

Specific Implementation Plan (SIP) Narrative

Stori Field Development

Planned Unit Development (PUD)

Proposed Duplex Residential Development – City of Richland Center

1. Project Overview

This Specific Implementation Plan (SIP) is submitted in accordance with City of Richland Center Code 400.04(21)(d)(3) and provides detailed plans for the development of a residential Planned Unit Development consisting of:

- Eight (8) duplex buildings
- Sixteen (16) total dwelling units
- 3.35 acres of developable area
- 1.49 acres of designated open space
- Total site area: 4.84 acres
- Density: Approximately 4.8 units per acre (based on developable area)

The project is designed as a unified residential development that efficiently utilizes land while preserving open space and ensuring compatibility with surrounding uses.

2. Project Area Map

- See Appendix A

3. Building Appearance Plans

- See Appendix B – Home plans and conceptual color and finish models
- Builder is proposing three different roof lines for architectural variation
- Building exterior will be vinyl siding, with a mix of horizontal and vertical lines
- Builder is proposing 4 different exterior colors to be used for building variation
- Roofing will be shingles with earthtone colors

4. Utilities Plan

- See Appendix A

All utilities will be installed and constructed to serve the development, including:

- Sanitary Sewer: Connection to the municipal system
- Water Supply: Municipal water service to each unit
- Stormwater: Managed on-site through approved facilities
- Electric/Gas/Communications: Installed underground where feasible

Utility plans will be reviewed and approved by the City prior to construction

5. Stormwater Management and Drainage

- See Appendix A

Stormwater management will be designed in accordance with City standards and applicable Wisconsin regulations:

- On-site detention and/or retention facilities
- Best Management Practices (BMPs) for water quality treatment
- Controlled discharge rates to prevent downstream impacts
- Integration with open space areas where appropriate

Detailed engineering plans will be submitted for approval.

6. Open Space Plan

- See Appendix A

A total of 1.49 acres (approximately 31% of the site) is designated as open space. The Specific Implementation Plan includes:

- Identification of open space boundaries
- Integration of stormwater facilities within open space areas
- Preservation of natural features where present
- Use of open space for passive recreation and visual amenity

Open space areas will be permanently protected through deed restrictions, easements, or ownership by a homeowners association.

7. Landscaping Plan (See Appendix A)

The landscaping plan will include:

- Street trees

The tree species in the landscape plan have been approved by the City Forester.

8. Proof of Financing Capability (See Appendix C)

- Letter of Credit Requested

9. Economic Impact

- The existing site is currently underutilized and has no tax contribution.
- Construction spending for 8 duplexes (16 units) supports local jobs and municipalities overall economic impact
- Zero-step entry construction design can support aging and disabled residents, reducing care and health burdens
- More accessible rentals help retain workers and retirees, stabilizing the City's population and workforce
- Potential new residents boost sales for local shops, services, and restaurants.
- Upon completion, the proposed development will provide a significant amount of assessed value to the City's tax roll.

10. Development Schedule

- Anticipated Construction Start Date
 - Utilities and Site Work – May 15, 2026
 - Housing – June 1, 2026
- Stages and Stage Start Dates
 - Stage 1 - Utilities and Site Work – May 15, 2026
 - Stage 2 – Construction of 4 NW Duplexes – June 1, 2026
 - Stage 3 – Construction of NE Duplex and 3 South Duplexes – May 1, 2027
- Anticipated Rate of Development
 - 4 duplexes per year for 2026 and 2027
- Completion Date for Each Stage
 - Stage 1 Completion – August 15, 2026
 - Stage 2 Completion – December 31, 2026
 - Stage 3 Completion – December 31, 2027

11. Agreements

- See Appendix D
 - Developers Agreement

12. Certified Survey Map (CSM)

- See Appendix E

17. Conclusion

This Specific Implementation Plan satisfies the requirements of City of Richland Center Code 400.04(21)(d)(3) by providing detailed and coordinated plans for site development, infrastructure, building design, and long-term maintenance. The proposed development offers a well-designed residential environment that balances housing density, open space preservation, and compatibility with surrounding land uses.

APPENDIX A

PROJECT

PLANS

STORI FIELD DEVELOPMENT

ENKE PROPERTIES, LLC
RICHLAND CENTER, WI



PROJECT LOCATION

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	OVERALL SITE PLAN
6	OVERALL UTILITY PLAN
7-8	PLAN & PROFILE
9	GRADING & EROSION CONTROL PLAN
10	LANDSCAPE PLAN
11	STORM WATER PLAN
12-16	DETAILS

SITE BENCHMARKS

- 

BENCHMARK 1
ROD6
NORTHING = 447407.268
EASTING = 677398.979
ELEV = 783.388
- 

BENCHMARK 2
PIPE2
NORTHING = 447893.869
EASTING = 677398.900
ELEV = 807.777
- 

BENCHMARK 3
ROD6
NORTHING = 447882.820
EASTING = 677998.507
ELEV = 808.674



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



TITLE SHEET

STORI FIELD DEVELOPMENT
ENKE PROPERTIES, LLC
RICHLAND COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	MARCH 2026
DRAFTER	JCRA
CHECKED	GLEE
PROJECT NO.	250781
SHEET	1 OF 16

ISSUED DATE: 03/20/2026

20 Mar 2026 - 1:02p R:\Enke Properties LLC\250781 - Stori Field Development\CADD\Richland Center Stori Field - Title_Notes_Details.dwg by: jcr

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING STORM TRACER WIRE BOX
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING SANITARY TRACER WIRE BOX
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING WATER TRACER WIRE BOX
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING TREE STUMP
- EXISTING BORING
- EXISTING ADA DETECTABLE WARNING FIELD

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- FOUND ____" Ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1-1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND ____" Ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1-1/4" X 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT.
- SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
- SET RAILROAD SPIKE
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- SET 2.38" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS/LIN FT
- GENERAL CONTROL POINT

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING WETLANDS
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED BUILDING
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

- TC - TOP OF CURB
- FF - FINISHED FLOOR
- FL - FLOW LINE
- SW - TOP OF WALK
- TW - TOP OF WALL
- BW - BOTTOM OF WALL

CONSTRUCTION AND GENERAL NOTES :

- INSTALL A 50'L X 20'W X 1.5'D ANTI TRACKING PAD AT THE ENTRANCE OF THE PROJECT. THE ANTI TRACKING PAD SHALL BE REPLACED AS NECESSARY TO ACCOMMODATE UTILITY CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. REPORTS SHALL BE SUBMITTED TO ENGINEER
- ELEVATIONS ON PLAN ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
- ALL FINAL GRADES FOR HYDRANTS ARE FINISHED GRADES AT BASE (FLANGE EL.) OF HYDRANT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND ENSURE PROPER CLEARANCE OF NEW UTILITIES.
- THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY THE MEANS OF STREET SWEEPING (NOT FLUSHING) AT THE END OF EACH WORK DAY.
- NO TREES TO BE REMOVED WITHOUT APPROVAL OF THE ENGINEER. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND LIMBS DURING CONSTRUCTION UNLESS OTHERWISE APPROVED.
- ROW AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE FOR THE INSTALLATION OF NEW FACILITIES AS REQUIRED.
- CONTRACTOR SHALL COORDINATE w/ PROPERTY OWNERS/RESIDENTS REGARDING ACCESS TO DRIVEWAYS AND UTILITY SHUT-OFFS. THE CONTRACTOR SHALL NOTIFY THE CITY, THE ENGINEER, AND UTILITIES 48 HOURS PRIOR TO ANY ANTICIPATED INTERRUPTION.
- ALL WATER MAIN FITTINGS (BENDS, TEES, REDUCERS, CROSSES, ETC) WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED INCIDENTAL TO THE WATER MAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING SEWAGE AROUND WORKING AREA WHEN REQUIRED (INCIDENTAL)
- INSTALL WATER MAIN AT ADEQUATE DEPTH TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER. MAINTAIN MINIMUM 1.5' SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES
- CONTRACTOR MUST ALSO PROVIDE ANY TEMPORARY FLUSHING OR TESTING DEVICES AS NECESSARY FOR WATER MAIN PRESSURE TESTING. SAFE WATER SAMPLES ARE REQUIRED PRIOR TO BEING PUT IN SERVICE.
- ACCESS TO RESIDENTS AND EMERGENCY PERSONNEL SHALL BE PROVIDED AT ALL TIMES AS REQUIRED. CONTRACTOR WILL BE REQUIRED TO COORDINATE ALL ACCESS. REMOVAL OF ASPHALT, DRIVEWAYS, SIDEWALK, AND OTHER ACCESS SHALL BE PHASED TO MAINTAIN ACCESS AT ALL TIMES. CONTRACTOR MUST PROVIDE ALTERNATE ACCESS DURING REMOVAL OF ACCESSIBLE ROUTES.

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE

AGENCIES:

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE DIAL 911

UTILITIES:

GAS
WE ENERGIES
315 WILLIAM ST
WATERTOWN, WI 5390
ATTN: ADAM MARING
PHONE: 800-261-5325

TELEPHONE
FRONTIER COMMUNICATIONS
222 WEST WISCONSIN ST
PORTAGE, WI 53901
ATTN: JERRY MOORE
PHONE: 608-742-9507

GENUINE TELECOM
1027 NORTH JEFFERSON ST
RICHLAND CENTER, WI 53581
ATTN: BRANDON KINNEY
PHONE: 608-647-2345

SEWER, WATER, & ELECTRICAL
RICHLAND CENTER CITY UTILITIES
PO BOX 312
RICHLAND CENTER, WI 53581
ATTN: SCOTT GALD (ELECTRICAL)
PHONE: 608-604-6458
ATTN: STEVE KRUEGER (WATER)
PHONE: 608-604-1048
ATTN: TODD FISCHER (SEWER)
PHONE: 608-604-4917

STREETS
RICHLAND CENTER STREET DEPARTMENT
450 SOUTH MAIN ST
RICHLAND CENTER, WI 53581
ATTN: TERRY NELSON
PHONE: 608-604-0563

CABLE TV
CHARTER COMMUNICATIONS
2701 DANIELS ST
MADISON, WI 53718
ATTN: NEIL HUNTAMER
PHONE: 608-219-1321

CONSTRUCTION SEQUENCE OF WORK

- INSTALL TRACKING PAD PER DETAIL AT ALL ENTRANCES TO SITE
- INSTALL SILT FENCE AND INLET PROTECTION
- CONSTRUCT UNDERGROUND UTILITIES
- CONSTRUCT STREET
- RESTORE WORK AREA(S)
- AFTER CONSTRUCTION SITE IS RESTORED - REMOVE SILT FENCE AND INLET PROTECTION

NO.	DATE	REVISIONS	REMARKS

DATE: MARCH 2026

DRAFTER: JCR

CHECKED: GLEE

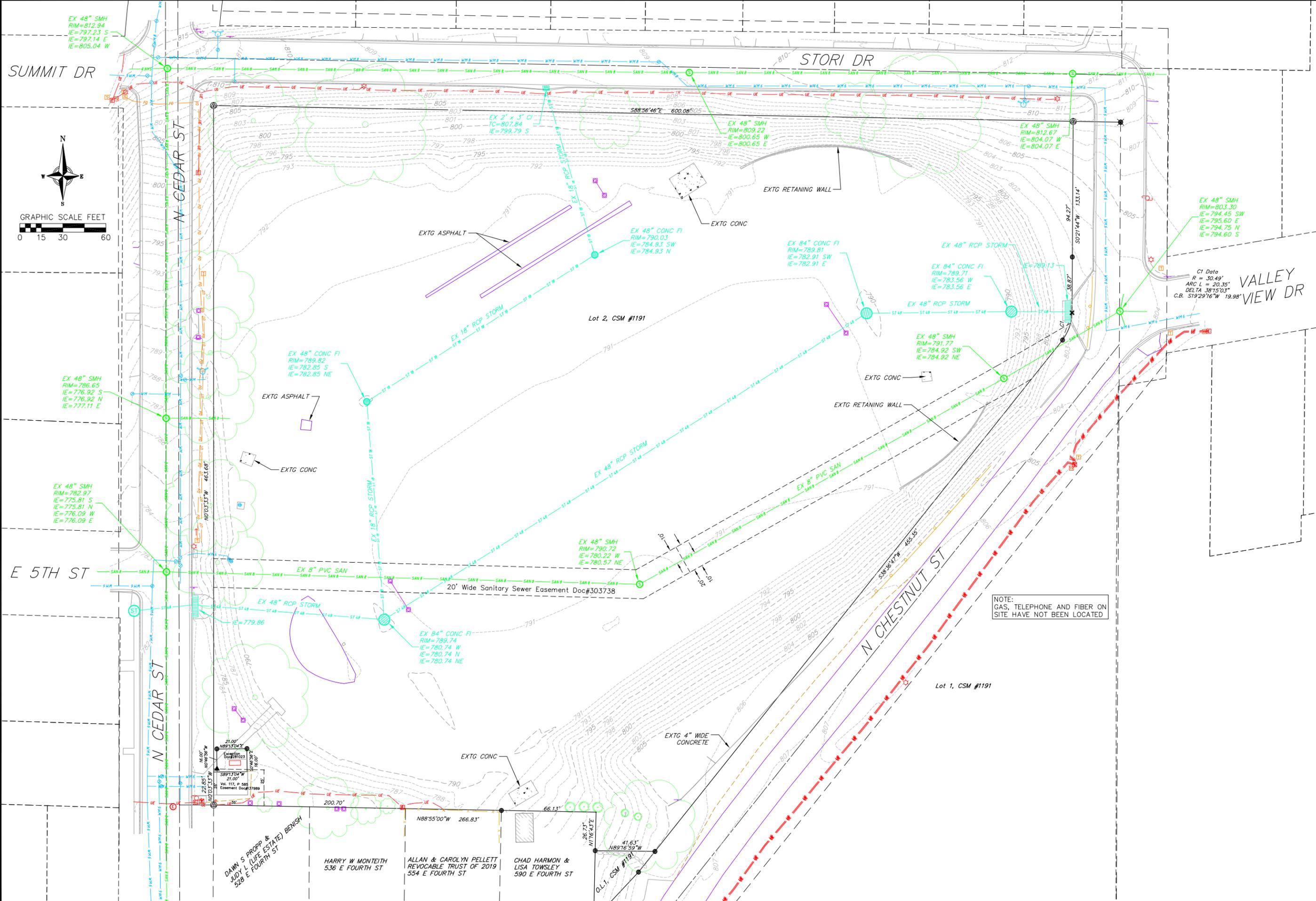
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SHEET: 2 OF 16

vierbicher
advisors / engineers / surveyors

GENERAL NOTES & LEGEND

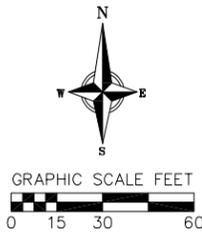
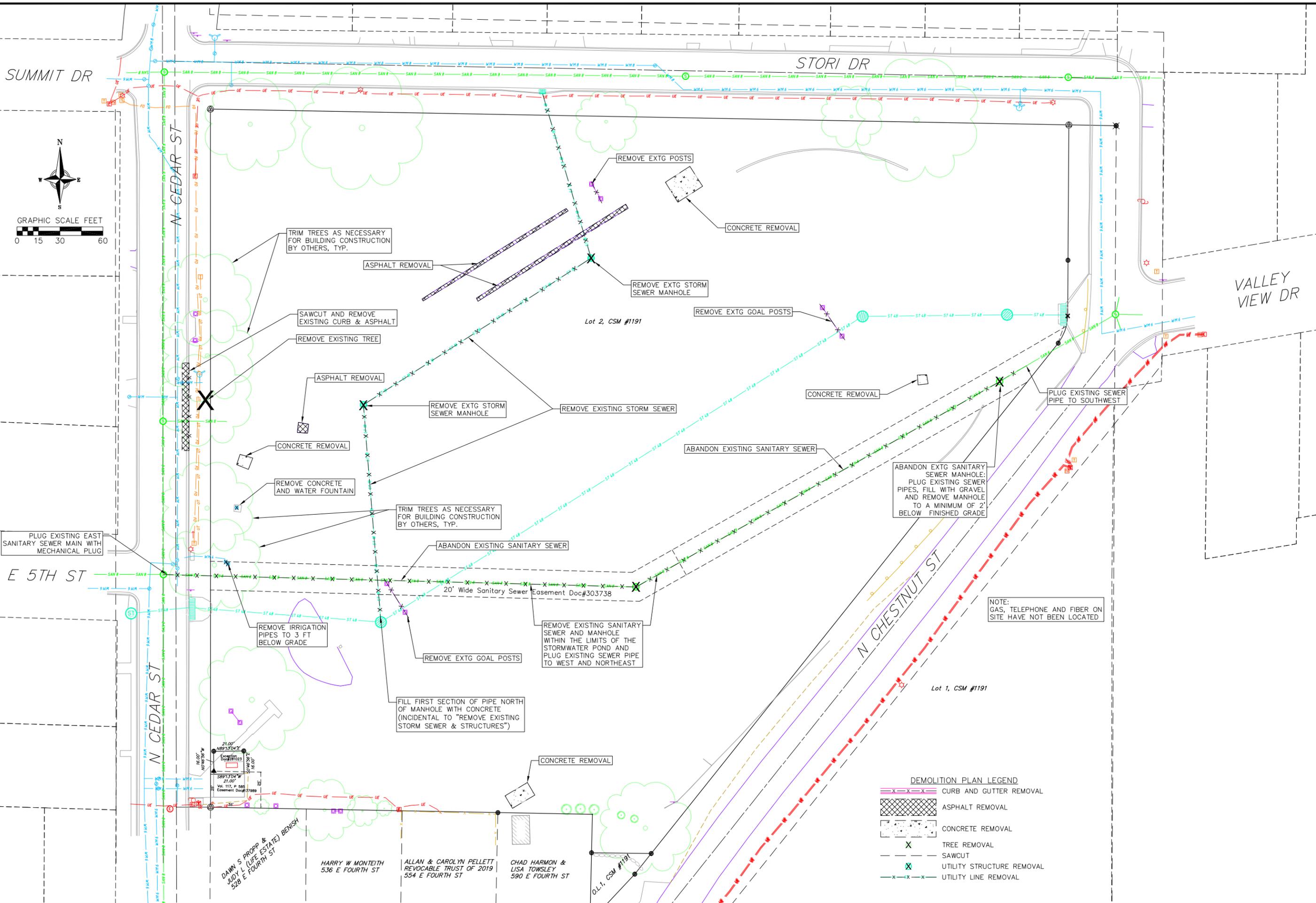
STORI FIELD DEVELOPMENT
ENKE PROPERTIES, LLC
RICHLAND COUNTY, WI



EXISTING CONDITIONS
STORI FIELD DEVELOPMENT
ENKE PROPERTIES, LLC
RICHLAND COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	MARCH 2026
DRAFTER	JCRA
CHECKED	GLEE
PROJECT NO.	250781
SHEET	3 OF 16



DEMOLITION PLAN LEGEND

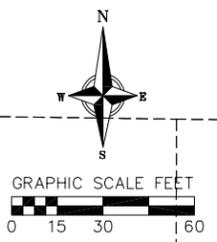
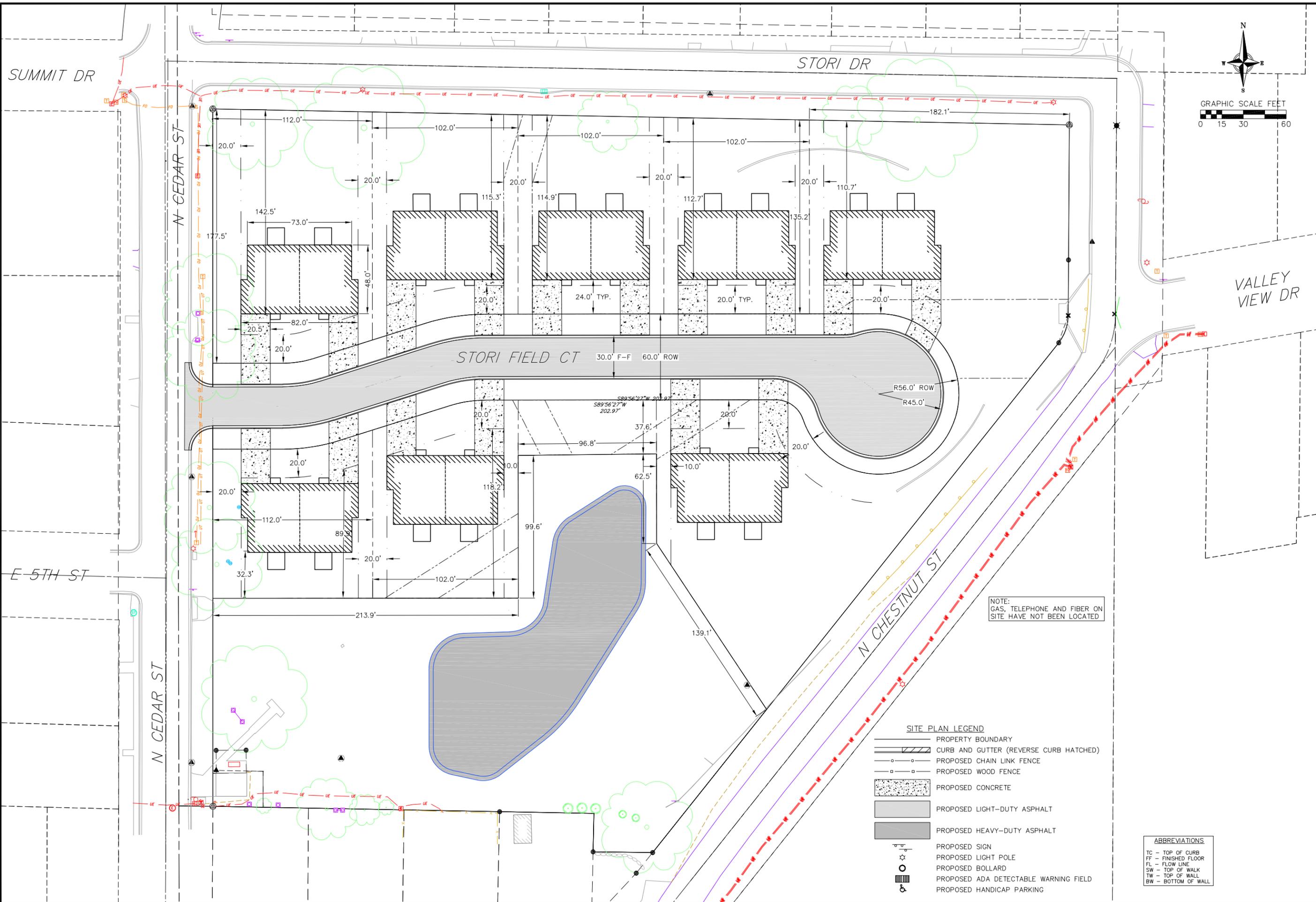
	CURB AND GUTTER REMOVAL
	ASPHALT REMOVAL
	CONCRETE REMOVAL
	TREE REMOVAL
	SAWCUT
	UTILITY STRUCTURE REMOVAL
	UTILITY LINE REMOVAL

NOTE:
GAS, TELEPHONE AND FIBER ON SITE HAVE NOT BEEN LOCATED

DEMOLITION PLAN
STORI FIELD DEVELOPMENT
ENKE PROPERTIES, LLC
RICHLAND COUNTY, WI

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DATE: MARCH 2026
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PROJECT NO.: 250781
SHEET: 4 OF 16



NOTE:
GAS, TELEPHONE AND FIBER ON
SITE HAVE NOT BEEN LOCATED

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - CURB AND GUTTER (REVERSE CURB HATCHED)
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED WOOD FENCE
 - PROPOSED CONCRETE
 - PROPOSED LIGHT-DUTY ASPHALT
 - PROPOSED HEAVY-DUTY ASPHALT
 - PROPOSED SIGN
 - PROPOSED LIGHT POLE
 - PROPOSED BOLLARD
 - PROPOSED ADA DETECTABLE WARNING FIELD
 - PROPOSED HANDICAP PARKING

