

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

[Add Legal Description]

Legal Description of the Property

Lot 1 of Certified Survey Map No. 4146 recorded in the Office of the Register of Deeds for Jefferson County, Wisconsin on August 24, 2001, in Volume 20, Page 181 as Document No. 1064067, a division of land located in the East 1/2 of Section 8, Township 8 North, Range 15 East, 12th Ward, Outlot 41, in the City of Watertown, Jefferson County, Wisconsin. Excepting therefrom Lot 7 of Certified Survey Map No. 6088 recorded in Volume 35 of Certified Surveys on Page 276 as Document No. 1428518.

EXHIBIT B
PROJECT PLAN

[See Attached]



MARCH 25, 2024

City of Watertown

Plan Commission 4:30pm

Greater Watertown Community Health Foundation
Neighborhood Plan Update

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Development Plan & Site Layout

GWCHF's Vision

Previous Development Option

Previous Layout

Updated Development Plan

Updated Layout

Housing Types

2

Infrastructure

Phased Installation

Phased Costs

3

Construction Phasing

4

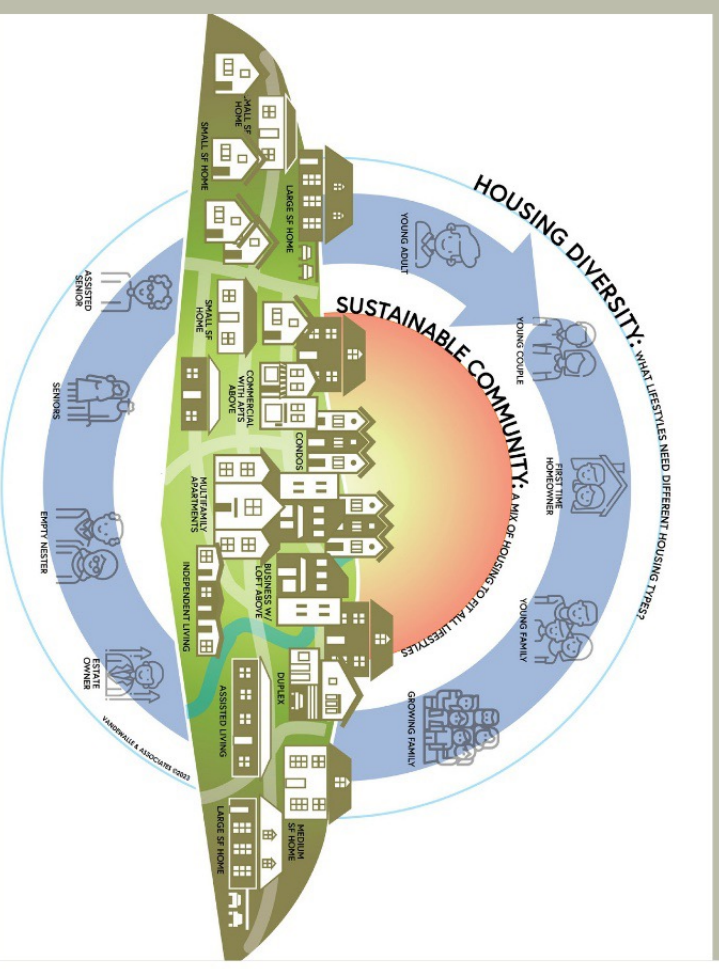
Next Steps

Section 1

Development Plan & Site Layout



**Great Watertown Community Health
Foundation's Vision.**



Previous
**Development
Option**
As presented to City
Staff in Dec 2023.

Option (1)

ADOPTED PLAN

Housing Choices 100 rental apts, 20 for-sale townhomes, 24 for-sale twins, 39 for-sale singles

Total New Roofs 183

Estimated Taxes **\$783,000**

Need from City PayGo Blighted TID, Mixed Use TID for infrastructure installation

Previous Layout

December 2023.

- Multiple east/west streets.
- Includes townhomes.
- No higher-value lots.



Current Development Plan

March 2024.

This plan:

- creates highest tax increment.
- is Developers' preference, ie., no town homes.
- meets GWCHF's vision and goals.
- creates greatly needed housing options for citizens of Watertown.

APARTMENTS, TWIN HOMES & SINGLE FAMILY HOMES

Housing Options

- 96 rental apartments
- 18 for-sale twins
- 80 for-sale singles

Total New Roofs 194

Estimated Taxes **\$914,000 upon construction completion**

UPDATED Site Layout

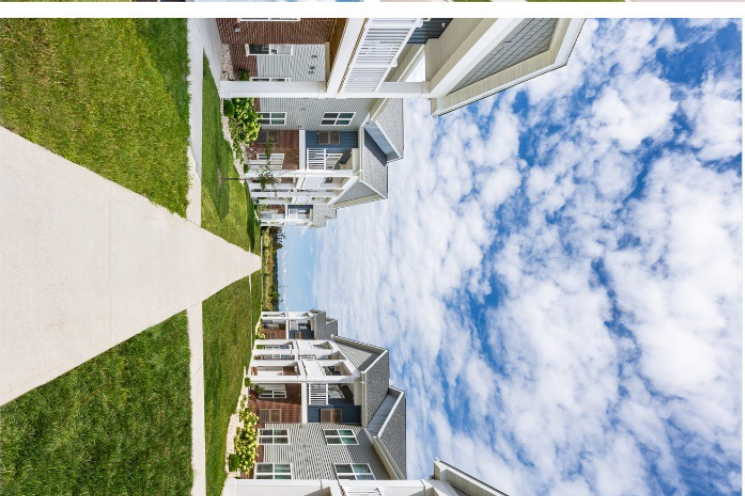
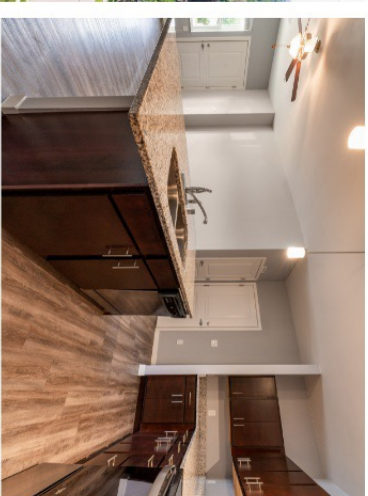
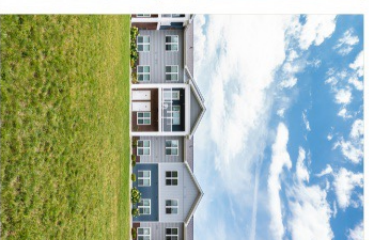
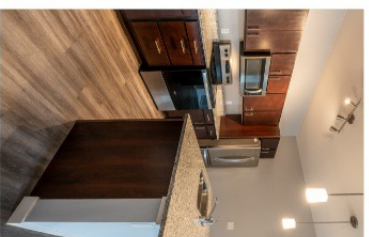
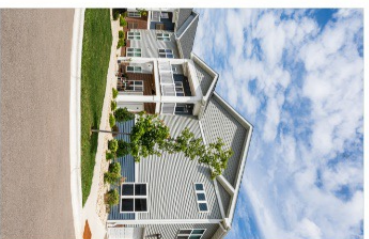
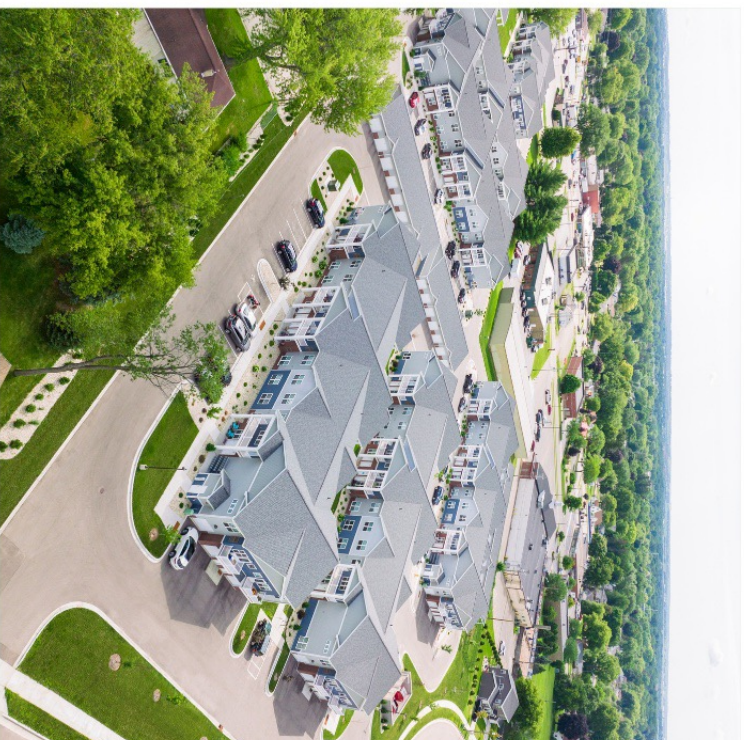
March 2024.



- Multiple higher-value lots.
- One east/west street.
- No townhomes.

Multi-Family Development

- 96 units.
- Infrastructure thru developer financed TIF.
- 2025 anticipated construction start.



Twin Homes Development

- 18 units.
- Infrastructure thru GW/CHF and municipal funding.
- 2025 anticipated construction start.



Single Family Homes Development

- 80 units.
- Infrastructure thru GWCHF and municipal funding.
- 2025 anticipated construction start.



Section 2

Infrastructure Phased Installation



Infrastructure Phasing

Phased installation affords City
time for budgeting.



Infrastructure Costs Projected.

	Phase 1	Phase 2	Phase 3	Total Project
Linear Feet	2316	1449	435	4200
Mass Grading and Water Management	\$ 1,348,230.00	\$ -	\$ -	\$ 1,348,230.00
Water and Sewer	\$ 1,200,685.20	\$ 726,772.80	\$ 250,582.00	\$ 2,178,040.00
Curb, Gutter, Road	\$ 511,325.00	\$ 320,425.00	\$ 87,050.00	\$ 918,800.00
Gas and Electric	\$ 137,800.00	\$ 85,800.00	\$ 31,200.00	\$ 254,800.00
Landscape, Professional Fee's and Contingency	\$ 828,298.04	\$ 209,439.56	\$ 67,526.40	\$ 1,105,264.00
Total	\$ 4,026,338.24	\$ 1,342,437.36	\$ 436,358.40	\$ 5,805,134.00

Section 3

Construction Phasing



Construction Phasing

with Infrastructure Phasing



INFRASTRUCTURE

- Phase 1 begins

SINGLE FAMILY

- 10 under construction

TWIN HOMES

- 6 under construction

MULTI-FAMILY

- 96 under construction

SINGLE FAMILY

- 10 from prior yr completed

- additional 12 completed

- additional 12 started

- cumulative completed 22

TWIN HOMES

- 6 from prior yr completed

- additional 6 completed

- additional 6 started

- cumulative completed 12

MULTI-FAMILY

- 96 from prior yr completed

- cumulative completed 96

INFRASTRUCTURE

- Phase 2 begins

SINGLE FAMILY

- 12 from prior yr completed

- additional 12 completed

- additional 12 started

- cumulative completed 46

TWIN HOMES

- 6 from prior yr completed

- cumulative completed 18

INFRASTRUCTURE

- Phase 3 begins

SINGLE FAMILY

- 12 from prior yr completed

- additional 12 completed

- additional 10 started

- cumulative completed 70

SINGLE FAMILY

- 10 from prior yr completed

- cumulative completed 80

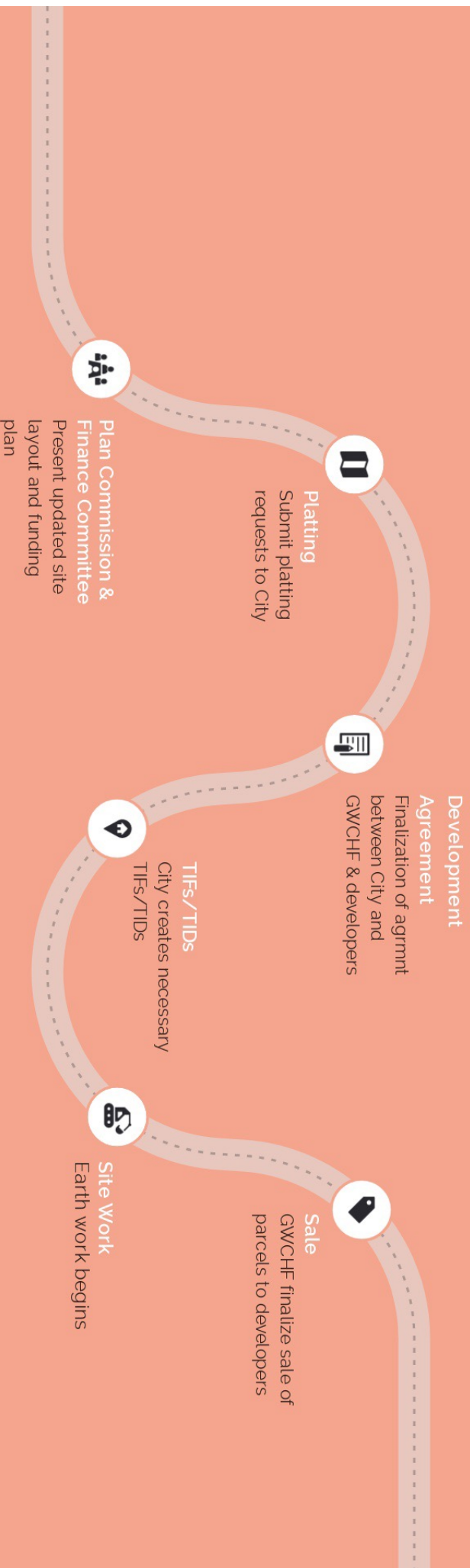
Section 4

Next Steps



Next Steps

Key project milestones Mar - July 2024





600 East Main Street Suite 200
Watertown WI 53094

920.390.4000
watertownhealthfoundation.com

Building Strong Families and Thriving Communities

TOGETHER, WE HAVE A
ONCE-IN-A-GENERATION
OPPORTUNITY TO ENSURE
A VIBRANT FUTURE
FOR WATERTOWN



City of Watertown -

Thank you for your partnership and guidance as we collectively work to transform a vacant parcel and make a truly positive impact on housing for the future of Watertown.

