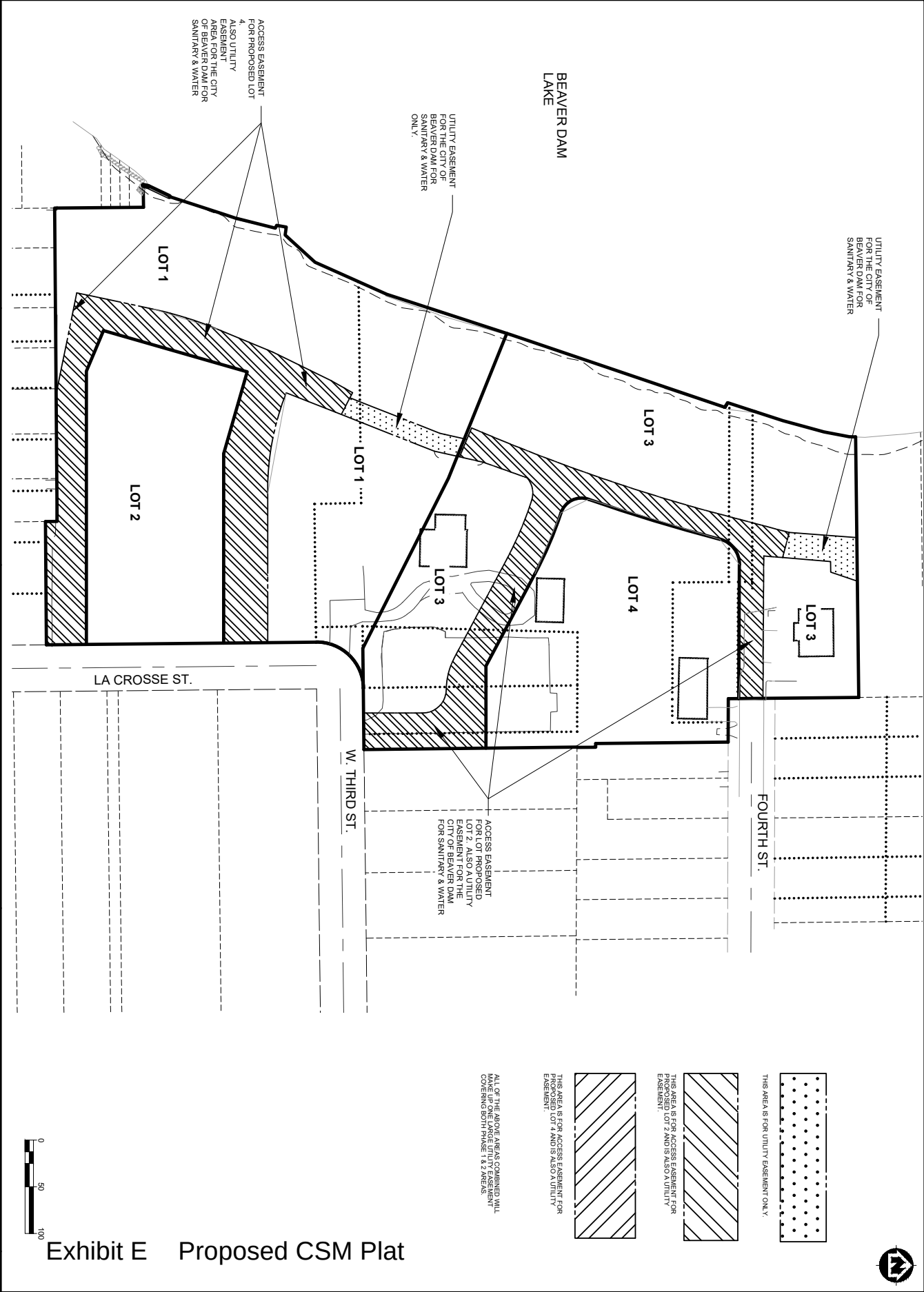
Exhibit C Site Area

The Monarch Lakeview
Planned Unit Development # 1



Exhibit D Phase 1 Site Plan

The Monarch Lakeview
Planned Unit Development # _____



The Monarch Lakeview Planned Unit Development # 1

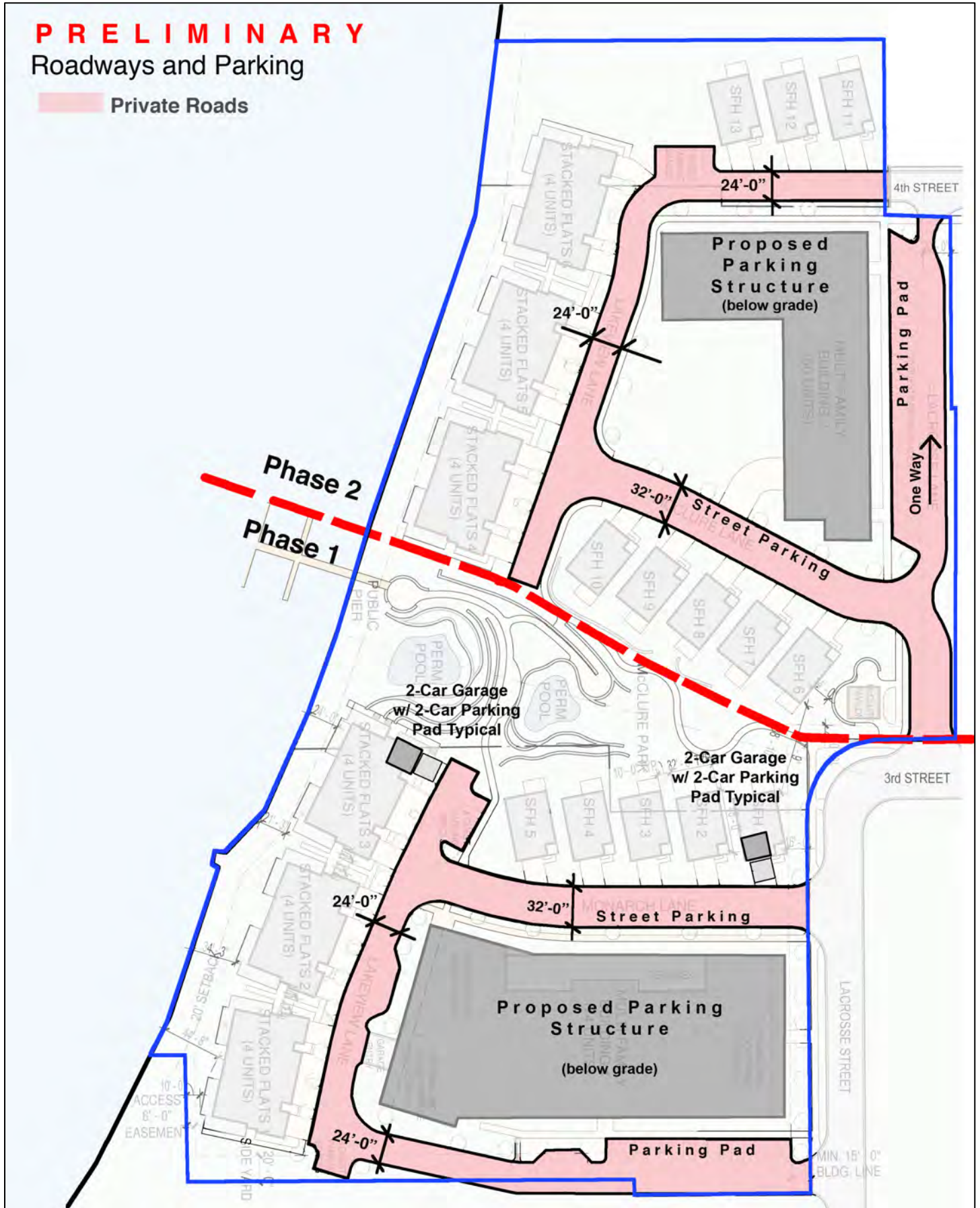


Exhibit F Proposed Roadways

The Monarch Lakeview
Planned Unit Development # 1

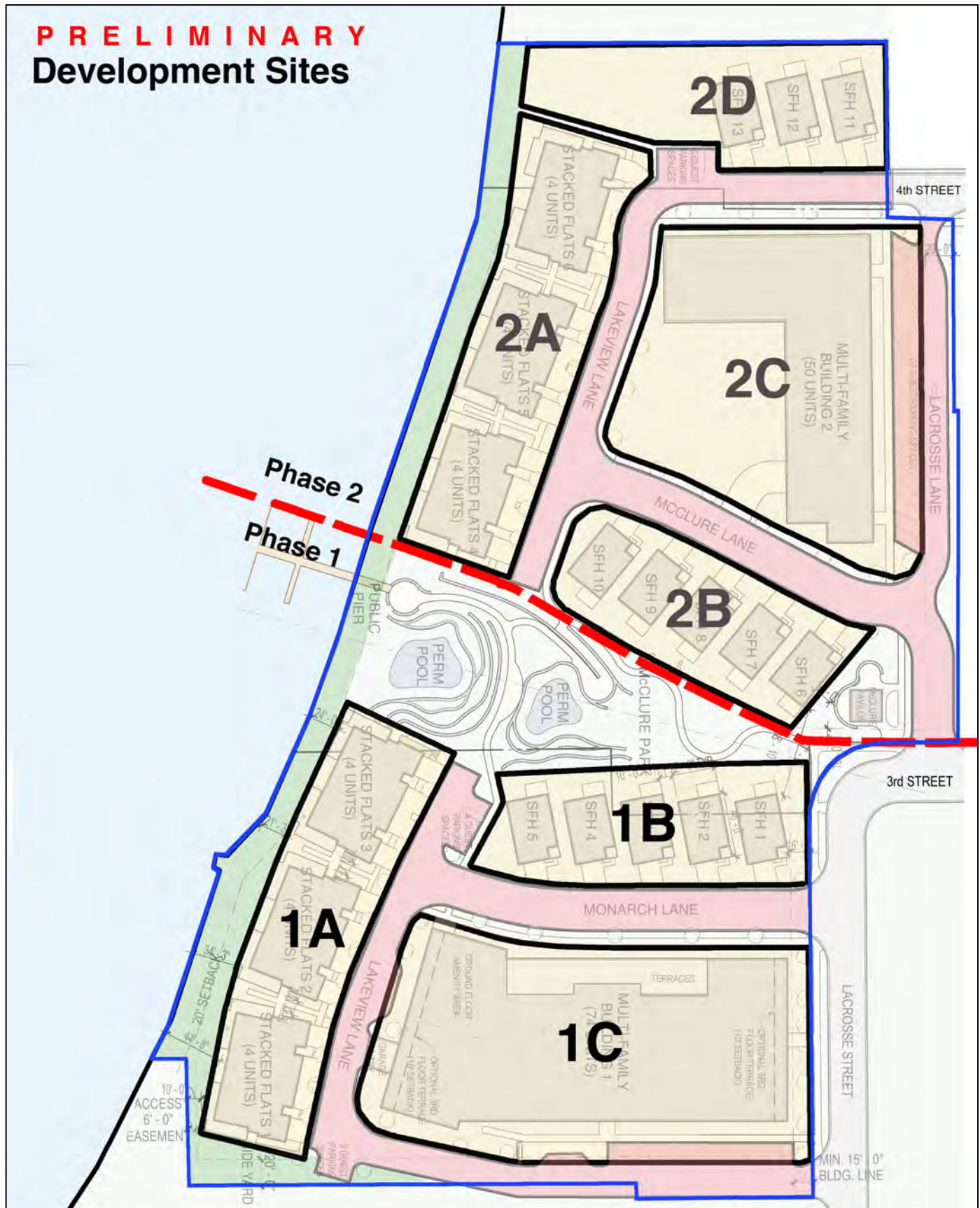


Exhibit G Proposed Development Sites

**The Monarch Lakeview
Planned Unit Development # 1**

Exhibit H Open Space Plan and Character





**The Monarch Lakeview
Planned Unit Development # 1**

Exhibit I Phase 1 Architectural Design (Preliminary)
Stacked Flats, Single Family Villas, & Apartment

STACKED FLATS



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

the *Monarch*
LAKEVIEW

PRELIMINARY

THE MONARCH LAKEVIEW - STACKED FLATS

3RD & LACROSSE
BEAVER DAM, WI

NOVEMBER 15, 2021 Project #: 21069



4 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



2 LAKESIDE ELEVATION
SCALE: 1/16" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/16" = 1'-0"



1 STREETSIDE ELEVATION
SCALE: 1/16" = 1'-0"



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600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/16" = 1' 0"
0' 4' 8' 16'

the *Monarch*
LAKEVIEW

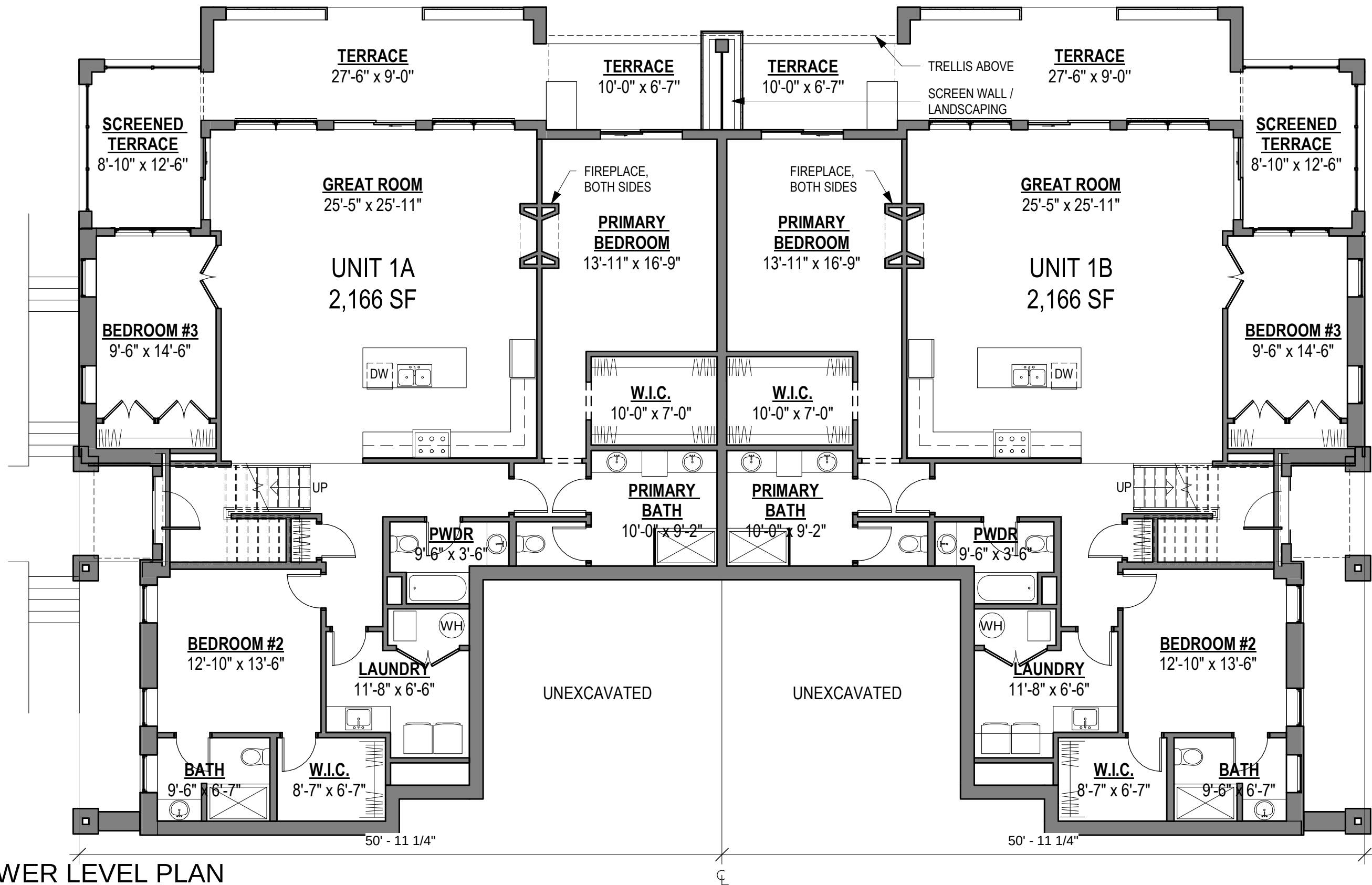
THE MONARCH LAKEVIEW - STACKED FLATS

3RD & LACROSSE
BEAVER DAM, WI

NOVEMBER 15, 2021 Project #: 21069

04

PRELIMINARY



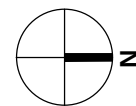
1

LOWER LEVEL PLAN

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



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



PROJECT

SCALE: 1/8" = 1'-0"
0' 2' 4' 8'