ABBREVIATIONS

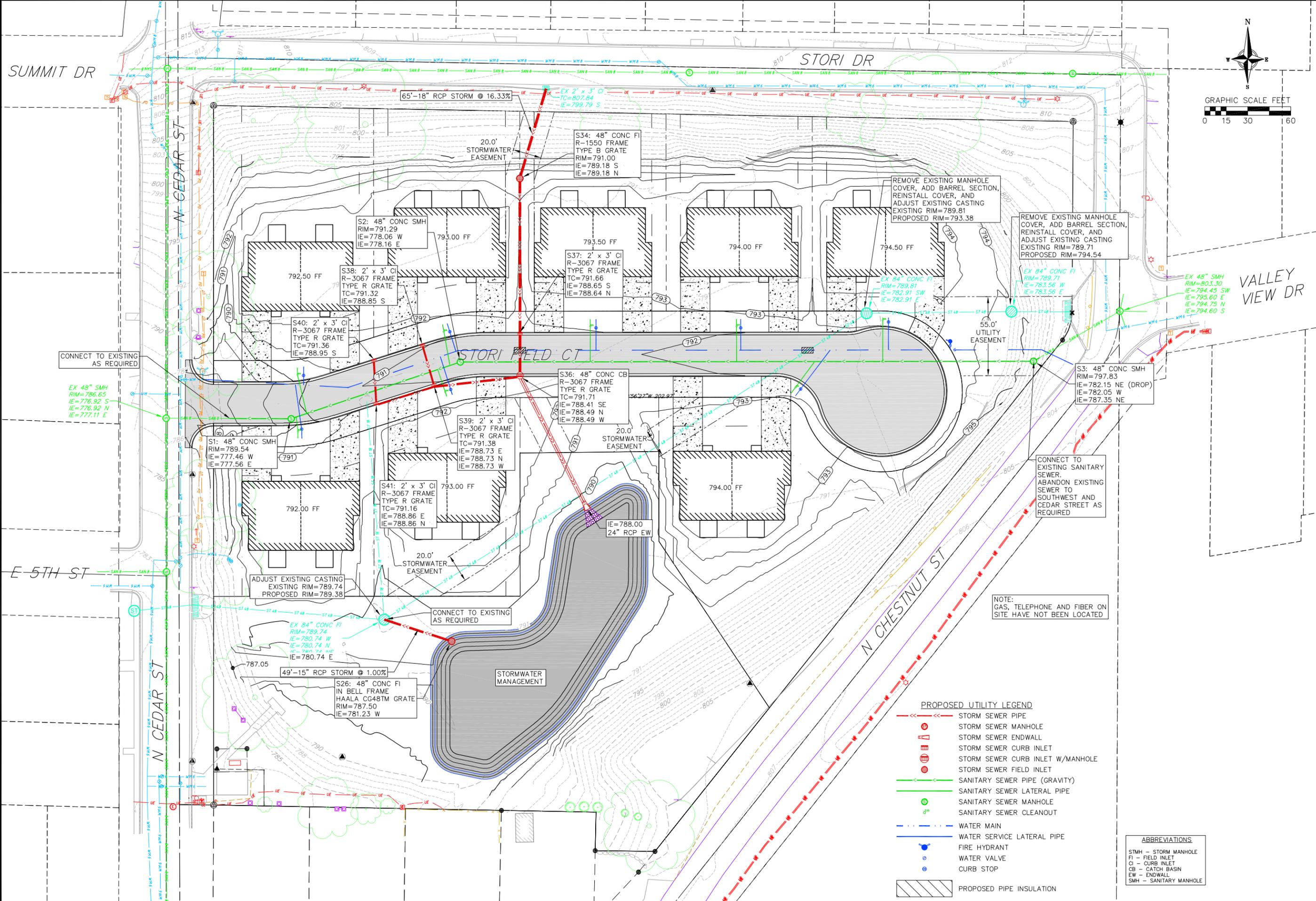
- TC - TOP OF CURB
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SITE PLAN
STORI FIELD DEVELOPMENT
ENKE PROPERTIES, LLC
RICHLAND COUNTY, WI

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DATE: MARCH 2026
DRAFTER: JCRA
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PROJECT NO.: 250781
SHEET: 5 OF 16



OVERALL UTILITY PLAN
 STORI FIELD DEVELOPMENT
 ENKE PROPERTIES, LLC
 RICHLAND COUNTY, WI

REVISIONS		NO.	DATE	REMARKS

DATE	MARCH 2026
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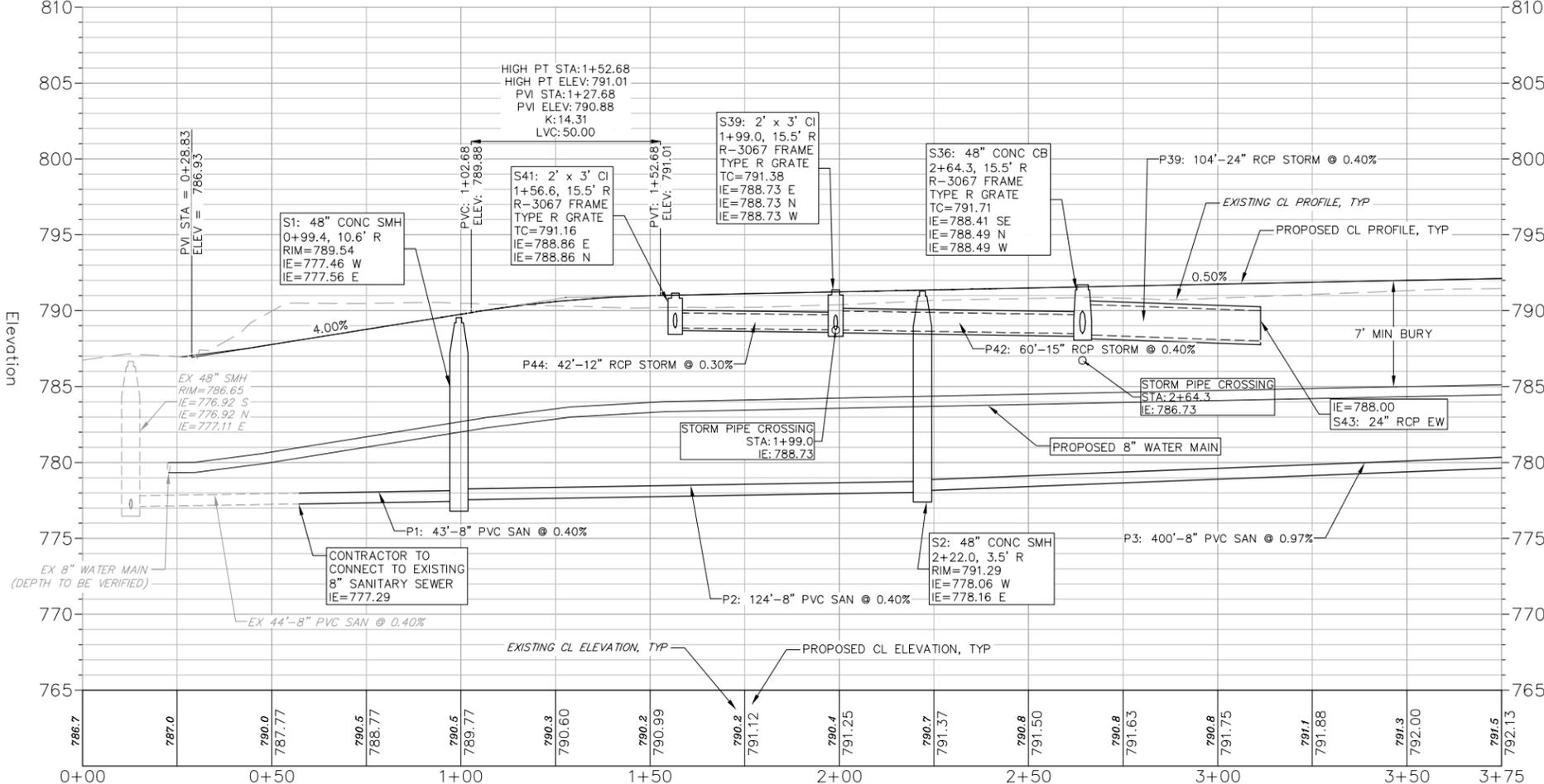
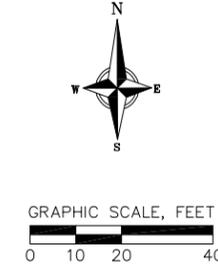
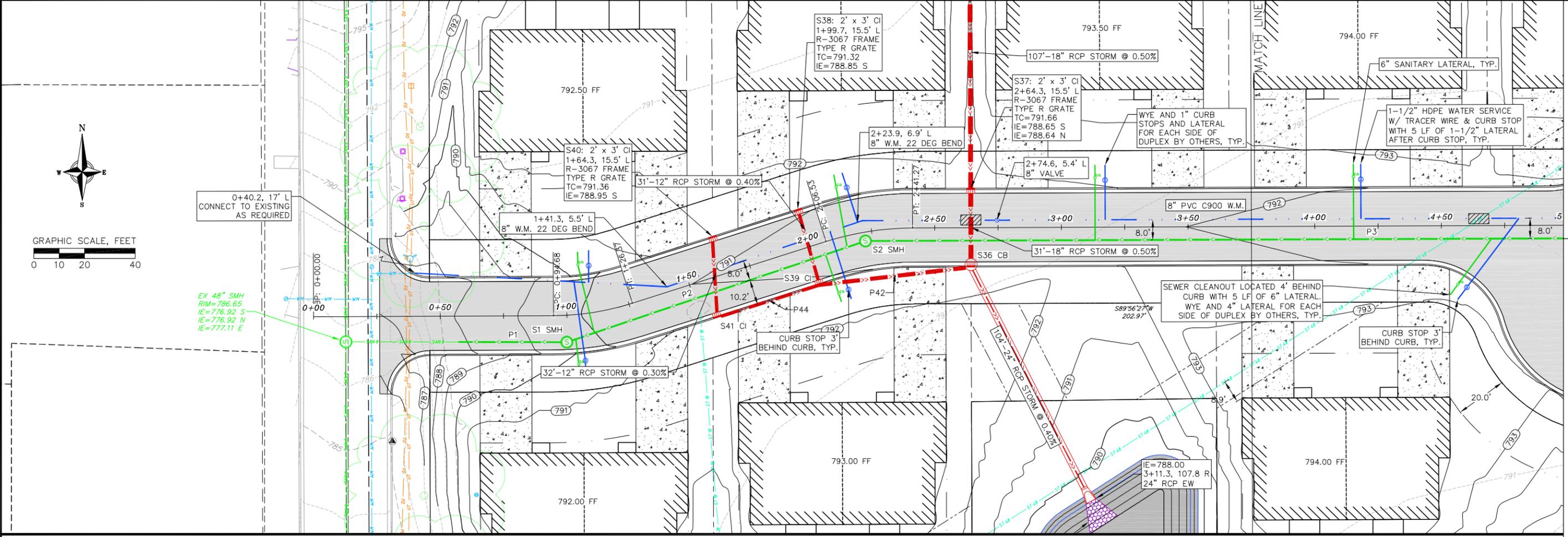
ABBREVIATIONS

STMH	=	STORM MANHOLE
FI	=	FIELD INLET
CI	=	CURB INLET
CB	=	CATCH BASIN
EW	=	ENDWALL
SMH	=	SANITARY MANHOLE

- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - SANITARY SEWER PIPE (GRAVITY)
 - SANITARY SEWER LATERAL PIPE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER MAIN
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - CURB STOP
 - PROPOSED PIPE INSULATION

NOTE:
 GAS, TELEPHONE AND FIBER ON SITE HAVE NOT BEEN LOCATED

20 Mar 2026 - 1:03p R:\Enke Properties LLC\250781 - Stori Field Development\CADD\Richland Center\Stori Field - Base Engineering.dwg by: jara

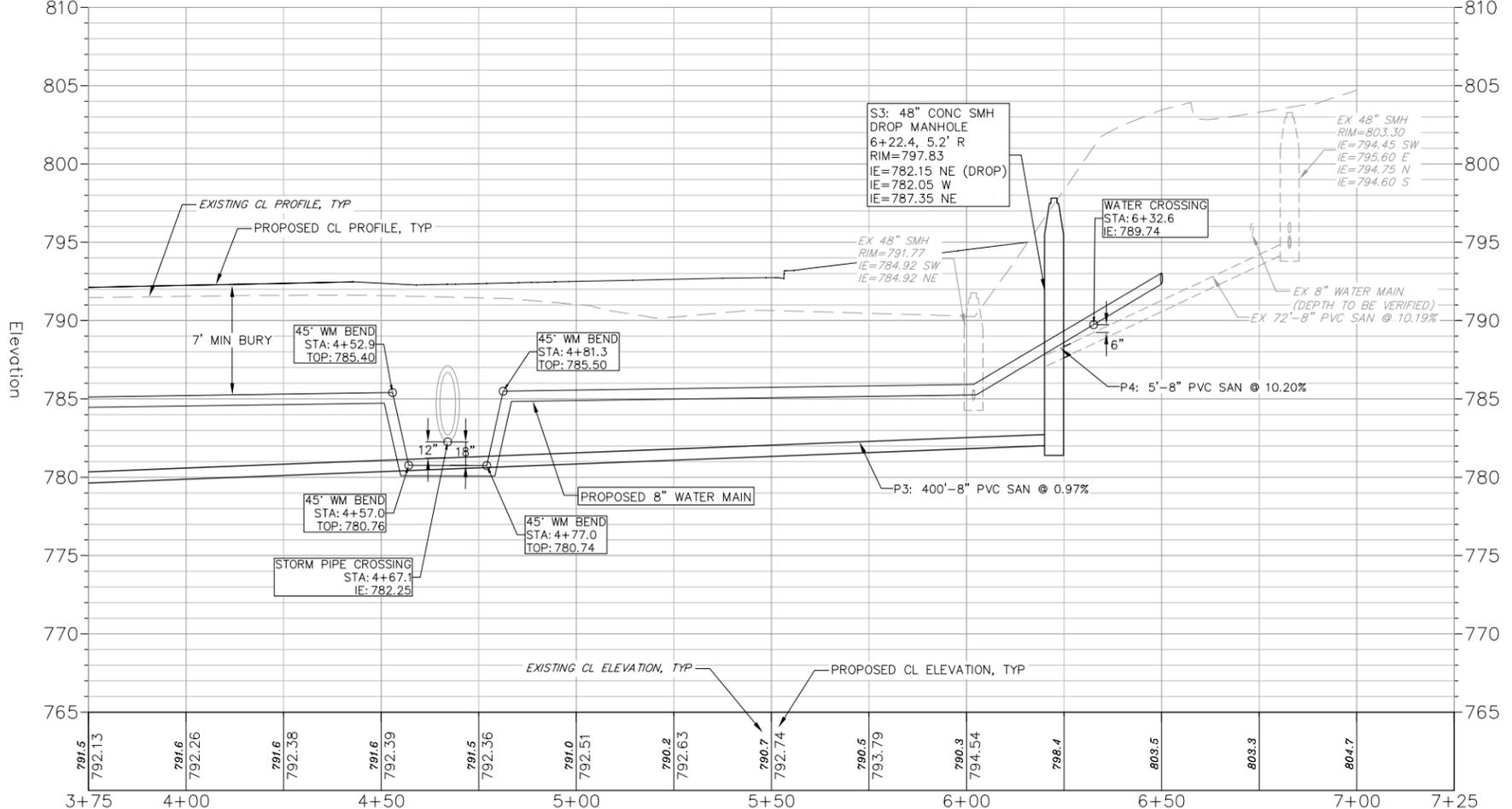
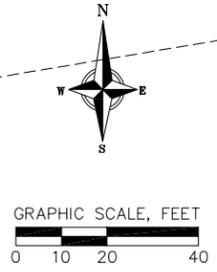
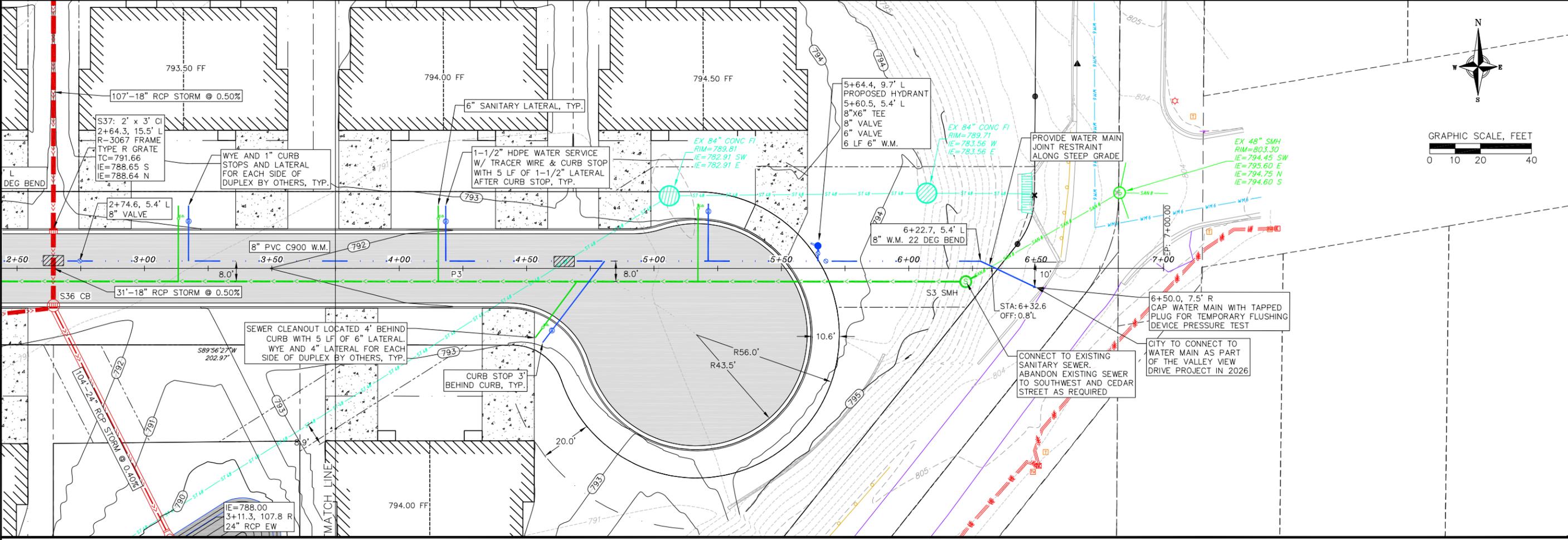


PLAN & PROFILE
 STORI FIELD DEVELOPMENT
 ENKE PROPERTIES, LLC
 RICHLAND COUNTY, WI

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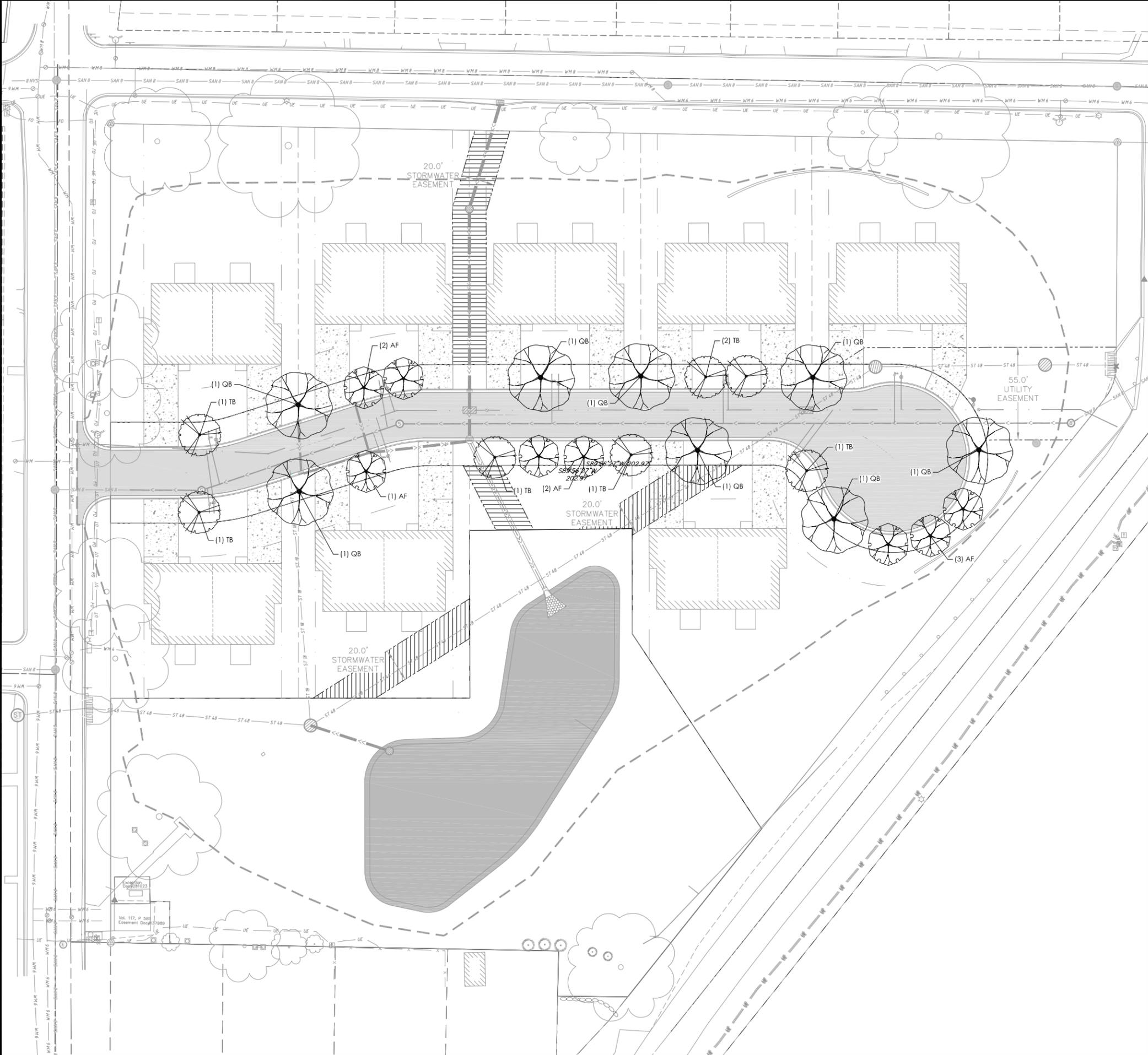
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SHEET	8 OF 16

PLAN & PROFILE
STORI FIELD DEVELOPMENT
ENKE PROPERTIES, LLC
RICHLAND COUNTY, WI



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDUOUS TREES				
AF	Acer rubrum 'Franksred' / Red Sunset® Maple	B & B	2"Cal	8
QB	Quercus bicolor / Swamp White Oak	B & B	2"Cal	8
TB	Tilia americana 'Boulevard' / Boulevard American Linden	B & B	2"Cal	7

PLANT MATERIAL NOTES:

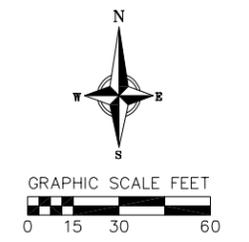
- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.
- EXACT LOCATIONS OF EACH PLANT ARE GIVEN IN PLAN. WHILE SLIGHT DEVIATIONS ARE ACCEPTABLE, OVERALL SCHEMATIC/ORIENTATION TO BE ADHERED TO AS ACCURATELY AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- ALL TREES AND/OR SHRUBS PLANTED IN SEEDED AREAS TO BE INSTALLED WITH A 4' DIAMETER UNDYED SHREDDED HARDWOOD BARK MULCH RING AT A DEPTH OF 3" AND SHOVEL CUT EDGE. A SLOW RELEASE FERTILIZER AND MYCORRHIZAL INOCULATE SHOULD BE APPLIED TOPICALLY AT TIME OF PLANTING PRIOR TO MULCH APPLICATION ACCORDING TO MANUFACTURER SPECIFICATIONS.