Greater Watertown Community Health Foundation

Tina Crave - President & CEO

Nate Peters - Chief Financial Officer

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.



BEARING BASIS:
ALL BEARINGS REFER TO SOUTH LINE OF THE
SOUTHEAST 1/4 OF SECTION 8, WHICH HAS A
WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON
COUNTY, BEARING OF N 86°4'26" W

OWNER/SUBDIVIDER:
HOFFMANN MATZ, LLC
600 E. MAIN ST.
WATERTOWN, WI 53094

SURVEYOR:
CAPITOL SURVEY ENTERPRISES
2015 LaCHANDELLE CT.
BROOKFIELD, WI 53045
262-786-6000

* INDICATES FOUND 1" IRON PIPE
 UNLESS OTHERWISE NOTED
 △ INDICATES P.J. NAIL, FOUND
 ○ INDICATES 2 INCH DIA. IRON PIPE, 18 ±
 INCHES IN LENGTH, WEIGHING 3.65 LBS
 PER LINEAL FOOT, SET.
 ALL OTHER LOT CORNERS ARE 1 INCH
 DIA. IRON PIPE, 18 INCHES IN LENGTH,
 WEIGHING 1.68 LBS PER LINEAL FOOT,
 SET.

LEGAL DESCRIPTION
LOT 1 OF CERTIFIED SURVEY MAP NO. 4146 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR JEFFERSON COUNTY, WISCONSIN ON AUGUST 24, 2001, BEING 181.181 AS DOCUMENT NO. 1084667, A DIVISION OF LAND LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, 12TH WILCO, OUTLOT 41, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, EXCEPTING THEREFROM LOT 7 OF CERTIFIED SURVEY MAP NO. 6088 RECORDED IN VOLUME 35 OF CERTIFIED SURVEYS ON PAGE 276 AS DOCUMENT NO. 1428518.
CONTAINING: 2,115,907 SQ. FT. OR 48,5757 ACRES

2. SUBJECT PROPERTY ZONING: PG, PLANNED OFFICE AND INSTITUTIONAL.
3. SETBACKS BASED ON CITY OF WATERFURY ZONING CODE AND ARE AS FOLLOWS:
 - (1) BUILDING TO FRONT OR STREET SIDE LOT LINE: 25 FEET, 40 FEET FOR A LOT ADJACENT TO A HIGHWAY OR STATE ROUTE.
 - (2) BUILDING TO REAR LOT LINE: 10 FEET.
 - (3) BUILDING TO REAR/ENDAL SIDE LOT LINE: 10 FEET.
 - (4) BUILDING TO REAR/ENDAL REAR LOT LINE: 25 FEET.
4. BUILDING TO NONREAR/ENDAL SIDE LOT LINE: 20 FEET.
5. BUILDING TO NONREAR/ENDAL REAR LOT LINE: 50 FEET OR ZERO FEET ON ZERO LOT LINE TO ALLEY OR FRONT LOT LINE.
6. SIDE LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE, 10 FEET FROM ALLEY OR FRONT LOT LINE.
7. SIDE LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE, 10 FEET FROM ALLEY OR FRONT LOT LINE.
8. LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NO. 4146 & CERTIFIED SURVEY MAP NO. 4147.
9. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREIN IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, GOVERNS HENRIK AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE CITY OF WATERFURY DOES NOT GUARANTEE THAT THIS INFORMATION IS NOT CONTAINED.
10. THE INFORMATION SHOWN ON THIS AREA WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AREAS DETERMINED TO EXCEED THE 0.2% ANNUAL CHANCING FLOOD PLANE, AND PER INFORMATION FROM THE WATERFURY WASTEWATER MANAGEMENT AUTHORITY ON FLOOD RISK/RETURNS RATE MAP NO. 1800SC0000, WITH A DATE OF IDENTIFICATION OF 02/26/2010, IN COMMUNITY NO. 260001, CITY OF WATERFURY, MAINE, IS NOT GUARANTEED BY THE CITY OF WATERFURY.
11. SURVEY DATA:
 - (1) COORDINATES ARE BASED ON THE MICHIGAN COUNTY COORDINATE SYSTEM (MCCS), AFFORDING A 10-METER ACCURACY.
 - (2) NORTH DATUM: NAD 83 (1983).
 - (3) DATUM: NAD 83 (1983).
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 - (100) DATUM: NAD 83 (1983).

PROPOSED ZONING: SR-4 SINGLE FAMILY RESIDENTIAL-4
TR-6 TWO FAMILY RESIDENTIAL-6
PUD MULTI-FAMILY

OVERALL AREA = 2,115,957 SQUARE FEET OR 48,5757 ACRES

AREA DEDICATED FOR PUBLIC RIGHT OF WAY = 291,515 SQUARE FEET OR 6.6923 ACRES

AREA DEDICATED TO THE CITY OF WATERTOWN FOR PARK PURPOSES = 133,287 SQUARE FEET OR 3.0503 ACRES

NUMBER OF MULTI-FAMILY LOTS = 1 FOR 406,527 SQUARE FEET OR 9.3326 ACRES

NUMBER OF TWO-FAMILY LOTS = 9 FOR 108,912 SQUARE FEET OR 2.5003 ACRES

NUMBER OF SINGLE FAMILY LOTS = 78 FOR 824,753 SQUARE FEET OR 18.9337 ACRES

NUMBER OF OUTLOTS = 3 FOR 37,174 SQUARE FEET OR 0.8521 ACRES

MAY 2, 2024
DATE

MAY 2, 2024
DATE



WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LABORERS' UNION LOCAL 1000

Proposed Zoning
SB-4 Single Family Residential

PRELIMINARY PLAT
FOR

GWCHF
700 HOFFMANN DR.
WATERTOWN, WI

DRAWN BY:	DHS	DATE:	MAY 2, 2024
CHECKED BY:	MJB	DRAWING NO.	PP - O
CSE Job No.:	23-102	SHEET	1 OF 1

EXHIBIT C

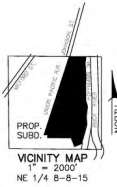
GREEN SPACE TO BE USED AS PARK

[See Attached]

PRELIMINARY PLAT
OF
ROCK RIVER RIDGE

A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4146, BEING A PART OF
THE NORTHWEST 1/4, NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN,
JEFFERSON COUNTY, WISCONSIN.

CSE
CAPITOL SURVEY ENTERPRISES
2015 LACHANDELLE CT.
BROOKFIELD, WI 53045
TEL: 414-788-6800
FAX: 414-788-6808
WWW.CAPITOLSURVEY.COM



ALL BEARINGS REFER TO SOUTH LINE OF THE
SOUTHEAST 1/4 OF SECTION 8, WHICH HAS A
WISCONSIN COUNTY COORDINATE SYSTEM, JEFFERSON
COUNTY, BEARING OF N 89°54'26" W

OWNER/SUBDIVIDER:
HOFFMANN MATZ, LLC
800 E. MAIN ST.
WATERTOWN, WI 53094

SURVEYOR:
CAPITOL SURVEY ENTERPRISES
2015 LACHANDELLE CT.
BROOKFIELD, WI 53045
362-788-6000

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 4146 RECORDED IN THE OFFICE OF THE
REGISTER OF DEEDS FOR JEFFERSON COUNTY, WISCONSIN ON AUGUST 24, 2001,
IN VOLUME 00, PAGE 18 AS DOCUMENT NO. 142818, A DIVISION OF LAND
LOCATED IN THE NORTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 15 EAST, 12TH MERIDIAN, OUTLOT 41-
IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, EXCEPTING
THAT PORTION OF 3.56 ACRES ADJACENT MAP NO. 400, RECORDED IN VOLUME
30 OF TOWNSHIP 8 NORTH, RANGE 15 EAST, 12TH MERIDIAN, DOCUMENT NO. 142818,
CONTAINING 2,115,857 SQ. FT. OR 48.5757 ACRES

NOTES

- SUBJECT PROPERTY ZONED: PD, PLANNED OFFICE AND INSTITUTIONAL.
- SETBACKS BASED ON CITY OF WATERTOWN ZONING CODE ARE AS FOLLOWS:
[1] BUILDING TO FRONT OR STREET SIDE LOT LINE: 25 FEET, 40 FEET FOR A LOT ADJACENT TO A
STREET WITH AN OFFICIALLY MAPPED RIGHT-OF-WAY EQUAL TO OR EXCEEDING 100 FEET.
[2] BUILDING TO REAR LOT LINE: 10 FEET. [3] BUILDING TO REAR LOT LINE: 25 FEET.
[4] BUILDING TO NONRESIDENTIAL SIDE LOT LINE: EIGHT FEET OR ZERO FEET ON ZERO LOT LINE SIDE.
[5] BUILDING TO NONRESIDENTIAL REAR LOT LINE: 25 FEET.
- SIDE LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE; 10 FEET FROM
ALLEY RIGHT-OF-WAY.
- REAR LOT LINE TO ACCESSORY STRUCTURE: THREE FEET FROM PROPERTY LINE; 10 FEET FROM
ALLEY RIGHT-OF-WAY.
- LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NO. 4146 & CERTIFIED SURVEY MAP NO.
4008.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION
FURNISHED BY THE UTILITY COMPANIES, JOSEPH HEDLUND AND THE LOCAL MUNICIPALITY. WHILE THIS
INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE
GUARANTEED FOR CERTAINITY.
- SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X, AREAS
DETERMINED TO BE OUTSIDE THE ELKS ANNUAL CHANCE FLOOD PLAN AND, PER INFORMATION FROM
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO.
500500000, WITH A DATE OF IDENTIFICATION OF 02/24/2013, IN COMMUNITY NO. 500107, CITY OF
WATERTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
- SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), JEFFERSON
COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), NORTH AMERICAN
VERTICAL DATUM OF 1985 (NAVD83), USING THE WISCONSIN CONTINUALLY OPERATING
REFERENCE STATIONS (WISORS & GDSR 12A).

SUBDIVISION NOTES

PROPOSED ZONING: SR-4 SINGLE FAMILY RESIDENTIAL-4
PD-4 TWO-FAMILY RESIDENTIAL-4
PD-4 MULTIFAMILY

OVERALL AREA = 2,115,857 SQUARE FEET OR 48.5757 ACRES

AREA DEDICATED FOR PUBLIC RIGHT OF WAY = 291,015 SQUARE FEET OR 6.6923 ACRES

AREA DEDICATED TO THE CITY OF WATERTOWN FOR PARK PURPOSES = 133,287 SQUARE FEET OR 3.0598 ACRES

NUMBER OF MULTIFAMILY LOTS = 1 FOR 408,527 SQUARE FEET OR 9.3236 ACRES

NUMBER OF TWO-FAMILY LOTS = 9 FOR 108,912 SQUARE FEET OR 2.5033 ACRES

NUMBER OF SINGLE FAMILY LOTS = 78 FOR 824,735 SQUARE FEET OR 18.9327 ACRES

NUMBER OF OUTLOTS = 3 FOR 371,174 SQUARE FEET OR 8.5210 ACRES

I, MICHAEL J. BERRY, P.L.S. 2545, CERTIFY THAT THIS PROPERTY SURVEY
COMPLIES WITH CHAPTER S. 17.01 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MAY 2, 2024
DATE: _____
MICHAEL J. BERRY, P.L.S. 2545
REGISTERED LAND SURVEYOR S-2545



Proposed Zoning:
SR-4 Single Family Residential

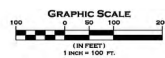
Proposed Zoning:
SR-4 Single Family Residential

Proposed Zoning:
SR-4 Single Family Residential

YELLOW LOT, 133,287 S.F.