the *Monarch*
LAKEVIEW

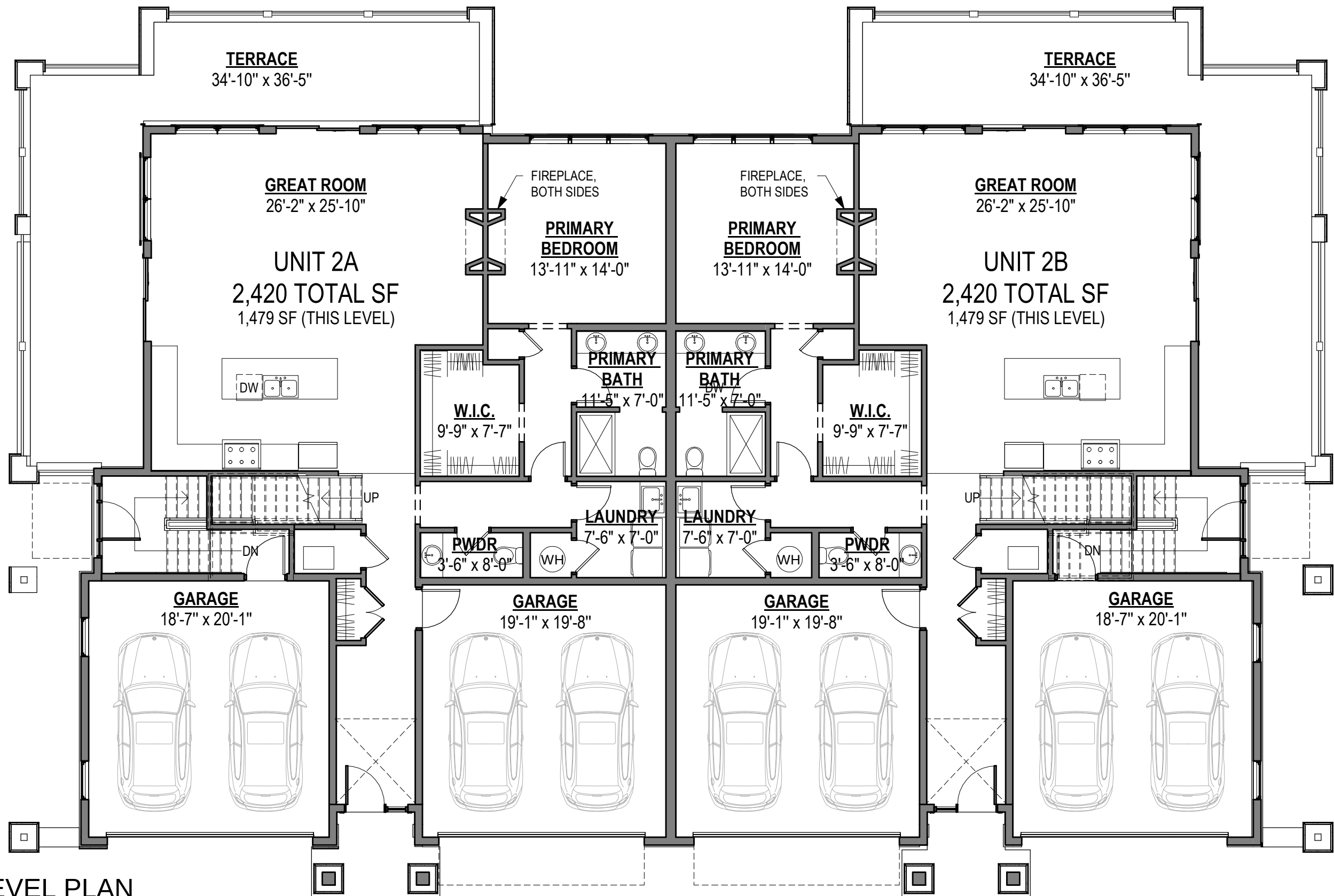
THE MONARCH LAKEVIEW - STACKED FLATS

3RD & LACROSSE
BEAVER DAM, WI

NOVEMBER 15, 2021 Project #: 21069

01

PRELIMINARY



1 MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"



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the *Monarch*
LAKEVIEW

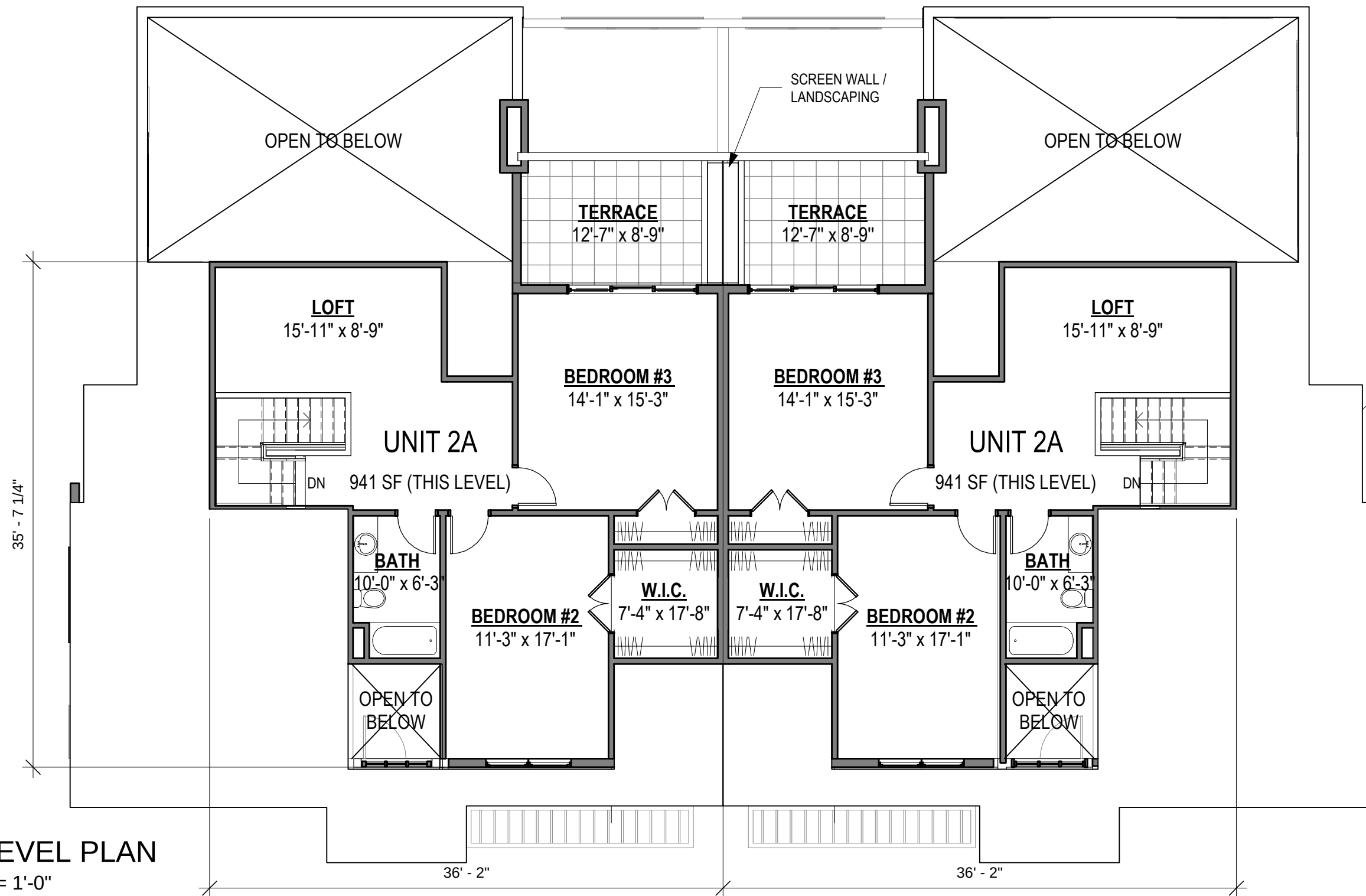
THE MONARCH LAKEVIEW - STACKED FLATS

3RD & LACROSSE
BEAVER DAM, WI

NOVEMBER 15, 2021 Project #: 21069

02

PRELIMINARY



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the *Monarch*
LAKEVIEW

THE MONARCH LAKEVIEW - STACKED FLATS

3RD & LACROSSE
BEAVER DAM, WI

NOVEMBER 15, 2021 Project #: 21069

03

PRELIMINARY

MATERIAL PALETTE



ST-1



FST (ALT)



FC-1



WND



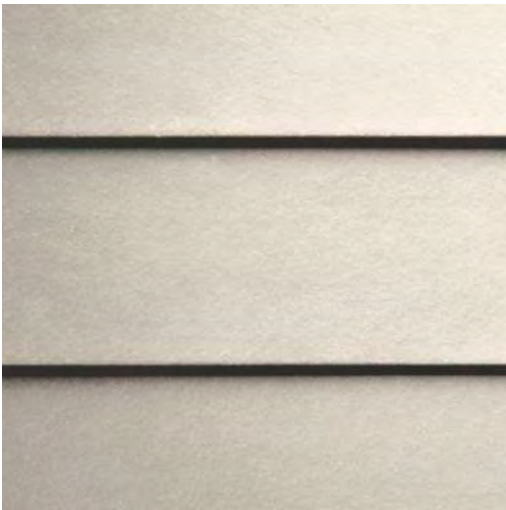
DR-1



DR-2



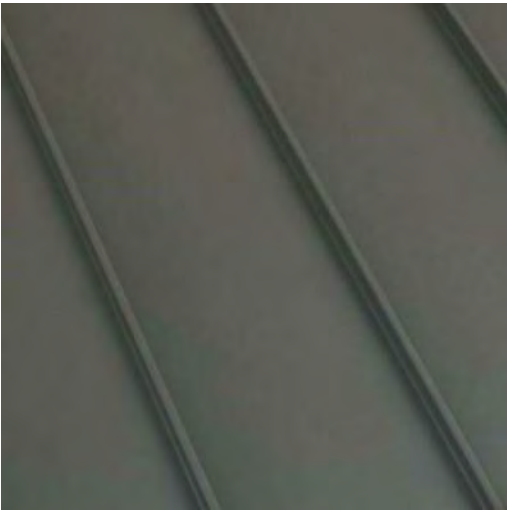
PV-1



FC-2



RF-1



RF-2



WD-1



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the *Monarch*
LAKEVIEW

PRELIMINARY

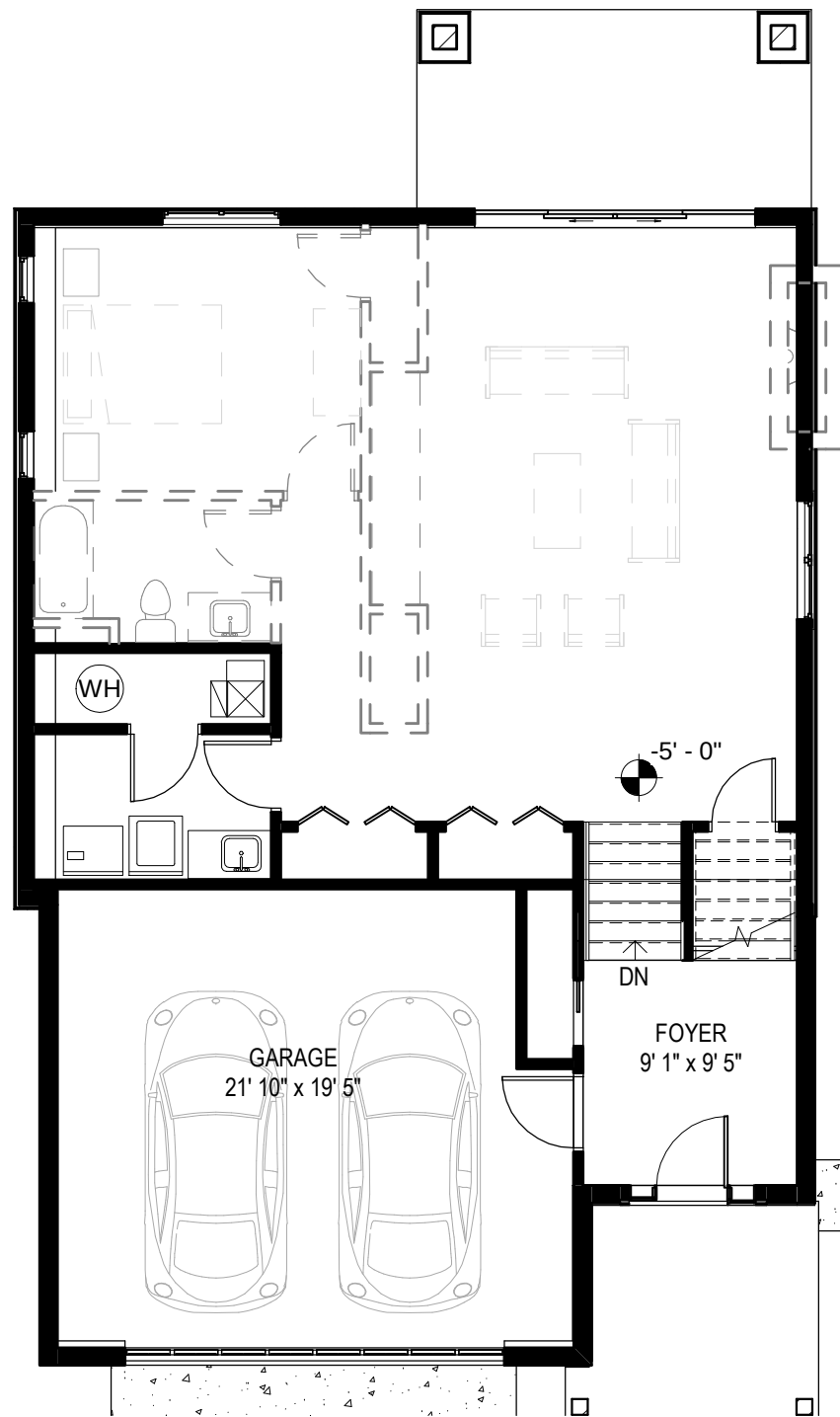
MATERIAL LEGEND		NOTES
CT-1	CAST STONE	SMOOTH FIN., BUFF COLOR
ST-1	SYNTHETIC STONE	CULTURED STONE SCULPTED ASHLAR IN GROUSE ADD ALT: HALQUIST FIELDSTONE (FST)
FC-1	FIBER CEMENT PLANK SIDING	5" EXPOSURE SMOOTH FIN., HARDIEPLANK OR EQUAL
FC-2	FIBER CEMENT BOARD SIDING	SMOOTH FINISH, HARDIEPANEL OR EQUAL
RF-1	ASPHALT ROOF SHINGLE	DIMENSIONAL SHINGLE, TIMBERLINE HDZ BY GAF OR EQUAL
RF-2	STANDING SEAM METAL ROOF	SNAP-CLAD BY PAC-CLAD OR EQUAL
WD-1	CEDAR / REDWOOD / IPE SIDING	
PV-1	TERRACE PAVERS	FLORIM OUTDOOR PORCELAIN PAVERS OR EQUAL
RL-1	METAL CABLE RAILINGS	DRIVE-TITE SYSTEM BY VIEWRAIL OR EQUAL
WND	PREMIUM FIBERGLASS OR VINYL WINDOWS & DOORS	MARVIN ESSENTIAL SERIES OR EQUAL
DR-1	ENTRY DOOR - FIBERGLASS	JELD-WEN OR EQUAL
DR-2	EMBOSSSED, INSUL. OVERHEAD DOOR	CLOPAY AVANTE OR EQUAL