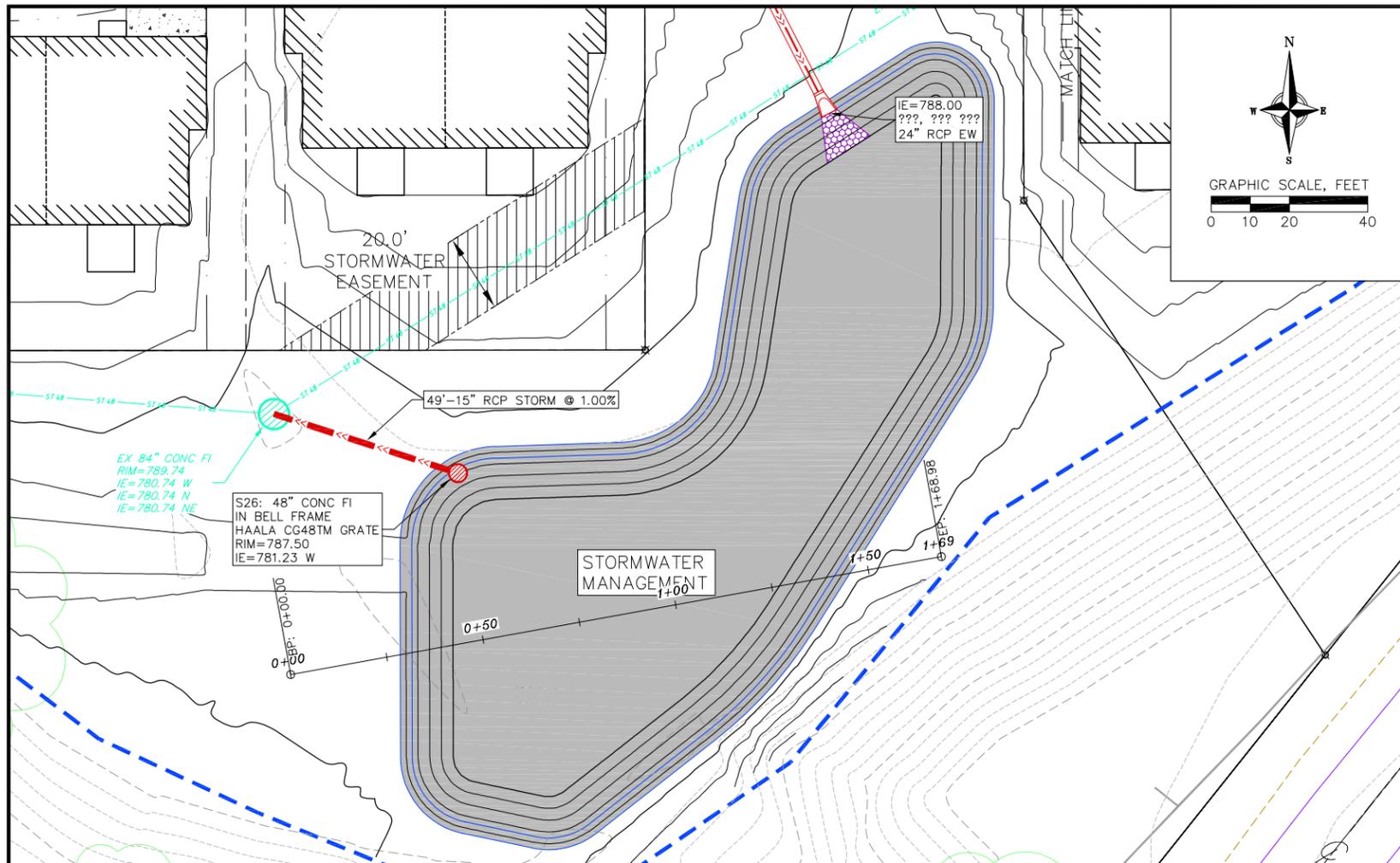
GENERAL LANDSCAPE NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY RIGHT OF WAY WORK.
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN SCOPE OF CONTRACT.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AT SITE AND COMPLETE WORK PER SCHEDULE.
- CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS WITHIN SITE AFTER COMPLETION. CONTRACTOR SHALL CLEAN ANY AFFECTED PAVED AREAS OUTSIDE OF DISTURBANCE DELINEATION DAILY.
- ALL MATERIAL QUANTITIES AND AREA MEASUREMENTS SHOWN ON LANDSCAPE PLAN ARE TO BE CONFIRMED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND ADJUSTING FOR ANY QUANTITATIVE DISCREPANCIES BETWEEN PLAN, SCHEDULES, AND PREPARED CONDITIONS PRIOR TO INSTALLATION.
- PLANTS SHALL BE INSTALLED WHEN ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED WITHIN THE IMMEDIATE VICINITY.
- ANY PREPARED SITE CONDITIONS THAT CONTRADICT THE LANDSCAPE PLAN AND NEGATIVELY AFFECT THE SUCCESS OF PLANTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO PROVIDE 60 DAYS OF INITIAL MAINTENANCE PERIOD FOLLOWING LANDSCAPE INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL SEEDINGS AND PLANTINGS, AS WELL AS MOWING, WEEDING AND MATERIAL CLEAN UP.



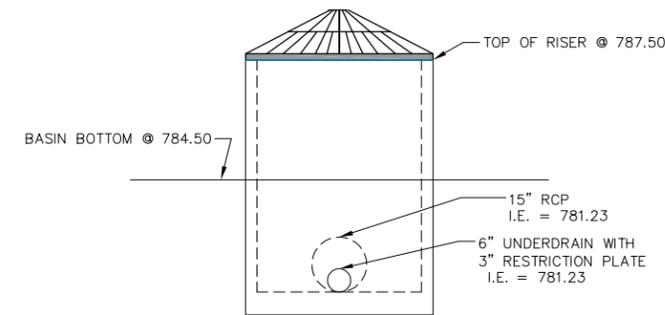
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: MARCH 2026
 DRAFTER: GBEL
 CHECKED: GLEE
 PROJECT NO.: 250781
 SHEET: 10 OF 16

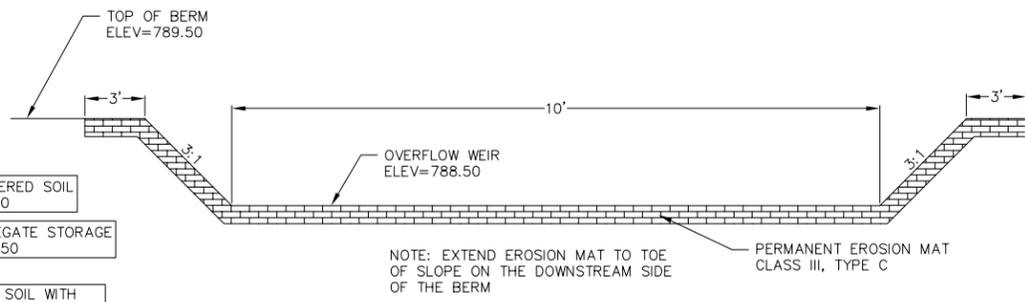
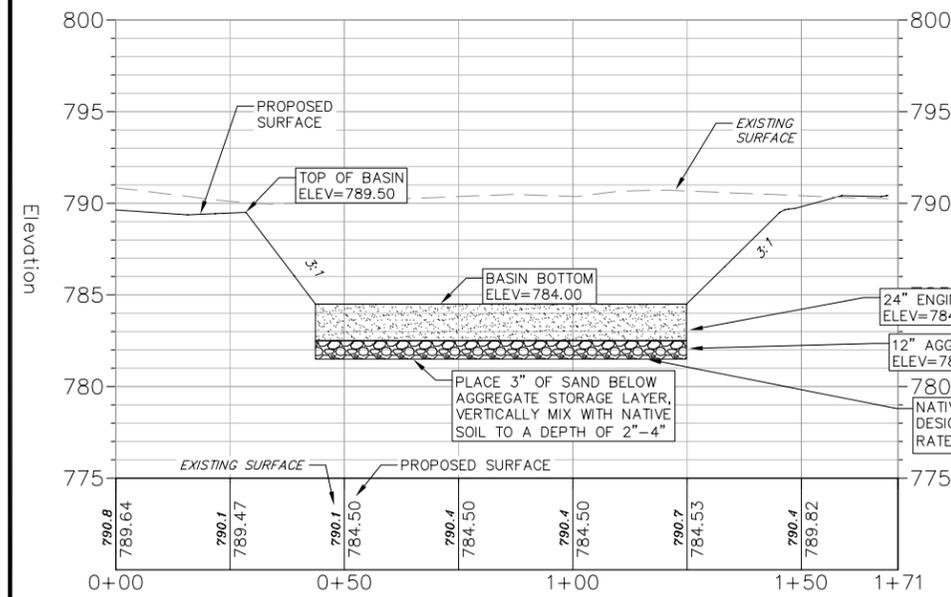


- BIORETENTION AREA SPECIFICATIONS:**
- BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION).
 - HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM BIORETENTION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
 - SEED THE BIORETENTION AREA WITH TALLGRASS PRAIRIE FOR WET-MESIC SOILS SEED MIX BY AGRECOL OR APPROVED EQUAL. CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER). PROVIDE BILL OF SALE FOR PLANT PLUGS INSTALLED.
- RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):**
- NATIVE SEEDING SHALL BE COMPLETED IN THE FALL, AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL, OR IN THE SPRING BETWEEN MAY 1 AND JUNE 20.
 - SEED BASIN SIDE SLOPES AND BOTTOM AREA OUTSIDE OF BIORETENTION AREA WITH SHORT GRASS PRAIRIE SEED MIX FOR MEDIUM SOILS BY AGRECOL OR APPROVED EQUAL.
 - EROSION MAT IN THE BIORETENTION AREA SHALL BE CLASS II, TYPE A AND PLACED ON THE SURFACE OF THE BIORETENTION BASIN. DO NOT USE WOOD CHIPS, UNLESS EROSION MAT IS PLACED OVER TOP TO PREVENT FLOATING.
 - EROSION MAT ON SIDE SLOPES AND OUTSIDE BIORETENTION AREA SHALL BE CLASS I, TYPE A.
 - DO NOT FERTILIZE NATIVE PLANTINGS, UNLESS DIRECTED BY NURSERY.
 - WATER PLANTS AS NECESSARY, DEPENDING ON WEATHER. TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.
- CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):**
- LIMIT CONSTRUCTION TRAFFIC IN EXCAVATION AND USE ONLY TRACKED VEHICLES.
 - EXCAVATE TO FINAL DEPTH DURING DRY WEATHER AND HAVE ALL MATERIALS ON SITE TO COMPLETE CONSTRUCTION PRIOR TO FORECASTED RAIN.
 - PLACE 3" OF SAND AT NATIVE SOIL INTERFACE AND VERTICALLY MIX 2"-4" INTO NATIVE SOIL.
 - PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
CONTRACTOR TO PROVIDE ENGINEER WITH LOAD TICKETS OF ALL ENGINEERED SOIL MATERIALS INSTALLED.
 - PLANT PLUGS, EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE EMERGENCY DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.
- LONG-TERM MAINTENANCE OF BIORETENTION AREA:**
- REFER TO DNR TECHNICAL STANDARD 1004

OUTLET STRUCTURES
36" RISER W/ HAALA GRATE (OR OTHER APPROVED BY DESIGN ENGINEER).
*STRUCTURE MAY CHANGE BASED ON SHOP DRAWINGS PROVIDED BY CONTRACTOR



1 OUTLET STRUCTURE
NOT TO SCALE



2 OVERFLOW WEIR
NOT TO SCALE

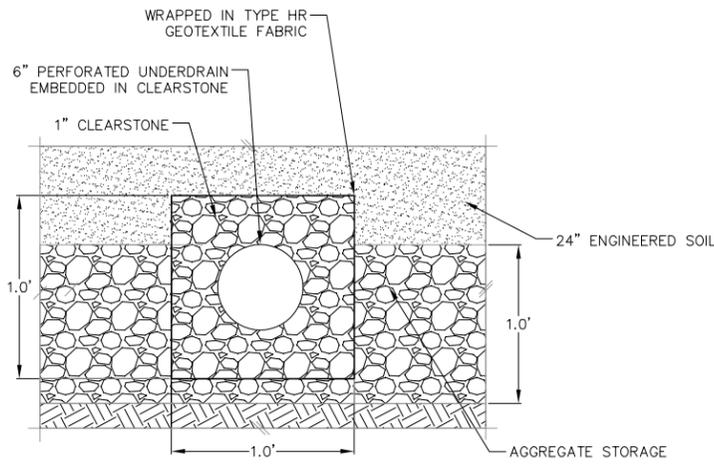
AGGREGATE STORAGE LAYER
SAND OR GRAVEL

SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:

- USDA COARSE SAND (0.02-0.04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND)

GRAVEL SHALL MEET:

- 1" CLEAR STONE
- GRAVEL SHALL BE DOUBLE WASHED

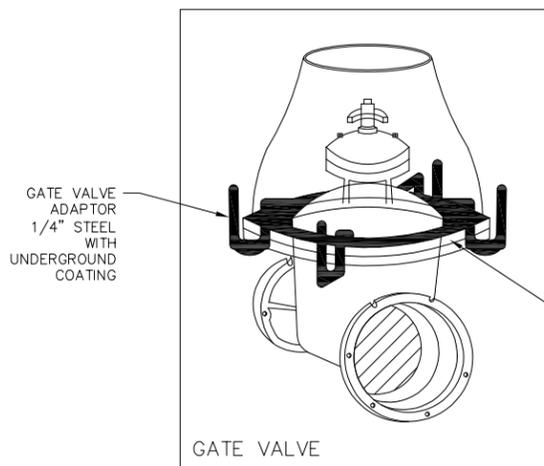


3 6" PERFORATED UNDERDRAIN EMBEDDED IN CLEARSTONE
NOT TO SCALE

STORMWATER BASIN DETAIL
STORI FIELD DEVELOPMENT
ENKE PROPERTIES, LLC
RICHLAND COUNTY, WI

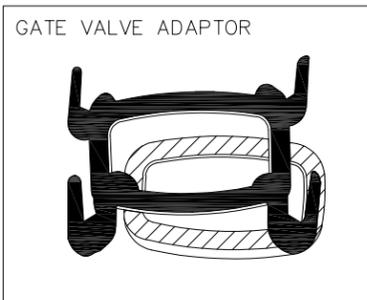
REVISIONS	NO.	DATE	REMARKS

DATE	MARCH 2026
DRAFTER	JCRA
CHECKED	GLEE
PROJECT NO.	250781
SHEET	11 OF 16

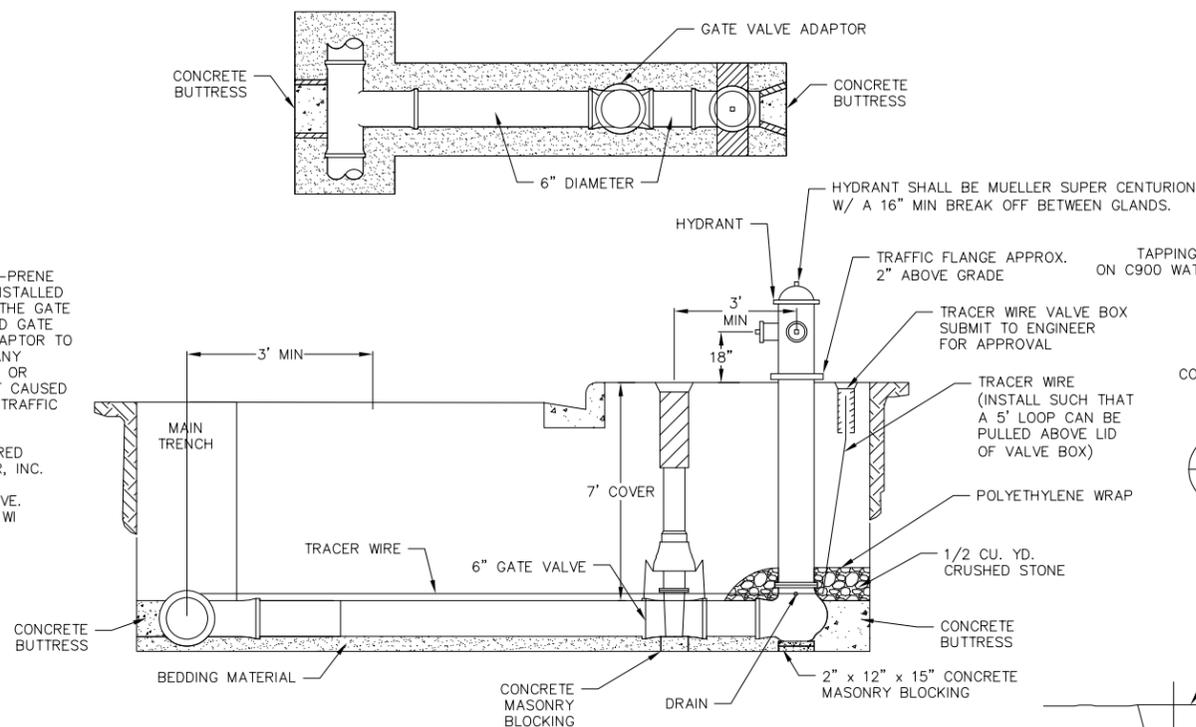


NOTE: GATE VALVE ADAPTORS ARE MANDATORY IN THE CITY OF RICHLAND CENTER

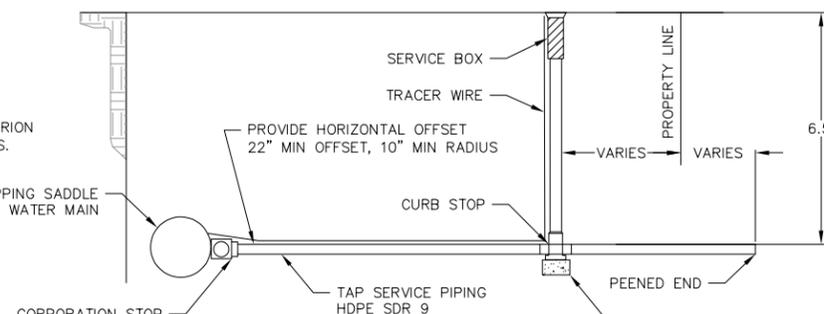
MANUFACTURED BY ADAPTOR, INC. 3642 E. AMERICAN AVE. MILWAUKEE, WI 53154



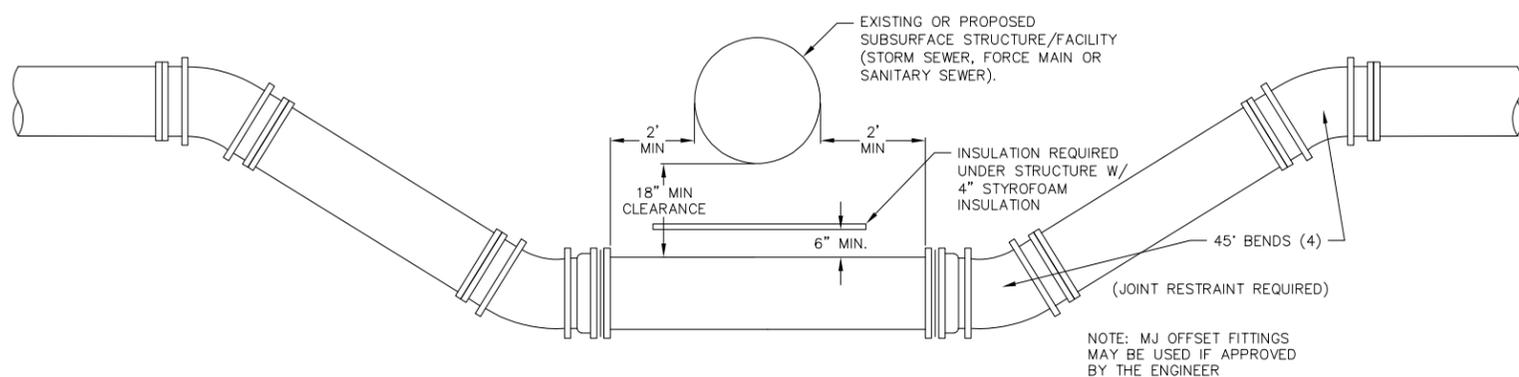
1 GATE VALVE AND GATE VALVE ADAPTOR
13 NOT TO SCALE



2 STANDARD HYDRANT SETTING
13 NOT TO SCALE

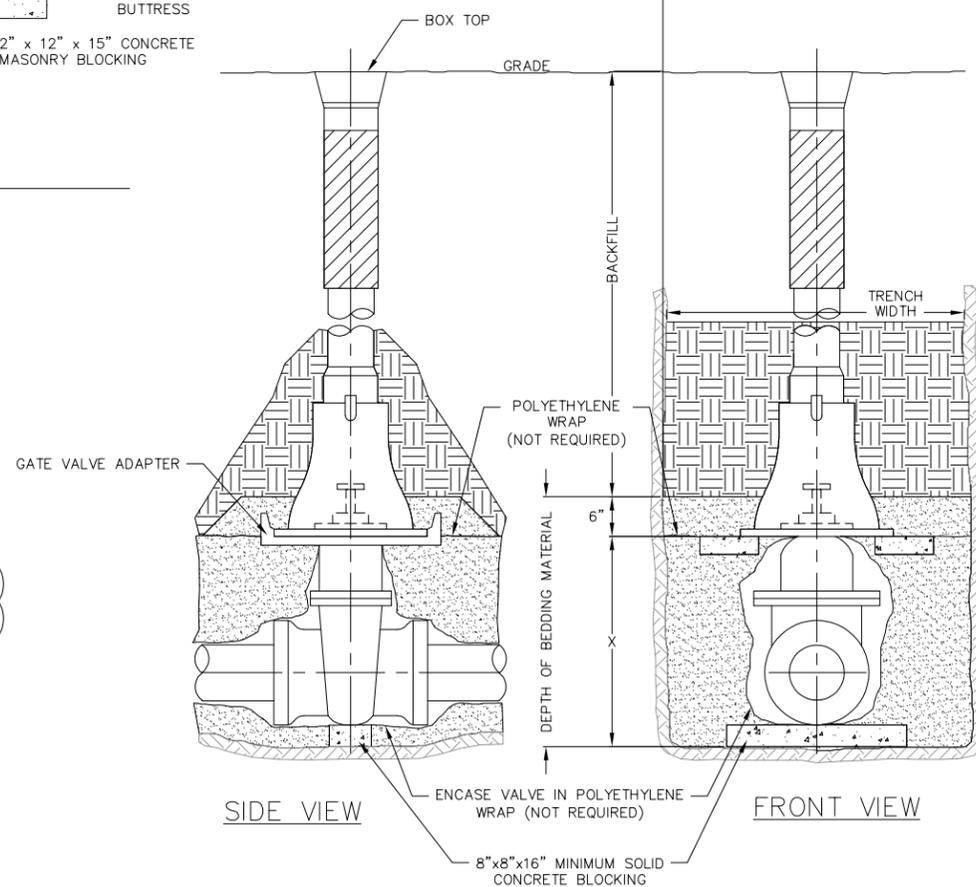


3 WATER SERVICE
13 NOT TO SCALE



NOTE: MJ OFFSET FITTINGS MAY BE USED IF APPROVED BY THE ENGINEER

4 LOWERING WATERMAIN UNDER STORM STRUCTURE
13 NOT TO SCALE



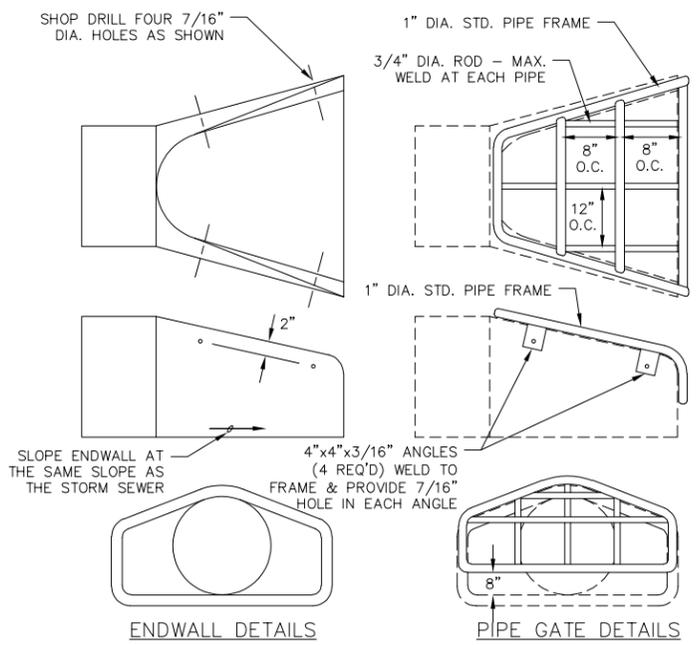
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