DEDICATED TO THE
CITY OF WATERTOWN
FOR PARK PURPOSES

LEGEND			
— 500 —	SHADED AREA	— 100 —	SHADED AREA
— 100 —	SHADED AREA	— 200 —	SHADED AREA
— 200 —	SHADED AREA	— 300 —	SHADED AREA
— 300 —	SHADED AREA	— 400 —	SHADED AREA
— 400 —	SHADED AREA	— 500 —	SHADED AREA
— 500 —	SHADED AREA	— 600 —	SHADED AREA
— 600 —	SHADED AREA	— 700 —	SHADED AREA
— 700 —	SHADED AREA	— 800 —	SHADED AREA
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— 900 —	SHADED AREA	— 1000 —	SHADED AREA
— 1000 —	SHADED AREA	— 1100 —	SHADED AREA
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PRELIMINARY PLAT

FOR
GWCHP

700 HOFFMANN DR.
WATERTOWN, WI

DRAWN BY:	DHS	DATE:	MAY 2, 2024
CHECKED BY:	MJB	DRAWING NO.	PP-O
CBE JOB NO.:	23-102	SHEET	1 OF 1

EXHIBIT D
WALKING PATH

[See Attached]



EXHIBIT E

INFRASTRUCTURE ESTIMATES

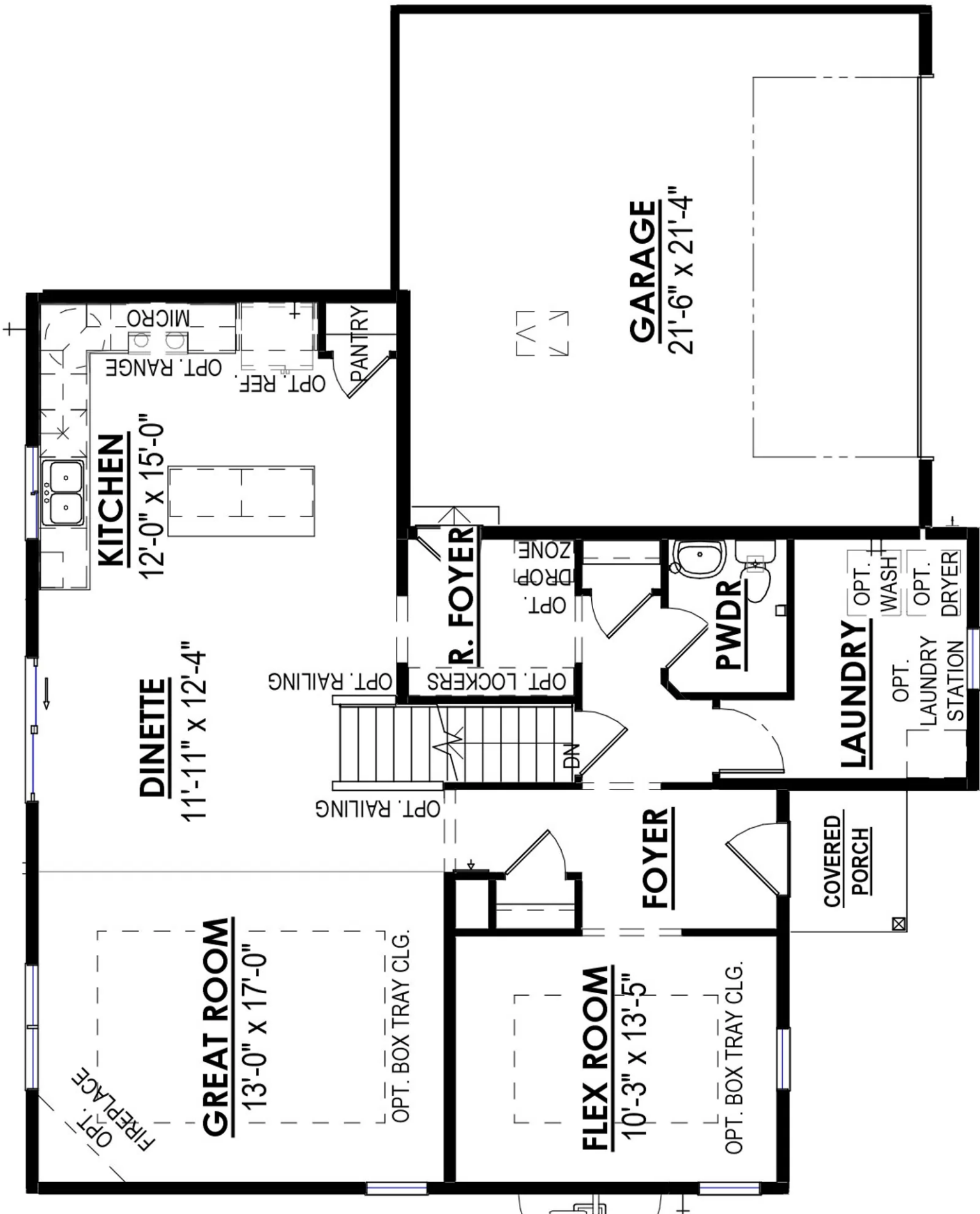
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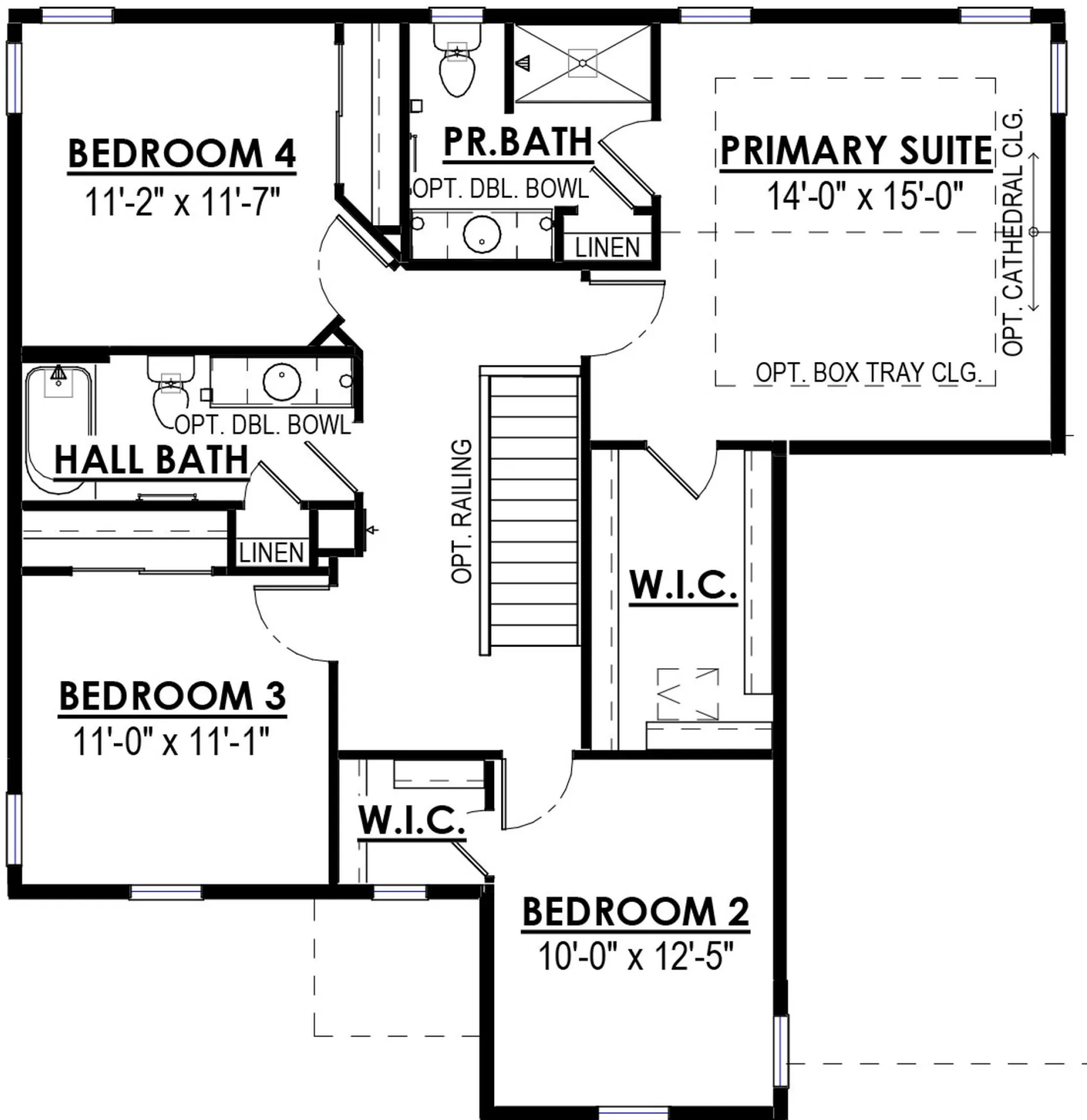
Infrastructure Estimates

Waterloo Riverside Development Budget					Phase 1					Phase 2					Phase 3				
Land Value	Unit	Quantity	Unit Price	Amount	Land Value	Unit	Quantity	Unit Price	Amount	Land Value	Unit	Quantity	Unit Price	Amount	Land Value	Unit	Quantity	Unit Price	Amount
Site Clearing and Prep	Budget	1	200,000	200,000	Site Clearing and Prep	Budget	1	200,000	200,000	Site Clearing and Prep	Budget	1	-	-	Site Clearing and Prep	Budget	1	-	-
Shipping Topsoil	Acres	48	4,200	201,600	Shipping Topsoil	Acres	48	4,200	201,600	Shipping Topsoil	Acres	48	-	-	Shipping Topsoil	Acres	48	-	-
Grades and Line Storm Ponds	Unit	4	80,000	320,000	Grades and Line Storm Ponds	Unit	4	80,000	320,000	Grades and Line Storm Ponds	Unit	4	-	-	Grades and Line Storm Ponds	Unit	4	-	-
Cut and Fill +/-	CV	77.440	4.50	348,480	Cut and Fill +/-	CV	77.440	4.50	348,480	Cut and Fill +/-	CV	77.440	-	-	Cut and Fill +/-	CV	77.440	-	-
Respread Topsoil and Stabilize	Acres	48	5,000	240,000	Respread Topsoil and Stabilize	Acres	48	5,000	240,000	Respread Topsoil and Stabilize	Acres	48	-	-	Respread Topsoil and Stabilize	Acres	48	-	-
Silt Fence/Erosion Control	LF	5,500	3	18,150	Silt Fence/Erosion Control	LF	5,500	3	18,150	Silt Fence/Erosion Control	LF	5,500	-	-	Silt Fence/Erosion Control	LF	5,500	-	-
Geotech					Geotech				20,000	Geotech					Geotech				
Total Grading/Erosion Control				1,328,230	Total Grading/Erosion Control				1,348,230	Total Grading/Erosion Control				-	Total Grading/Erosion Control				-
Sanitary Sewer and Manholes	LF	4,200	100	420,000	Sanitary Sewer and Manholes	LF	2,316	100	231,600	Sanitary Sewer and Manholes	LF	1,449	100	144,900	Sanitary Sewer and Manholes	LF	435	100	43,500
Sanitary Laterals	Unit	57	3,000	171,000	Sanitary Laterals	Unit	31	3,000	94,050	Sanitary Laterals	Unit	20	3,000	59,850	Sanitary Laterals	Unit	6	3,000	17,100
Granular Backfill	LF	4,200	37	153,300	Granular Backfill	LF	2,316	37	84,534	Granular Backfill	LF	1,449	37	52,889	Granular Backfill	LF	435	37	15,878
Water 10" and Valves, Hydrants	LF	2,850	150	427,500	Water 10" and Valves, Hydrants	LF	1,459	150	218,850	Water 10" and Valves, Hydrants	LF	913	150	136,931	Water 10" and Valves, Hydrants	LF	274	150	41,108
Water 6" and Valves, Hydrants	LF	1,650	110	181,500	Water 6" and Valves, Hydrants	LF	857	110	94,251	Water 6" and Valves, Hydrants	LF	536	110	58,974	Water 6" and Valves, Hydrants	LF	161	110	17,705
Water Laterals	Unit	98	2,600	254,800	Water Laterals	Unit	58	2,600	150,800	Water Laterals	Unit	20	2,600	52,000	Water Laterals	Unit	18	2,600	46,800
Granular Backfill	LF	4,200	28	115,500	Granular Backfill	LF	2,316	28	63,690	Granular Backfill	LF	1,449	28	39,848	Granular Backfill	LF	435	28	11,963
Storm Sewer	LF	4,200	110	462,000	Storm Sewer	LF	2,316	110	254,760	Storm Sewer	LF	1,449	110	159,390	Storm Sewer	LF	435	110	47,850
Granular Backfill	LF	4,200	8	33,600	Granular Backfill	LF	2,316	8	18,528	Granular Backfill	LF	1,449	8	11,592	Granular Backfill	LF	435	8	3,480
				2,219,200					1,211,085					716,373					245,392
Road Bed/Stone	LF	4,200	70,00	294,000	Road Bed/Stone	LF	2,316	70,00	162,120	Road Bed/Stone	LF	1,449	70,00	101,430	Road Bed/Stone	LF	435	70,00	30,450
Cuts and Gutters	LF+2	8,400	20	168,000	Cuts and Gutters	LF+2	4,632	20	92,640	Cuts and Gutters	LF+2	2,898	20	57,960	Cuts and Gutters	LF+2	435	20	8,700
Re-Set Structures/Inlet Inlets	Unit	25	1,500	37,500	Re-Set Structures/Inlet Inlets	Unit	14	1,500	20,625	Re-Set Structures/Inlet Inlets	Unit	9	1,500	13,125	Re-Set Structures/Inlet Inlets	Unit	3	1,500	3,750
Undercuts	Budget	1	50,000	50,000	Undercuts	Budget	1	50,000	27,500	Undercuts	Budget	1	50,000	17,500	Undercuts	Budget	1	50,000	5,000
Paving Base Course	LF	4,200	50	210,000	Paving Base Course	LF	2,316	50	115,800	Paving Base Course	LF	1,449	50	72,450	Paving Base Course	LF	435	50	21,750
Paving Final Course	LF	4,200	40	168,000	Paving Final Course	LF	2,316	40	92,640	Paving Final Course	LF	1,449	40	57,960	Paving Final Course	LF	435	40	17,400
				927,500					511,325					320,425					87,050
Walking Trails	LF	6,100	40	244,000	Walking Trails	LF	6,100	40	244,000	Walking Trails	LF	-	25	-	Walking Trails	LF	-	25	-
Electrical Service- Attached	Unit	18	1,800	32,400	Electrical Service- Attached	Unit	18	1,800	32,400	Electrical Service- Attached	Unit	-	1,800	-	Electrical Service- Attached	Unit	-	1,800	-
Electrical Service- Single Family	Unit	80	1,800	144,000	Electrical Service- Single Family	Unit	35	1,800	63,000	Electrical Service- Single Family	Unit	33	1,800	59,400	Electrical Service- Single Family	Unit	12	1,800	21,600
Gas Service- Attached	Unit	18	800	14,400	Gas Service- Attached	Unit	18	800	14,400	Gas Service- Attached	Unit	-	800	-	Gas Service- Attached	Unit	-	800	-
Gas Service- Single Family	Unit	80	800	64,000	Gas Service- Single Family	Unit	35	800	28,000	Gas Service- Single Family	Unit	33	800	26,400	Gas Service- Single Family	Unit	12	800	9,600
Private Utilities				254,800	Private Utilities				197,000	Private Utilities				85,800	Private Utilities				31,200
Landscaping and Monument	Budget	-	50,000	-	Landscaping and Monument	Budget	1	50,000	50,000	Landscaping and Monument	Budget	-	50,000	-	Landscaping and Monument	Budget	-	50,000	-
Peak Improvements Budget	Budget	-	-	-	Peak Improvements Budget	Budget	1	-	-	Peak Improvements Budget	Budget	1	200,000	41,679	Peak Improvements Budget	Budget	1	200,000	13,796
Engineering	4.33%	4,474,930	193,961	193,961	Engineering	4.51%	3,070,640	138,486	138,486	Engineering	4.02%	1,036,798		41,679	Engineering	4.15%	332,432		332,432
Municipal Review and Inspections	4.33%	4,474,930	193,961	193,961	Municipal Review and Inspections	4.51%	3,070,640	138,486	138,486	Municipal Review and Inspections	4.02%	1,036,798		1,036,798	Municipal Review and Inspections	4.15%	332,432		332,432
Contingency	9.92%	4,474,930	443,987	443,987	Contingency	10%	3,070,640	307,064	307,064	Contingency	10%	1,036,798		187,038	Contingency	10%	332,432		332,432
Soft Cost and Other				831,909	Soft Cost and Other				634,036	Soft Cost and Other				187,038	Soft Cost and Other				60,535
Total Cost				5,805,639	Total Cost + 15% Erosion Scale				4,034,600	Total Cost + 15% Erosion Scale				1,440,600	Total Cost + 15% Erosion Scale				488,137
Unlaid Feet			4,200		Unlaid Feet			2,316		Unlaid Feet			1,449		Unlaid Feet			435	
Sides of the Road			2	8,400	Sides of the Road			2	4,632	Sides of the Road			2	2,898	Sides of the Road			2	870
Cost per Front Foot				691	Cost per Front Foot				871	Cost per Front Foot				497	Cost per Front Foot				561
Roads and Infrastructure					Roads and Infrastructure					Roads and Infrastructure					Roads and Infrastructure				