EXTERIOR MATERIALS

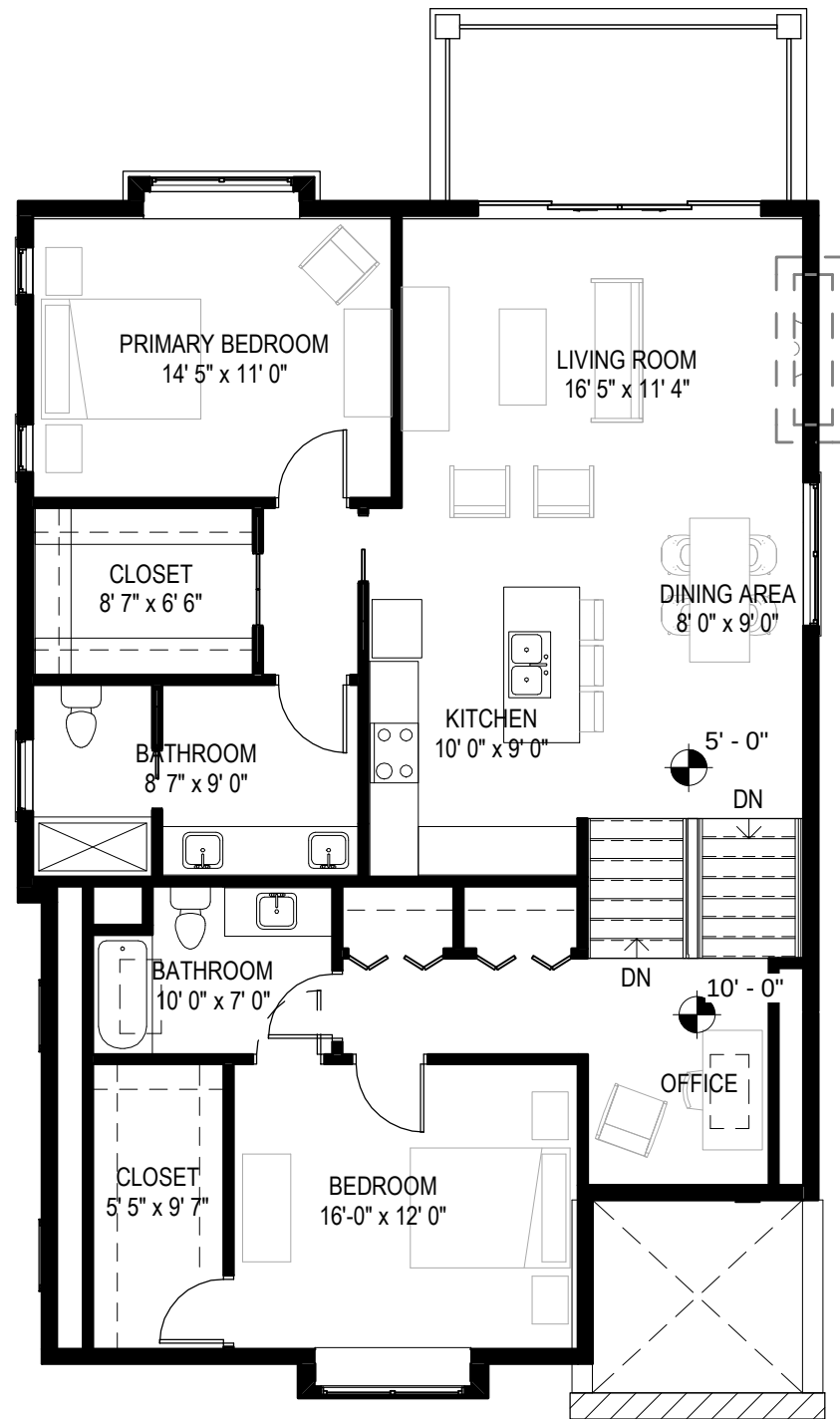
RESIDENTIAL COMMUNITY

3RD & LACROSSE
BEAVER DAM, WI

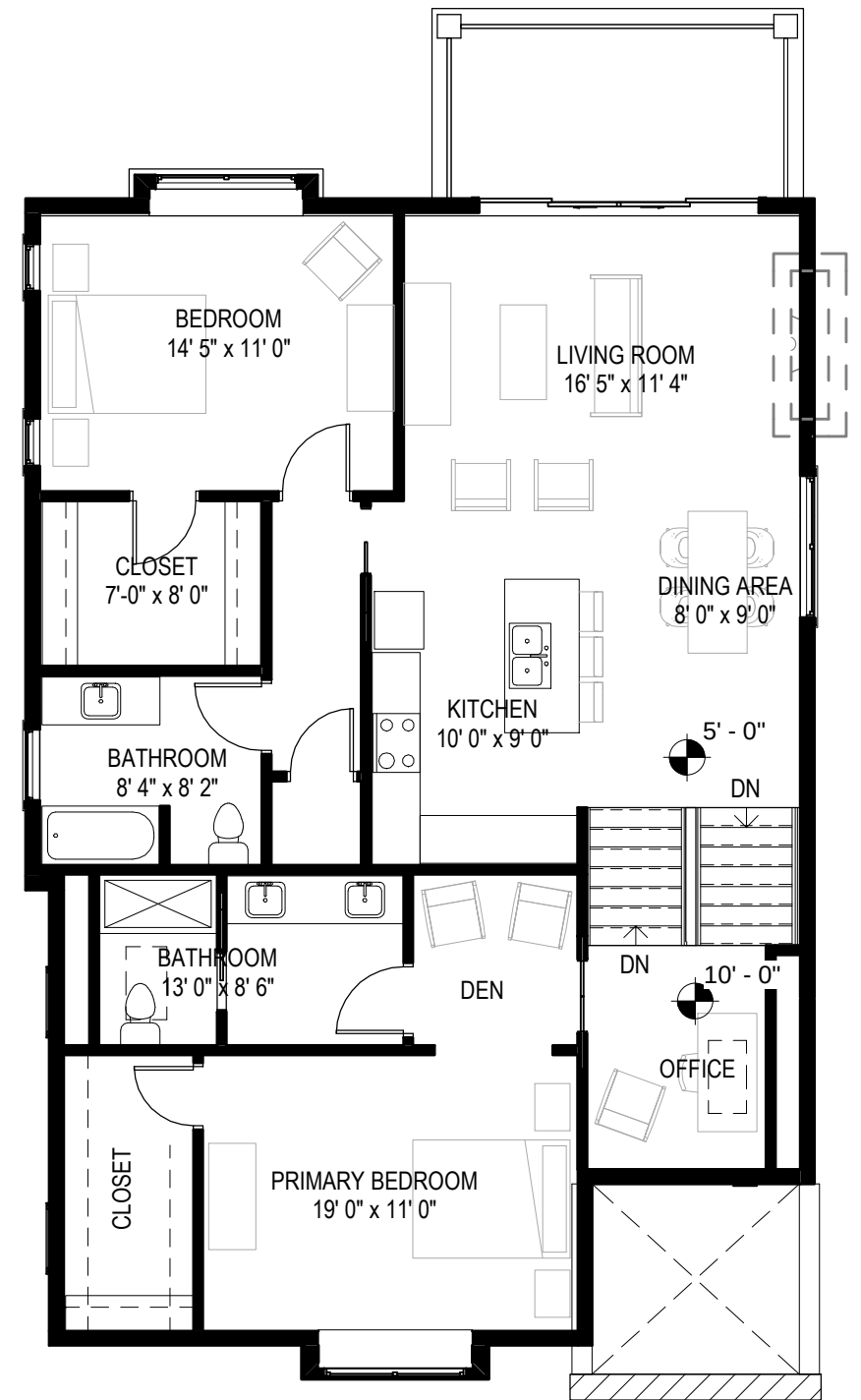
NOVEMBER 15, 2021 Project #: 21069



1 LOWER LEVEL
SCALE: 1/8" = 1'-0"



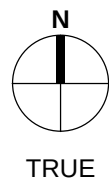
2 UPPER LEVEL
SCALE: 1/8" = 1'-0"



3 UPPER LEVEL - ALT
SCALE: 1/8" = 1'-0"



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SCALE: 1/8" = 1' 0"
0' 2' 4' 8'

the *Monarch*
LAKEVIEW

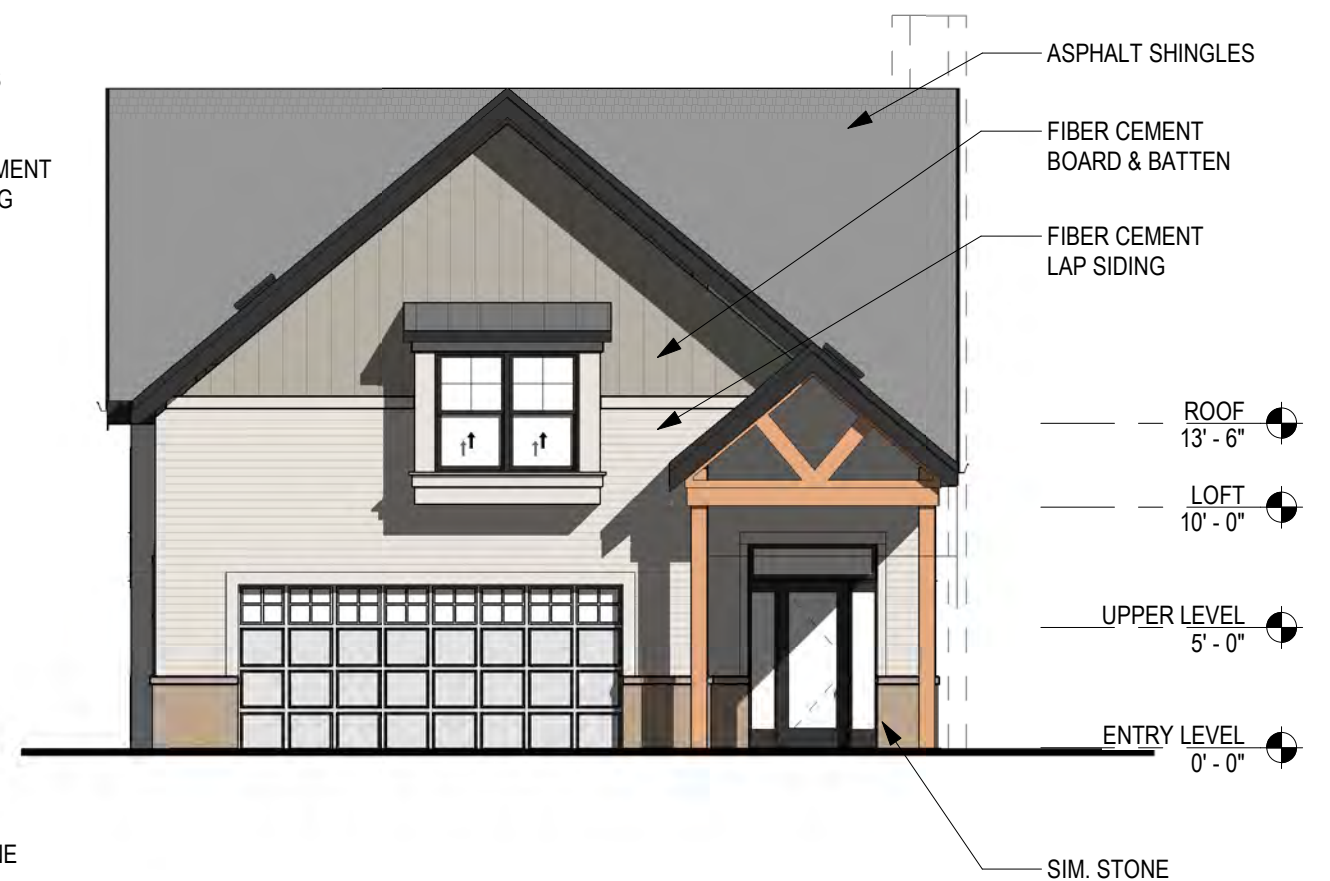
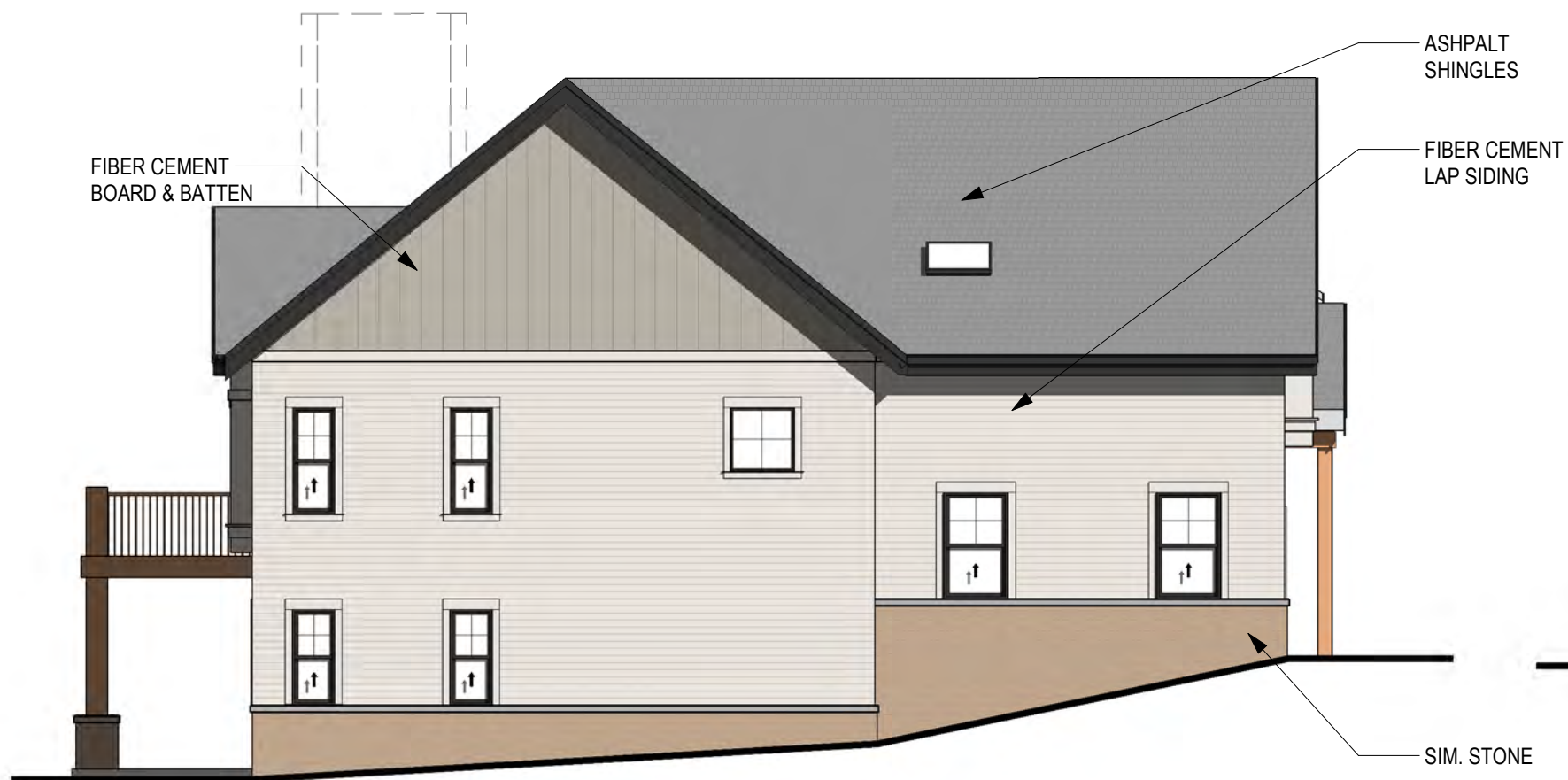
PRELIMINARY