5 STANDARD GATE VALVE BOX SETTING
13 NOT TO SCALE

DETAILS
STORI FIELD DEVELOPMENT
ENKE PROPERTIES, LLC
RICHLAND COUNTY, WI

REVISIONS	NO.	DATE	REMARKS

DATE: MARCH 2026
DRAFTER: JCRA
CHECKED: GLEE
PROJECT NO.: 250781
SHEET: 13 OF 16

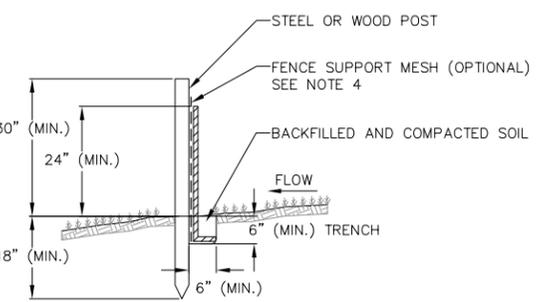


NOTES:
 - THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
 - THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

PAINTING SPECIFICATIONS:
 - THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:
 1. BARE METAL SURFACES - TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
 2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
 3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

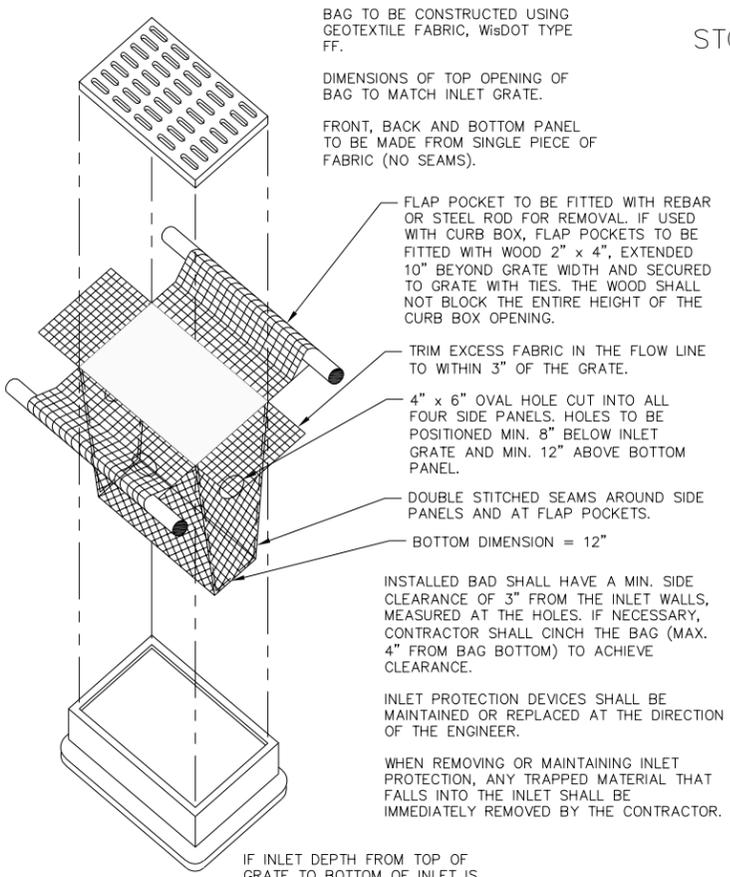
1 STANDARD ENDWALL
 14 NOT TO SCALE



NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
 POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

4 SILT FENCE
 14 NOT TO SCALE



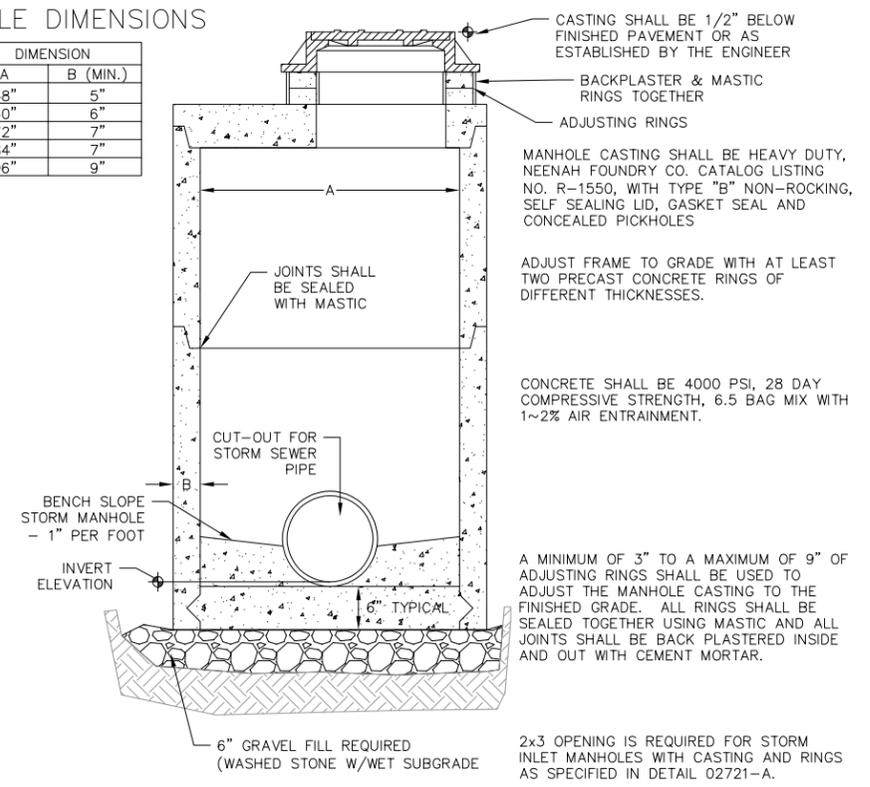
BAG TO BE CONSTRUCTED USING GEOTEXTILE FABRIC, WisDOT TYPE FF.
 DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.
 FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).
 FLAP POCKET TO BE FITTED WITH REBAR OR STEEL ROD FOR REMOVAL. IF USED WITH CURB BOX, FLAP POCKETS TO BE FITTED WITH WOOD 2" x 4", EXTENDED 10" BEYOND GRATE WIDTH AND SECURED TO GRATE WITH TIES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
 4" x 6" OVAL HOLE CUT INTO ALL FOUR SIDE PANELS. HOLES TO BE POSITIONED MIN. 8" BELOW INLET GRATE AND MIN. 12" ABOVE BOTTOM PANEL.
 DOUBLE STITCHED SEAMS AROUND SIDE PANELS AND AT FLAP POCKETS.
 BOTTOM DIMENSION = 12"
 INSTALLED BAG SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX. 4" FROM BAG BOTTOM) TO ACHIEVE CLEARANCE.
 INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.

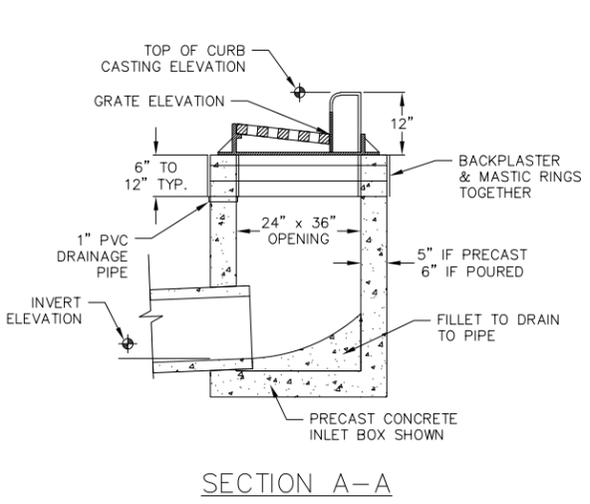
2 INLET PROTECTION TYPE D
 14 NOT TO SCALE

STORM MANHOLE DIMENSIONS

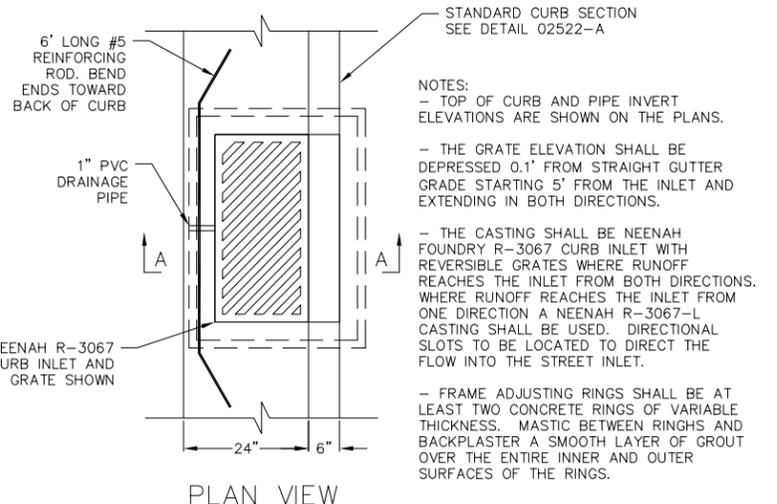
MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"



3 STORM SEWER MANHOLE
 14 NOT TO SCALE



SECTION A-A

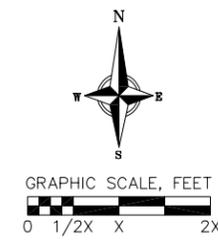
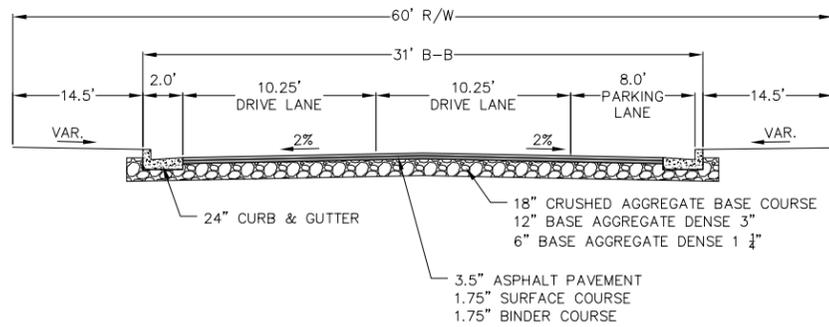


PLAN VIEW

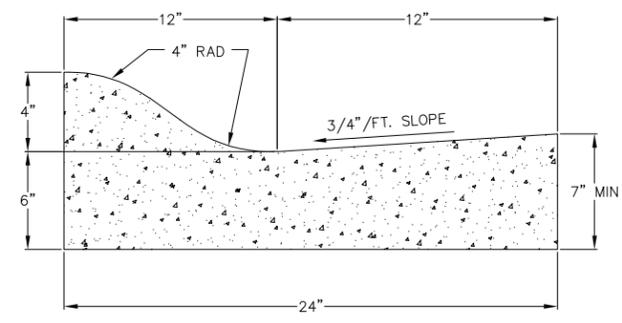
5 RECTANGULAR STREET INLET
 14 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

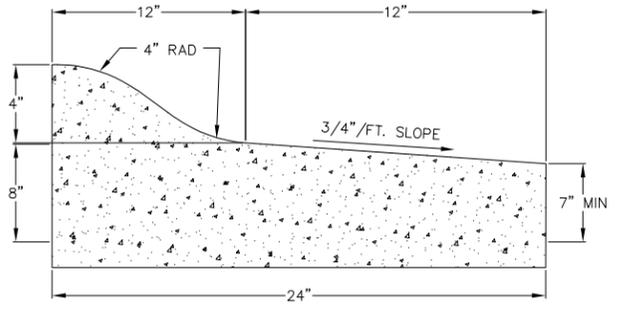
DATE: MARCH 2026
 DRAFTER: JCRA
 CHECKED: GLEE
 PROJECT NO.: 250781
 SHEET: 14 OF 16



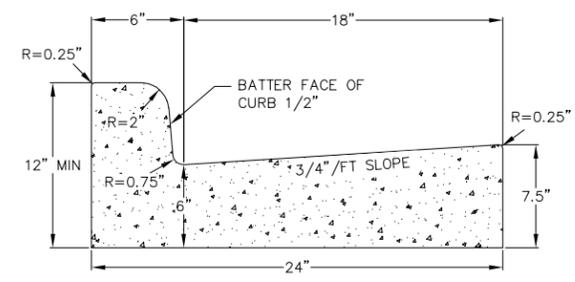
1 TYPICAL SECTION
15 NOT TO SCALE



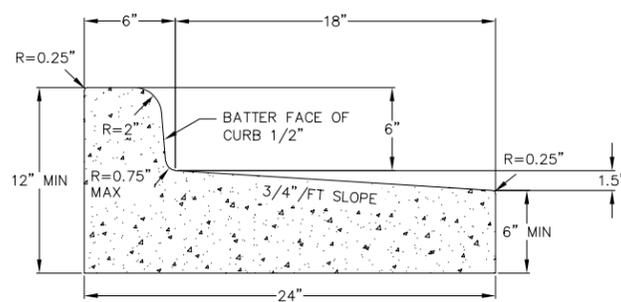
CURB AND GUTTER CROSS SECTION



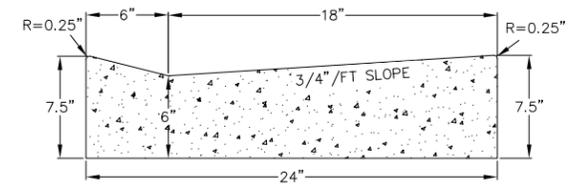
CURB AND GUTTER REJECT SECTION



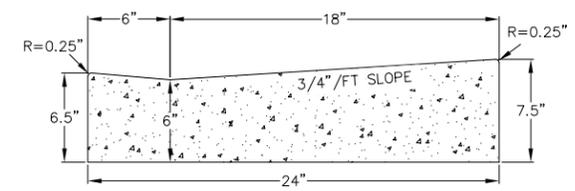
CURB AND GUTTER CROSS SECTION



CURB AND GUTTER REJECT SECTION



DRIVEWAY GUTTER CROSS SECTION



HANDICAP RAMP GUTTER CROSS SECTION

2 MOUNTABLE 24\"/>

3 24\"/>

DETAILS
STORI FIELD DEVELOPMENT
ENKE PROPERTIES, LLC
RICHLAND COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

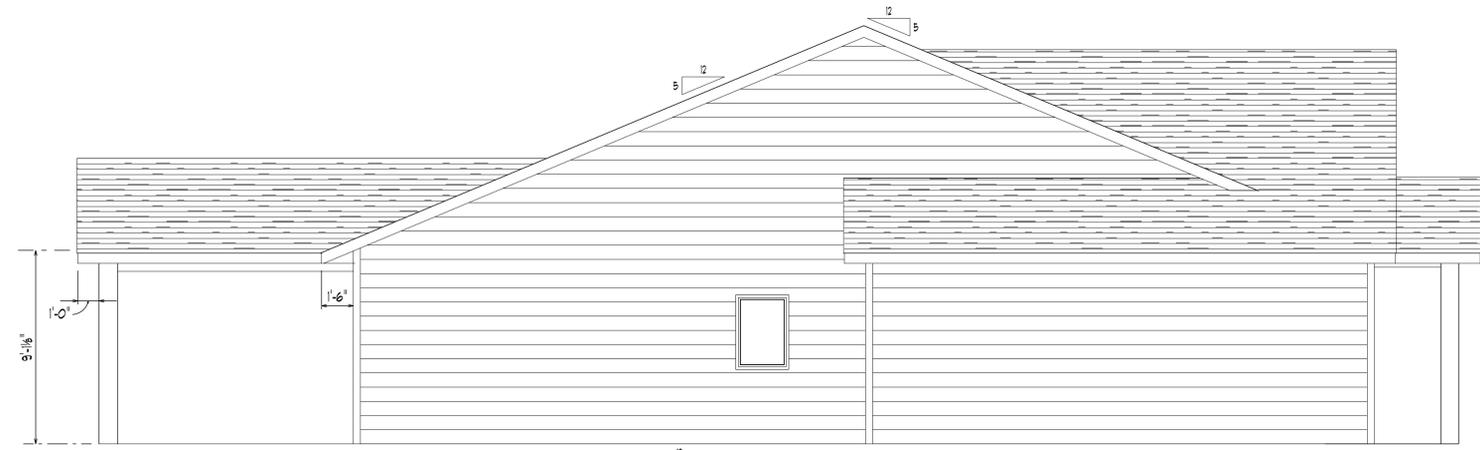
DATE: MARCH 2026
 DRAFTER: JCRA
 CHECKED: GLEE
 PROJECT NO.: 250781
 SHEET: 15 OF 16

APPENDIX B

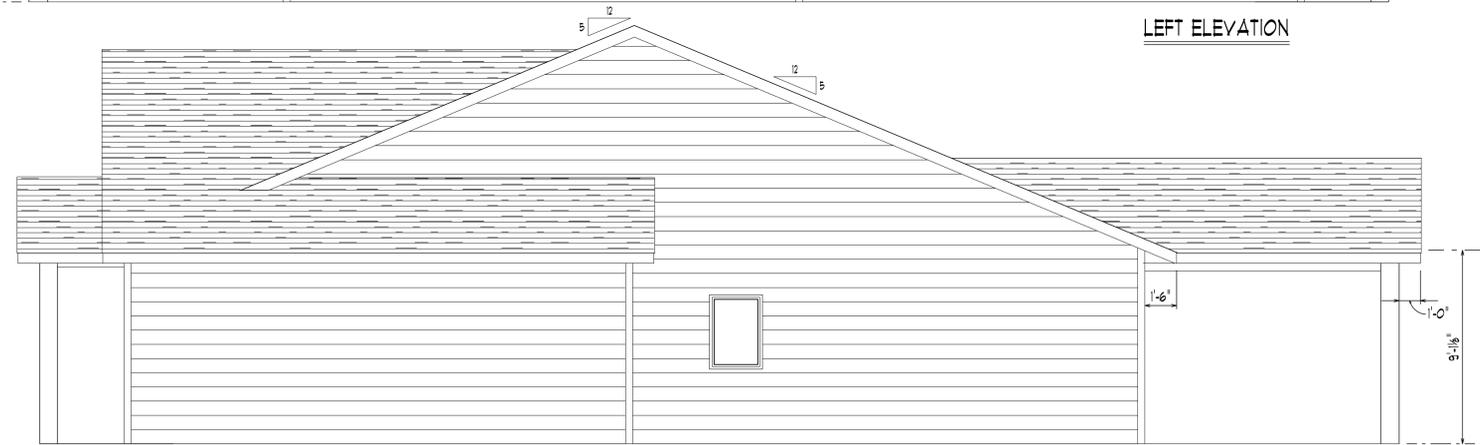
BUILDING

APPEARANCE

PLANS



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

ENKE PROPERTIES
PLAN #1

BEINBORN CONSTRUCTION
16294 HIGHWAY 61 BOSCOBEL, WI 53805 DAN BEINBORN 608-778-6048

START DATE 12-4-25

REVISION DATES

1-29-26

SCALE 1/4" = 1'-0"

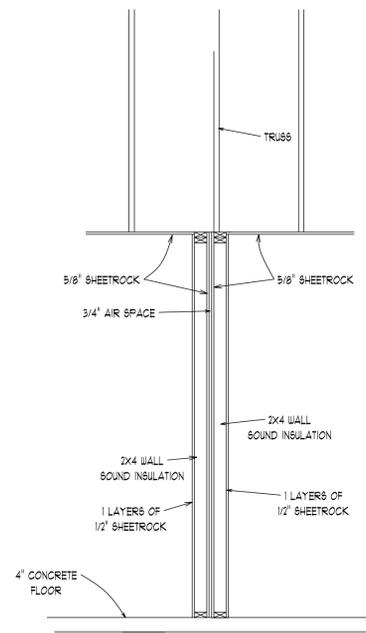
SQFT

HOUSE

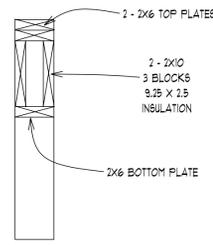
GARAGE

ELEVATIONS
ROOF PLAN #1

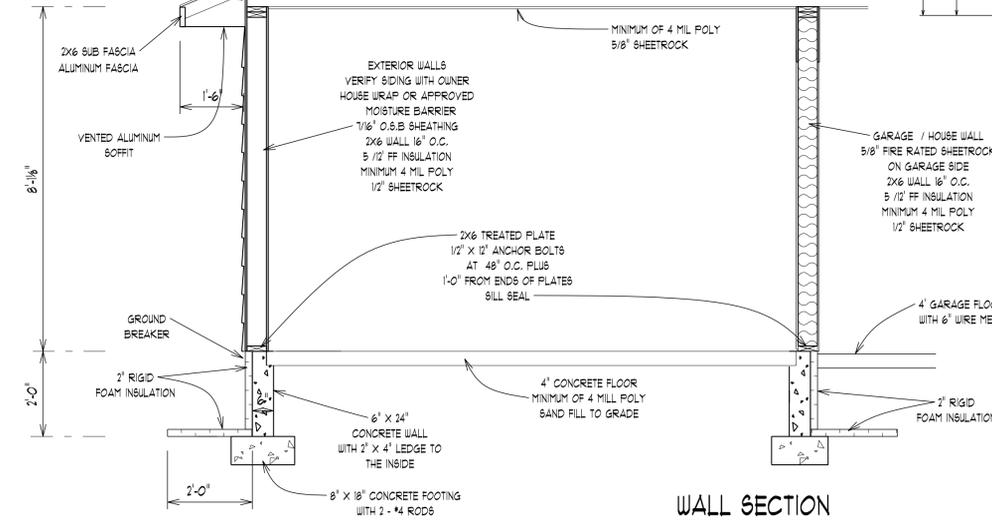
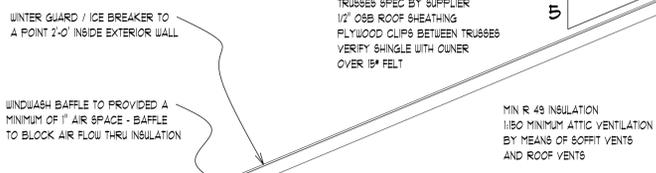
Although every effort has been made by the Designer to assure the accuracy of these plans, the owner or General Contractor must check all dimensions and verify all details, and be solely responsible for the same. Discrepancies should be immediately brought to the designers attention. Builder / General Contractor is responsible for all structural specifications and is expected to build to code.



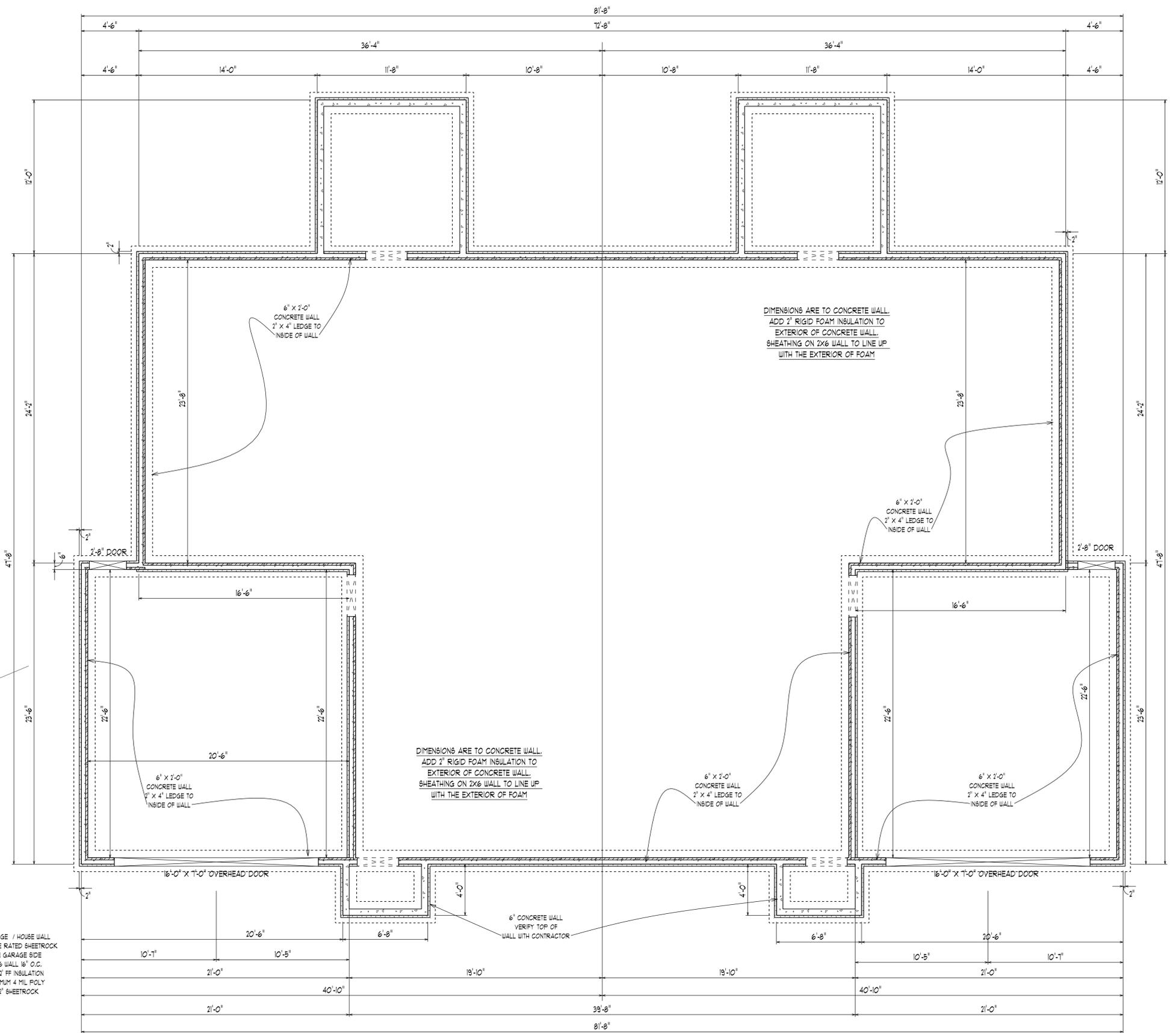
CENTER PARTITION WALL
SCALE 1/2" = 1'-0"



HEADER DETAIL 2X6 WALL



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



DIMENSIONS ARE TO CONCRETE WALL.
ADD 2" RIGID FOAM INSULATION TO EXTERIOR OF CONCRETE WALL. SHEATHING ON 2X6 WALL TO LINE UP WITH THE EXTERIOR OF FOAM

DIMENSIONS ARE TO CONCRETE WALL.
ADD 2" RIGID FOAM INSULATION TO EXTERIOR OF CONCRETE WALL. SHEATHING ON 2X6 WALL TO LINE UP WITH THE EXTERIOR OF FOAM

6" x 2'-0" CONCRETE WALL
2" x 4" LEDGE TO INSIDE OF WALL

6" x 2'-0" CONCRETE WALL
2" x 4" LEDGE TO INSIDE OF WALL

6" CONCRETE WALL
VERIFY TOP OF WALL WITH CONTRACTOR

Although every effort has been made by the Designer to assure the accuracy of these plans, the owner or General Contractor must check all dimensions and verify all details, and be solely responsible for the same. Discrepancies should be immediately brought to the designer's attention. Builder / General Contractor is responsible for all structural specifications and is expected to build to code.