EXHIBIT F
SINGLE FAMILY HOME FLOOR PLANS

[See Attached]





DINETTE
12'-2" x 11'-3"

GREAT ROOM
14'-5" x 17'-1"

PRIMARY SUITE
14'-0" x 13'-0"

KITCHEN
12'-2" x 12'-11"

PANTRY

OPT. REF.

BEDROOM 3
11'-4" x 10'-6"

HALL BATH

OPT. DBL. BOWL

LINEN

BEDROOM 2
11'-4" x 10'-6"

OPT. RAILING

LINEN

PR. BATH

OPT. DBL. BOWL

W.I.C.

LAUNDRY

OPT. LAUNDRY STATION
OPT. WASHER
OPT. DRYER

REAR FOYER

OPT. LOCKERS
OPT. DROP ZONE

FOYER

OPT. BOX TRAY CLG.

OPT. BOX TRAY CLG.

COVERED PORCH

FLEX ROOM
11'-0" x 11'-9"

OPT. BOX TRAY CLG.

GARAGE
21'-8" x 21'-6"

OPT. 3 CAR TANDEM

FIRST FLOOR PLAN

EXHIBIT G

SINGLE FAMILY HOME ESTIMATED COSTS

[See Attached]

Single Family Homes

Proforma

But for the City's infrastructure installation, the Single Family Homes development would not be financially feasible.

	Full Cost	Percent	Discounted Lot	Percent	Difference
Final Sales Price	\$475,000		\$410,000		\$65,000
Commissions & Closing Costs	-\$16,625	-3.50%	-\$14,350	-3.50%	
Proceeds at Closing	\$458,375		\$395,650		
Home Construction Cost	-\$275,000	-57.90%	-\$275,000	-67.10%	
General Conditions on Site	-\$7,000	-1.50%	-\$7,000	-1.70%	
Lot Cost	-\$85,000	-17.90%	-\$30,000	-7.30%	-\$55,000
Interest Expense & Carrying Cost	-\$12,000	-2.50%	-\$8,000	-2.00%	
Harbor Homes OH per Home	-\$35,000	-7.40%	-\$35,000	-8.50%	
Profit	\$44,375	9.30%	\$32,000	9.90%	

EXHIBIT H

SF MINIMUM CONSTRUCTION AND FINISH STANDARDS

[See Attached]

City of Watertown
Riverside Residential Subdivision Project
SF Minimum Construction and Finish Standards

This document provides minimum home standards for the Single Family Homes constructed in the Riverside Residential Subdivision to ensure a baseline level of quality expectation for all homes built in the Project. The City's objective is to reduce costs without sacrificing quality so that homes maintain/appreciate their value over time with appreciations comparable to that of existing homes in the community.

The minimum standards in this document do not include all the requirements and necessary items for a "completed" home and are in addition to state building code requirements and other local building and zoning requirements. Materials the City deems to be equal or superior to those listed here may be substituted with approval by the City.

House & Garage Size and Interior Finishes

- Minimum of two-bedroom home
- Minimum of 1 full bathroom and 1 half bathroom
- Minimum of two car garage (minimum 420 square feet)
- 8-foot tall poured basement foundation wall
- If constructing a two-bedroom home, basement shall include an egress window for potential addition of a bedroom in the basement. Basement shall include plumbing for an additional bathroom to be installed at a later date.
- Home Warranty: The contractor will provide at least a 1-year home warranty on all work on flooring, carpeting, appliances, etc.
- Glue-down sheet vinyl flooring, LVP for kitchen, dining, bath, and entry areas. LVP or carpet flooring for living room, hallway, bedrooms, and stairs with 6 lbs pad or better
- Washer and dryer location will be designed with proper drainage, hookup, and venting.
- Passive sub-basement floor radon system

Exterior Finishes

- 30-year or equivalent dimensional asphalt shingle roof or better
- Shingles over 15# felt/synthetic
- Aluminum soffits, fascia, gutters & downspouts
- High duty/quality vinyl siding (.42mm minimum thickness or better)
- High efficiency vinyl or fiberglass windows
- 2x6 exterior walls 24-inch on center with R19 and plywood sheathing
- R50 blown insulation used in ceilings and attic

Kitchen

- Pre-finished cabinets with laminate or solid surface countertops

Electrical, Wiring, Lighting

- Electrical panel with a minimum 100-amp capacity

Heating and Water Heating

- Ducted, gas, forced air central heating system with an energy efficiency rating of 90% or higher for heating

EXHIBIT I

TWIN HOME FLOOR PLANS

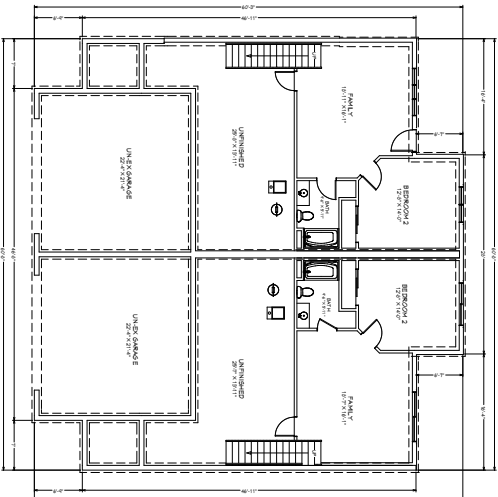
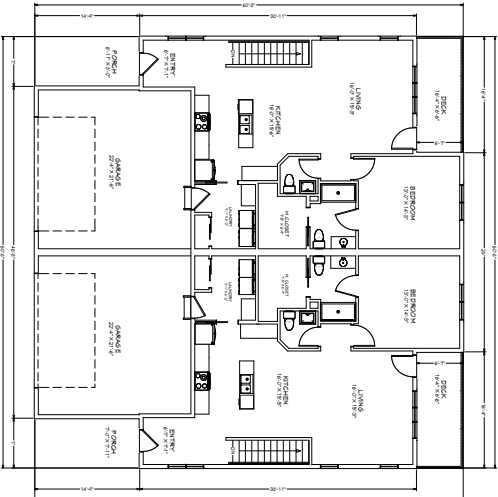
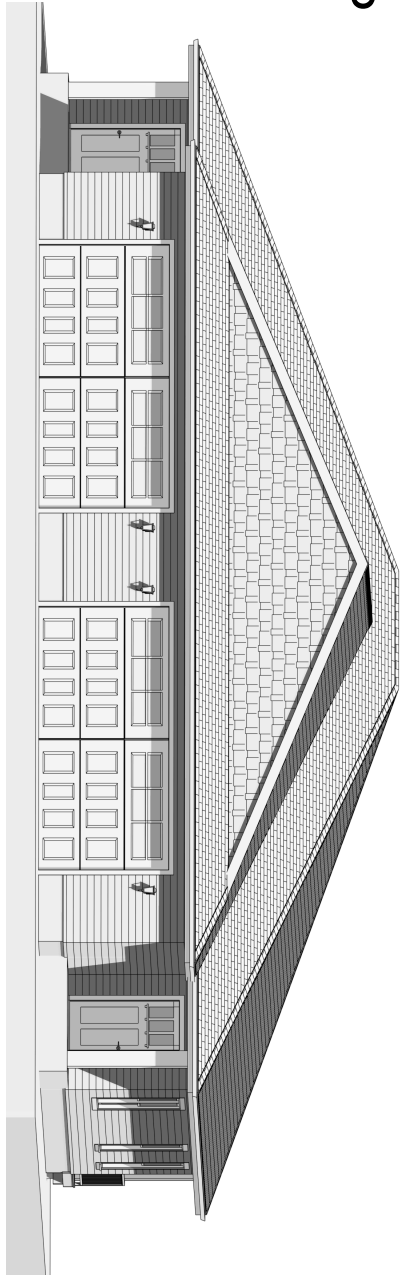
[See Attached]

SILVER CREEK CONDO

700 & 702 Laurie Ann Circle, Watertown WI 53098

General Notes:

- 1) ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES
- 2) THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, DRAINING AND ERECTION CONDITIONS AT THE SITE AS WELL AS VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN BEFORE PROCEEDING WITH THE WORK
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES
- 7) ALL MATERIAL FINISHES AND STILES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, WINDOWS, EXTERIOR TRIM AND INTERIOR AND EXTERIOR ALL WORK ETC SHALL BE APPROVED BY CUSTOMER BEFORE THE DRAWINGS ARE PREPARED
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES
- 9) PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS
- 10) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS
- 11) ALL DIMENSIONS TO OPENINGS ARE TO FACE UNLESS NOTED OTHERWISE
- 12) CEILING HEIGHT DIMENSIONS ARE FROM FLOOR FINISH TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST
- 13) CEILING HEIGHT DIMENSIONS ARE FROM FLOOR FINISH TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST
- 14) DETAILS MARKED TYPICAL SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE
- 15) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES
- 16) FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED
- 17) PROVIDE FINE LOCKING AND DOWEL STOPS IN SPACES CREATED BY CHISEL, PLANING, ETC. IN UNITS, HVAC EQUIPMENT, ETC.
- 18) PROVIDE FINE LOCKING AND DOWEL STOPS IN SPACES CREATED BY CHISEL, PLANING, ETC. IN UNITS, HVAC EQUIPMENT, ETC.
- 19) SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES
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- 99) SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES
- 100) SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE CODES



Main Floor

Lower Level

700.1 Single Unit (Left Unit)				702.1 Single Unit (Right Unit)			
Front Porch	100.3 SF	Front Porch	100.3 SF	Front Porch	100.3 SF	Front Porch	100.3 SF
Unfinished Basement Area	622 SF	Unfinished Basement Area	622 SF	Unfinished Basement Area	622 SF	Unfinished Basement Area	622 SF
Total Living Area	1743 SF	Total Living Area	1743 SF	Total Living Area	1743 SF	Total Living Area	1743 SF
Garage Area	507 SF	Garage Area	507 SF	Garage Area	507 SF	Garage Area	507 SF
Front Porch	58 SF	Front Porch	58 SF	Front Porch	58 SF	Front Porch	58 SF

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P-1

SHEET:

DATE: 8/24/23
SCALE: 1/8" = 1'-0"

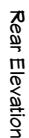
DRAWINGS PROVIDED BY:
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WATERTOWN, WI 53094