SINGLE FAMILY HOME VILLAS

BEAVER DAM, WI

05/13/2022 Project #: 21069

01



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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SCALE: 1/8" = 1' 0"
0' 2' 4' 8'

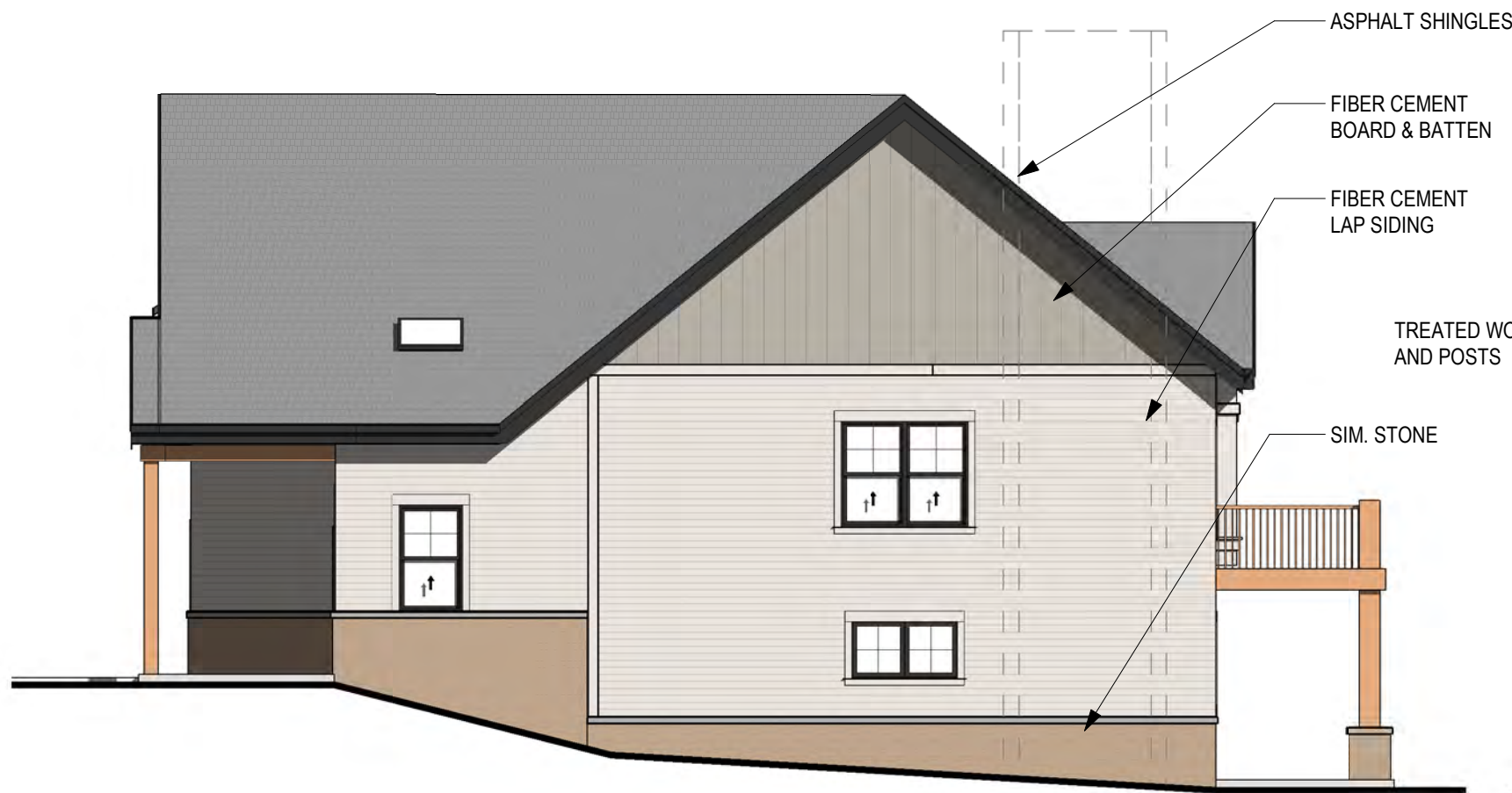
the *Monarch*
LAKEVIEW

PRELIMINARY

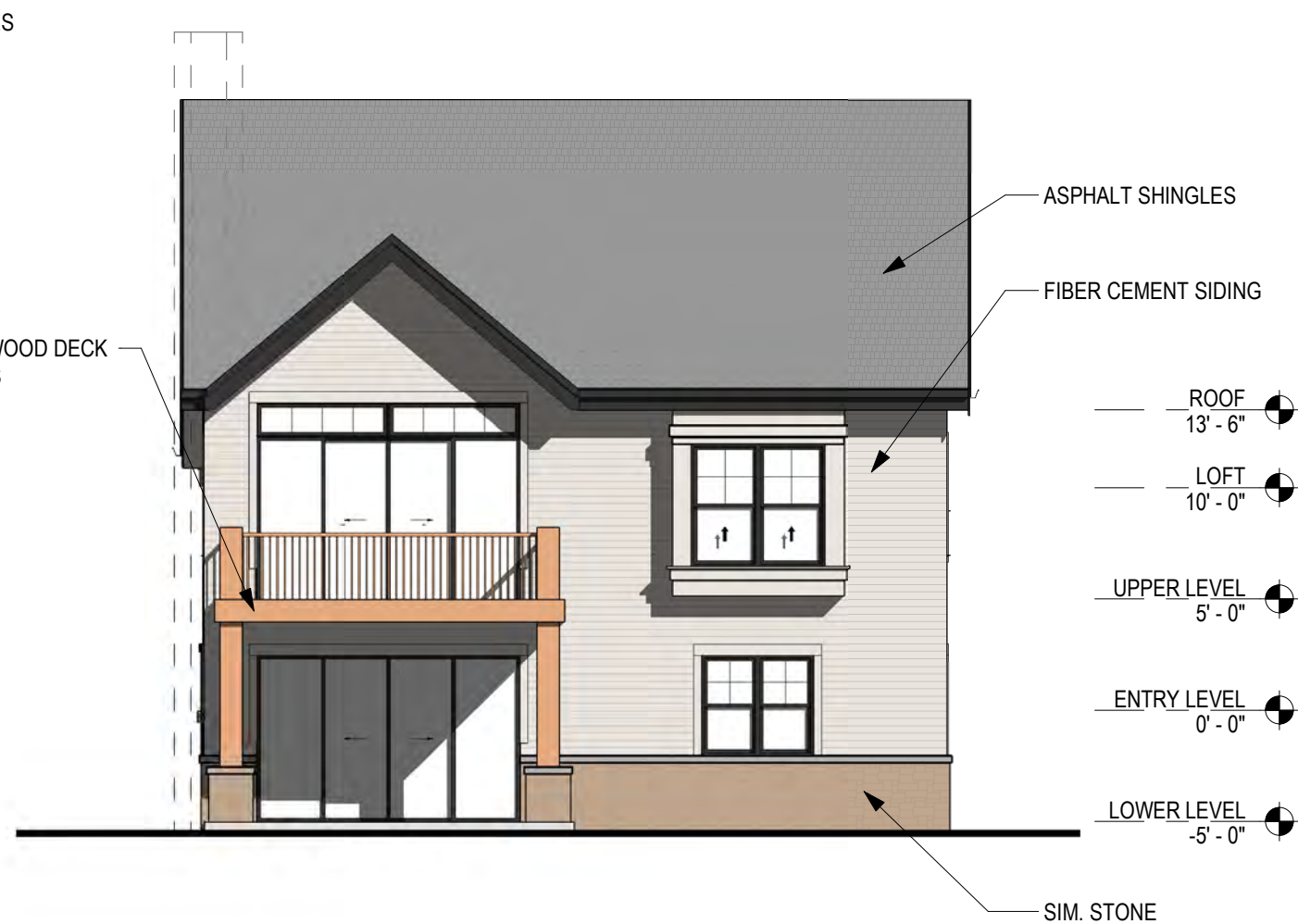
SINGLE FAMILY HOME VILLAS
BEAVER DAM, WI

05/13/2022 Project #: 21069

02



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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Chicago, IL 60661

SCALE: 1/8" = 1' 0"
0' 2' 4' 8'

the *Monarch*
LAKEVIEW

PRELIMINARY

SINGLE FAMILY HOME VILLAS
BEAVER DAM, WI

05/13/2022 Project #: 21069

03

TOTAL BUILDING AREA: 125,298 SF

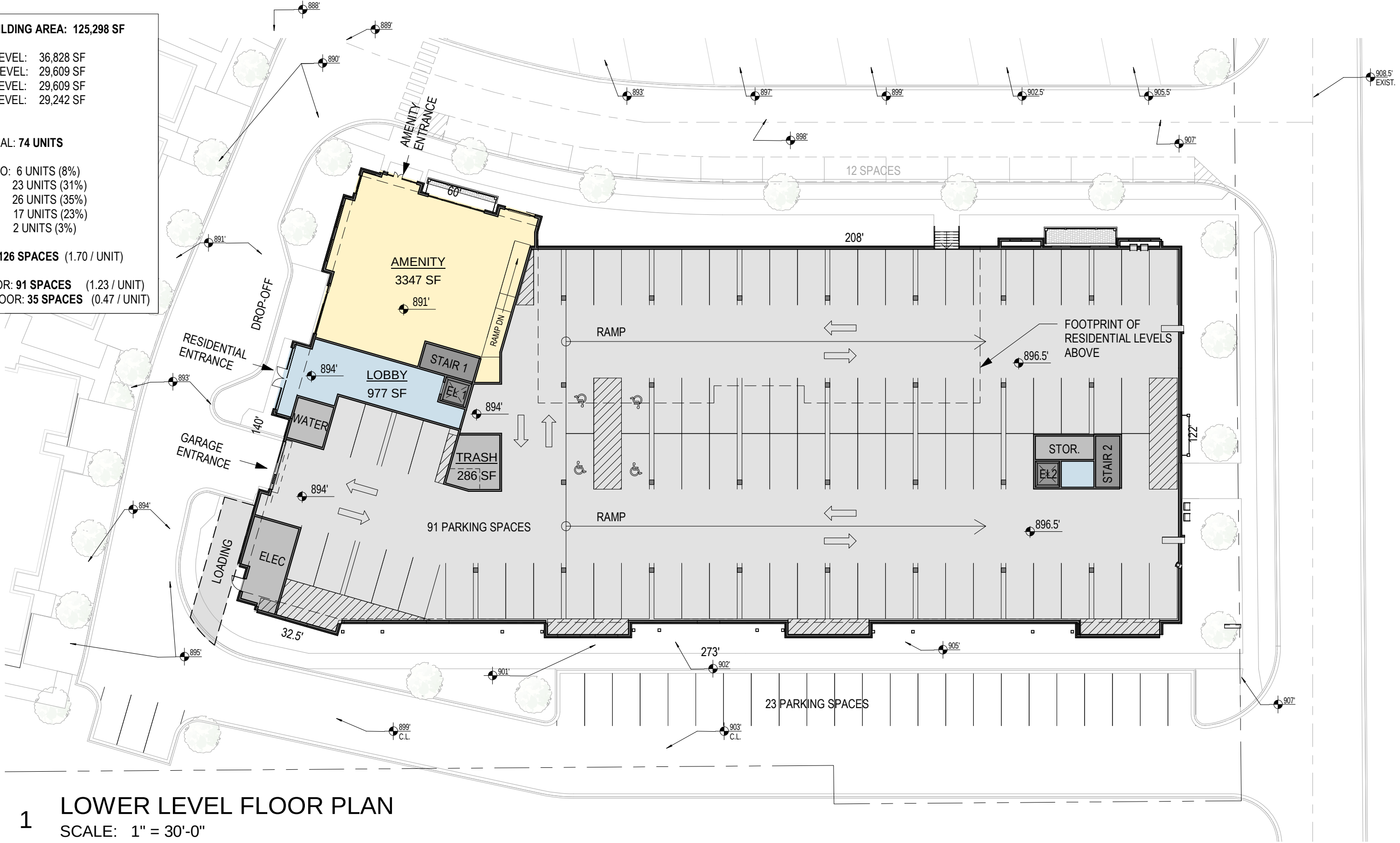
GARAGE LEVEL: 36,828 SF
 1ST LEVEL: 29,609 SF
 2ND LEVEL: 29,609 SF
 3RD LEVEL: 29,242 SF

RESIDENTIAL: 74 UNITS

STUDIO: 6 UNITS (8%)
 1BR: 23 UNITS (31%)
 1BR+: 26 UNITS (35%)
 2BR: 17 UNITS (23%)
 3BR: 2 UNITS (3%)

PARKING: 126 SPACES (1.70 / UNIT)

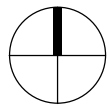
INDOOR: 91 SPACES (1.23 / UNIT)
 OUTDOOR: 35 SPACES (0.47 / UNIT)



1 LOWER LEVEL FLOOR PLAN
 SCALE: 1" = 30'-0"



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PROJECT

SCALE: 1" = 30'
 0 7.5' 15' 30'

the *Monarch*
 LAKEVIEW

PHASE 1 - APARTMENT
 3RD & LACROSSE
 BEAVER DAM, WI
 05/12/2022 Project #: 21069

01

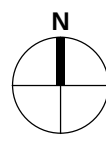
PRELIMINARY



1 **FIRST FLOOR PLAN**
SCALE: 1" = 30'-0"