ENKE PROPERTIES
PLAN #1

BEINBORN CONSTRUCTION
18294 HIGHWAY 61 BOSCOBEL, WI 53805 DAN BEINBORN 608-778-6048

START DATE	12-4-25
REVISION DATES	
1-29-26	
SCALE	1/4" = 1'-0"
SQFT	
HOUSE	
GARAGE	

FOUNDATION PLAN

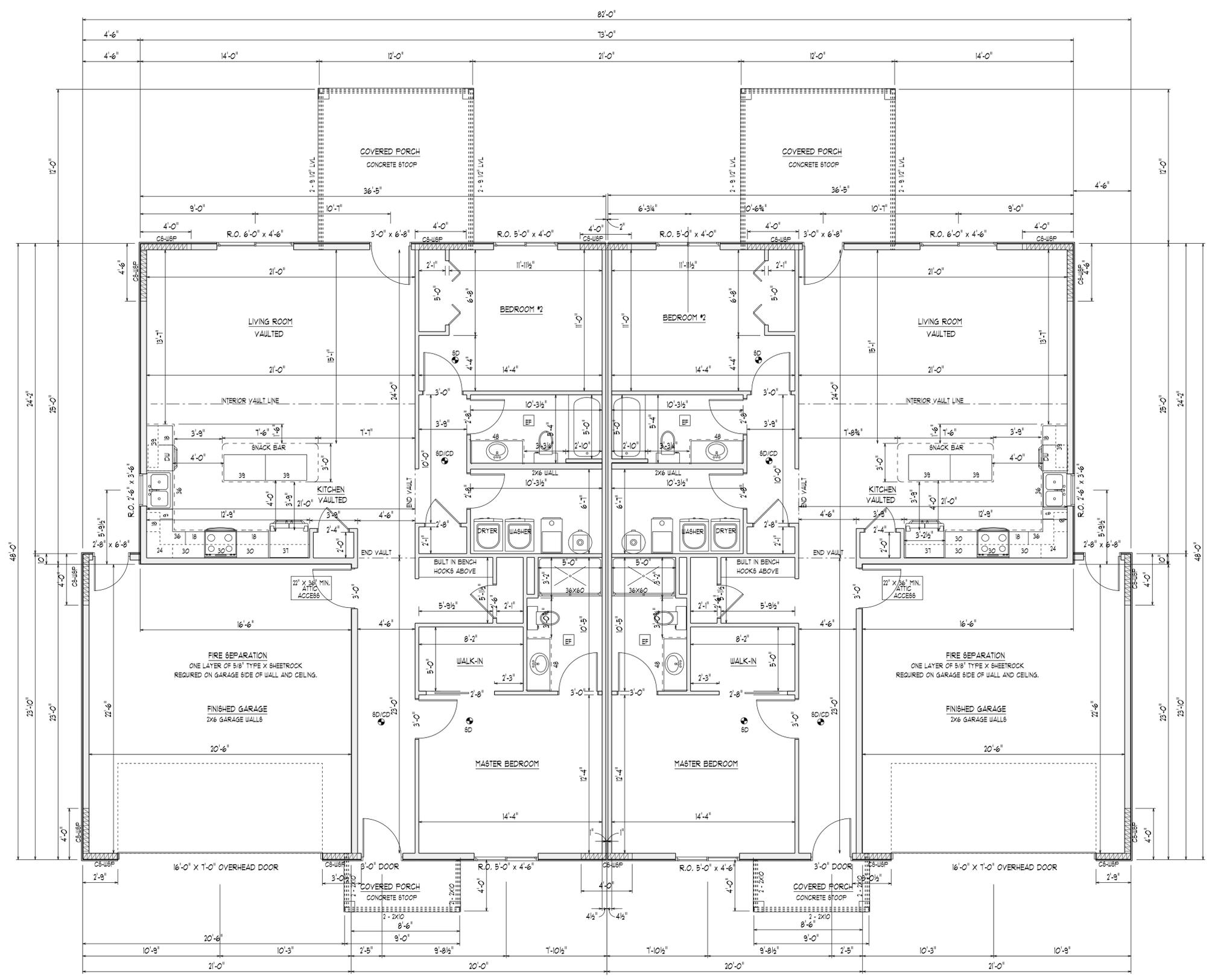
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ENKE PROPERTIES PLAN #1

BEINBORN CONSTRUCTION
18294 HIGHWAY 61 BOSCOBEL, WI 53805 DAN BEINBORN 608-778-6048

START DATE	12-4-25
REVISION DATES	
1-29-26	
SCALE	1/4" = 1'-0"
SQFT EACH UNIT	
HOUSE	1368
GARAGE	487

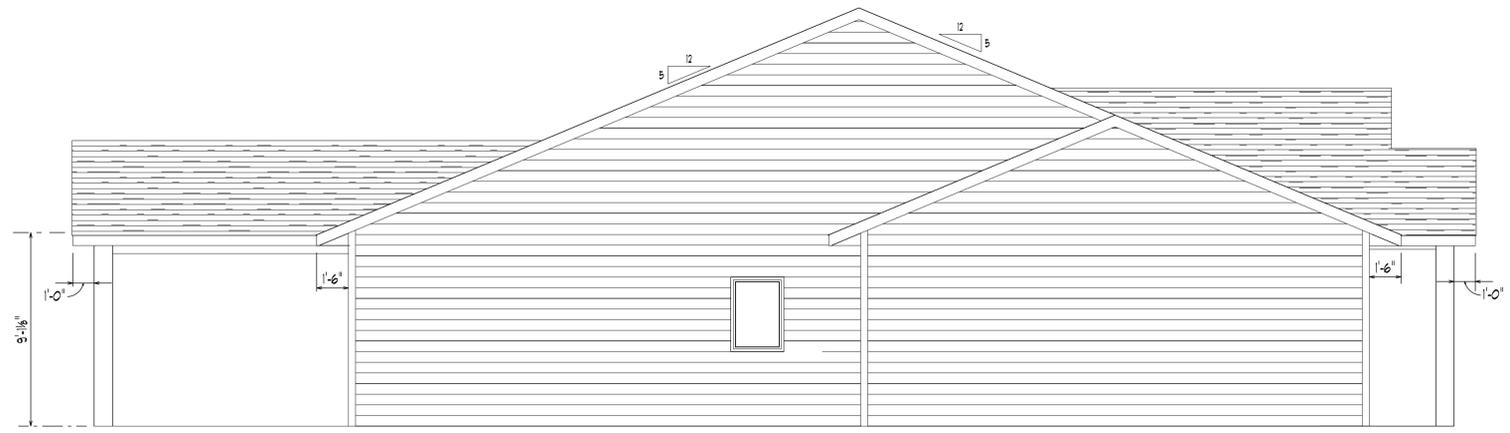
MAIN FLOOR PLAN



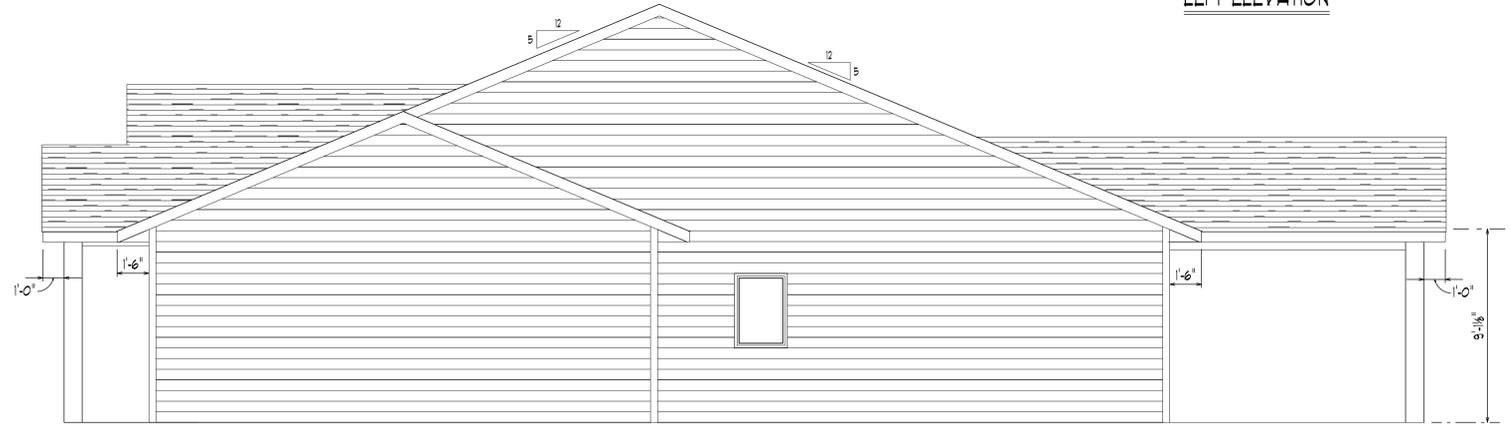
GENERAL NOTES

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WALLS ARE DIMENSIONED TO EDGE OF STUD.
EXTERIOR WALL DIMENSIONS INCLUDE SHEATHING



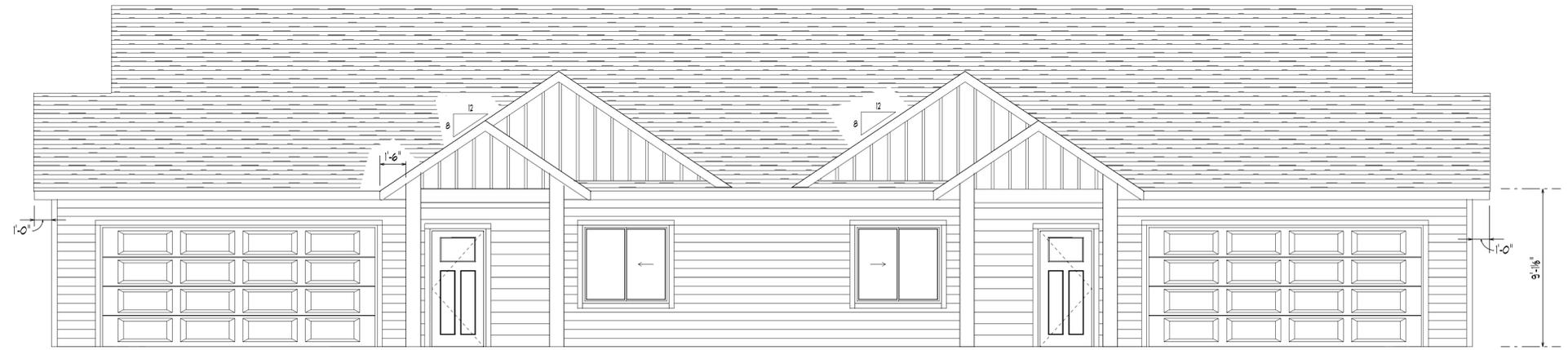
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

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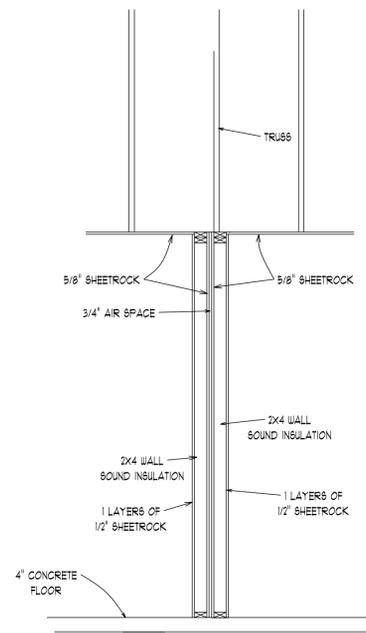
ENKE PROPERTIES
PLAN #1

BEINBORN CONSTRUCTION
16294 HIGHWAY 61 BOSCOBEL, WI 53805 DAN BEINBORN 608-778-6048

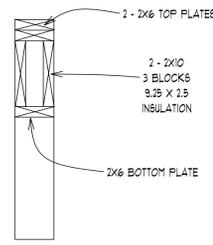
START DATE 12-4-25	
REVISION DATES	
1-29-26	3-10-26

SCALE 1/4" = 1'-0"
SQFT
HOUSE
GARAGE

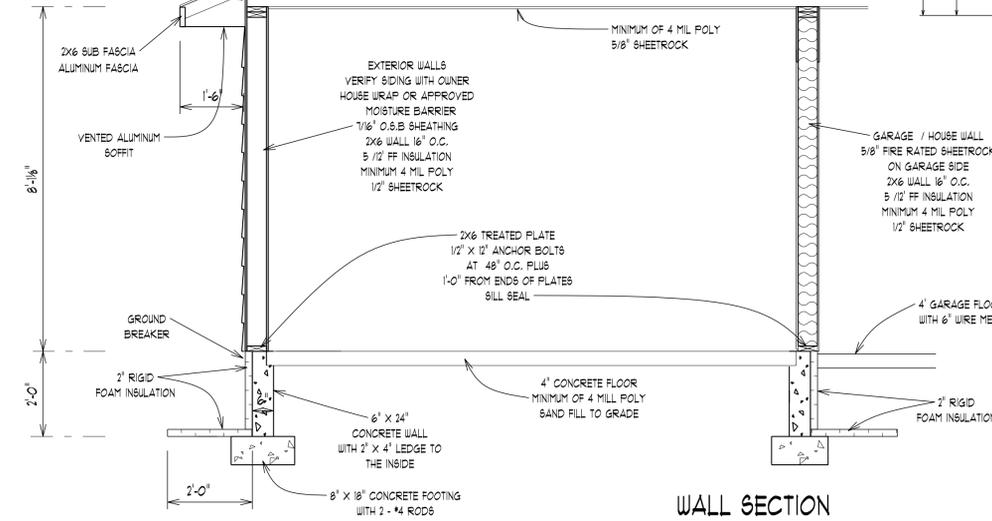
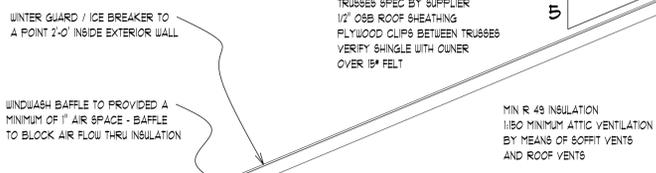
ELEVATIONS
ROOF PLAN 2



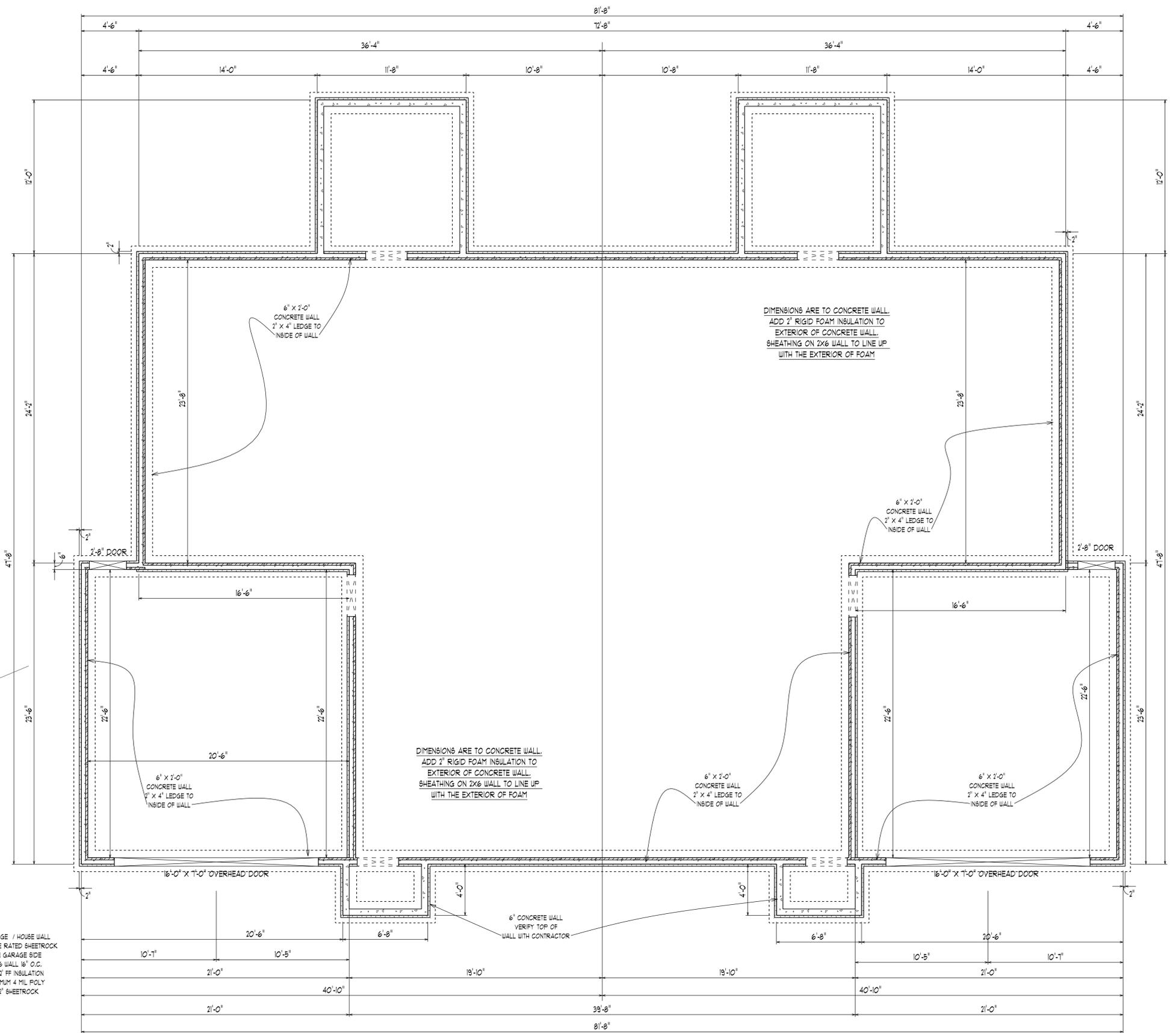
CENTER PARTITION WALL
SCALE 1/2" = 1'-0"



HEADER DETAIL 2X6 WALL



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



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START DATE	12-4-25
REVISION DATES	
1-29-26	
SCALE	1/4" = 1'-0"
SQFT	
HOUSE	
GARAGE	

FOUNDATION PLAN

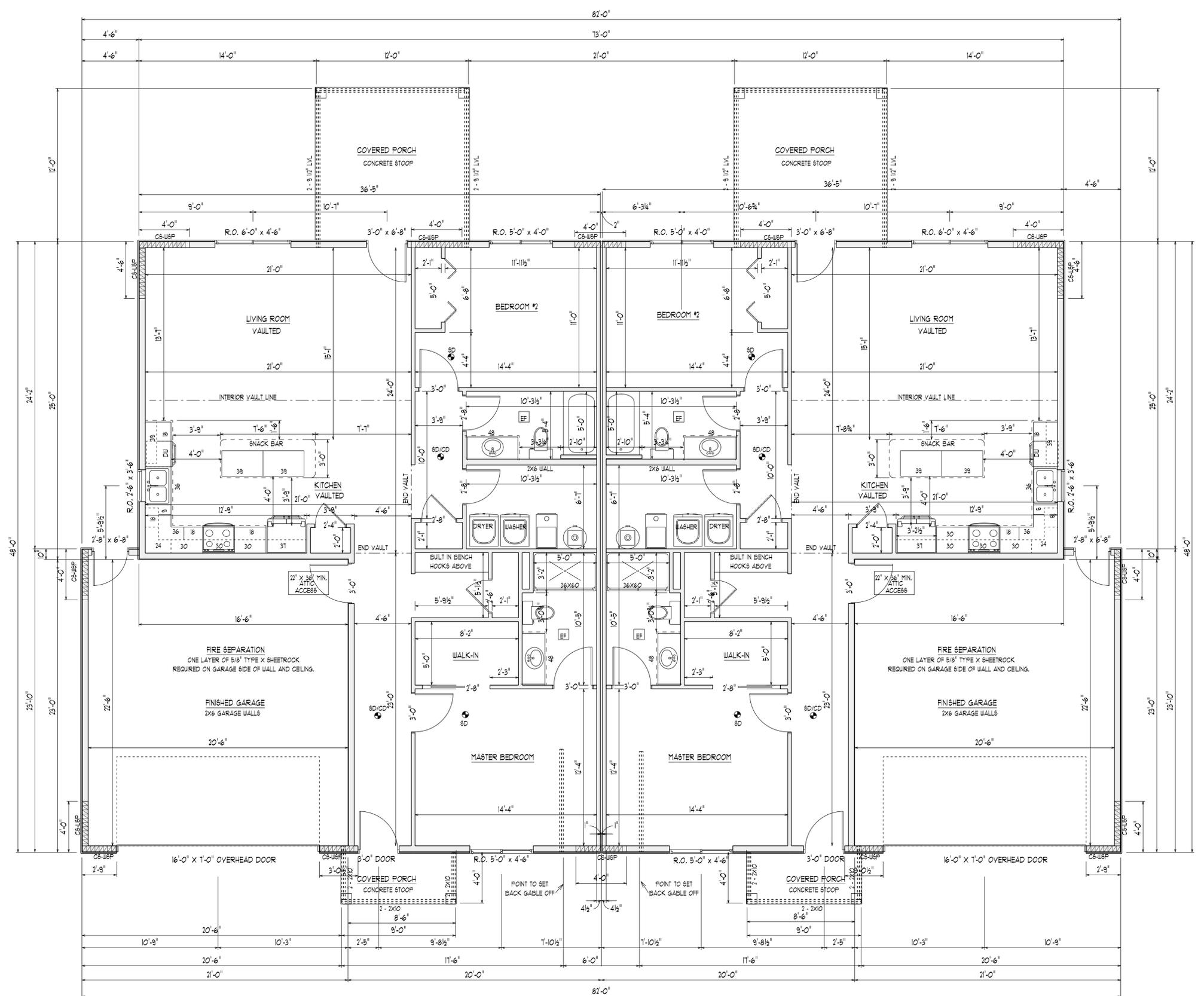
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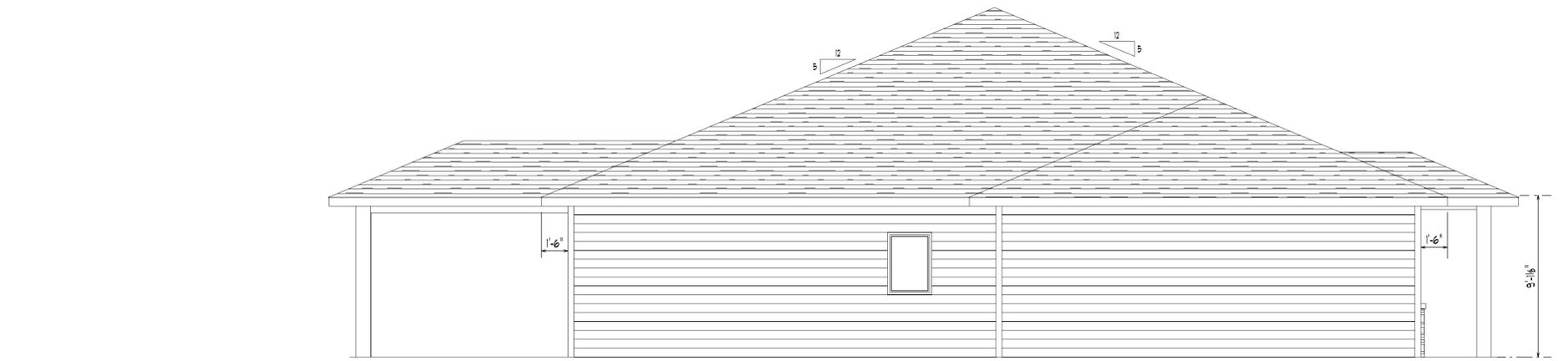
MAIN FLOOR PLAN ROOF #2