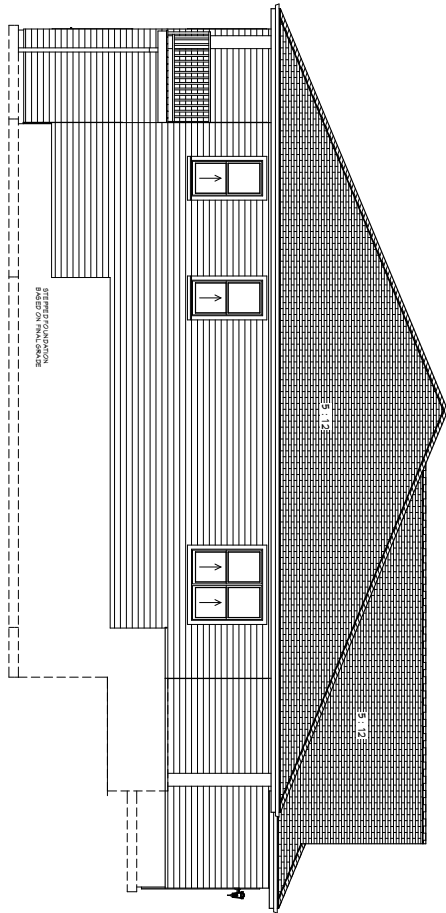
Project Overview
700-702 Laurie Ann Circle

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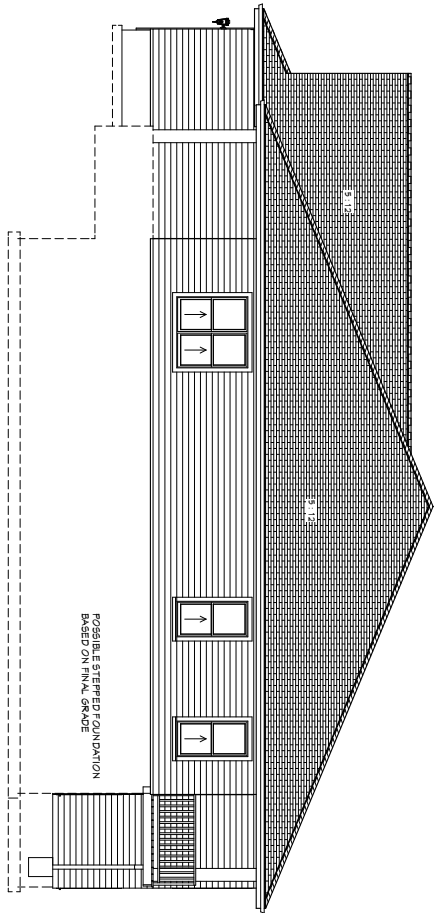
REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION
1	8/24/23	MAGGIE	FOUNDATION CHANGE







Left Elevation



Right Elevation

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P-3

SHEET:

1/4" = 1'-0"

SCALE:

8/24/23

DATE:

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Left & Right Elevation
700-702 Laurie Ann Circle

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REVISION TABLE			
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1	8/24/23	MAGGIE	FOUNDATION CHANGE



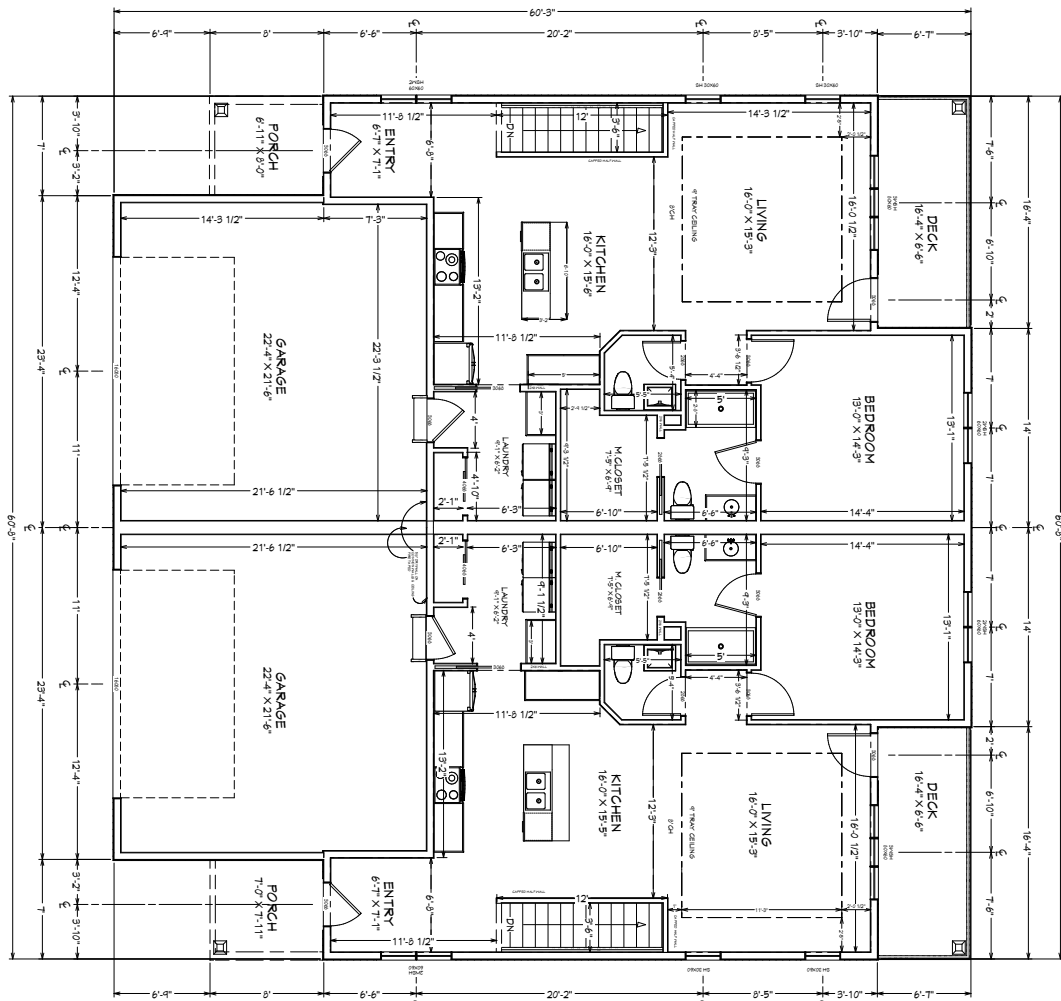
9/8" DRYWALL TAPPED & SANDED
TYP. 2X4 STUD WALL
SOUND DEADENING INSULATION
1/2" SOUND BOARD
1/2" AIR SPACE
TYP. 2X4 STUD WALL (STAGGERED
FROM OPPOSITE WALL)
SOUND DEADENING INSULATION
9/8" DRYWALL

9.C. TO ENSURE COMMON WALLS MEET OR EXCEED MINIMUM STANDARDS SET IN WISCONSIN CONSTRUCTION STANDARDS CODE, AS WELL AS ALL APPLICABLE LOCAL CODES, OWNER TO BE CONSULTED ON ANY CHANGES

TYPICAL SPREAD FOOTING

First Floor Area:	1093 SF
Unfinished Basement area:	1093 SF
(Optional) FINISHED basement area:	652 SF
TOTAL LIVING AREA:	1745 SF
Garage Area:	507 SF
Front Porch:	58 SF

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202 Laurel Ann Circle (Right Unit)	
First Floor Area:	1093 SF
Unfinished Basement area:	1093 SF
(Optional) FINISHED Basement area:	662 SF
TOTAL LIVING AREA:	1745 SF

Garage Area:	507 S
Front Porch:	58 SF

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DATE:

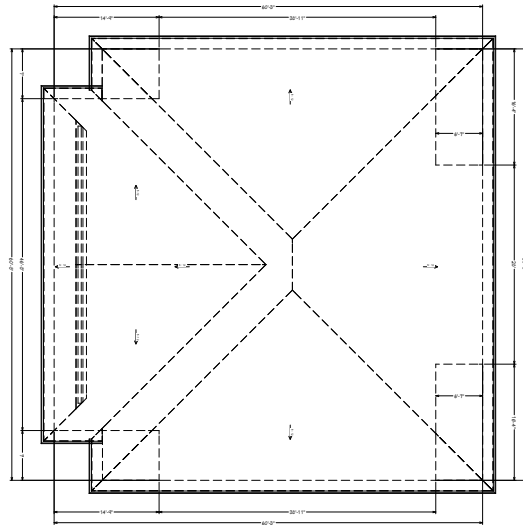
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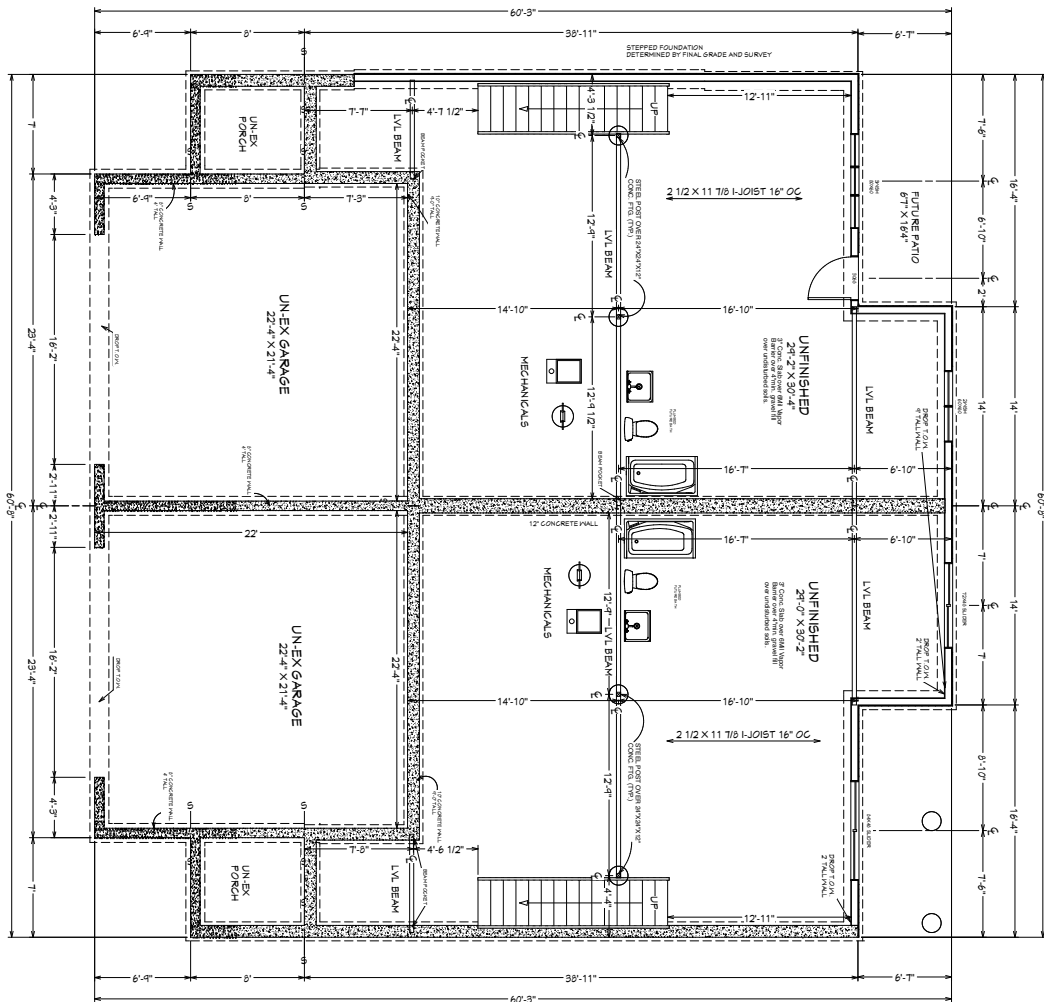
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SHEET:

P-4

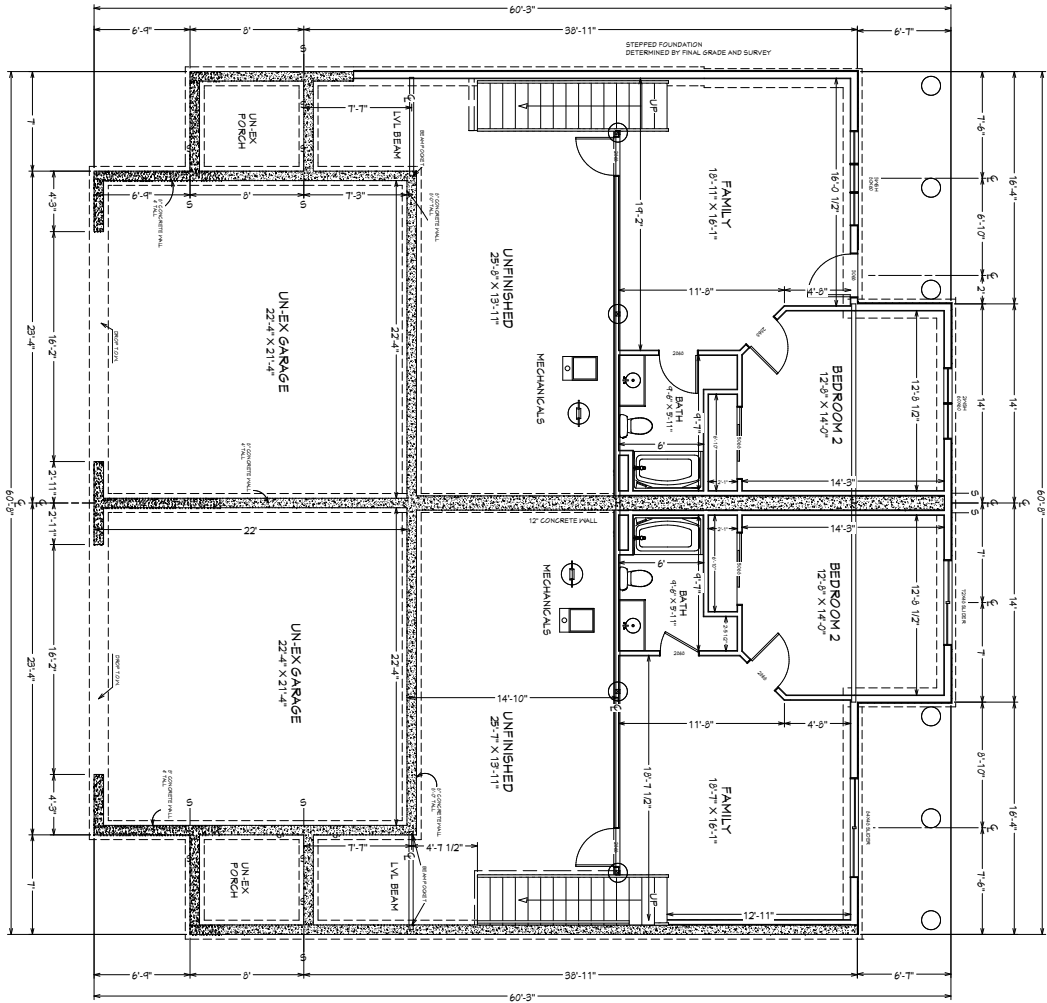


7370 Leland Ave, Circle (Left Unit)		7170 Leland Ave, Circle (Right Unit)	
Front Floor Area:	1003 SF	Front Floor Area:	1003 SF
Unfinished Basement area:	1093 SF	Unfinished Basement area:	1093 SF
Basement area:	1093 SF	Basement area:	1093 SF
TOTAL LIVING AREA:	1745 SF	TOTAL LIVING AREA:	1746 SF
Garage Area:	907 SF	Garage Area:	507 SF
Front Porch:	58 SF	Front Porch:	58 SF



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201 Laurie Ann Circle (Left Unit)
First Floor Area: 11003 SF
Unfinished Basement Area: 10933 SF
Optional Finished Basement Area: 652 SF
TOTAL FINISHED AREA: 1745 SF
Garage Area: 507 SF
Front Porch: 58 SF



202 Laurie Ann Circle (Right Unit)
First Floor Area: 10933 SF
Unfinished Basement Area: 10933 SF
Optional Finished Basement Area: 652 SF
TOTAL FINISHED AREA: 1745 SF
Garage Area: 507 SF
Front Porch: 58 SF

Finished Basement Layout 700-702 Laurie Ann Circle

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1	8/24/23	MAGGIE	FOUNDATION CHANGE



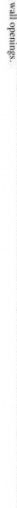
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202 794 1131 | 794 999 0000 | 794 999 0000

DATE: 8/24/23
SCALE: 1/4" = 1'-0"
SHEET: P-6



Is the date the chapter was last published

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











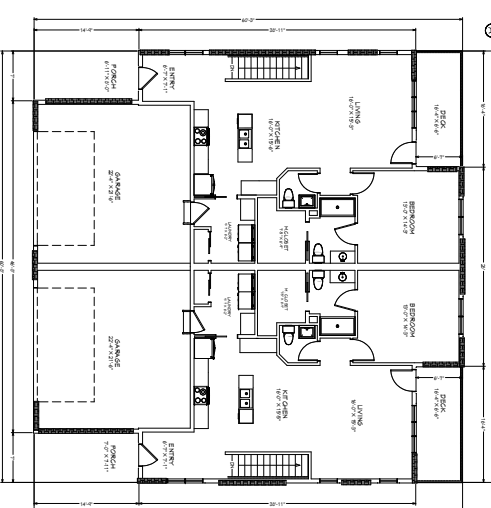
MINIMUM WIDTHS OF METHOD CS-WSP AND CS-SFB BRACED WALL PANELS

Maximum Operating Height Adjacent to Breach Wall Panel	Minimum Length of Breach Wall Panel (inches)				
	6' Tall Wall	9' Tall Wall	10' Tall Wall	12' Tall Wall	
Up to 5'-4"	32	37	30	36	48
Up to 6'-8"	32	30	32	36	48
Up to 8'	41	38	38	36	41
Up to 9'	-	54	46	41	48
Up to 10'	-	-	60	-	48
Up to 12'	-	-	-	-	72

ED BY MAIERIAL SUFFICIENT

EACH FLOOR LEVEL _{a,b,c,d,e,g,h,j}

Top-down or Bottom-up Multiple levels		Value engineering	Total percentage of savings on the basis of percentage length of the project (in %)									
			10	20	30	40	50	60	70	80		
	Roof and ceiling only		2.0 ¹	3.5 ¹	5.0	6.0	7.5	9.0	10.5	12.0		
	One floor roof and ceiling		3.5 ¹	6.5	9.0	12.0	14.5	17.0	19.5	22.5		
	Two floor roof and ceiling		5.0	9.5	13.5	17.5	21.5	25.5	29.5	33.4		
10	Roof and ceiling only		2.6 ¹	4.6	6.5	7.8	9.8	11.7	13.7	15.7		
	One floor roof and ceiling		4.6	8.6	12.6	16.6	20.6	24.6	28.6	32.6		
	Two floor roof and ceiling		6.6	11.6	16.6	21.6	26.6	31.6	36.6	41.6		
15	Roof and ceiling only		4.0	7.5	10.4	13.8	16.7	19.6	22.9	26.2		
	One floor roof and ceiling		7.5	14.5	20.5	27.5	33.5	39.5	45.5	51.5		
	Two floor roof and ceiling		10.5	21.5	30.5	40.5	49.5	58.5	67.5	76.5		
20	Roof and ceiling only		5.3	10.5	14.0	18.3	23.7	27.5	32.1	36.7		
	One floor roof and ceiling		10.5	20.5	28.5	37.5	46.5	55.5	64.5	73.5		
	Two floor roof and ceiling		15.5	31.5	43.5	57.5	71.5	85.5	99.5	113.5		



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

REVISION TABLE			
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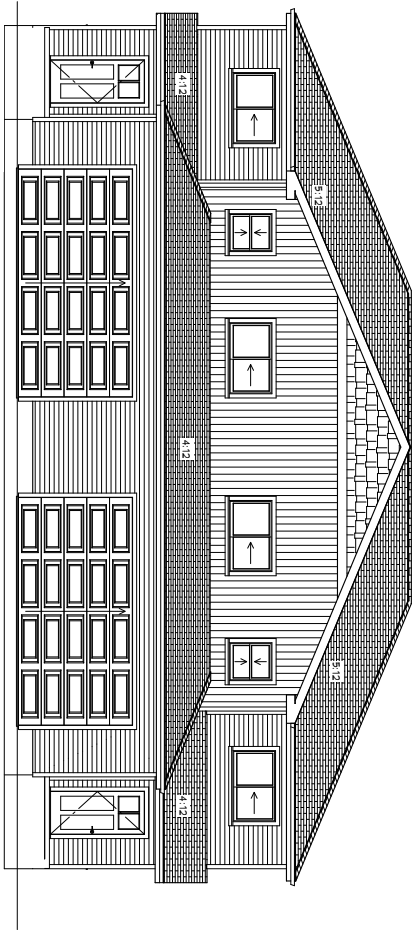
Wall Bracing
700-702 Laurie Ann Circle

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262-844-4105 | MAGGIE@WHITEOAKBUILD.COM

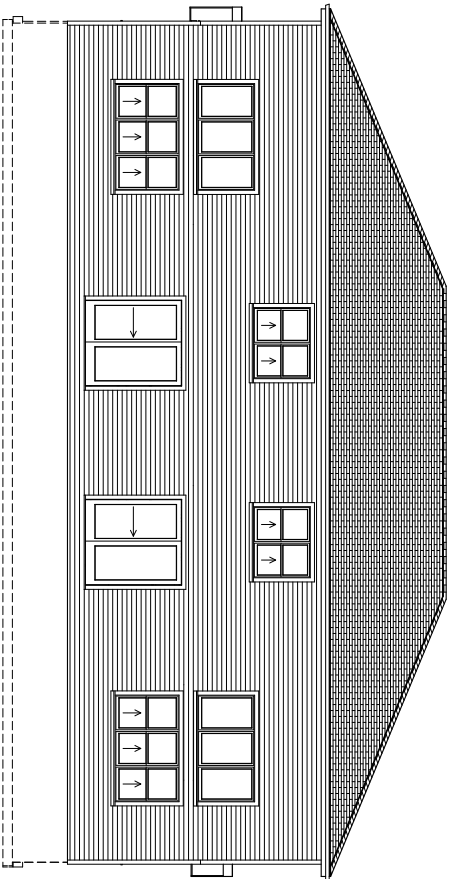
SHEET:
P-7

Preliminary Duplex/Condo Plan

General Note:
1. ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
2. CONDITIONS AT THE SITE AS WELL AS VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILING AND COORDINATION IN CONJUNCTION WITH THE ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILING AND COORDINATION IN CONJUNCTION WITH THE ARCHITECT.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILING AND COORDINATION IN CONJUNCTION WITH THE ARCHITECT.



Front Elevation



Rear Elevation

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PRELIMINARY
SIDE-BY-SIDE ELEVATIONS

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DATE:

3/1/23

SCALE:

1/4" = 1'-0"

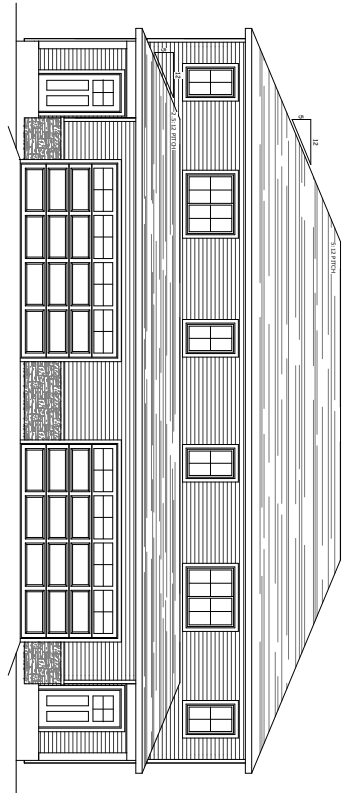
SHEET:

P-1

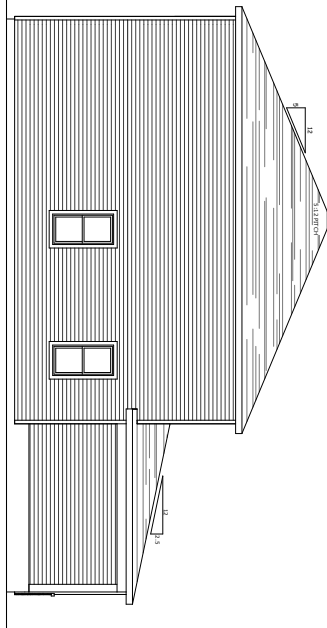
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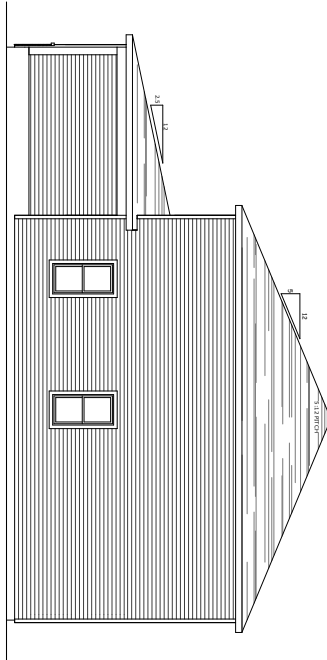




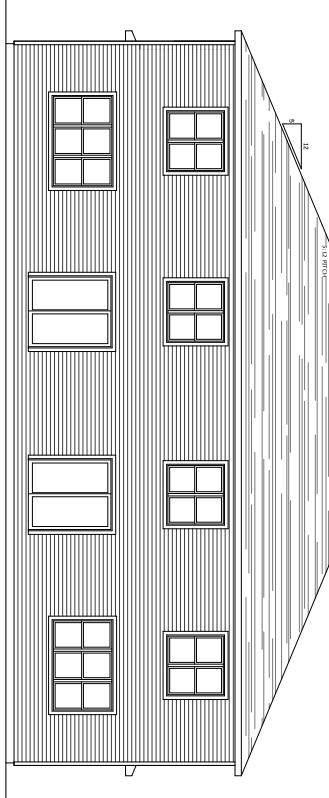
FRONT ELEVATION
1/4" = 1'-0"