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Chicago, IL 60661



SCALE: 1" = 30'
0 7.5' 15' 30'

the *Monarch*
LAKEVIEW

PHASE 1 - APARTMENT

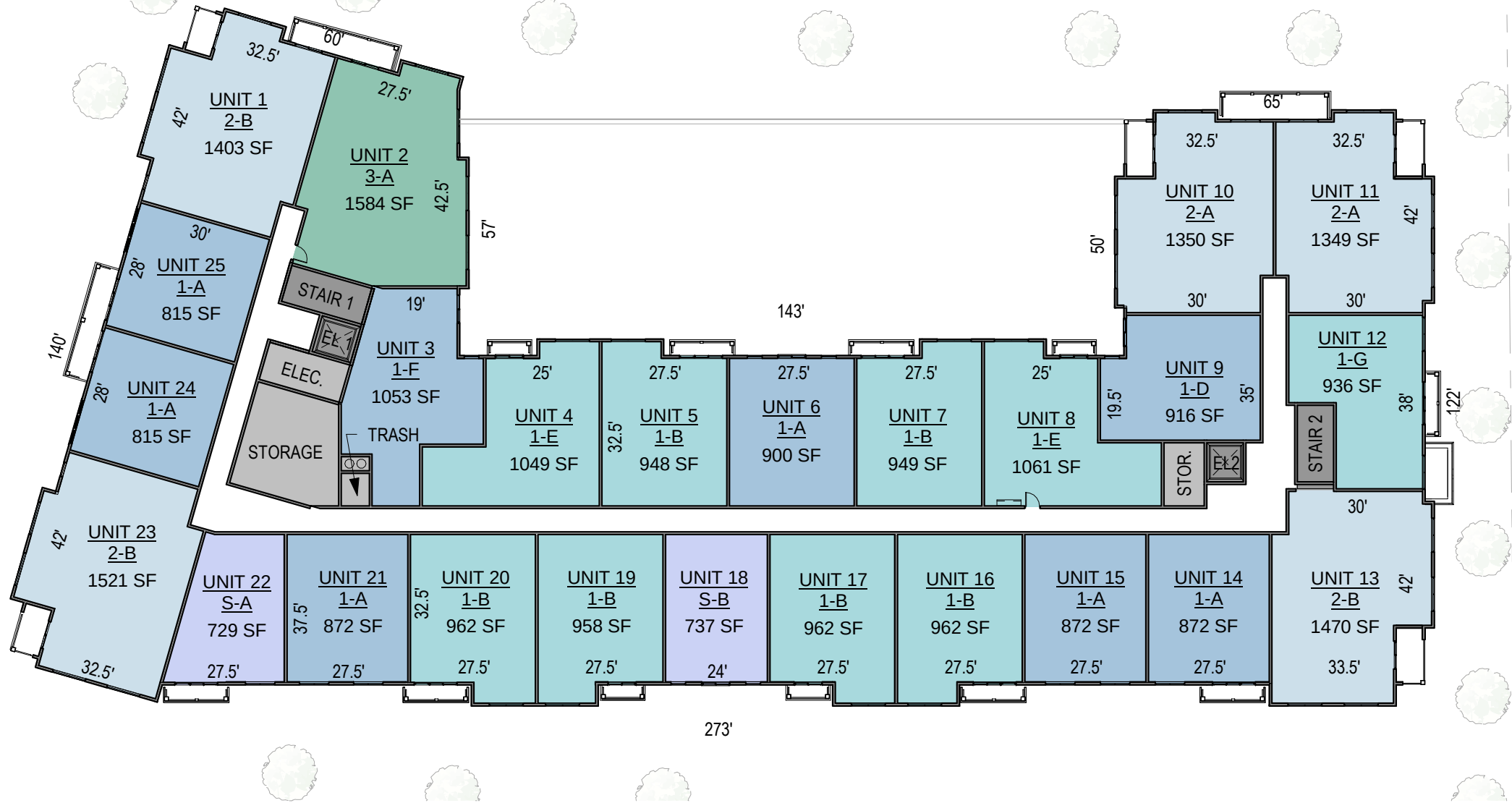
3RD & LACROSSE
BEAVER DAM, WI

05/12/2022 Project #: 21069

02

PRELIMINARY

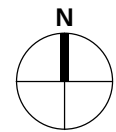
25 UNITS / FLOOR	
STUDIO	2
1-BR	8
1-BR+	9
2-BR	5
3-BR	1
TOTAL FLOOR AREA: 29,609 SF (LOSS FACTOR: 12.1%)	
AVG UNIT SIZE: 1,040 NSF	



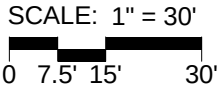
1 SECOND FLOOR PLAN
SCALE: 1" = 30'-0"



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Chicago, IL 60661



PROJECT



the *Monarch*
LAKEVIEW

PHASE 1 - APARTMENT
3RD & LACROSSE
BEAVER DAM, WI
05/12/2022 Project #: 21069

PRELIMINARY

24 UNITS / FLOOR	
STUDIO -	2
1-BR -	6
1-BR+ -	9
2-BR -	6
3-BR -	1
TOTAL FLOOR AREA: 29,242 SF (LOSS FACTOR: 12.3%)	
AVG UNIT SIZE: 1,069 NSF	



1 THIRD FLOOR PLAN
SCALE: 1" = 30'-0"



2 EAST ELEVATION
SCALE: 1" = 20'-0"



1 SOUTH ELEVATION
SCALE: 1" = 20'-0"



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SCALE: 1" = 20'
0 5' 10' 20'

the *Monarch*
LAKEVIEW

PHASE 1 - APARTMENT

3RD & LACROSSE
BEAVER DAM, WI

05/12/2022 Project #: 21069

05

PRELIMINARY



2 WEST ELEVATION
SCALE: 1" = 20'-0"



1 NORTH ELEVATION
SCALE: 1" = 20'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1" = 20'
0 5' 10' 20'

the *Monarch*
LAKEVIEW

PRELIMINARY

PHASE 1 - APARTMENT

3RD & LACROSSE
BEAVER DAM, WI

05/12/2022 Project #: 21069

06

1 FROM NE
SCALE:



2 FROM SW
SCALE:



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the *Monarch*
LAKEVIEW

PRELIMINARY

PHASE 1 - APARTMENT

3RD & LACROSSE
BEAVER DAM, WI

05/12/2022 Project #: 21069

07

The Monarch Lakeview Planned Unit Development # 1

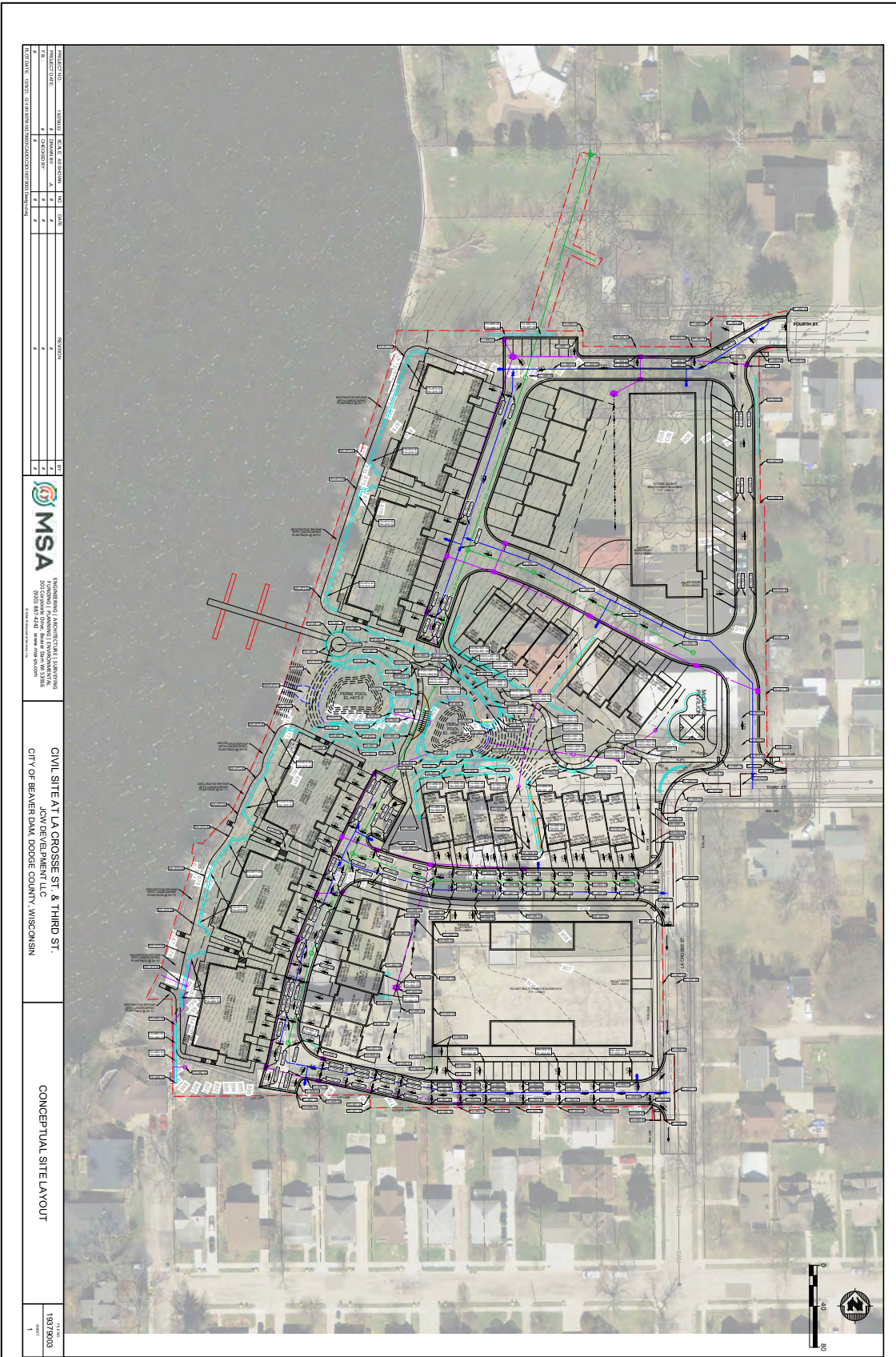
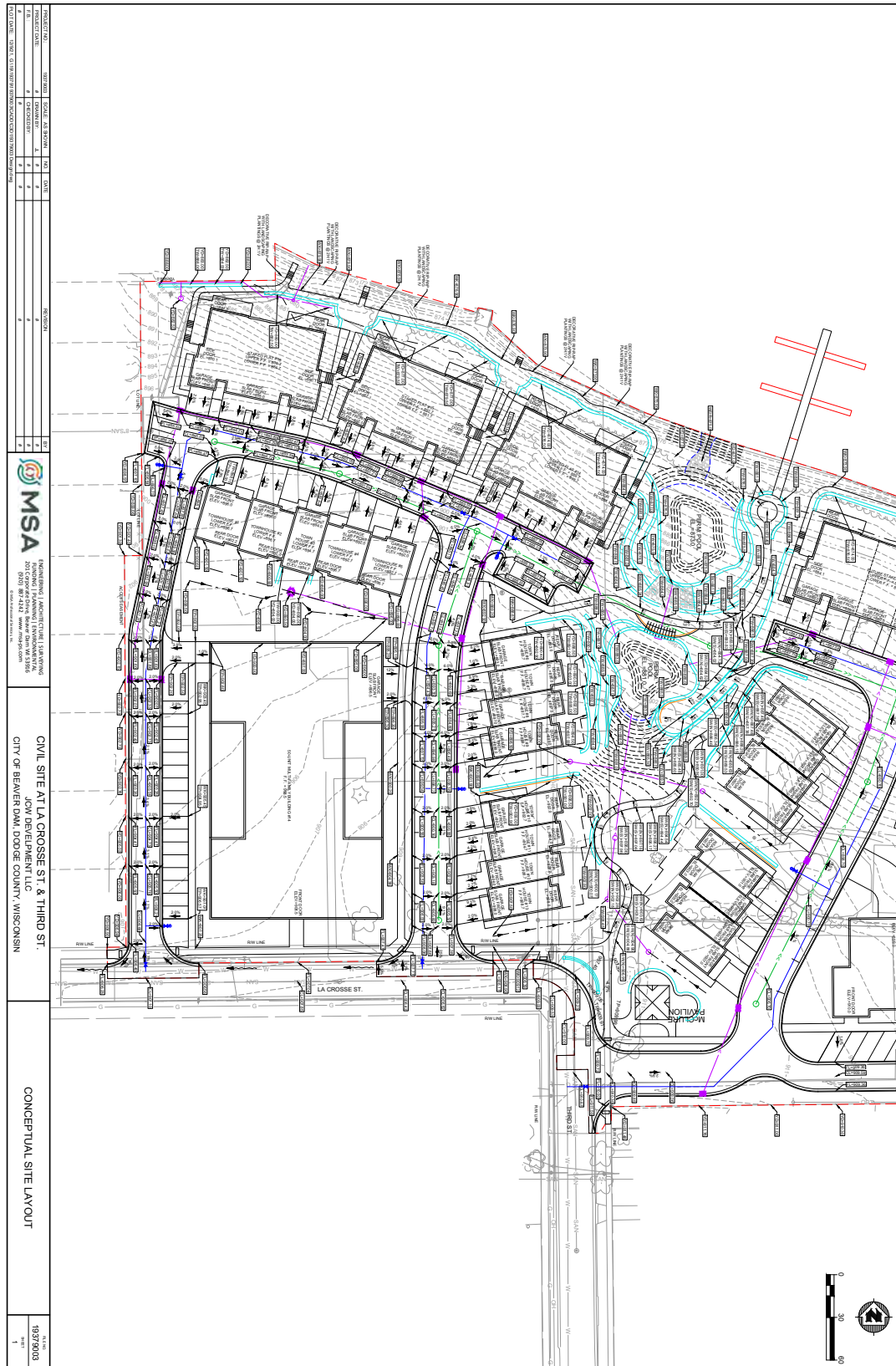