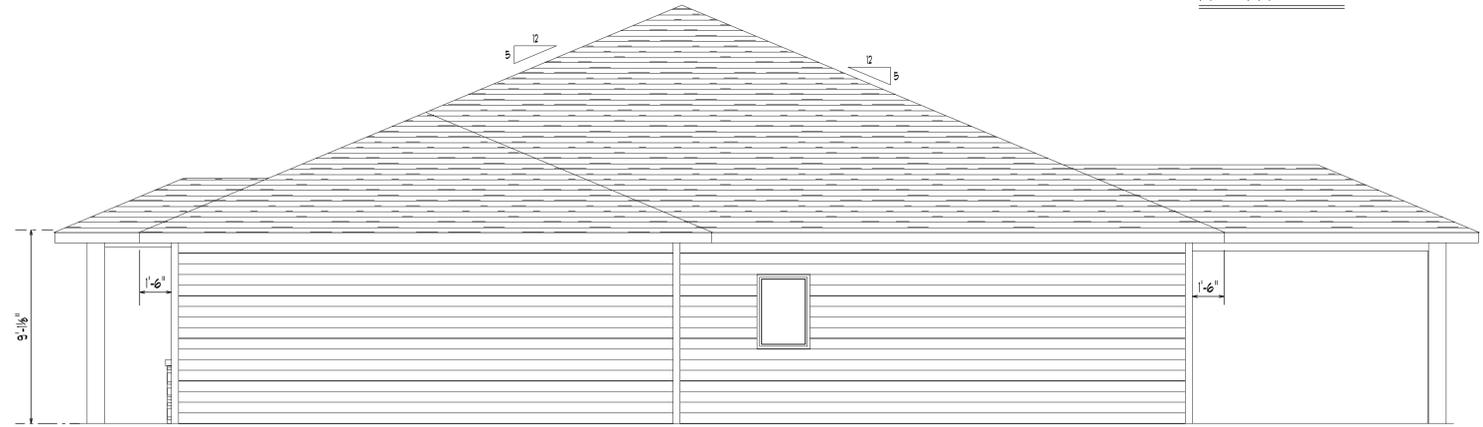
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RIGHT ELEVATION



REAR ELEVATION



FRONT ELEVATION

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START DATE 12-4-25

REVISION DATES

1-29-26	3-10-26
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SCALE 1/4" = 1'-0"

SQFT

HOUSE

GARAGE

ELEVATIONS
ROOF PLAN 3

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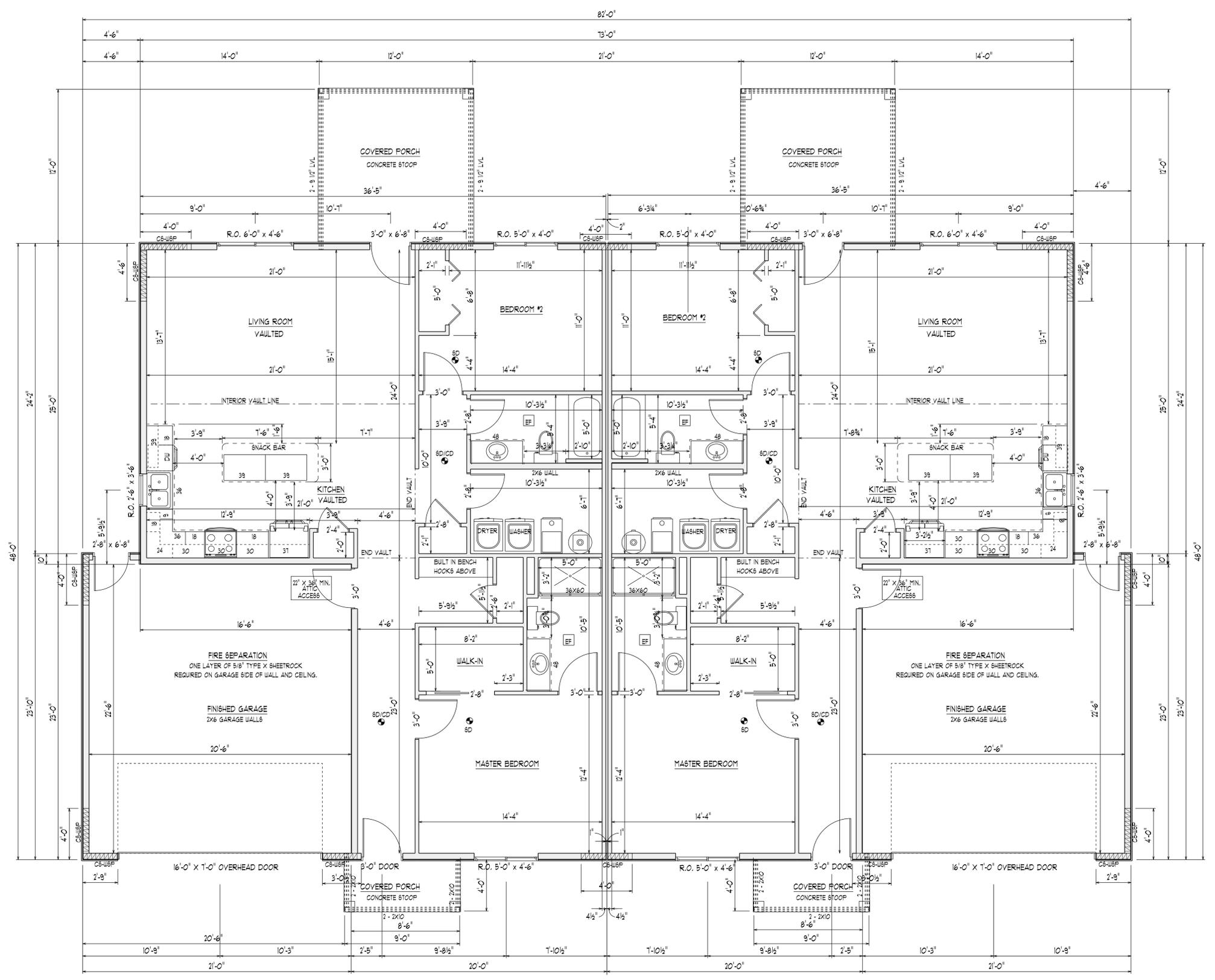
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MAIN FLOOR PLAN



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2101





APPENDIX C

LETTER OF

CREDIT

COMMUNITY FIRST BANK



"First For You"

DATE: 03/20/2026

TO: Enke Properties LLC
115 Chickadee Lane,
Sauk City, WI 53583

FROM: Mitchell Spierings,
AVP Commercial Lending Officer

RE: Enke Properties - 8 Duplex & Infrastructure Construction Project located at Stori Field,
Richland Center, WI 53581

To Whom It May Concern,

Per the request of Enke Properties/Doug Enke/Dana Enke/Dylan Enke (the Enke's) this letter is to confirm that Enke's currently have the capacity and adequate resources to complete the above project with estimated total cost of up to \$5MM.

They have been and continue to be long term valued customers of Community First Bank. Please feel free to reach out should you have any questions. Thank you.

Sincerely,

Mitchell Spierings
AVP Commercial & Ag Lending Officer
Community First Bank
129 8th Ave
Baraboo, WI 53913
mitchellspierings@cfbank.com
608-391-1742

**APPENDIX D
DEVELOPERS
AGREEMENT**

**DEVELOPMENT AGREEMENT BETWEEN THE
CITY OF RICHLAND CENTER AND ENKE
PROPERTIES, LLC FOR THE DEVELOPMENT OF
STORI FIELD**

This Development Agreement (“**Agreement**”) is entered into by and between the Parties, the City of Richland Center, a Wisconsin municipal corporation, (the “**City**”) and Enke Properties, LLC, a Wisconsin limited liability company (“**Developer**”)

RECITALS

WHEREAS, the City finds that the proposed development, and the fulfillment of the terms and conditions of this Agreement, are in alignment with the City Comprehensive Plan and are in the vital and best interests of the City and its residents by providing much-needed housing opportunities for current and prospective residents, expanding the tax base, and generating property tax revenue, thereby serving public purposes in accordance with state and local law.

WHEREAS, The City acquired the property known as Stori Field (“**Property**”) from Richland School District in 2021 for potential future development; and

WHEREAS, City has spent substantial time and effort, invested substantial funds, and worked with professional engineering consultants to create a development concept that included eight (8) duplex building (16 dwelling units); and

WHEREAS, the Parties executed a Pre-Development Agreement (“**Exhibit A**”) for the development of Stori Field in Richland Center, Wisconsin, on September 24, 2025, pursuant to action by the Common Council, the terms of which are incorporated herein by reference; said Council having also passed Ordinance #2025-08 on October 7, 2025, approving the terms of this Agreement;

NOW, THEREFORE, in consideration of the above recitals, which are incorporated by reference, the terms and conditions contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Parties agree as follows:

AGREEMENT

I. Definitions. When used in this Agreement, the terms set forth below shall have the following meanings:

RETURN TO:
P.I.N.

- A. **“Project”** means the development of Stori Field through the construction of eight (8) duplex buildings (16 dwelling units) subdivision with all associated roads, stormwater, utilities (electric, water, sanitary sewer) road lighting, landscaping, and other improvements, in strict compliance with the plans and specifications approved by the City.
- B. **“Substantial Completion”** means the Project has been fully completed according to the approved plans and specifications, including all necessary approvals, permitting, dedication, and other acts necessary for compliance with the terms of this Agreement, other than minor punchlist items that do not substantially interfere with the use of the improvements. [Developer has gained occupancy of all buildings to be constructed, and all the road and utility infrastructure has been found to be acceptable to the city and signed off upon.]
- C. **“Plans and Specifications”** Means all reference to the plans and specifications on file with the City for improvements specified in this section shall mean those plans and specifications submitted by the Developer and approved by the City All as-built drawings shall be submitted by Developer both in paper and digital form.

II. Commitment of Parties

A. City Commitments

- 1) **Sale of Land.** The City agrees to sell the Property, (as identified on the survey map attached to this Agreement as Exhibit B) for the price of One Dollar (\$1) within a reasonable time of the execution of this Agreement.
- 2) **Subdivision Conceptual Documentation.** The City shall provide all conceptual and preliminary engineering work for the Subdivision and infrastructure that has been completed by the City to date.
- 3) **City Approvals.** Any City approvals necessary for the developer to meet the terms of this agreement shall be reviewed expeditiously and shall not be unreasonably withheld.

B. Developer Commitments.

Unless otherwise specified, the below items shall all be at the Developer’s sole expense.

- 1) **Platting of the Subdivision.** The Developer agrees to Plat the subdivision in compliance with all applicable laws, ordinances, rules and regulations. This shall include dedication of the land for all road rights of way, the storm water management system, and the public use space as approximately denoted in the document titled “Concept Plan Option #2” marked “Option C” attached to this Agreement as Exhibit C.
- 2) **Approved Development Plans.** The Developer agrees to submit fully engineered plans for the development—including infrastructure, site, grading, and landscaping plans—that comply with all applicable local, state, and federal requirements, for City

review and approval. The Developer shall construct the Project at its sole cost and expense in accordance with all final approved plans and specifications.

3) Public Streets. The Developer hereby agrees:

- i. To grade and surface all streets in the Subdivision in accordance with the plat of said subdivision and the plans and specifications on file with the City as well as all applicable City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City. All streets are to be constructed with curb and gutter. The Developer's engineer shall provide inspection, and testing reports sufficient to demonstrate that all requirements are met.
- ii. Building construction permits will be issued contingent upon the City's determination of adequate progress on public street construction and appropriate erosion control implementation.
- iii. That the first lift of asphalt of the streets will be completed and presented to the City no later than 6 months after the initial commencement of road and street work.
- iv. The final lift of asphalt of the streets will be completed and presented for acceptance by the City after at least one winter season, but not later than two years after the initial commencement of construction of the streets.
- v. To furnish "as-built" plans of all streets pursuant to the specifications on file with the City upon completion and acceptance thereof.
- vi. Developer shall maintain streets until accepted by resolution, adopted by the Common Council of the City of Richland Center, which acceptance may not be unreasonably delayed, and which shall be done in accordance with all applicable State and City laws, ordinances, regulations, specifications, and guidelines.

4) Surface and Storm Water Management. The Developer hereby agrees:

- i. To construct, install, furnish, and provide adequate facilities for storm and surface water management throughout the entire Subdivision in accordance with all applicable Federal, State and City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City. Developer further agrees that the system shall accommodate all existing surface drainage of the parcels to be developed and shall be designed to accommodate the anticipated storm water flows resulting from adjacent properties. The Developer's engineer shall provide inspection, and testing reports sufficient to demonstrate that all requirements are met.
- ii. To furnish as-built plans along with GIS locates of the entire system including elevations, pursuant to specifications approved by the City.

- iii. Building construction permits will be issued contingent upon the City's determination of adequate progress on surface and storm water management construction and appropriate erosion control implementation.

5) Sanitary Sewer. The Developer hereby agrees:

- i. To construct, install, furnish, and provide a complete sanitary sewer system throughout the Subdivision in accordance with all applicable Federal, State, and City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City. The Developer's engineer shall provide inspection, and testing reports sufficient to demonstrate that all requirements are met.
- ii. To furnish as-built plans along with GIS locates of the entire system including elevations and locations of laterals at the main and ten (10) feet beyond the lot lines, pursuant to specifications approved by the City.
- iii. Building construction permits will be issued contingent upon the City's determination of adequate progress on sanitary sewer construction and appropriate erosion control implementation.

6) Water. The Developer hereby agrees:

- i. To construct, install, furnish, and provide a complete system of water distribution throughout the Subdivision in accordance with all applicable Federal, State and City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City. The Developer's engineer shall provide inspection, and testing reports sufficient to demonstrate that all requirements are met.
- ii. To furnish as-built plans along with GIS locates of the entire system including elevations, hydrant valve locations and locations of laterals at the main and to ten (10) feet beyond the lot lines, pursuant to specifications approved by the City.
- iii. Building construction permits will be issued contingent upon the City's determination of adequate progress on water system construction and appropriate erosion control implementation.

7) Electric. The Developer hereby agrees:

- i. To work with the City Utilities Electric Division to construct, install, furnish, and provide a complete system of electric distribution throughout the entire Subdivision in accordance with all applicable Federal, State and City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City.
- ii. To furnish as-built plans along with GIS locates of the entire system, pursuant to specifications approved by the City.

- iii. Building construction permits will be issued contingent upon the City's determination of adequate progress on electric system construction and appropriate erosion control implementation.

8) Street Lighting. The Developer hereby agrees:

- i. To work with City Utilities Electric Division to construct, install, furnish, and provide a street lighting system throughout the Subdivision in accordance with all applicable Federal, State and City laws, ordinances, regulations, specifications, and guidelines, and as approved by the City.
- ii. To furnish as-built plans along with GIS locates of the entire system, pursuant to specifications approved by the City.

9) Erosion Control Plan. The Developer hereby agrees:

- i. Prior to commencing site grading the Developer shall submit to the City an Erosion and Silt Control Plan for their approval. The plan shall provide sufficient control of the site, to prevent siltation of any downstream infrastructure or property from the site. The Developer shall provide to the City written certification from the Developer's Engineer that the plan, in its execution, shall meet all Federal, State, County and local regulations, guidelines, specifications, laws and ordinances. Once the plan is approved the Developer shall immediately place the prescribed erosion control devices to ensure the protection of all City and private property, all City infrastructure and the waters of the state. During the period of construction at the site(s), all erosion control procedures necessary to meet the relevant requirements shall be properly maintained by the Developer.
- ii. That all disturbed areas shall be restored to the reasonable satisfaction of the City.

10) Individual Lot Grading. The Developer hereby agrees to furnish to the City a copy of the plan showing the street grades in front of each lot, the recommended top of foundation wall, and finished yard grades. This information shall be provided prior to the issuance of building permits.

11) Dedicated Land Maintenance. The Developer hereby agrees:

- i. To mow and maintain, at its sole cost and expense, any municipal land (including land dedicated per this section), immediately adjacent to the Development Property until such time as the City determines that ongoing maintenance will be assumed by the City or another responsible entity. Maintenance shall include regular mowing and upkeep sufficient to keep the area in a neat and orderly condition, as reasonably determined by the City. This obligation shall not transfer ownership or control of the municipal land to the Developer.

- ii. Prior to the sale of any lot or residential structure, the Developer shall coordinate with the City to establish an agreement addressing the ongoing and long-term maintenance and mowing of the dedicated municipal land.

12) Building Design Approval. The Developer hereby agrees:

- i. That all proposed building designs, architectural styles, and exterior materials shall be developed with reasonable efforts to ensure visual consistency and harmony with the established character and aesthetics of the surrounding neighborhood.
- ii. To submit to the City for review and approval the proposed architectural designs, elevations, and exterior materials for all duplex buildings within the Development. Building designs should include projections and recesses as well as multiple finish types and colors on the front elevation of the buildings.
- iii. To construct the duplexes to meet the Zero Lot Line UDC building codes of the State of Wisconsin.
- iv. No building permits shall be issued until the City has approved of the submitted designs. Any material changes shall require resubmittal to the City for review and approval prior to construction.

13) Sidewalks. Developer hereby agrees:

- i. To construct, furnish and install concrete sidewalks in the street right of way of all lots in accordance with plans and specifications on file with the City as well as all applicable City Ordinances, specifications, regulations and guidelines for the construction of sidewalks, and as reasonably approved by the City.
- ii. The Developer acknowledges that the City requires sidewalks to be installed in the proposed land division in the future. Sidewalks required by City ordinance shall be constructed within two years of the commencement of construction.
- iii. Developer remains obligated to construct, furnish, install and provide sidewalks as specified in this Agreement and the plans and specifications on file with the City even if Developer enters into agreements with lot purchasers obligating lot purchasers to install the sidewalks.

14) Landscaping. The Developer hereby agrees to install trees in accordance with Chapters 301 and 448 of the City Code of Ordinances.

III. Dedication (or Acceptance) of Finished Streets and Infrastructure.

- A. Subject to all of the other provisions of this Agreement and the Exhibits hereto attached, the Developer shall, without charge to the City, upon completion of all of the above-described improvements, unconditionally give, grant, convey and fully dedicate the same to the City, its successors and assigns, forever, free and clear of all encumbrances whatever, together with all structures, mains, conduits, pipes, lines, equipment and

appurtenances which may in any way be part of or pertain to such improvements and together with any and all necessary easements for access thereto. After such dedication, the City shall be responsible for all maintenance and improvements to said facilities and shall have the right to connect or integrate other sewer or water facilities with those facilities provided hereunder as the City decides, with no payment or award to, or consent required of, the Developer. Dedication shall not constitute acceptance of any improvement by the City. All improvements will be accepted by the City by separate resolutions at such times as said improvements are in acceptable form and conform to City specifications, and after the issuance of an appropriate letter of acceptance by the City. The City agrees to accept or reject any improvements within forty-five (45) days after the same are submitted to the City unless otherwise mutually agreed. The Developer agrees that the Public Improvements will not be accepted by the City until all outstanding charges to be paid by the Developer under the Ordinances have been paid in full and affidavits and lien waivers are received by the City indicating that all contractors (and subcontractors, laborers, materialmen, etc.) providing work, services or materials in connection with the Public Improvements have been paid in full for such work, services and materials.

IV. Miscellaneous Requirements

- A. Deviation from Approved Plans and Specifications.** Material deviations from the approved plans and specifications shall not be made unless approved by the City in advance and agreed to in writing appended to this Agreement. The City reserves the right to refer any changes it deems so material as to be in conflict with the original plan to the City Attorney and Common Council.
- B. Permits.** Developer shall obtain all necessary permits or other approvals for construction of the Project and comply with the terms of the same and all applicable laws, codes, ordinances, rules, and regulations in the construction and operation of the Project. City agrees to diligently process any and all such permits that they are responsible for issuing in a prompt manner.
- C. Standard of Construction.** All work to be performed by Developer in and on the Property shall be performed in a good and workmanlike manner. Such work shall be performed in compliance with the final approved plans, the terms of all applicable permits or other approvals, and all local, state, and federal laws, rules, and regulations.
- D. Notice of Defect.** The City will provide notice to Developer whenever inspection reveals that any element of the Project does not conform to the requirements of this Agreement or is otherwise defective. Developer shall have 60 days from issuance of such notice to cure the defect. Notwithstanding anything contained herein to the contrary, if such defect cannot reasonably be cured within said 60-day period and Developer commences and diligently pursues the cure within such 60-day period, then said defect shall not constitute a default under this Agreement.
- E. Prerequisites for Land Disturbance.** Developer shall not commence any land disturbance activities on the Property in connection with the Project unless and until:

- 1) All plans and specifications for the Project have been acknowledged, reviewed, and approved by the City; and
- 2) All necessary permits or other approvals for the Project have been granted by the City or other necessary authorities; and
- 3) *(If applicable)* Developer has closed on a construction loan from Developer's lender to finance the construction of the Project contemplated by this Agreement; and
- 4) All other requirements precedent to land disturbance under the ordinances of the City and otherwise required by law are fully satisfied by Developer.

V. Security.

A. Performance Guarantee. The Developer agrees to substantially complete the Subdivision no later than **24 months** from May 15, 2026.

- 1) **Failure to Complete:** In the event the Developer fails to construct and obtain certificates of occupancy for all eight duplexes by the above deadline, the Developer shall make a payment in lieu of taxes equivalent to the amount of property tax that would have been levied had the eight duplexes been fully completed and assessed at fair market value.
- 2) **Valuation Method:** The City shall determine the estimated assessed value of each duplex based on comparable properties and apply the then-current mill rate to determine the amount due.
- 3) **Duration:** This obligation shall continue annually until the required duplexes are fully constructed and have received certificates of occupancy.

B. Insurance.

- 1) Developer shall maintain property insurance on the Project in an amount not less than the full replacement value of the improvements for fire, casualty, and external damage coverage for the term of this Agreement. A copy of an insurance binder or certificate of insurance demonstrating compliance with this Section shall be submitted to the City within 30 days after commencement of construction of the Project. Thereafter, Developer shall provide written evidence of compliance with this Section to the City on an annual basis. Developer shall notify the City within 10 business days if the insurance obtained pursuant to this Section is modified, cancelled, or replaced. Failure to provide such notice may be considered a breach of this Agreement.
- 2) In the event the Property, the Project or any addition, improvement, or other portion thereof, suffers any casualty loss during the term of this Agreement, Developer shall promptly repair, rebuild and reconstruct the affected element(s) to its condition prior to the loss. If the loss is of a type covered by the insurance addressed in this Section, then Developer shall make claim to the casualty-insurance carriers for all casualty

and income losses promptly after loss and shall apply all proceeds of the insurance to the repair and reconstruction of the Property.