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



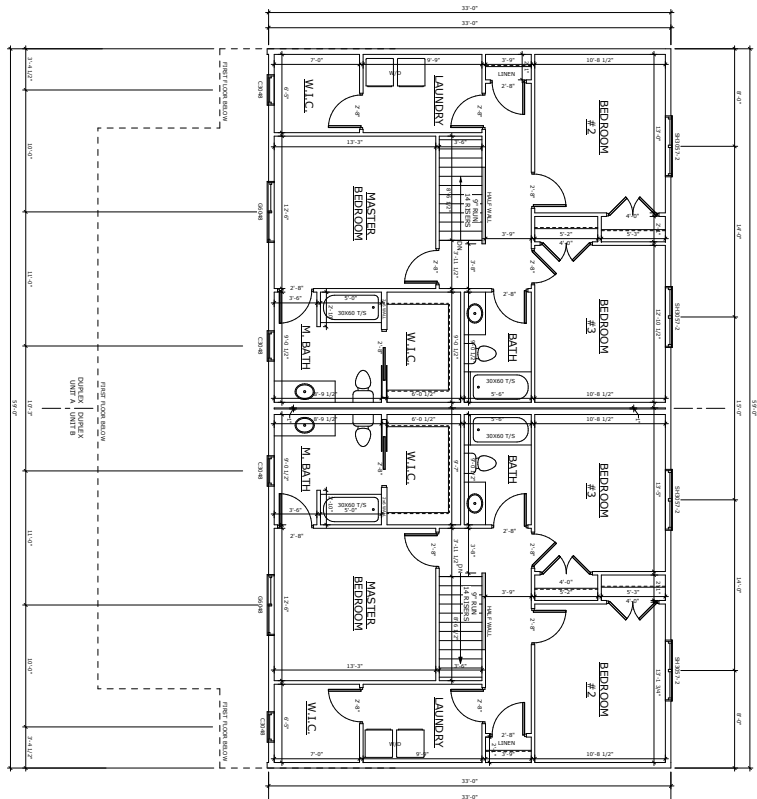
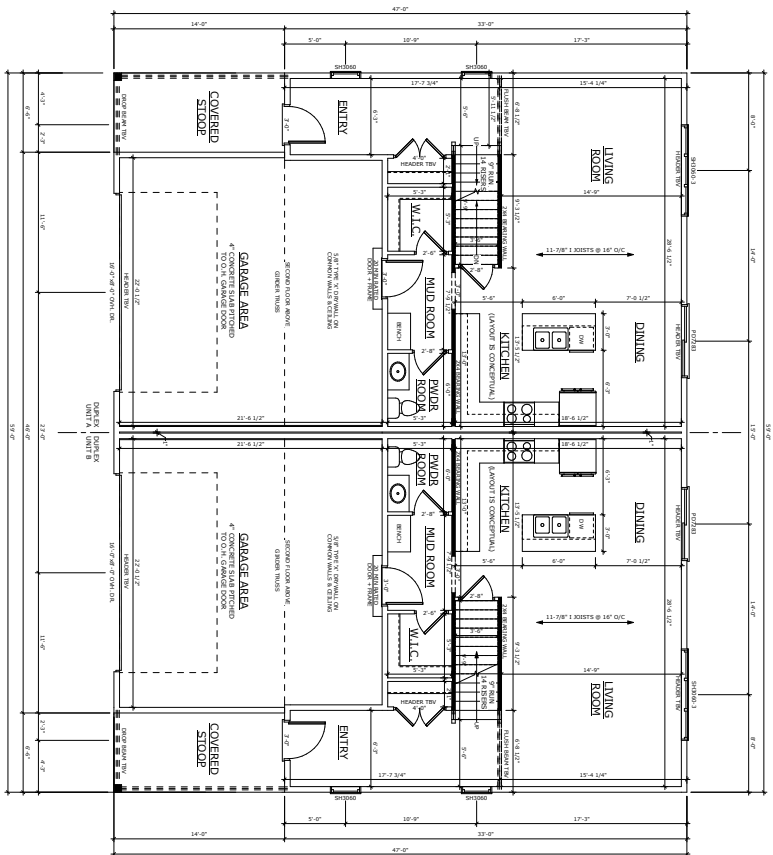
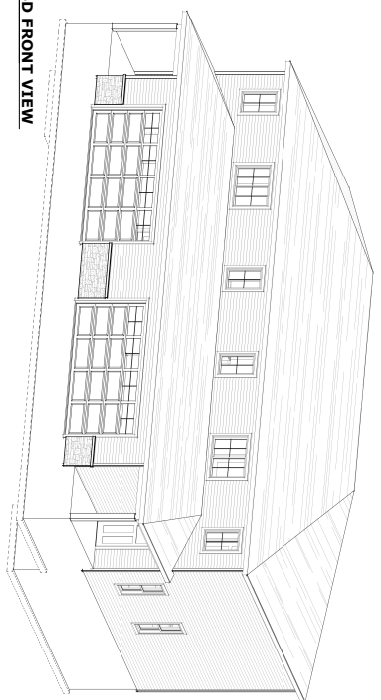
RIGHT ELEVATION
1/4" = 1'-0"



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

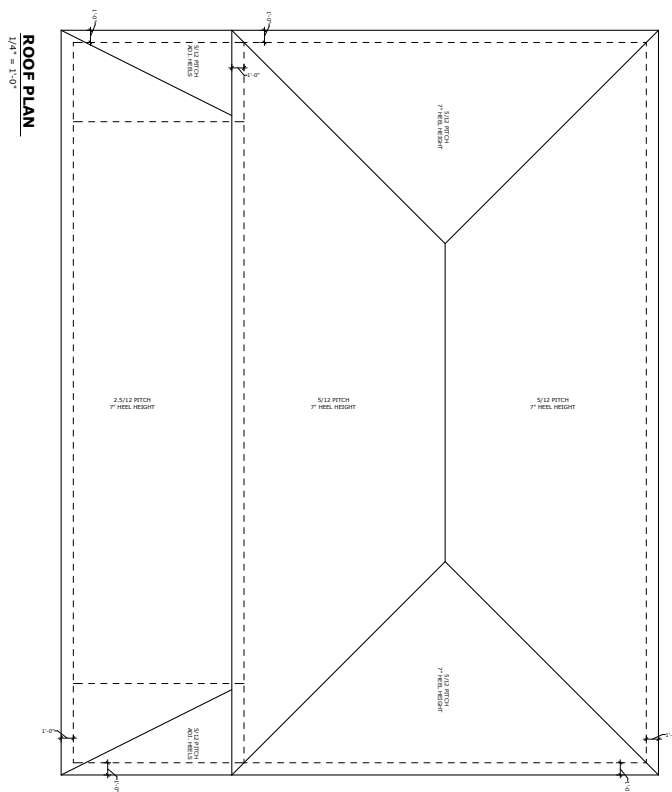
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

DESIGNER: M. WISSELL		<div>MALLARD CIRCLE DUPLEXES</div>	COPYRIGHT © 2023 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the publisher. This document is the property of the publisher and is loaned to the client for their use only. It is not to be distributed, copied, or otherwise used without the prior written permission of the publisher. The publisher assumes no responsibility for the accuracy or completeness of the information contained herein. The publisher makes no warranty, express or implied, for the results to be obtained from the use of the information contained herein. The publisher disclaims any liability for any damages, including but not limited to, direct, indirect, special, incidental, or consequential damages, arising out of the use of the information contained herein.		<div>PRELIMINARY PLAN</div> <div>REVISIONS</div>	<div>05/17/2023</div> <div>05/01/2023</div>	<div>MMW</div> <div>MMW</div>
SCALE: 1/4" = 1'-0"							
PROJECT NO: A1							
PROJECT NAME: M23-134-M							
DrexelTeam.com		WHITE OAK BUILDERS	BEAVER DAM, WI				



PRELIMINARY PLAN - NOT FOR CONSTRUCTION

<div>Designer: M. WISSELL</div> <div>Scale: 1/4" = 1'-0"</div> <div>Drawing No: A2</div> <div>Project: M23-134-M</div> <div>DrexelTeam.com</div>		<div>MALLARD CIRCLE DUPLEXES</div> <div>WHITE OAK BUILDERS</div> <div>BEAVER DAM, WI</div>		<div>COPYRIGHT © 2023</div> <div>All rights reserved. No part of this drawing may be reproduced without the written permission of the architect.</div> <div>The architect assumes no responsibility for the construction of the project or the accuracy of the information provided.</div> <div>The architect is not responsible for the construction of the project or the accuracy of the information provided.</div> <div>The architect is not responsible for the construction of the project or the accuracy of the information provided.</div>	<div>REVISIONS</div> <div>05/17/2023</div> <div>MMW</div> <div>06/01/2023</div> <div>MMW</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> 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$$1/4^* = 1'-0^*$$

GARAGE FLOOR AREA = 500 SF
BASEMENT AREA 683 SF

GARAGE FLOOR AREA = 500 SF
BASEMENT AREA 683 SF

 $1/4^\circ = 15.0^\circ$

DESIGNER	M. WISSELL
SCALE	1/4" = 1'-0"
SHEET NO.	A3
PROJECT NO.	M23-134-M



Drexel
DrexelTeam.com

WHITE OAK BUILDERS

BEAVER DAM, WI




















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The information on this plan shall be used only for the purpose of obtaining a building permit. It is not to be used for any other purpose. The information on this plan is not to be used for any other purpose.				
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EXHIBIT J

TWIN HOME ESTIMATED COSTS

[See Attached]

SITE INFORMATION- Duplex (Per Unit Projections)

Builder Name	White Oak Builders
Builder Address	14 E Main Street Watertown, WI, 53094
Primary Contact	Dan Wegner
Phone Number	(920) 248-1594
Email Address	dan@whiteoakbuild.com
Project Name:	Watertown Neighborhood Plan
Project Description:	Redevelopment of Collective Campus
Project Location	Highway A Watertown, WI 53094

TWIN HOME PROJECT COSTS	Amount	% Total	\$/Unit	\$/GSF	Notes / Explanations
Land Acquisition Costs					
Land Cost	\$ 15,000	4.30%	\$0	\$0.00	
Infrastructure Costs	\$ 29,923	8.57%	\$0	\$0.00	based on infrastructure Phase 1-3
Other Acquisition Costs	\$ -	0.00%	\$0	\$0.00	
Subtotal	\$ 44,923	12.86%	\$0	\$0.00	
Construction Costs:					
Site Work	\$ -	0.00%	\$0	\$0.00	
Demolition & Abatement	\$ -	0.00%	\$0	\$0.00	
Construction Materials Testing	\$ -	0.00%	\$0	\$0.00	
Hard Construction Cost	\$ 270,000	77.32%	\$0	\$0.00	based on estimated 1500sf units
Hard Cost Contingency	\$ -	0.00%	\$0	\$0.00	
Payment & Performance Bonds	\$ -	0.00%	\$0	\$0.00	
Builder's Risk Insurance	\$ 1,100	0.32%	\$0	\$0.00	
Contractor Insurance	\$ -	0.00%	\$0	\$0.00	
General Contractor - Construction Fee	\$ -	0.00%	\$0	\$0.00	
Other Construction Costs	\$ -	0.00%	\$0	\$0.00	
Other Construction Costs	\$ -	0.00%	\$0	\$0.00	
Subtotal	\$ 271,100	77.63%	\$0	\$0.00	
Soft Costs:					
Design/Engineering	\$ -	0.00%	\$0	\$0.00	
Structural Engineering Fees	\$ -	0.00%	\$0	\$0.00	
Civil Engineering Fees	\$ -	0.00%	\$0	\$0.00	
Site Surveying / ALTA Survey	\$ -	0.00%	\$0	\$0.00	
Geotechnical & Soil Testing	\$ -	0.00%	\$0	\$0.00	
Sustainability Consulting / Commissioning	\$ -	0.00%	\$0	\$0.00	
Environmental Consulting & Work	\$ -	0.00%	\$0	\$0.00	
Park Impact / Utility Connection Fees	\$ -	0.00%	\$0	\$0.00	
Permit Fees	\$ -	0.00%	\$0	\$0.00	
Appraisal	\$ 750	0.21%	\$0	\$0.00	
Legal	\$ 1,000	0.29%	\$0	\$0.00	
Accounting	\$ -	0.00%	\$0	\$0.00	
3rd Party Market Study	\$ -	0.00%	\$0	\$0.00	
FF&E / Interior Design & Furnishing	\$ -	0.00%	\$0	\$0.00	
Real Estate Taxes during Construction	\$ -	0.00%	\$0	\$0.00	
Owner's Contingency	\$ -	0.00%	\$0	\$0.00	
Other Soft Costs	\$ -	0.00%	\$0	\$0.00	
Other Soft Costs	\$ -	0.00%	\$0	\$0.00	
Subtotal	\$ 1,750	0.50%	\$0	\$0.00	
Financing Fees and Expenses:					
Construction Period Interest	\$ 7,426	2.13%	\$0	\$0.00	
Equity Investor Origination Fee	\$ -	0.00%	\$0	\$0.00	
Lender Fees	\$ 1,500	0.43%	\$0	\$0.00	
Marketing/Realtor Fees	\$ 17,500	5.01%	\$0	\$0.00	
Tax Credit Reservation Fees	\$ -	0.00%	\$0	\$0.00	
Application Fees	\$ -	0.00%	\$0	\$0.00	
Other Financing Costs	\$ -	0.00%	\$0	\$0.00	
Other Financing Costs	\$ -	0.00%	\$0	\$0.00	
Subtotal	\$ 26,426	7.57%	\$0	\$0.00	
Other Applicable Project Costs					
Developer Fee - Paid as Cash	\$ -	0.00%	\$0	\$0.00	
Developer Fee - Contributed as Equity	\$ -	0.00%	\$0	\$0.00	
Operating Reserves	\$ 5,000	1.43%	\$0	\$0.00	
Credit Swap Fee	\$ -	0.00%	\$0	\$0.00	
Other Financing Costs	\$ -	0.00%	\$0	\$0.00	
Other Financing Costs	\$ -	0.00%	\$0	\$0.00	
Subtotal	\$ 5,000	1.43%	\$0	\$0.00	
Total Costs	\$ 349,199	100%	\$0	\$0.00	