Exhibit J Proposed Utilities

PRELIMINARY

Page 160 of 173



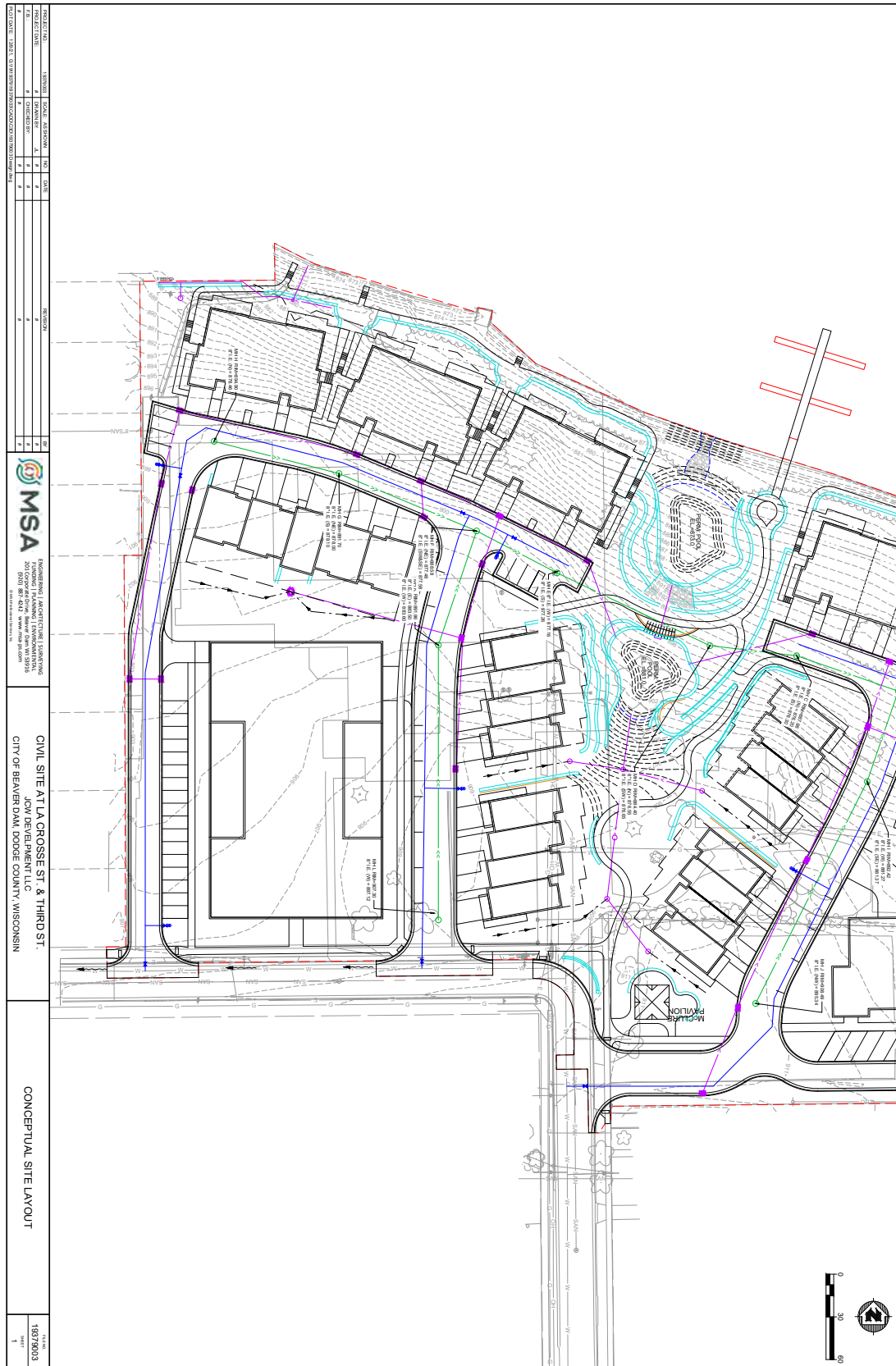
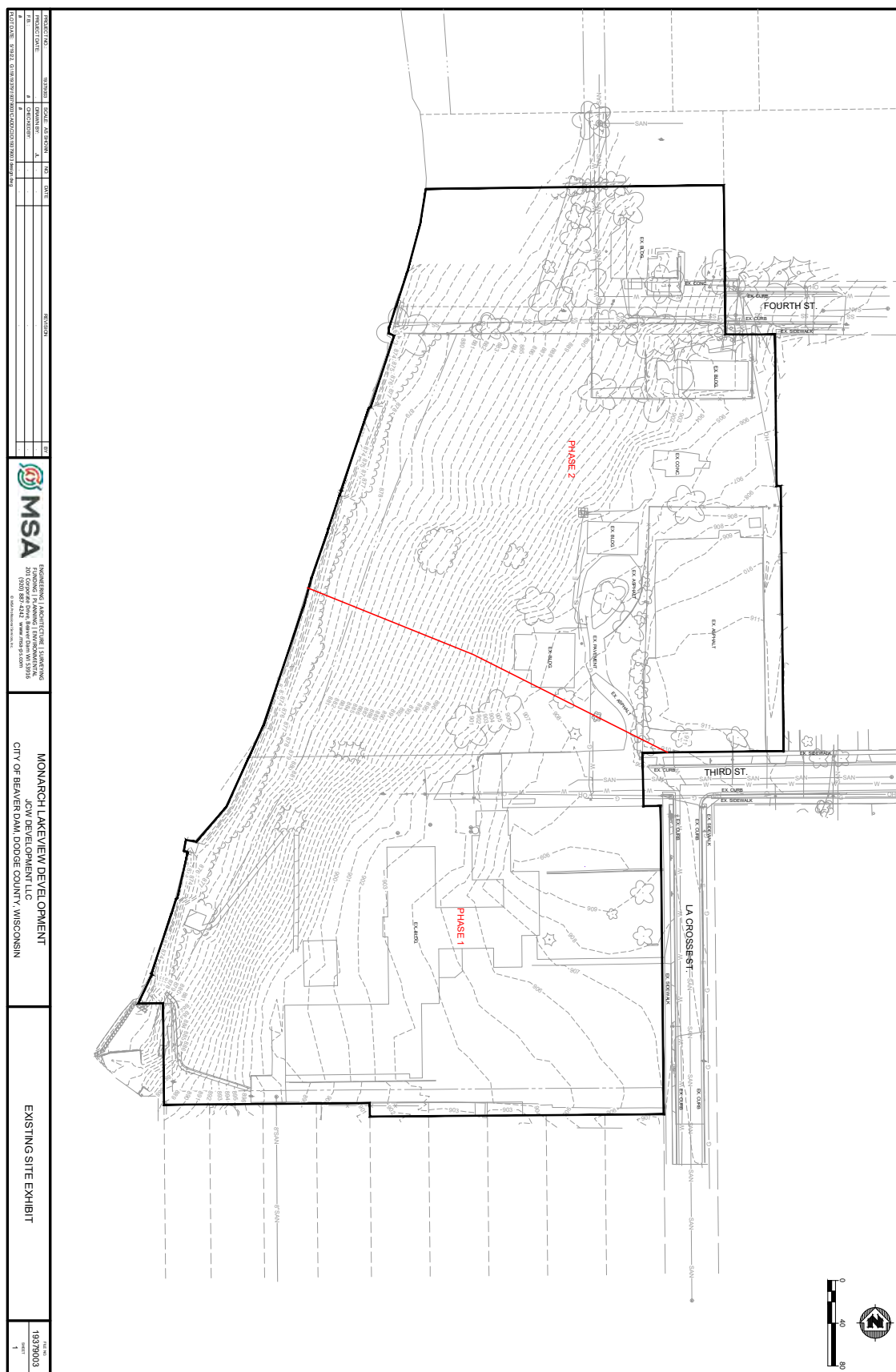


Exhibit K Existing Topography



The Monarch Lakeview Planned Unit Development # 1

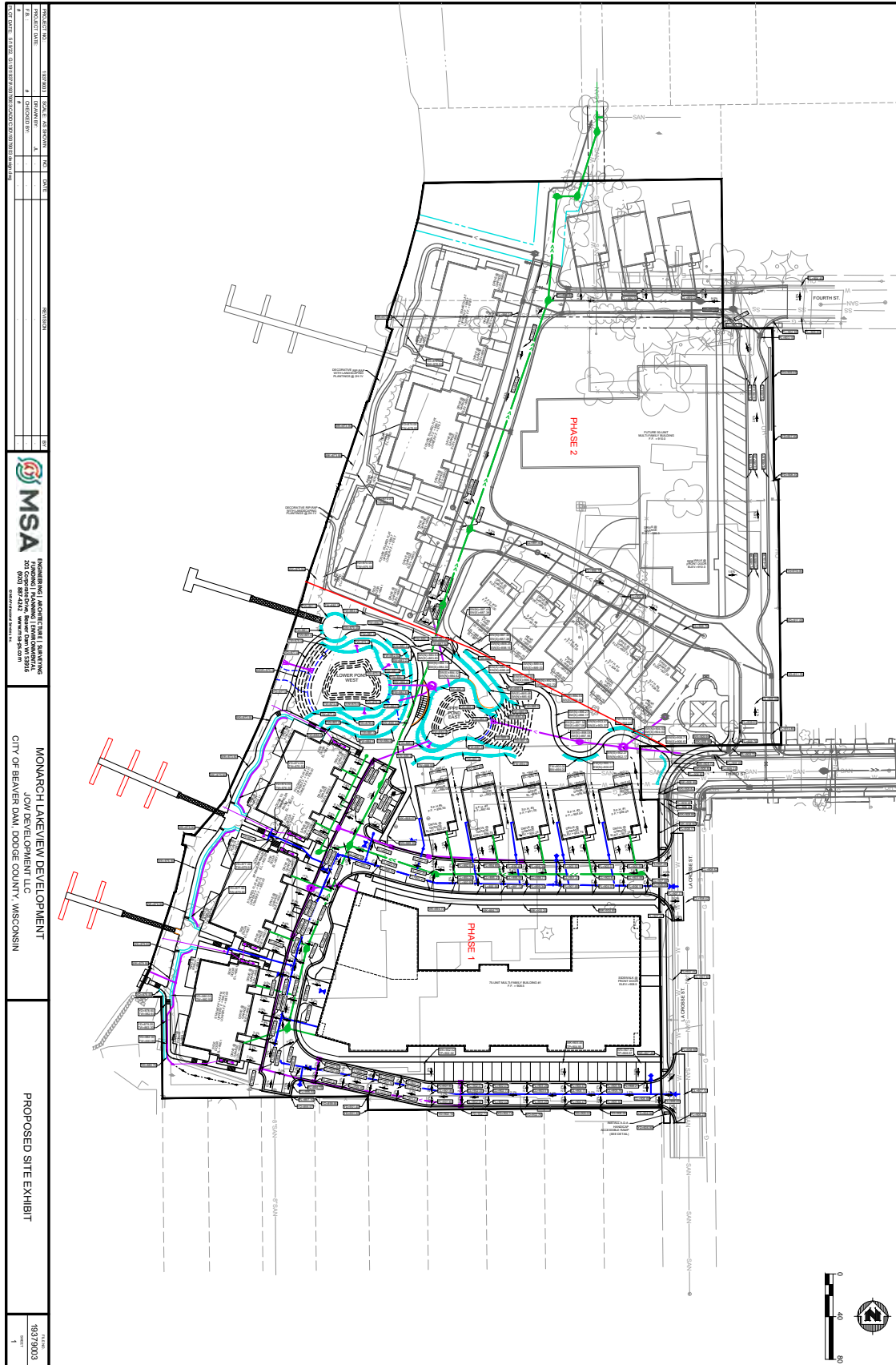


Exhibit L Proposed Grading

The Monarch Lakeview Planned Unit Development # 1

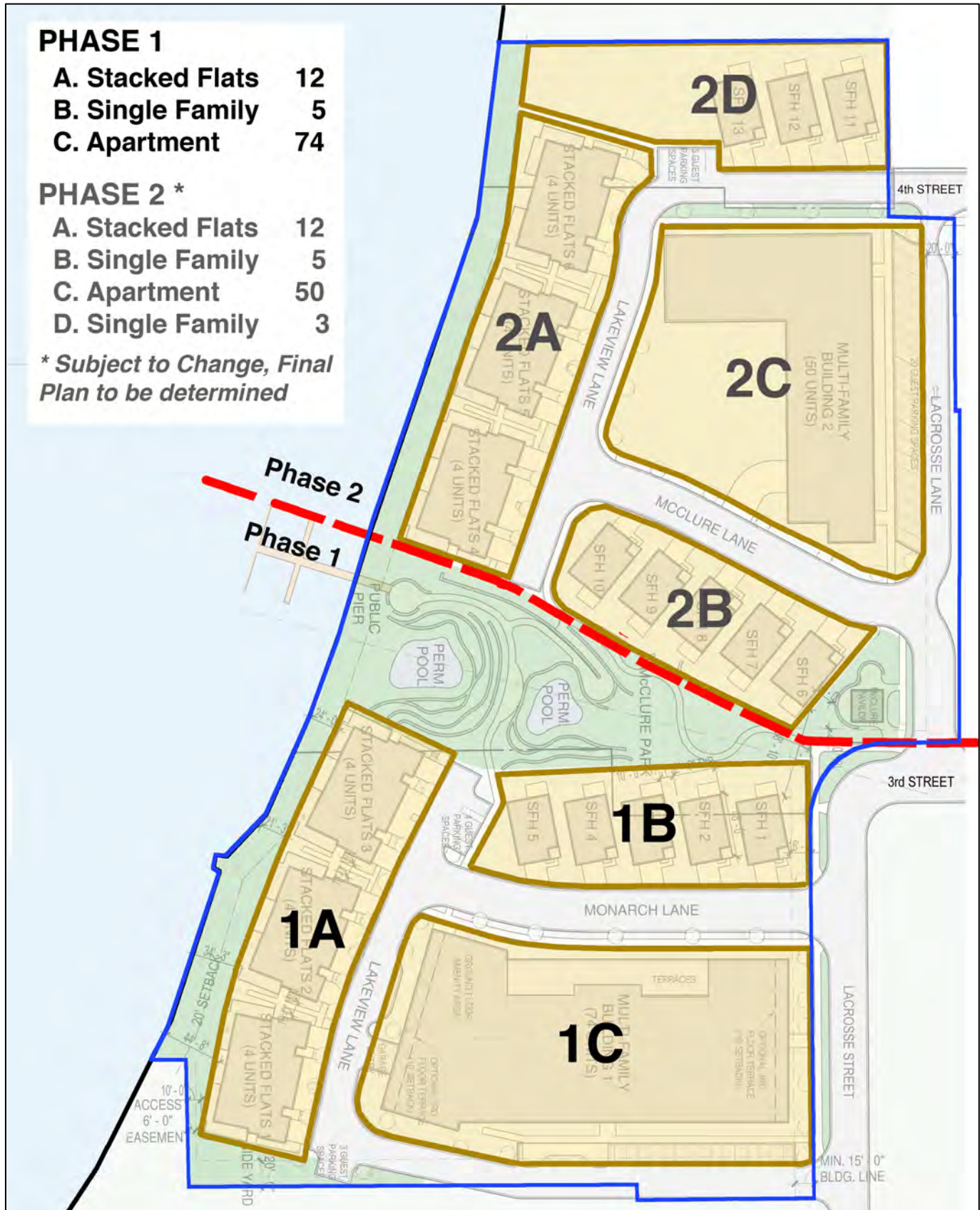


Exhibit M Preliminary Phasing Diagram
(Phases beyond Phase 1 are for illustrative purposed only; all subsequent phases subject to change)

City of Beaver Dam PUD Zoning Ordinance 70-95

(l) *Basis for approval.*

(1) The plan commission, in making its recommendation, and the common council, in making its determination, shall consider:

- (1) a. Whether the petitions for the proposed PUD planned unit development overlay district have indicated that they intend to begin the physical development of the designated PUD planned unit development overlay district within nine months following the approval of the petition for a PUD planned unit development overlay district and that the development will be carried out according to a reasonable construction schedule satisfactory to the city.
- (1) b. Whether the proposed PUD planned unit development overlay district is consistent in all respects to the purpose of this section and to the spirit and intent of this chapter, is in conformity with the comprehensive plan or component plans thereof for community development, would not be contrary to the general welfare and economic prosperity of the city or of the immediate neighborhood, and that the benefits and improved design of the resultant development justifies the establishment of a PUD planned unit development overlay district.
- (1) c. The plan commission and the common council shall not give their respective recommendations or approvals unless it is found that:

1. The proposed site shall be provided with adequate drainage facilities for surface and stormwaters.
2. The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.
3. No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development.
4. The streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and shall meet the minimum standards of all applicable ordinances and administrative regulations of the city.
5. Centralized public water and sewer facilities shall be provided.
6. The entire tract or parcel of land to be included in a PUD planned unit development overlay district shall be held under single ownership, or if there is more than one owner, the petition for such PUD planned unit development overlay district shall be considered as one tract, lot, or parcel, and the legal description must define said PUD planned unit development overlay district as a single parcel, lot, or tract and be so recorded with the register of deeds for Dodge County.