- VI. Preservation of Taxable Status.** Throughout the term of this Agreement, Developer shall pay all real estate taxes, special assessments, and special charges against the Property prior to delinquency and shall not:
- A. Use the Property for any purposes that would render the Property exempt from property taxation or lease, sell, transfer, or convey all or any portion of the Property to any party that would render the Property exempt from property taxation (unless such party has first entered into a written agreement with the City in a form satisfactory to the City providing for acceptable payments to the City in lieu of taxes).
 - B. Cause a reduction in the real property taxes paid with respect to the Property through willful destruction of any improvements or portions thereof.
 - C. Seek, through the exercise of legal or administrative remedies, a reduction in the assessed value of the Property or the improvements constructed thereon.
 - D. Apply for any deferral of property taxes on the Property.
- VII. Maintenance and Repair.** Developer shall at all times keep and maintain, or cause to be kept and maintained, the Project, and all additions, improvements and fixtures thereupon, in good condition and repair, in a safe, clean, and attractive condition, and free of all trash, litter, refuse, and waste, subject only to demolition and construction activities contemplated by this Agreement.
- VIII. Access.** Developer shall permit representatives of the City to have reasonable access to the Property, and the improvements thereupon, for the purpose of reviewing compliance with this Agreement, including but not limited to, inspecting all work being performed in connection with this Agreement. Following Substantial Completion of the Project, except in the case of an emergency, the City shall provide Developer reasonable prior written notice before obtaining access pursuant to this Section and Developer shall have the right to have a representative participate in any such inspections by the City
- IX. Indemnity.** Developer, and its successors and assigns, shall indemnify, hold harmless, and defend the City and its officers, employees, and agents from any and all suits, actions, claims, demands, losses, costs, damages, judgments, penalties, fines, and expenses or liabilities of every kind and description, including attorney's fees, for claims of any character including liability and expenses in connection with the loss of life, personal injury, or damage to property, or any of them, brought because of any injuries or damages received or sustained by any persons or property occasioned wholly or in part by any act or omission on Developer's part or on the part of its agents, contractors, subcontractors, invitees, or employees, in connection with their activities conducted pursuant to this Agreement or in connection with the ownership, use, occupancy, or development of the Project or the Property, except to the extent that they are a result of the negligence of any officer, agent, or employee of the City. The City shall be entitled to appear in any proceedings to defend itself against such claims, and all costs, expenses, and reasonable attorney's fees incurred by the City in connection with such defense shall be paid by Developer to the City. Indemnifying

indemnity provisions shall survive the cancellation or termination of this Agreement as to all matters arising or accruing prior to such cancellation or termination and the foregoing indemnity shall survive in the event the City elects to exercise any of the remedies as provided under this Agreement following default hereunder.

The City shall indemnify, hold harmless, and defend the Developer and its officers, employees, and agents from any and all suits, actions, claims, demands, losses, costs, damages, judgments, penalties, fines, and expenses or liabilities of every kind and description, including attorney's fees, for claims of any character including liability and expenses in connection with the loss of life, personal injury, or damage to property, or any of them, brought because of any injuries or damages received or sustained by any persons or property occasioned wholly or in part by any act or omission on the City's part or on the part of its agents, contractors, subcontractors, invitees, or employees, in connection with their activities conducted pursuant to this Agreement, except to the extent that they are a result of the negligence of any officer, agent, or employee of the Developer. The Developer shall be entitled to appear in any proceedings to defend itself against such claims, and all costs, expenses, and reasonable attorney's fees incurred by the Developer in connection with such defense shall be paid by the City to the Developer. The foregoing indemnity provisions shall survive the cancellation or termination of this Agreement as to all matters arising or accruing prior to such cancellation or termination and the foregoing indemnity shall survive in the event the Developer elects to exercise any of the remedies as provided under this Agreement following default hereunder.

X. Default. A default is defined herein as Developer's breach of, or failure to comply with, the terms of this Agreement, and such failure continues for more than 60 days following written notice of such breach by the City; provided, however, if such breach cannot reasonably be cured within said 60-day period and Developer commences and diligently pursues the cure within such 60-day period, then said breach shall not constitute a default under this Agreement. The City reserves to itself all remedies available at law or in equity as necessary to cure any default. The City shall have the right, without notice or hearing, to impose special assessments or special charges on the Property for any amount to which the City is entitled by virtue of this Agreement. This provision constitutes Developer's acknowledgment of special benefit and Developer's consent to, and waiver of notice and hearing on all proceedings imposing such special assessments or special charges. Remedies shall be cumulative, and the exercise of one shall not preclude the exercise of others, nor shall a failure to enforce a remedy be deemed a waiver of that remedy or any other. Any breach or failure on the part of the Developer caused by circumstances beyond Developer's reasonable control, such as war, pandemic, natural disaster, etc. shall not constitute a default.

XI. Developer's Representations and Warranties. Developer and its signatory to this Agreement covenant, warrant, represent, and agree as follows:

A. Developer is a Wisconsin limited liability company, duly organized, validly existing, and in good standing under the laws of the state of Wisconsin.

B. The execution, delivery, and performance by Developer of this Agreement:

1) Are within the legal power and authority of Developer and the undersigned representative thereof; and

- 2) Do not and will not require the consent, approval, or authorization of, or notice to, any federal or state governmental authority or regulatory body; and
 - 3) Do not and will not conflict with, result in any violation of, or constitute a default under, any provision of law, or of the articles of organization or operating agreement of Developer, or of any agreement to which Developer is a party or by which it is bound.
- C. There is no litigation, arbitration, or governmental proceeding pending or threatened against Developer which would, if adversely determined, adversely and materially affect the financial condition or continued operations of Developer.
- D. Developer has access to sufficient funds through equity and debt financing sources for completion of the Project contemplated by this Agreement.
- E. Developer is not aware of any investment or other entanglement with any currently serving elected official(s) of the City that could, would, or does create a conflict of interest as that term is used in the City's Code of Ordinances or Wisconsin statutes.
- XII. Time is of the Essence.** Time is of the essence with respect to all deadlines set out in this Agreement. In the event a deadline falls on a Saturday, Sunday, or a state or federal holiday, the deadline shall be deemed to fall on the next business day.
- XIII. No Joint Venture.** This Agreement does not create any partnership or joint venture between the City and Developer. Under no circumstances shall the City be liable for any of the obligations of Developer under this Agreement or otherwise. There shall be no relationship between the Parties other than that of independent contractors. Unless specifically provided in this Agreement the Parties are not agents for one another, do not have any authority to bind the other to contracts, and are not vicariously liable for the other's acts or omissions. The City shall not participate in, or have any responsibilities connected with, the Development in any way other than the City's specific obligations in this Agreement.
- XIV. No Third-Party Beneficiaries.** Nothing in this Agreement shall be interpreted or construed to create any private right or any private cause of action by or on behalf of any person not a party hereto.
- XV. No Vested Rights.** Except as provided by law, or as expressly provided in this Agreement, Developer shall have no vested right to develop the Project by virtue of this Agreement, nor does the City warrant that Developer is entitled to any other approvals required for development of the Property or construction of the Project as a result of this Agreement.
- XVI. Approvals.** Nothing in this Agreement shall be construed to waive any obligation or requirement of Developer to obtain all necessary permits or other approvals from the City in accordance with its ordinances and usual practices and procedures, except as described in Section 13 above, nor limit or affect in any way the right or authority of the City to approve or reasonably disapprove any plans or specifications or to impose reasonable limitations, restrictions, and requirements on the Property or the Project as a condition of any such permit

or other approval. The City will act diligently and in good faith to review all necessary permits or other approvals requested by Developer.

XVII. No Waiver or Release.

- A. Nothing contained in this Agreement is intended to be a waiver or estoppel of the City or its insurer to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including but not limited to those contained within Wis. Stat. §§ 893.80, 895.52, and 345.06.
- B. Nothing contained in this Agreement is intended to be a waiver or release of any obligations imposed on Developer by any federal, state, or local statute, ordinance, rule, or regulation.
- C. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by the City and Developer, nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults. The City's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by Developer.

XVIII. No Personal Liability. Developer and City acknowledge and agree that in carrying out any of the provisions of this Agreement or in exercising any power or authority granted to them thereby, there shall be no personal liability of either party's officers, agents, employees, or representatives.

XIX. Recording. This Agreement shall be recorded with the Richland County Register of Deeds, at Developer's expense, before the recording of any other document affecting title to the Property.

XX. Assignment; Binding Effect. This Agreement shall run with the land and be binding on Developer, the City, and their successors and assigns. Developer shall have no right to assign any of its rights or obligations under this Agreement without prior written approval of the City, which consent shall not be unreasonably conditioned, withheld or delayed. In the case of a request for approval, any proposed transferee shall have all of the qualifications and financial responsibility, as determined by the City, necessary and adequate to fulfill the obligations of Developer and, if the proposed transfer relates to a portion of the Property on which the Project is underway, such obligations to the extent that they relate to such property. Any proposed transferee shall, by instrument in writing, for itself and its successors and assigns, and expressly for the benefit of the City, assume all of the obligations of Developer under this Agreement and agree to be subject to all the conditions and restrictions to which Developer is subject (or, in the event the transfer is of or relates to a portion of the Property, such obligations, conditions, and restrictions to the extent that they relate to such portion). Notwithstanding the foregoing, no consent from the City shall be required in connection with Developer's collateral assignment of this Agreement to a lender that provides financing to Developer in connection with its purchase of the Property or construction of the Project. There is no prohibition on the right of the City to assign its rights or obligations under this Agreement.

XXI. Amendment. This Agreement may be amended only by a written amendment approved and executed by both Parties.

XXII. Notice. Delivery of documents and written notices to a party shall be effective only when accomplished by (a) personal delivery (in which case notice will be effective upon receipt); (b) by sending the document or written notice, postage or fees prepaid, by U.S. Mail registered or certified mail, return receipt requested (in which case notice will be effective two days after mailing); (c) by sending the document or written notice by overnight delivery with nationally recognized commercial courier service (in which case notice will be effective one day after deposit with such courier); or (d) by any other means agreed to by the parties upon provision of an acknowledgement of service, to the addresses set forth below:

To the City: City of Richland Center
Attn: City Administrator
450 South Main Street
Richland Center, WI 53581

With a copy to: Abt Swayne Law, LLC
Attn: Michael S. Windle
PO Box 128
Westby, WI 54667

To Developer: Enke Properties, LLC
Dylan D. Enke
115 Chickadee Lane

With a copy to: N/A

Copies of notices are for informational purposes only, and a failure to give or receive copies of any notice will not be deemed a failure to give notice. Either party may change its address for notice by providing written notice of the new address using the notice procedure set out in this Section XXII.

XXIII. No Discrimination. Developer shall not discriminate against any employee or contractor, or potential employee or contractor, in the construction of the Development on the basis of race, religion, marital status, age, color, sex, sexual orientation, physical condition, disability, national origin or ancestry.

XXIV. Neutral Construction. This Agreement is the result of negotiation by the parties and each party had the opportunity to consult legal counsel with respect this Agreement prior to execution. Nothing in this Agreement shall be construed more strictly for or against either party because that party's attorney drafted this Agreement or any portion thereof.

XXV. Entire Agreement. This Agreement and the permits or other approvals issued by the City with respect to the Project constitute the entire agreement between the parties with respect to the Project and all prior letters of intent, term sheets, offers, or similar items, if any, are hereby terminated except as otherwise outlined herein.

XXVI. Severability. If any part, term, or provision of this Agreement is held by a court or other tribunal of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability shall not affect the validity of any other part, term, or provision, and the rights of the parties will be construed as if the invalid part, term, or provision was never part of the Agreement.

XXVII. Governing Law. The laws of the State of Wisconsin shall govern this Agreement.

XXVIII. Venue. Personal jurisdiction and venue for any civil action commenced by any part arising out of this Agreement shall be deemed to be proper only if such action is commenced in Circuit Court for Richland County unless it is determined that such court lacks jurisdiction. Developer and the City hereby consent to personal jurisdiction in Richland County. Developer and the City also expressly waive the right to bring such action in, or to remove such action to, any other court whether state or federal, unless it is determined that the Circuit Court for Richland County lacks jurisdiction.

XXIX. Headings. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

XXX. Exhibits. All exhibits and other documents attached to this Agreement or referenced herein are incorporated into and shall become a part of this Agreement.

XXXI. Counterparts. This Agreement may be executed in one or more counterparts and upon execution and delivery by each of the parties hereto shall constitute one and the same enforceable agreement.

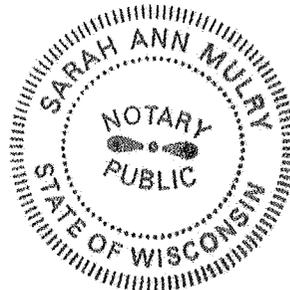
XXXII. Effective Date; Term. This Agreement shall be effective as of the date of the last signature set out below. This Agreement shall remain in effect until all terms of the agreement have been fulfilled, unless terminated earlier in writing by mutual agreement of the City and Developer.

CITY OF RICHLAND CENTER:

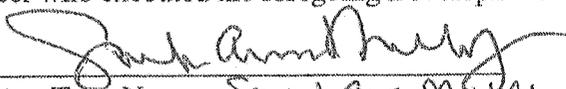


Ashley Oliphant, City Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF RICHLAND)



Personally came before me this 5th day of November, 2025, the above named Ashley Oliphant, City Administrator of the City of Richland Center, to me known to be the person and officer who executed the foregoing Development Agreement and acknowledged the same.



Print or Type Name: Sarah Ann Mulry
Notary Public, State of Wisconsin
My Commission: 6-26-2028

DEVELOPER:

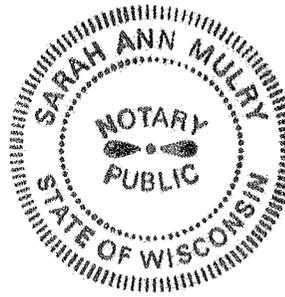
[Signature]
Dylan Enke, Authorized Signatory

[Signature]
Doug Enke, Authorized Signatory

STATE OF WISCONSIN)
) ss.
COUNTY OF Richland)

Personally came before me this 5th day of November 2025, the above named Dylan and Doug Enke, Authorized Signatories of Enke Properties, LLC, a Wisconsin limited liability company, to me known to be the persons who executed the foregoing Development Agreement and acknowledged the same.

[Signature]
Print or Type Name: Sarah Ann Mulry
Notary Public, State of Wisconsin
My Commission: 6-26-2028



Exhibits:

- Exhibit A – Executed Predevelopment Agreement
- Exhibit B – Certified Survey Map Depicting the Property
- Exhibit C – Option C for Land Dedication
- Exhibit D – City Ordinance #2025-08 Approving A Development Agreement for and Sale of Stori Field

This instrument drafted by:
Atty. Michael S. Windle
ABT SWAYNE LAW, LLC
P.O. Box 128
Westby, WI 54667

EXHIBIT A



City Municipal Building
450 South Main St.
Richland Center, WI 53581
608-475-0766

August 7, 2025

Doug Enke – *Sent electronically*

Re: Stori Field Duplex Development - Pre-Development Agreement

Dear Mr. Enke,

On behalf of the City of Richland Center, I am pleased to present for your review and signature the enclosed Pre-Development Agreement for your proposed development of Stori Field, comprising of eight (8) residential duplexes (16 dwelling units). This agreement formalizes our mutual understanding and commitment as we advance the initial phases of this vital housing project. It outlines the City's commitment to providing the land for one dollar (\$1.00), along with key terms and conditions that the City and the Developer are committed to.

The City of Richland Center is enthusiastic about this development's potential to enhance our community's housing stock and foster economic growth. We greatly appreciate your commitment to advancing housing development in Richland Center and believe this collaborative approach will ensure a successful and timely project.

Please review the enclosed agreement thoroughly. If you have any questions or need clarification, feel free to contact me at [phone number] or [email address]. We look forward to your prompt review and signing of the agreement to proceed with the next steps.

Sincerely,

A handwritten signature in black ink that reads "Jason Glasbrenner". The signature is written in a cursive style.

Jason Glasbrenner
Economic Development Director

Cc: Dan Beinborn

Enclosure: Pre-Development Agreement – Stori Field Duplex Development

EXHIBIT A



City Municipal Building
450 South Main St.
Richland Center, WI 53581
608-475-0766

Pre-Development Agreement for the Stori Field Duplex Development

This Pre-Development Agreement ("Agreement"), contingent upon final approval of the Common Council, is made and entered into this [Date], by and between the City of Richland Center, Wisconsin (hereinafter "City"), and Doug Enke (hereinafter "Developer").

RECITALS

WHEREAS, the Developer proposes to develop an eight (8) duplex building (16 dwelling units) residential subdivision (hereinafter "Subdivision") within the City of Richland Center; and

WHEREAS, the City desires to support the development of quality housing options within its community and recognizes the need to incentivize and encourage such development; and

WHEREAS, both parties desire to establish the terms and conditions for the pre-development phase of the Subdivision, leading to a formal Development Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the City and the Developer agree as follows:

I. CITY COMMITMENTS:

- a. **Sale of the Land:** The City agrees to sell the land necessary for the Development for one dollar (\$1.00).
- b. **Subdivision and Infrastructure Design:** The City shall provide all conceptual and preliminary engineering work for the Subdivision and infrastructure that has been completed to date.

II. DEVELOPER COMMITMENTS:

- a. **Subdivision and Infrastructure Design:** All utility, roadway, and stormwater infrastructure design and construction done by the developer shall comply with all applicable federal, state, and local laws, codes, and standards.
- b. **Building Design:** The Subdivision will be constructed as a "zero-step" development for accessibility purposes, and all building design plans require approval of the City.
- c. **Development Commencement Timeline:** Upon the sale and transfer of the land to the Developer, the following deadlines must be met:
 - i. **Within 90 days:**
 1. The preliminary plat shall be submitted to the city for review.
 2. An engineering firm shall be selected and under contract for infrastructure design.
 - ii. **Within 9 months:**
 1. Commencement of infrastructure construction.
 2. Commencement of duplex construction.
- d. **Performance Guarantee:** The Developer agrees to substantially complete the Subdivision no later than **24 months** from the date of the sale and transfer of the land.

EXHIBIT A



City Municipal Building
450 South Main St.
Richland Center, WI 53581
608-475-0766

- i. **Failure to Complete:** In the event the Developer fails to construct and receive certificates of occupancy for all eight duplexes by the above deadline, the Developer shall be responsible for the payment of an annual property tax equivalent to the amount that would have been levied had the eight duplexes been fully completed and assessed at fair market value.
 - ii. **Valuation Method:** The City shall determine the estimated assessed value of each duplex based on comparable properties, and apply the then-current mill rate to determine the amount due.
 - iii. **Duration:** This obligation shall continue annually until the required duplexes are fully constructed and have received certificates of occupancy.
- e. **Public Right of Way, Infrastructure, & Parkland:** For this project to proceed, all roads and essential infrastructure, such as utility lines and sidewalks, must be situated on property owned by the city or within an established public right-of-way. Furthermore, a specific portion of the development must be set aside for parkland as mandated by local regulations.
- f. **Utility Easements:** All easements necessary for the installation and maintenance of City utilities shall be properly defined, granted, and recorded.
- g. **Subdivision Naming Rights:** The City shall retain exclusive authority to name the Subdivision.
- h. **Covenant Approval:** No subdivision covenants shall be recorded or enforced without the full consent and approval of the City.
- i. **Sale of Land and Lots:** No land or lots of the Subdivision shall be transferred or sold without prior approval of the city.
- iii. **Future Development Agreement:** This Agreement outlines the pre-development terms. A comprehensive Development Agreement will be executed once the terms of this Agreement are approved by the Common Council.
- IV. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF RICHLAND CENTER, WISCONSIN

By: *Ashley Oliphant*
Name: Ashley Oliphant
Title: City Administrator
Date: 9/24/2025

DEVELOPER

By: *Donna Enke*
Name: Donna Enke
Title: Vice President
Date: 8/18/25

EXHIBIT B

RICHLAND COUNTY CERTIFIED SURVEY MAP _____ **cont'd**

BEING PART OF BLOCK 64 SCHOOLCRAFT ADDITION TO THE CITY OF RICHLAND CENTER, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

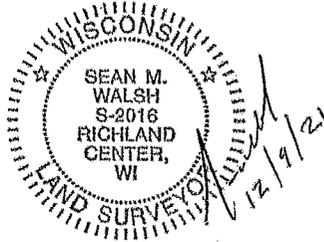
I, SEAN M. WALSH, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED, MAPPED AND MONUMENTED THE LANDS SHOWN HEREON, BEING PART OF BLOCK 64 SCHOOLCRAFT ADDITION TO THE CITY OF RICHLAND CENTER, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 1 EAST, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16;
THENCE NORTH 00°07'08" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER, 1489.99 FEET;
THENCE NORTH 89°52'52" EAST, 24.85 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF CEDAR STREET AND THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED;
THENCE NORTH 00°03'33" WEST, ALONG SAID RIGHT-OF-WAY, 22.85 FEET;
THENCE NORTH 89°58'27" EAST, 2.38 FEET;
THENCE NORTH 00°48'56" WEST, 16.00 FEET;
THENCE NORTH 89°13'04" EAST, 21.00 FEET;
THENCE SOUTH 00°48'56" EAST, 16.00 FEET;
THENCE SOUTH 89°13'04" WEST, 21.00 FEET;
THENCE SOUTH 89°58'27" WEST, 2.38 FEET TO SAID RIGHT-OF-WAY;
THENCE NORTH 00°03'33" WEST, ALONG SAID RIGHT-OF-WAY, 463.68 FEET TO A POINT ON THE NORTH LINE OF BLOCK 64;
THENCE SOUTH 88°56'46" EAST, ALONG THE NORTH LINE OF SAID BLOCK 64, 633.10 FEET TO A POINT ON THE CENTERLINE OF NORTH CHESTNUT STREET SAID POINT BEING THE NORTHEAST CORNER OF BLOCK 64;
THENCE SOUTH 00°17'36" WEST, ALONG THE EAST LINE OF SAID BLOCK 64, 618.28 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 64;
THENCE NORTH 88°57'12" WEST, ALONG THE SOUTH LINE OF BLOCK 64, 365.54 FEET TO THE WEST RIGHT-OF-WAY OF NORTH CHESTNUT STREET;
THENCE NORTH 01°16'43" EAST, 131.70 FEET;
THENCE NORTH 88°55'00" WEST, 266.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY FOR NORTH CEDAR STREET AND THE POINT OF BEGINNING.

THAT I HAVE MADE THIS SURVEY AND LAND DIVISION UNDER THE DIRECTION OF THE RICHLAND SCHOOL DISTRICT, OWNER OF SAID LANDS;

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF SAID LAND.

THAT I HAVE FULLY COMPLIED WITH CHAPTER A-E7 OF THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF THE CITY OF RICHLAND CENTER IN SURVEYING, DIVIDING AND MAPPING THE SAME.