PROJECT OPERATING PROFIT

Estimated Project Sales Price	\$ 350,000.00
Total Costs	\$ 349,198.88
Net Profit/(Loss)	\$ 801.12
Net Profit/(Loss) Percentage of Total Costs	0.23%

SITE INFORMATION- Duplex (Per Unit Projections)

Builder Name	White Oak Builders
Builder Address	14 E Main Street Watertown, WI, 53094
Primary Contact	Dan Wegner
Phone Number	(920) 248-1594
Email Address	dan@whiteoakbuild.com
Project Name:	Watertown Neighborhood Plan
Project Description:	Redevelopment of Collective Campus
Project Location	Highway A Watertown, WI 53094

TWIN HOME PROJECT COSTS	Amount	% Total	\$/Unit	\$/GSF	Notes / Explanations
Land Acquisition Costs					
Land Cost	\$ 15,000	4.70%	\$0	\$0.00	
Infrastructure Costs		0.00%	\$0	\$0.00	
Other Acquisition Costs	\$ -	0.00%	\$0	\$0.00	
Subtotal	\$ 15,000	4.70%	\$0	\$0.00	
Construction Costs:					
Site Work	\$ -	0.00%	\$0	\$0.00	
Demolition & Abatement	\$ -	0.00%	\$0	\$0.00	
Construction Materials Testing	\$ -	0.00%	\$0	\$0.00	
Hard Construction Cost	\$ 270,000	84.57%	\$0	\$0.00	based on estimated 1500sf units
Hard Cost Contingency	\$ -	0.00%	\$0	\$0.00	
Payment & Performance Bonds	\$ -	0.00%	\$0	\$0.00	
Builder's Risk Insurance	\$ 1,100	0.34%	\$0	\$0.00	
Contractor Insurance	\$ -	0.00%	\$0	\$0.00	
General Contractor - Construction Fee		0.00%	\$0	\$0.00	
Other Construction Costs	\$ -	0.00%	\$0	\$0.00	
Other Construction Costs	\$ -	0.00%	\$0	\$0.00	
Subtotal	\$ 271,100	84.91%	\$0	\$0.00	
Soft Costs:					
Design/Engineering	\$ -	0.00%	\$0	\$0.00	
Structural Engineering Fees	\$ -	0.00%	\$0	\$0.00	
Civil Engineering Fees	\$ -	0.00%	\$0	\$0.00	
Site Surveying / ALTA Survey	\$ -	0.00%	\$0	\$0.00	
Geotechnical & Soil Testing	\$ -	0.00%	\$0	\$0.00	
Sustainability Consulting / Commissioning	\$ -	0.00%	\$0	\$0.00	
Environmental Consulting & Work	\$ -	0.00%	\$0	\$0.00	
Park Impact / Utility Connection Fees	\$ -	0.00%	\$0	\$0.00	
Permit Fees		0.00%	\$0	\$0.00	
Appraisal	\$ 750	0.23%	\$0	\$0.00	
Legal	\$ 1,000	0.31%	\$0	\$0.00	
Accounting	\$ -	0.00%	\$0	\$0.00	
3rd Party Market Study	\$ -	0.00%	\$0	\$0.00	
FF&E / Interior Design & Furnishing	\$ -	0.00%	\$0	\$0.00	
Real Estate Taxes during Construction		0.00%	\$0	\$0.00	
Owner's Contingency	\$ -	0.00%	\$0	\$0.00	
Other Soft Costs	\$ -	0.00%	\$0	\$0.00	
Other Soft Costs	\$ -	0.00%	\$0	\$0.00	
Subtotal	\$ 1,750	0.55%	\$0	\$0.00	
Financing Fees and Expenses:					
Construction Period Interest	\$ 7,426	2.33%	\$0	\$0.00	
Equity Investor Origination Fee	\$ -	0.00%	\$0	\$0.00	
Lender Fees	\$ 1,500	0.47%	\$0	\$0.00	
Marketing/Realtor Fees	\$ 17,500	5.48%	\$0	\$0.00	
Tax Credit Reservation Fees	\$ -	0.00%	\$0	\$0.00	
Application Fees	\$ -	0.00%	\$0	\$0.00	
Other Financing Costs	\$ -	0.00%	\$0	\$0.00	
Other Financing Costs	\$ -	0.00%	\$0	\$0.00	
Subtotal	\$ 26,426	8.28%	\$0	\$0.00	
Other Applicable Project Costs					
Developer Fee - Paid as Cash	\$ -	0.00%	\$0	\$0.00	
Developer Fee - Contributed as Equity	\$ -	0.00%	\$0	\$0.00	
Operating Reserves	\$ 5,000	1.57%	\$0	\$0.00	
Credit Swap Fee	\$ -	0.00%	\$0	\$0.00	
Other Financing Costs	\$ -	0.00%	\$0	\$0.00	
Other Financing Costs	\$ -	0.00%	\$0	\$0.00	
Subtotal	\$ 5,000	1.57%	\$0	\$0.00	
Total Costs	\$ 319,276	100%	\$0	\$0.00	

PROJECT OPERATING PROFIT

Estimated Project Sales Price	\$ 350,000.00
Total Costs	\$ 319,275.88
Net Profit/(Loss)	\$ 30,724.12
Net Profit/(Loss) Percentage of Total Costs	9.62%

EXHIBIT K

TH MINIMUM CONSTRUCTION AND FINISH STANDARDS

[See Attached]



TWIN HOME

INCLUSIONS AND STANDARDS BREAKDOWN

BUILDING SITEWORK

- All permits through county and township
- Municipality Bonds and fees
- stake out, survey, footing check and re-certifications
- Porta-toilet unit
- Erosion control fencing and drive (large stone compacted)
- Top coat drive with traffic bond
- Strip topsoil
- Rough Grading and foundation prep
- Trucking excess fill materials
- Stone fill for garage and backfill
- Stone fill for basement, garage and stoop at time of flat work
- Sanitary sewer and water laterals
- Dumpster On-Site for Clean up
- Rough Cleaning and sweeping during job progress
- Final professional cleaning including dusting, vacuuming, floor washing, window washing at final walk through

FOUNDATION & FLATWORK

- Steel reinforced 8' poured concrete, forms
- Steel reinforced 4' poured concrete garage foundation
- 4" basement concrete floor with control joints
- 4" garage concrete floor with control joints
- 6mm poly vapor barrier under concrete basement floor
- LVL structural beams
- 2" foam insulation at exterior of basement walls with spray foamed insulated sill boxes
- Flatwork, concrete stoop and sill at front door
- Concrete pump to assist in placing concrete for better accuracy and versatility

ROOFING

- CertainTeed Landmark Pro dimensional shingle
- valley flashing and roof flashing
- continuous ridge roof vent (per plan)

SIDING & TRIM

- Mastic OR CertainTeed 0.44 Vinyl Siding and Shake
- White Aluminum soffit and fascia
- LP wrapped windows, front of home only
- All exterior wood trim to be caulked and painted
- Classic Seamless gutter system and downspouts

GARAGE

- 1 or 2 Car garage, (per plan)
- 1 CHI Garage doors (White)
- 2-Garage door openers with keyless entry
- Unfinished, drywalled and fire taped at house walls and ceiling.

FRAMING & STRUCTURAL

- 8' ceiling height at first floor (per plan)
- Anchor strapped 2x6 treated mud sill plate with sill sealer
- Engineered I-Joist floor system 16" on center for extra rigidity
- 3/4" tongue and groove subfloor, glued and screwed for better adhesion
- Quality kiln dried SPF dimensional lumber
- 2x6, exterior frame walls with OSB sheathing
- 2x6, exterior garage frame walls with OSB sheathing
- 2x4, interior walls with LSL walls along cabinet banks and vanity installed walls
- Tyvek exterior home wrap and DuPont weatherization system on all exterior walls and garage (10 year product warranty)
- Total wall composite R-Value R21
- Custom Engineered roof system with hurricane anchor brackets
- 15/32" OSB roof sheathing with "H" clips

ALL LABOR IS Included with local reputable and insured contractors Includes all roofing, decking, lumber, exterior trim, siding, soffit and fascia, gutters, garage doors, garage operating systems, screened porch and deck materials from the listed items

WINDOWS & EXTERIOR DOORS

- Alliance Low-maintenance, Single Hung windows with insulated Low-E glass, Argon gas filled and air space (White)
- 3 lite fiberglass mission style front entry door (primed white)
- 1-Full glass patio door, (primed white)
- 1- white 20 min. Firedoor at garage entrance (primed white)

PLUMBING

- Sealed sump crock with 1/3 horsepower submersible pump
- 50 Gallon power vented hot water heater
- All copper water lines
- PVC waste pipes, vents and soil stacks
- PLUMBING FIXTURES to be Delta Brushed Nickel standard Lahara Collection
- Elongated ADA Comfort Height Toilets all baths
- Aker tub/shower unit at Main Bath
- First floor laundry hook ups and shut offs
- 2-frost proof hose bibs with shut offs
- water line to refrigerator
- water shut offs at each plumbing fixture

TILEWORK & PAINTING

- Daltile Select Color Wheel Collection 3x6 Subway tile
- Backsplash in Kitchen, with matching grout options
- All walls to be primed Dover White Color at main areas



TWIN HOME

INCLUSIONS AND STANDARDS BREAKDOWN

ELECTRICAL

- 200 AMP/40 circuit service panel
- Standard switches and outlets, white
- Recessed lights at Kitchen, hallways, bath, master shower, front porch, closets, dining and great room (per plan)
- FIXTURES to be an allowance item -TBD- or by homeowner
- Switched keyless lights at basement
- Overhead garage door outlets and keyless lights at garage
- GFI protected exterior weather proof outlets
- GFI kitchen outlets
- Ward wired smoke and carbon monoxide detectors with battery back-up per code
- Standard doorbell with chimes at front entry
- 220 volt outlet or gas to range and dryer

HVAC

- Bryant 915SB42060E17 60,000 BTU 96% AFUE Furnace with ECM Motor
- Honeywell T4 smart Thermostat
- 4" Filter Cabinet and All Duct Work, Piping, Supply Register and Return Grilles, etc.
- Start Up and Walk Through of Systems includes warranty
- Bryant 113ANA030 13 Seer 2.5 Ton R-410A Refrigerant Condenser with Vibration Pad (AC unit)
- Bryant CNPVP3617ALA 3 Ton Evaporator Coil in Furnace Plenum
- Venting Of:
 - 2-3 Bath Fans
 - 1 Range Hood vent
 - 1 Dryer Vent
 - 1 Fresh Air Vent
- Gas Piping to Furnace

INSULATION

- R-21 high density BATT insulation with 4mm poly vapor barrier at all exterior house walls
- Closed cell, spray foam insulation at box sills and windows
- R-50 loose blown attic insulation house only, garage excluded
- 2" R-10 foundation insulation
- Fully weather stripped entry doors

DRYWALL

- Skip Trowel wall texturing at Ceilings and stairwell walls
- Light Orange peel texture at all main living areas
- Primed finish on all walls, DOVER WHITE Sherwin Williams
- Square drywall corners at all outside corners

CABINETS & COUNTERTOPS

- SCHROCK Select door styles with partial overlay Painted maple or oak cabinets stained, COLT color (allowance, PER PLAN)
- Wilsonart HD Laminate at kitchen.
- Stainless double bowl sink in kitchen.
- Bath vanity tops to be Onyx Collection standard (granite colors available)

FLOOR COVERINGS

- RealWood Flooring, WELS Laminate collection in main open concept areas, laundry and entry at main floor
- Mannington or Alterna LVT tile or Timbercore/Mohawk Laminate Tile/Plank at bathrooms
- Shaw Momentum II Collection carpet at all bedrooms and basement stair

HARDWARE

- SCHLAGE or KWIKSET knob door hardware, Brushed nickel
- Cabinet hardware to be Brushed nickel bar pulls standard with corresponding knob pulls.

CLOSET SYSTEMS

- Master Closet with Melamine Shelving systems
- Standard Melamine shelf unit with hanging pole at 2 bedrooms and linen/broom closets.

INTERIOR MILLWORK & DOORS

- Interior doors to be solid core, painted or stained door options
- Interior Trim to be flatstock painted casing and base.
- Options for stained or painted option for base price. include poplar trim styles.



TWIN HOME

INCLUSIONS AND STANDARDS BREAKDOWN

EXCLUDED ITEMS

Items that were not mentioned in the above list of inclusions and standards would be considered added upgrades or extras to work into your budget if necessary.

Hardscaping/Landscaping Exterior
Water Softener
Iron Curtain or any like mitigation system
Mail Boxes
Mirrors, Towel bars, toilet paper holders, blinds/window coverings
Appliances
Shower Doors
storage solutions for unfinished garage or unfinished basement
Driveways

All unknown areas are based on Standard Builder grade supplies available at time of ordering.

PRESENTED BY: DAN WEGNER & MAGGIE WEGNER, WHITE OAK BUILDERS, INC APRIL 12, 2024

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