(2) That in the case of proposed residential PUD planned unit development overlay districts:

- (2) a. Such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, ready access to recreation space, and coordination with overall plans for the neighborhood.
- (2) b. Provision has been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities.
- (2) c. Provision has been made for adequate, continuing fire and police protection.

(2) d. The population composition of the development will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities.

(2) e. Adequate guarantee is provided for permanent preservation of open space areas as shown on the approved site plan either by private reservation and maintenance or by dedication to the public.

(3) That in the case of proposed commercial PUD planned unit development districts:

(3) a. The economic practicality of the proposed development can be justified.

(3) b. The proposed development will be adequately served by off-street parking and truck service facilities.

(3) c. The proposed development shall be adequately provided with and shall not impose any undue burden on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas.

(3) d. The locations for entrances and exits have been designated to prevent unnecessary interference with the safe and efficient movement of traffic on surrounding streets, and that the development will not create an adverse effect upon the general traffic pattern of the surrounding neighborhood.

(3) e. The architectural design, landscaping, control of lighting, and general site development will result in an attractive and harmonious service area compatible with and not adversely affecting the property values of the surrounding neighborhood.



City of Beaver Dam, Wisconsin
Engineering Office

TO: Plan Commission
FROM: Todd Janssen
SUBJECT: Final Plat of Eagle's View Addition 3

The Issue:

Enclosed for your approval consideration is the Final Plat of Eagle's View Addition 3.

Considerations:

Eagle's View Addition 3 is a 6.664 acre, 16-lot single-family housing subdivision extension to Wilderness Way. The property is owned by Next Generation Construction LLC whose intent is to build market rate housing that directly addresses an identified need within the City's Comprehensive Plan. Next Generation Construction LLC has prepared a Final Plat of Eagle's View Addition 3. Staff have reviewed the said Final Plat and have determined that it complies with local ordinances, conforms with areawide water quality management plans, complies with Wisconsin shoreland management regulations, resolves possible problems with storm water runoff, fits the design to the topography, displays well designed lot and street layout, is served by public sewer systems, and includes service by necessary utilities.

Does this item have a financial or budget impact?

No

Recommendation:

Staff recommend approval of the Final Plat as presented herein, subject to approval by the Wisconsin Department of Administration, and compliance with the Municipal Code of the City of Beaver Dam and the Development Agreement.

Attachments:

1. Draft Resolution
2. Draft Final Plat
3. Future Land Use Map (2045 Comprehensive Plan)

RESOLUTION NO.

A RESOLUTION APPROVING THE FINAL PLAT OF EAGLE’S VIEW ADDITION 3

WHEREAS, Eagle’s View Addition 3 is a 6.664 acre, 16-lot single-family housing subdivision extension to Wilderness Way; and,

WHEREAS, the property is owned by Next Generation Construction LLC whose intent is to build market rate housing that directly addresses an identified need within the City’s Comprehensive Plan; and,

WHEREAS, Next Generation Construction LLC has prepared a Final Plat of Eagle’s View Addition 3; and,

WHEREAS, the said Final Plat complies with local ordinances, conforms with areawide water quality management plans, complies with Wisconsin shoreland management regulations, resolves possible problems with storm water runoff, fits the design to the topography, displays well designed lot and street layout, is served by public sewer systems, and includes service by necessary utilities.

NOW, THEREFORE, BE IT RESOLVED that the Final Plat of Eagle’s View Addition 3, is hereby approved subject to approval by the Wisconsin Department of Administration, and compliance with the Municipal Code of the City of Beaver Dam and the Development Agreement.

Presented by the members of the Plan Commission.

By a vote of: _____ in favor, _____ opposed, and _____ abstain.

Adopted: April 6, 2026

Tracey Ferron
City Clerk

Approved: April 6, 2026

Roberta Marck
Mayor

EAGLE'S VIEW ADDITION 3

LANDS BEING LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 9, T.11N.,R 14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 9, TOWN 11 NORTH, RANGE 14 EAST, IN THE CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN WHICH BEARS N 89°43'27" E

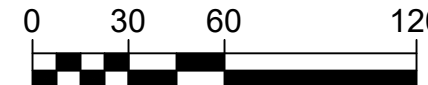
LEGAL DESCRIPTION

COMMENCING at the North 1/4 corner of Section 9, Town 11 North, Range 14 East, in the City of Beaver Dam, Dodge County, Wisconsin, thence N 89°43'27" E along the north line of the Northeast 1/4 of said Section 9, 1330.53 feet; thence S 04°29'24" W along the east line of Eagle's View as recorded in Cabinet C, Page 60 of Plats in the Dodge County Register of Deeds Office, the east line of Lot 44 of Eagle's View Addition 2 in Cabinet C, Page 124 of Plats in the Dodge County Register of Deeds Office, and the west line of Lot 2 of CSM #7885 as recorded in document #1346094 in the Dodge County Register of Deeds Office, 566.33 feet to the southwest corner of said Lot 2 of CSM #7885; thence S 84°13'21" E along the south line of said Lot 2 of CSM #7885, 50.00 feet to a point on the south line of said Lot 2 of CSM #7885 and the **POINT OF BEGINNING**; thence S 84°13'21" E along the south line of said Lot 2 of CSM #7885, 311.43 feet to the southeast corner of said Lot 2 of CSM #7885, a south corner of Lot 2 of CSM #3663 as recorded in document #814475 in the Dodge County Register of Deeds Office, and the westerly line of Lot 2 of CSM #6929 as recorded in document #1213247 in the Dodge County Register of Deeds Office; thence S 60°31'34" E along the westerly line of said Lot 2 of CSM #6929, 68.06 feet; thence S 27°52'44" W along the westerly line of said Lot 2 of CSM #6929, 770.74 feet to the northeast corner of Lot 1 of CSM #6929 and a point on the south line of the Northwest 1/4 of the Northeast 1/4 of said Section 9, Town 11 North, Range 14 East; thence S 89°39'22" W along the north line of Lot 1 of CSM #6929 and the south line of the Northwest 1/4 of the Northeast 1/4 of said Section 9, 361.42 feet to the southeast corner of Lot 38 of said Eagle's View Addition 2; thence N 00°19'55" W along the east line of Lot 38 of said Eagle's View Addition 2, 125.31 feet to the southerly right of way Wilderness Way; thence N 89°40'13" E along the southerly right of way of Wilderness Way, 59.38 feet to a southeast corner of Eagle's View Addition 2; thence N 00°19'48" W, along an easterly line of lands described in Eagle's View Addition 2, 66.00 feet to the southeast corner of Lot 1 of CSM #7266 as recorded in document #1265585 in the Dodge County Register of Deeds Office and the northerly right of way of Wilderness Way; thence N 27°52'40" E along the easterly line of said Lot 1 of CSM #7266, Lots 44-47 of Eagle's View Addition 2, 629.72 feet to the northeast corner of Lot 44 of Eagle's View Addition 2, a point on the south line of Lot 2 of CSM #7885, and the **POINT OF BEGINNING**.

Said parcel contains 290,271 sq. ft./ 6.664 acres more or less.

CURVE TABLE								
CURVE	LOT #	DELTA ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	OUTLOT 3	061°47'32"	N 58°46'27" E	70.00'	75.49'	71.89	N 89°40'13" E	N 27°52'40" E
C2	62,63,64	061°47'32"	N 58°46'27" E	130.00'	140.20'	133.51'	N 89°40'13" E	N 27°52'40" E
C3	64	005°49'33"	N 86°45'26" E	130.00'	13.22'	13.21'	N 89°40'13" E	N 83°50'40" E
C4	63	024°49'44"	N 71°25'48" E	130.00'	56.34'	55.90'	N 83°50'40" E	N 59°00'56" E
C5	62	031°08'15"	N 43°26'48" E	130.00'	70.62'	69.78'	N 59°00'56" E	N 27°52'40" E
C6	53-58	266°41'01"	S 62°07'20" E	60.00'	279.27'	87.27'	N 13°08'11" W	S 68°53'32" W
C7	53	043°20'30"	N 06°12'25" E	50.00'	37.82'	36.93'	N 27°52'40" E	N 15°27'50" W
C8	53	014°24'41"	N 08°15'30" W	60.00'	15.09'	15.05'	N 15°27'50" W	N 01°03'09" W
C9	54	062°35'27"	N 30°14'34" E	60.00'	65.54'	62.33'	N 01°03'09" W	N 61°32'18" E
C10	55	056°20'22.8"	N 89°42'29" E	60.00'	59.00'	56.65'	N 61°32'18" E	S 62°07'20" E
C11	56	057°17'44.8"	S 33°28'27" E	60.00'	60.00'	57.53'	S 62°07'20" E	S 04°49'35" E
C12	57	061°38'05"	S 25°59'28" W	60.00'	64.54'	61.48'	S 04°49'35" E	S 56°48'30" W
C13	58	014°24'41"	N 64°00'50" E	60.00'	15.09'	15.05'	S 56°48'30" W	S 71°13'11" W
C14	58	043°20'30"	S 49°32'56" W	50.00'	37.82'	36.93'	S 71°13'11" W	S 27°52'40" W

LINE TABLE			
LINE	BEARING	DISTANCE	RECORDED AS
L1	S 60°31'34" E	68.06'	S 60°30'29" E 68.00'
L2	N 89°40'13" E	59.38'	
L3	N 00°19'47" W	66.00'	S 00°19'47" E
L4	N 27°52'40" E	21.58'	

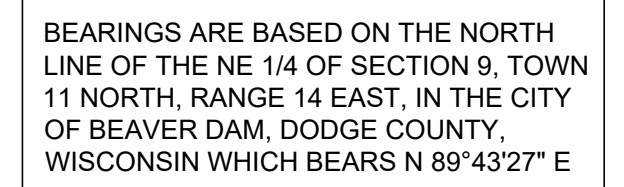


SHEET 1 OF 4
REVISION DATE 3-23-26



201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242

LANDS BEING LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 9, T.11N.,R 14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.



This is a detailed survey map showing the boundaries and easements for Lot 54 and Lot 55. The map includes the following features:

- Lot 54:** A large triangular-shaped lot with a 7.5' utility easement along one boundary and a 7.5' utility easement along another boundary.
- Lot 55:** A triangular-shaped lot adjacent to Lot 54, with a 20' watermain easement along one boundary and a 10' boundary line.
- Boundaries and Easements:**
 - EX. 7.5' UTILITY EASEMENT:** A dashed line indicating an existing utility easement.
 - 7.5' UTILITY EASEMENT:** A solid line indicating a utility easement.
 - 20' WATERMAIN EASEMENT:** A solid line indicating a watermain easement.
 - 10' BOUNDARY:** A solid line indicating a boundary line.
- Survey Data:**
 - (N 84°18'31" W) S 84°13'21" E:** A bearing and distance measurement.
 - (50.21') 50.00':** A distance measurement.
 - FND. 1 1/4" IRON ROD S 14°53'22" W 1.13':** A bearing and distance measurement for a found iron rod.
 - LOT 2 OF CSM #7885 DOC. NO. 1346094:** A reference to a specific lot and document.
- Scale and Orientation:**
 - 0 5 10:** A scale bar indicating distances of 0, 5, and 10 units.
 - EAGLE'S VIEW:** A label indicating the direction of the survey.
 - ADDITION 2:** A label indicating a specific addition to the lot.
 - AA:** A label indicating a specific area or feature.

LOT 1 OF CSM #7266
V. 50 PG. 101
DOC. NO. 1265595

15' UTILITY EASEMENT

OUTLOT 3

EXISTING ROW

33'

33'

15'

15' EX. UTILITY EASEMENT

WILDERNESS WAY

60.00' ROW

N 00°19'48" E 3.00'

N 89°40'13" E 59.38'

N 00°19'48" E 3.00'

30.62'

LOT 65

LOT 64

0 10 20 40

○ SET. 3/4" BY 18" IRON ROD
1.50 LBS./FT.

◎ SET 1 1/4" X 18" IRON ROD
4.30 LBS./FT.

● FD. 3/4" IRON ROD

◆ FD. 1 1/4" IRON ROD

() RECORDED AS



 **MSA** 201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242

EAGLE'S VIEW ADDITION 3

LANDS BEING LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 9, T.11N.,R 14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

GENERAL NOTES

- The City of Beaver Dam shall not be liable for any fees or special assessments if the City takes ownership, for any reason or by any means, of any lot in the Plat, including any outlot.
- All lots are to be served by municipal sanitary sewer and water.
- Concurrent with recording of this Plat, the City of Beaver Dam and Next Generation Construction LLC shall record a separate Easements and Covenants Agreement with the Dodge County Register of Deeds.
- All side yard grades must be maintained pursuant to the final master grading plan as approved by the City, unless changes are subsequently approved by the City. Lot owners are responsible for and hereby covenant to adhere to this requirement as provided in a separate Easements and Covenants Agreement to be recorded with the Dodge County Register of Deeds.
- All driveways installed in the Plat shall be pitched towards the street.
- All sidewalks located along or through outlots shall be maintained, including repairs and removal of snow and ice, by the owners of the lots in the plat. Such owners are responsible for and hereby covenant to perform such maintenance as provided in a separate Easements and Covenants Agreement to be recorded with the Dodge County Register of Deeds.
- Water valve curb boxes shall not be located in a driveway or sidewalk.

STREET DEDICATION

- Wilderness Way, as depicted in the Plat, is hereby granted in fee by Next Generation Construction LLC, Grantor, to the City of Beaver Dam, Grantee. The total dedicated area for Wilderness Way within the project limits is 45,550 square feet; 1.046 acres.
- Such dedication is made for street and sidewalk purposes and related public purposes, and also for the purpose of construction, installation, operation, repair, maintenance, and replacement from time to time of public wastewater, water, stormwater, and other public utility or telecommunications facilities, and their related appurtenances and service connections, all in, over, under, across, along and upon such area.

PUBLIC UTILITY EASEMENT AREA PROVISIONS

- Every easement area designated in the Plat as "Public Utility Easement" is hereby granted by Next Generation Construction LLC, Grantor, to the City of Beaver Dam, Grantee, for the purpose of construction, installation, operation, repair, maintenance, and replacement from time to time of public wastewater, water, stormwater, and other public utility or telecommunications facilities, and their related appurtenances and service connections, all in, over, under, across, along and upon such easement areas.
- Unless approved by the City of Beaver Dam by execution of an agreement in writing, the placement, by any person other than the City of Beaver Dam, of any structure, including decks, patios, fences, decorative landscaping, driveways, or other hard surfaces, and the changing of any grade is prohibited in a Public Utility Easement. The City of Beaver Dam shall have the right, but not the obligation, to remove any such structure and restore the lot grade and to charge the cost of such action to the respective property owner.
- Unless approved by the City of Beaver Dam by execution of an agreement in writing, the placement or maintenance, by any person other than the City of Beaver Dam, of any tree or other vegetation other than ground cover vegetation is prohibited in a Public Utility Easement. The City of Beaver Dam shall have the right, but not the obligation, to trim or remove any such tree or other vegetation as may be reasonably necessary incident to the rights herein dedicated and to charge the cost of such action to the respective property owner, and shall not be responsible for replacement of any such tree or vegetation except the restoration of vegetative ground cover.