OWNERS CERTIFICATE:

THE RICHLAND SCHOOL DISTRICT, DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID SCHOOL DISTRICT HAS CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID SCHOOL DISTRICT DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SECTIONS 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

CITY OF RICHLAND CENTER

Jarred Burke 12/14/2021
JARRED BURKE, DISTRICT ADMINISTRATOR DATE

NOTARY CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF Richland
PERSONALLY CAME BEFORE ME THIS 14th DAY OF December, 2021, THE ABOVE NAMED JARRED BURKE, KNOWN BY ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Kathleen L. Ly
NAME
NOTARY PUBLIC, Richland COUNTY, WISCONSIN

MY COMMISSION EXPIRES 4/27/2022

CITY OF RICHLAND CENTER APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF RICHLAND CENTER ON

_____, 2021

EXHIBIT C

CONCEPT PLAN
OPTION #2

Legend

- Duplex
- Stormwater
- Green Space

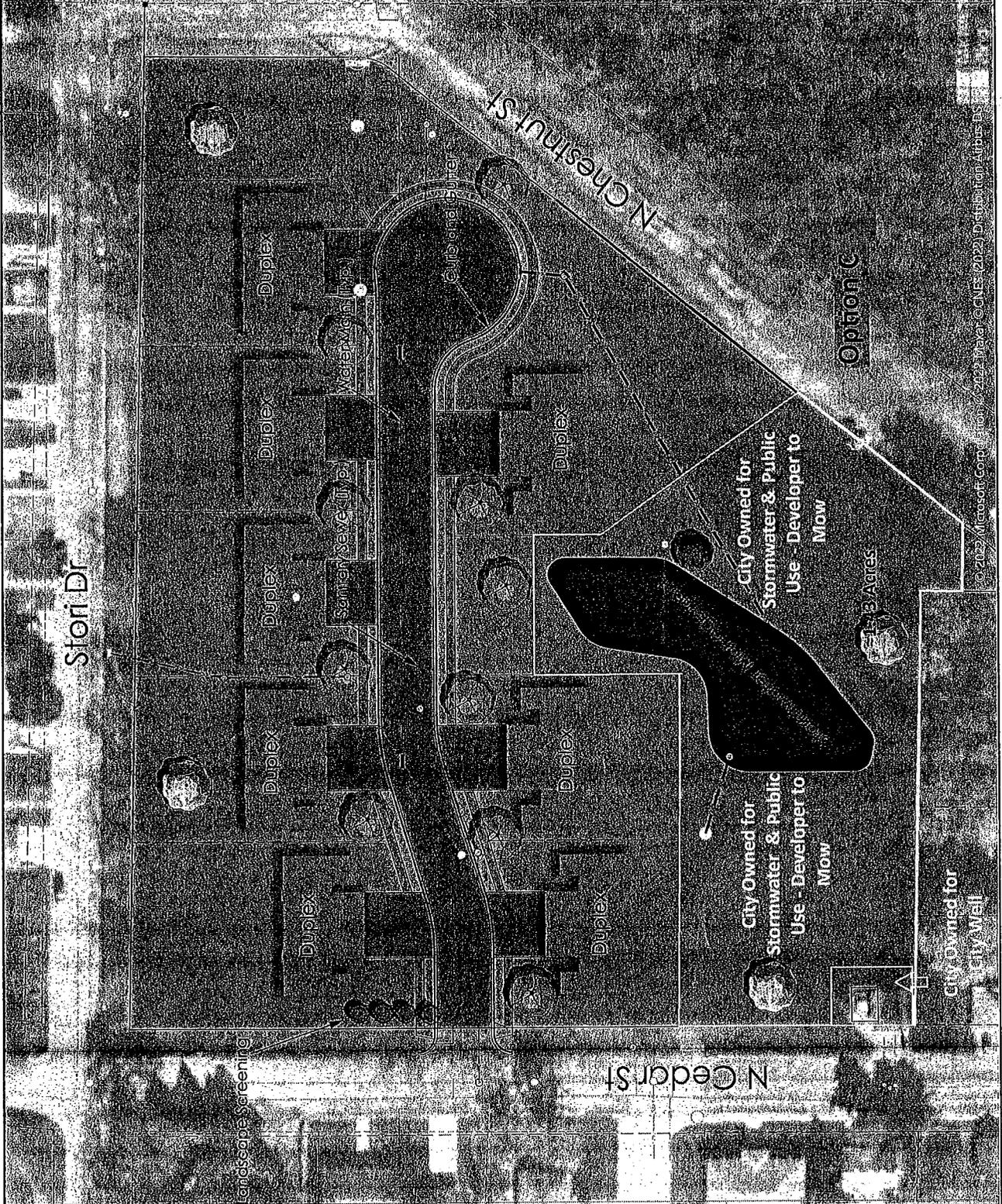
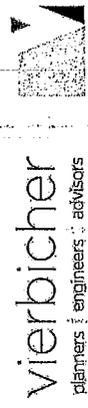


EXHIBIT D

**ORDINANCE #2025-08
APPROVING A DEVELOPMENT AGREEMENT FOR
AND SALE OF STORI FIELD**

WHEREAS, the Common Council of the City of Richland Center recognizes the importance of housing for sustaining the City's population and encouraging economic growth; and

WHEREAS, the City has been approached by a developer interested in building eight duplexes on the property known as Stori Field; and

WHEREAS, the Common Council finds the proposed transfer of Stori Field for the sum of one dollar (\$1.00) for the purpose of this development serves a public purpose; and

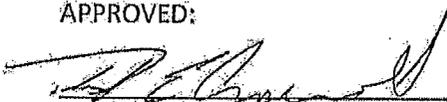
NOW THEREFORE BE IT ORDAINED by the Common Council of Richland Center that the Development Agreement Between the City of Richland Center and Enke Development, LLC for the Development of Stori Field ("Agreement"), attached hereto and incorporated by reference herein, and the sale of Stori Field pursuant to the Agreement are approved; and

BE IT FURTHER ORDAINED that City Administrator Ashley Oliphant is authorized to execute the Agreement and take such further actions as are necessary to effectuate the intent of this Ordinance; and

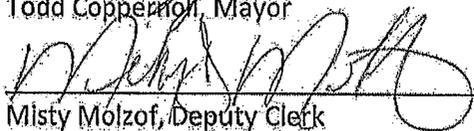
BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage and publication.

Adopted by the Common Council of the City of Richland Center this 7th day of October, 2025.

APPROVED:



Todd Coppernoll, Mayor



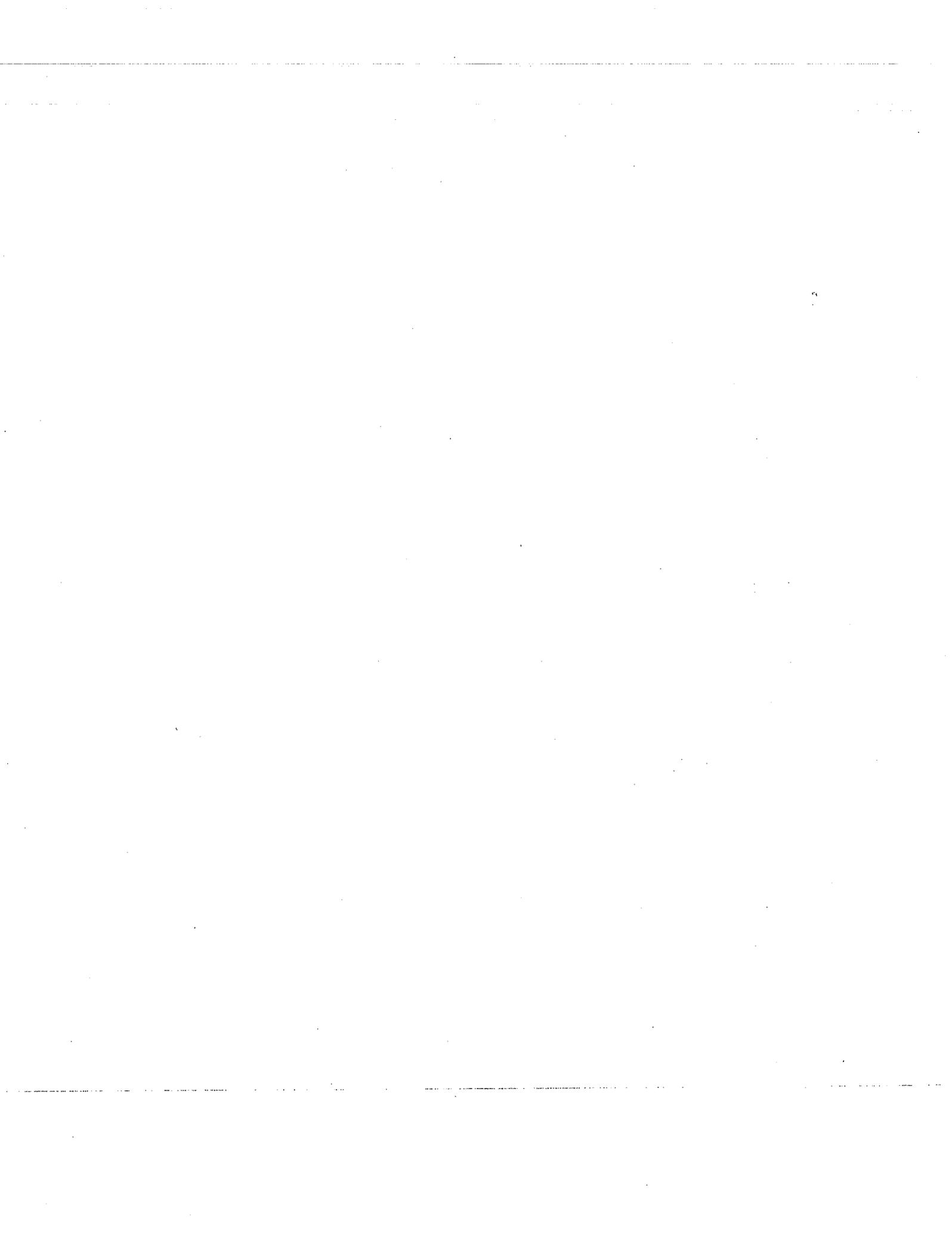
Misty Molzof, Deputy Clerk

AYES: 8

NAYS: 0

Publication Date: 10/16/2025

Effective Date: 10/17/2025



APPENDIX E

CSM

CERTIFIED SURVEY MAP No. _____

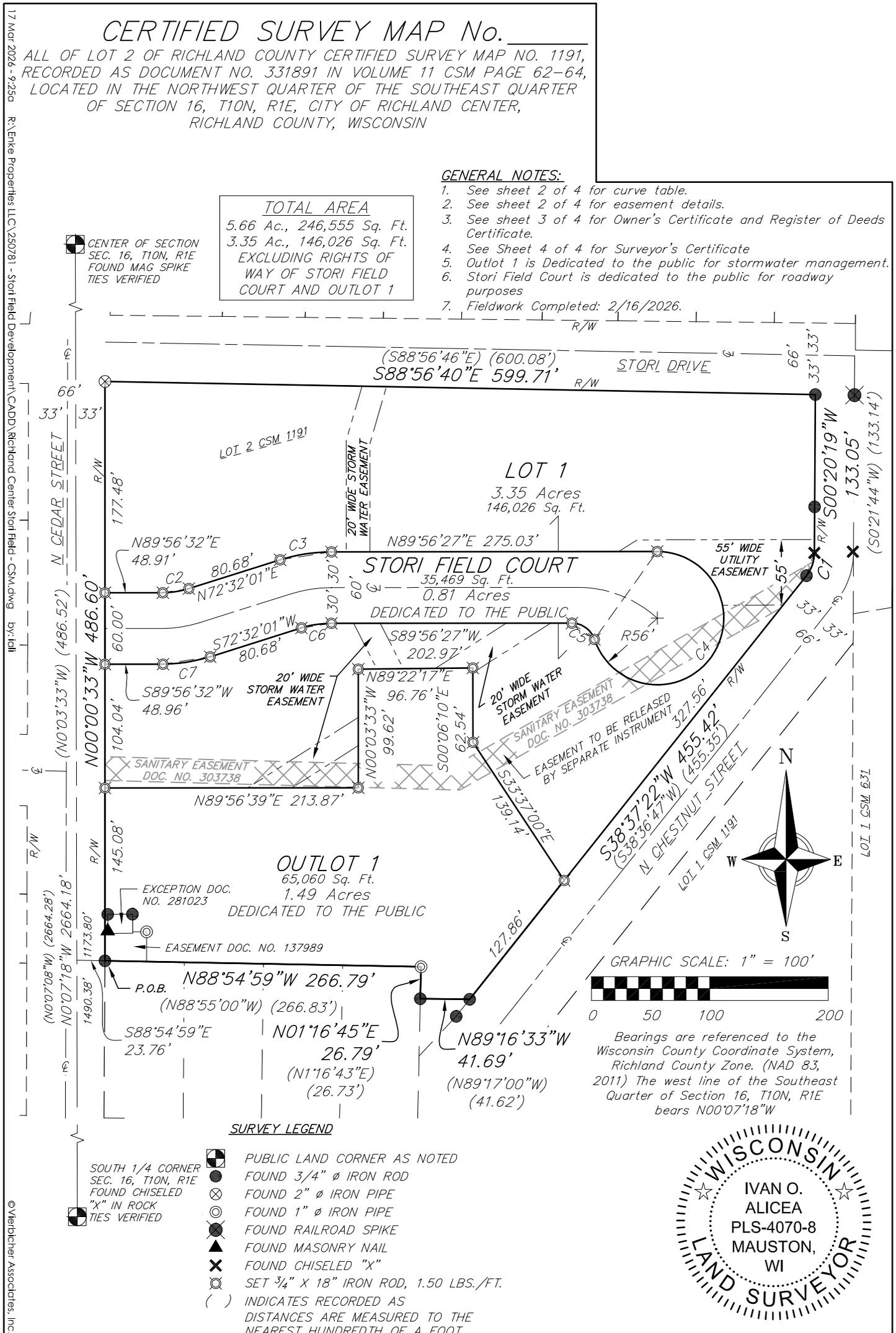
ALL OF LOT 2 OF RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1191,
RECORDED AS DOCUMENT NO. 331891 IN VOLUME 11 CSM PAGE 62-64,
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 16, T10N, R1E, CITY OF RICHLAND CENTER,
RICHLAND COUNTY, WISCONSIN

GENERAL NOTES:

1. See sheet 2 of 4 for curve table.
2. See sheet 2 of 4 for easement details.
3. See sheet 3 of 4 for Owner's Certificate and Register of Deeds Certificate.
4. See Sheet 4 of 4 for Surveyor's Certificate
5. Outlot 1 is Dedicated to the public for stormwater management.
6. Stori Field Court is dedicated to the public for roadway purposes
7. Fieldwork Completed: 2/16/2026.

TOTAL AREA
5.66 Ac., 246,555 Sq. Ft.
3.35 Ac., 146,026 Sq. Ft.
EXCLUDING RIGHTS OF
WAY OF STORI FIELD
COURT AND OUTLOT 1

CENTER OF SECTION
SEC. 16, T10N, R1E
FOUND MAG SPIKE
TIES VERIFIED



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
 - FOUND 3/4" ϕ IRON ROD
 - FOUND 2" ϕ IRON PIPE
 - FOUND 1" ϕ IRON PIPE
 - FOUND RAILROAD SPIKE
 - FOUND MASONRY NAIL
 - FOUND CHISELED "X"
 - SET 3/4" X 18" IRON ROD, 1.50 LBS./FT.
 - () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- SOUTH 1/4 CORNER
SEC. 16, T10N, R1E
FOUND CHISELED
"X" IN ROCK
TIES VERIFIED



Job #: 250781
Date: 3/17/2026
Rev: MM/DD/YYYY
Drafted By: ili
Checked By: mlon

SURVEYED FOR:
Enke Properties LLC
115 Chickadee Lane
Sauk City, WI 53583

SURVEYED BY:
Vierbicher Associates, Inc.
201 E Main St
Suite 100
Reedsburg, WI 53959
(608) 524-6468

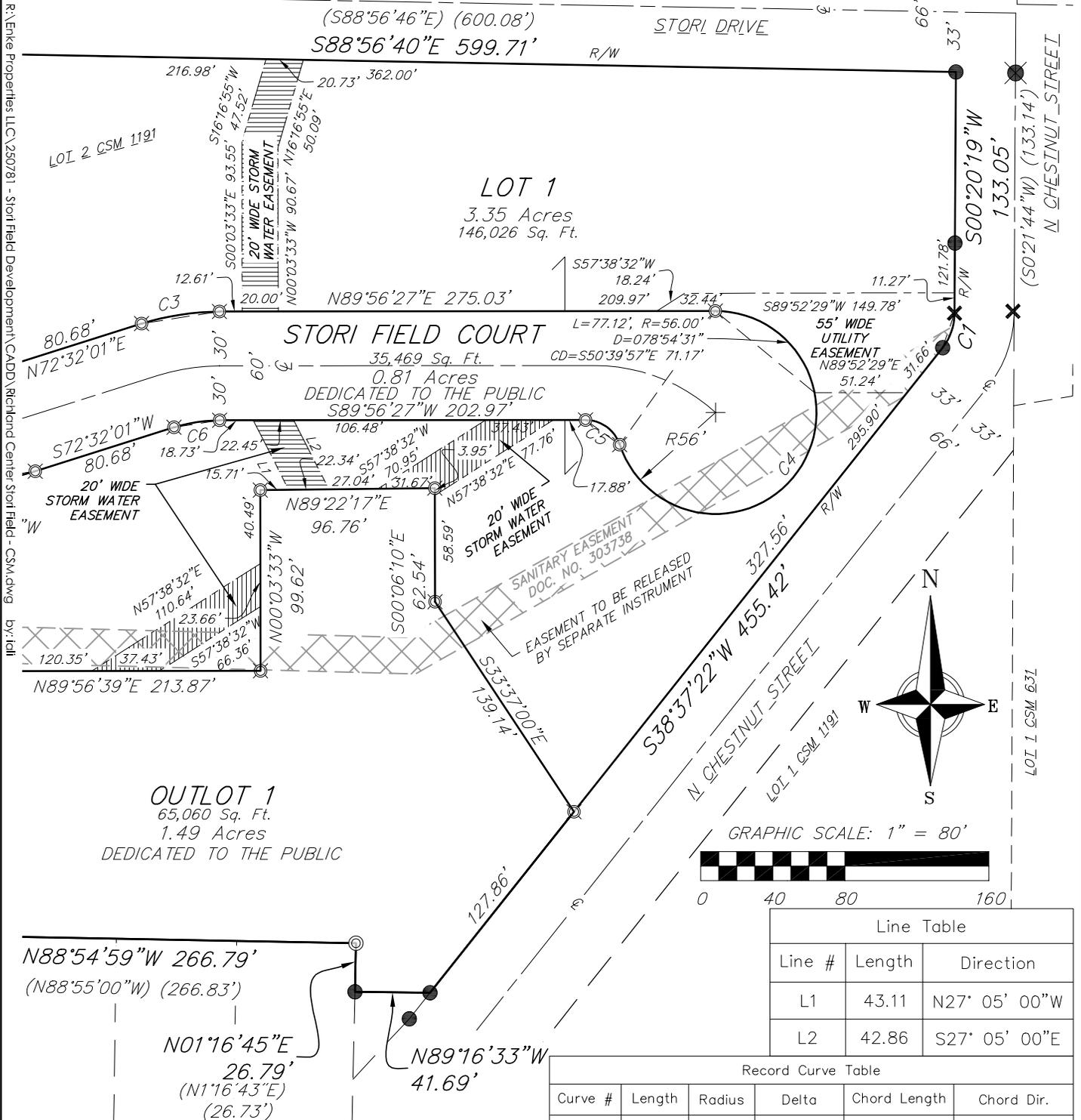
SHEET
1 OF 4

17 Mar 2026 - 9:25a R:\Enke Properties LLC\250781 - Stori Field Development\CADD\Richland Center Stori Field - CSM.dwg by: ili © Vierbicher Associates, Inc.

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 2 OF RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1191, RECORDED AS DOCUMENT NO. 331891 IN VOLUME 11 CSM PAGE 62-64, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T10N, R1E, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN

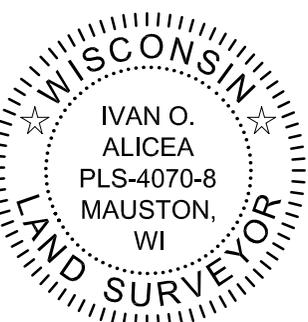
18 Mar 2026 - 3:30p



Line Table		
Line #	Length	Direction
L1	43.11	N27° 05' 00"W
L2	42.86	S27° 05' 00"E

Record Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	20.35'	30.49'	38°15'03"	19.98'	S19° 29' 16"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	20.56'	30.49'	38°37'46"	20.17'	S19° 12' 21"W
C2	22.33'	73.50'	17°24'31"	22.25'	N81° 14' 17"E
C3	43.90'	144.50'	17°24'26"	43.73'	N81° 14' 14"E
C4	245.96'	56.00'	251°39'08"	90.81'	S35° 42' 22"W
C5	24.99'	20.00'	71°35'29"	23.40'	N54° 15' 48"W
C6	25.67'	84.50'	17°24'26"	25.57'	S81° 14' 14"W
C7	40.56'	133.50'	17°24'26"	40.40'	S81° 14' 14"W



Job #: 250781
 Date: 3/17/2026
 Rev: MM/DD/YYYY
 Drafted By: ili
 Checked By: mlon

SURVEYED FOR:
 Enke Properties LLC
 115 Chickadee Lane
 Sauk City, WI 53583

SURVEYED BY:
 Vierbicher Associates, Inc.
 201 E Main St
 Suite 100
 Reedsburg, WI 53959
 (608) 524-6468

**SHEET
 2 OF 4**

17 Mar 2026 - 9:26a R:\Enke Properties LLC\250781 - Stori Field Development\CADD\Richland Center\Stori Field - CSM.dwg by:iali

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 2 OF RICHLAND COUNTY CERTIFIED SURVEY MAP NO. 1191, RECORDED AS DOCUMENT NO. 331891 IN VOLUME 11 CSM PAGE 62-64, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T10N, R1E, CITY OF RICHLAND CENTER, RICHLAND COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Ivan O. Alicea, Wisconsin Professional Land Surveyor No. 4070-8, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Richland Center, and under the direction of Enke Properties LLC, I have surveyed, divided, and mapped this Certified Survey; that such map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the Northwest Quarter of the Southeast Quarter of Section 16, T10N, R1E, City of Richland Center, Richland County, Wisconsin, containing 5.66 acres of land and described as follows:

All of Lot 2, Richland County Certified Survey Map No. 1191, recorded as Document No. 331891 in Volume 11, Pages 62 - 64 in the Office of the Richland County Register of Deeds, located in the Northwest Quarter of the Southeast Quarter of Section 16, T10N, R1E, City of Richland Center, Richland County, Wisconsin described as follows.

Commencing at a found chiseled "X" on a rock at the South Quarter Corner of Section 16, T10N, R1E; Thence, N00°07'18"W, along the West line of the Southeast Quarter of said Section 16, 1490.38 feet; Thence, S88°54'59"E, 23.76 feet, to a found 3/4" diameter iron rod at the east right-of-way line of North Cedar Street and the southwest corner of Lot 2, Richland County Certified Survey Map No. 1191 and the Point of Beginning (P.O.B.) of this description;

Thence, N00°00'33"W, along said east right-of-way line of North Cedar Street, 486.60 feet to a found 2" diameter iron pipe at the northwest corner of said Lot 2, Richland County Certified Survey Map No. 1191;

Thence, S88°56'40"E, along the north line of said Lot 2, Richland County Certified Survey Map No. 1191 and the south right-of-way line of Stori Drive, 599.71 feet, to a found 3/4" diameter iron rod at the northeast corner of Lot 2, Richland County Certified Survey Map No. 1191;

Thence, S00°20'19"W, along the east line of said Lot 2, Richland County Certified Survey Map No. 1191 and west right-of-way of North Chestnut Street, 133.05 feet, to a found chiseled "X" on a concrete drainage structure and the begining of a curve concave to the west, having a radius of 30.49 feet, an internal angle of 38°37'46", and a chord which bears S19°12'214"W, 20.17 feet;

Thence, southerly along said curve, 20.56 feet to a found 3/4" iron rod;

Thence, S38°37'22"W, along the east line of said Lot 2, Richland County Certified Survey Map No. 1191 and northwest right-of-way of North Chestnut, 455.42 feet to a found 3/4" diameter iron rod at the southeast corner of Lot 2, Richland County Certified Survey Map No. 1191;

Thence, N89°16'33"W, along the south line of Lot 2, Richland County Certified Survey Map No. 1191 and north line of Outlot 1 Richland County Certified Survey Map No. 1191, 41.69 feet, to a found 3/4" diameter iron rod, at the southeast corner of Lot 2, Richland County Certified Survey Map No. 1191 and northeast corner of Outlot 1, Richland County Certified Survey Map No. 1191;

Thence, N01°16'45"E, 26.79 feet to a found 3/4" diameter iron rod;

Thence, N88°54'59"W, Along the south line of Lot 2, Richland County Certified Survey Map No. 1191, 266.79 feet, returning to the Point of Beginning.

Certified Survey Map contains 5.66 ac., 246,555 Sq. Ft., (3.35 Ac., 146,026 Sq. Ft. excluding the right-of-way of Stori Field Court and Outlot 1) and is subject to all other easements and rights-of-way of record.

Ivan O. Alicea, WI PLS #4070-8 Date
Vierbicher Associates, Inc



© Vierbicher Associates, Inc.



vierbicher
advisors / engineers / surveyors

Job #: 250781
Date: 3/17/2026
Rev: MM/DD/YYYY
Drafted By: iall
Checked By: mlon

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Enke Properties LLC
115 Chickadee Lane
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**SHEET
4 OF 4**