PRIVATE UTILITY EASEMENT AREA PROVISIONS

- An easement for electric, natural gas, and communications service is hereby granted by Next Generation Construction LLC, Grantor, to: (1) Alliant Energy LLC, Grantee, (2) Spectrum Mid-America, LLC by: Charter Communications Inc. It's manager; and (3) Wisconsin Bell, Inc. doing business as AT&T Wisconsin, A Wisconsin Corporation (collectively, the "Grantees" and each individually, a "Grantee"), and their respective successors and assigns, to construct, install, operate, repair, maintain an replace from time to time, facilities used in connection with overhead and underground transmission of electricity and electric energy, natural gas, telephone and cable television facilities for such purposes as the same in now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Private Utility Easement", together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots.
- A Grantee may trim or remove any tree or other vegetation in a Private Easement Area as may be reasonably necessary incident to the rights herein dedicated. The Grantee shall restore, or cause to have restored, any disturbance as nearly as is reasonably possible to the condition existing prior to such entry by the Grantee.
- No person other than a Grantee may place any structure in, upon, or over a Private Easement Area.
- The Grantees shall ensure that any activities they perform in the Private Easement Area do not change the grade of the Private Easement Area as required pursuant to the final master grading plan as approved by the City, as the Private Easement Area also serves as a key stormwater drainage area for the Plat.

STORM WATER MANAGEMENT NOTES

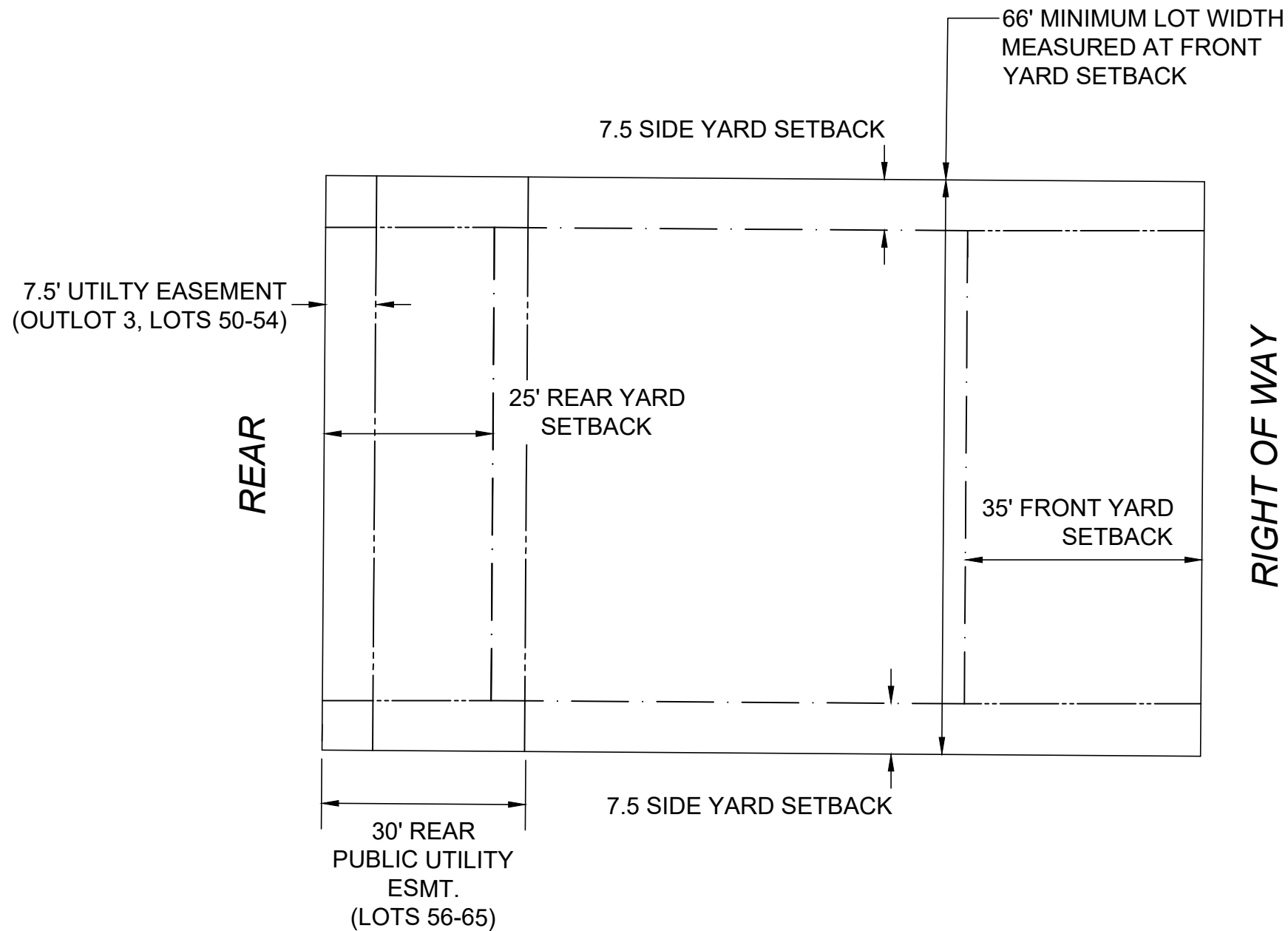
- Outlot 3 shall be used exclusively for drainage and storm water purposes.
- Each individual lot owner in the Plat shall have an undivided fractional ownership interest in Outlot 3. Such fractional interest shall be appurtenant to and indivisible from each lot in the Plat and shall transfer concurrently with the transfer of any lot in the Plat. Any sale or transfer by any means, including by operation of law, of any interest in Outlot 3 is void and has no effect unless such interest is transferred concurrently with the transfer of the appurtenant lot in the Plat.
- The owners of the lots in the plat are responsible for and hereby covenant to perform the maintenance of Outlot 3 as provided in a separate Easements and Covenants Agreement to be recorded with the Dodge County Register of Deeds.
- Next Generation Construction LLC, Grantor, hereby grants to the City of Beaver Dam, Grantee, for the purpose of construction, installation, operation, repair, maintenance, and replacement from time to time of public stormwater facilities and their related appurtenances and service connections, all in, over, under, across, along and upon such Outlot 3.
- The City of Beaver Dam shall have the right, but not the obligation, to perform maintenance of Outlot 3 and to charge the cost of such action to the respective property owner, as provided in a separate Easements and Covenants Agreement to be recorded with the Dodge County Register of Deeds.
- Unless approved by the City of Beaver Dam by execution of an agreement in writing, the placement, by any person other than the City of Beaver Dam, of any structure, including decks, patios, fences, decorative landscaping, driveways, or other hard surfaces, and the changing of any grade is prohibited in Outlot 3. The City of Beaver Dam shall have the right, but not the obligation, to remove any such structure and restore the lot grade and to charge the cost of such action to the property owners in the Plat.
- Unless approved by the City of Beaver Dam by execution of an agreement in writing, the placement or maintenance, by any person other than the City of Beaver Dam, of any tree or other vegetation other than ground cover vegetation is prohibited in Outlot 3. The City of Beaver Dam shall have the right, but not the obligation, to trim or remove any such tree or other vegetation as may be reasonably necessary incident to the rights herein dedicated and to charge the cost of such action to the property owners in the Plat, and shall not be responsible for replacement of any such tree or vegetation except the restoration of vegetative ground cover.

BASEMENT RESTRICTION-GROUNDWATER

- Although all lots in the subdivision have been reviewed and approved for development with single family residential use in accordance with Chapter 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken, soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.
- Basement floor surfaces shall be built a minimum of one (1) foot above the seasonal high water table elevation, and shall avoid hydric soils as much as possible. On sloped sites, basements shall be allowed partially below the highest groundwater table only on the up slope side for these sites, the one-foot groundwater separation will be enforced at the further down slope point of the basement.

LOT DETAIL (TYP.)

(NOT TO SCALE)



LOT WIDTH MEASURED AT FRONT YARD SETBACK

LOT #	WIDTH
OL 3	169.59'
50	85.00'
51	85.00'
52	85.00'
53	92.24'
54	85.47'
55	93.26'
56	95.00'
57	83.72'
58	97.24'
59	90.00'
60	90.00'
61	90.00'
62	104.73'
63	81.59'
64	90.01'
65	90.00'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



EAGLE'S VIEW ADDITION 3

LANDS BEING LOCATED IN THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 9, T.11N.,R 14E., CITY OF BEAVER DAM, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Timothy B. Davis, Professional Land Surveyor of the State of Wisconsin do hereby certify that by order of the Next Generation Construction LLC (owner), I have surveyed, mapped, and divided for lands described in Document No. 1349042 as recorded in the Dodge County Register of Deeds Office being located in the NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 of Section 9, T.11N., R14E., City of Beaver Dam, Dodge County, Wisconsin.

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the City of Beaver Dam Subdivision Ordinance in surveying and mapping the same to the best of my knowledge and belief.

Timothy B. Davis, S-4045

Dated: _____ day of _____, 20____

CITY OF BEAVER DAM - COMMON COUNCIL APPROVAL:

This Land Division is hereby approved by the City of Beaver Dam Common Council as being in conformance with the City's Subdivision Ordinance.

This _____ Day of _____, 20____

Roberta Marck, Mayor

Tracey Ferron, Clerk

CITY OF BEAVER DAM - PLAN COMMISSION APPROVAL:

This Land Division is hereby approved by the City of Beaver Dam Plan Commission as being in conformance with the City's Subdivision Ordinance.

This _____ Day of _____, 20____

Roberta Marck, Mayor

Tracey Ferron, Clerk

- CORPORATE OWNER'S CERTIFICATE OF DEDICATION-

NEXT GENERATION HOLDINGS, LLC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

NEXT GENERATION HOLDINGS, LLC. does further certify that this Plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- (1) Department of Administration - Plat Review
- (2) City of Beaver Dam, Dodge County, Wisconsin
- (3) Dodge County Land Resources and Parks Department

WITNESS the hand and seal of said owners this _____ day of _____, 20____.
In the presence of:

OWNER(S) _____
(PRINT NAME)

OWNER(S) _____
(SIGNATURE)

STATE OF WISCONSIN)

COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

_____ My commission expires by: _____
Notary Public

Print Name

Signature

- CERTIFICATE OF CITY FINANCE MANAGER -

STATE OF WISCONSIN)
DODGE COUNTY) SS

I, Kayla Larson, duly appointed, qualified and acting Finance Manager of the City of Beaver Dam, do hereby certify that in accordance with the records in our office there are no unpaid taxes, unpaid special assessments, or unredeemed tax sales

as of _____, _____ on any of the land included in this plat.

Date

Kayla Larson, Finance Manager

- CERTIFICATE OF COUNTY TREASURER -

STATE OF WISCONSIN)
DODGE COUNTY) SS

I, Kris Keith, duly appointed, qualified and acting County Treasurer of Dodge County, do hereby certify that in accordance with the records in our office there are no unpaid taxes, unpaid special assessments, or unredeemed tax sales

as of _____, _____ on any of the land included in this plat.

Date

Kris Keith, County Treasurer



201 Corporate Drive, Beaver Dam WI 53916
(920) 887-4242

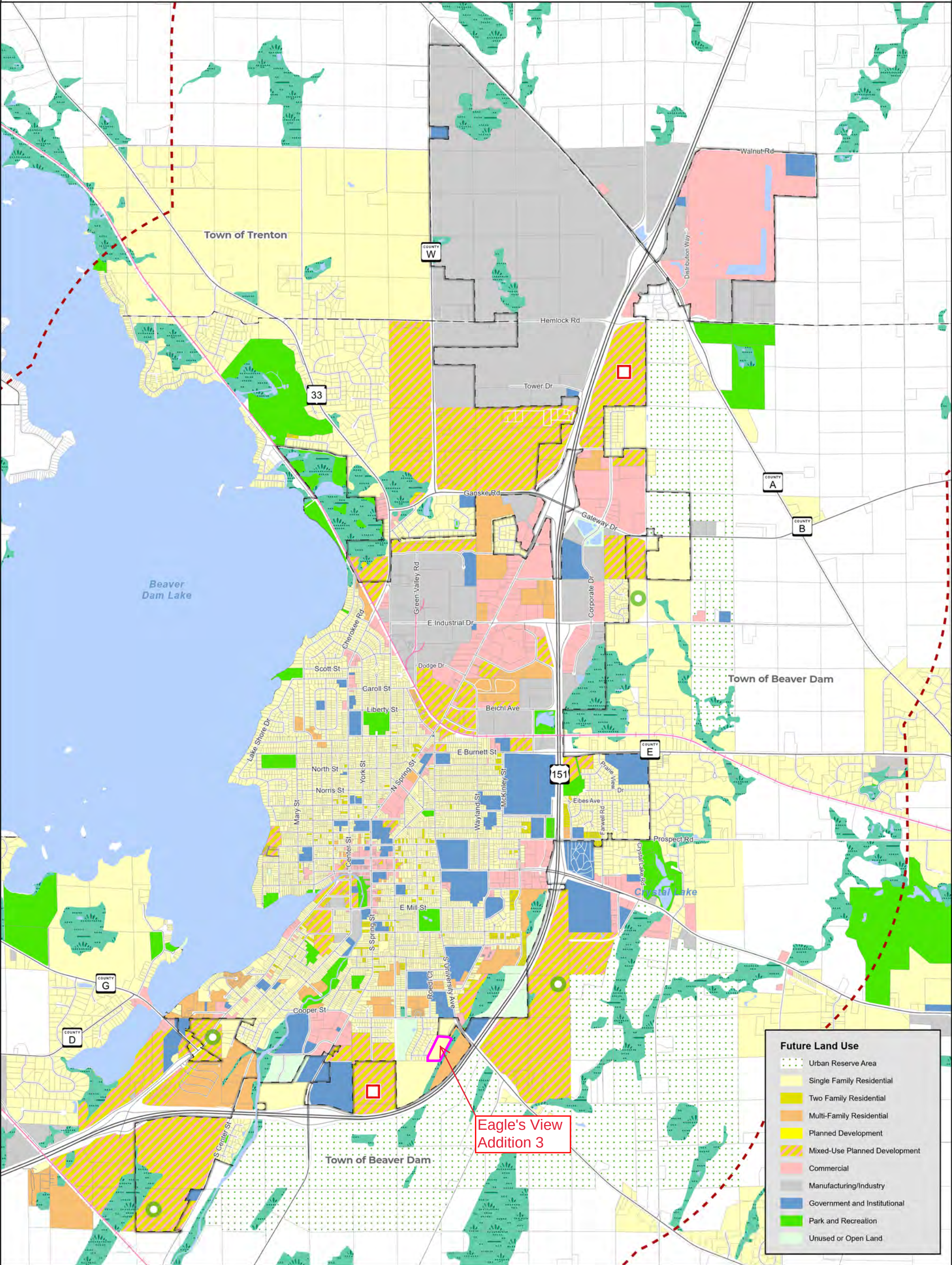
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



FUTURE LAND USE



NORTH

City of Beaver Dam

Dodge County, Wisconsin

City of Beaver Dam
Dodge County, WI

Sources: Dodge County, 2024, WisDOT, 2023, Cedar Corporation, 2024
Disclaimer: This base map was created with data from Dodge County Land Information Department who assumes no liability for the accuracy of this data and any use or misuse of its content is the responsibility of the user. Changes were made by Cedar Corporation under the direction of the City of Beaver Dam. Map Date: January 6, 2025.

Legend

- Conceptual Park (green circle with dot)
- Potential Sports Facility (red square)
- Railroad (pink line)
- Wetlands (green wavy line)
- Water (blue)
- 1.5 Mile ETJ (red dashed line)
- Municipal Boundary (black line)
- Parcel Boundary (grey line)
- Roads (black line)