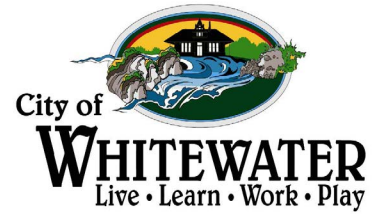


GRÄEF



ZONING CODE REWRITE PROPOSAL

CITY OF WHITEWATER, WI

July 31, 2026

IN PARTNERSHIP WITH:

CIVI TEK **Municipal LAW**
CONSULTING & LITIGATION GROUP

PRIMARY POINT-OF-CONTACT:

Craig Huebner, AICP
Project Manager
414 / 266 9228
craig.huebner@graef-usa.com

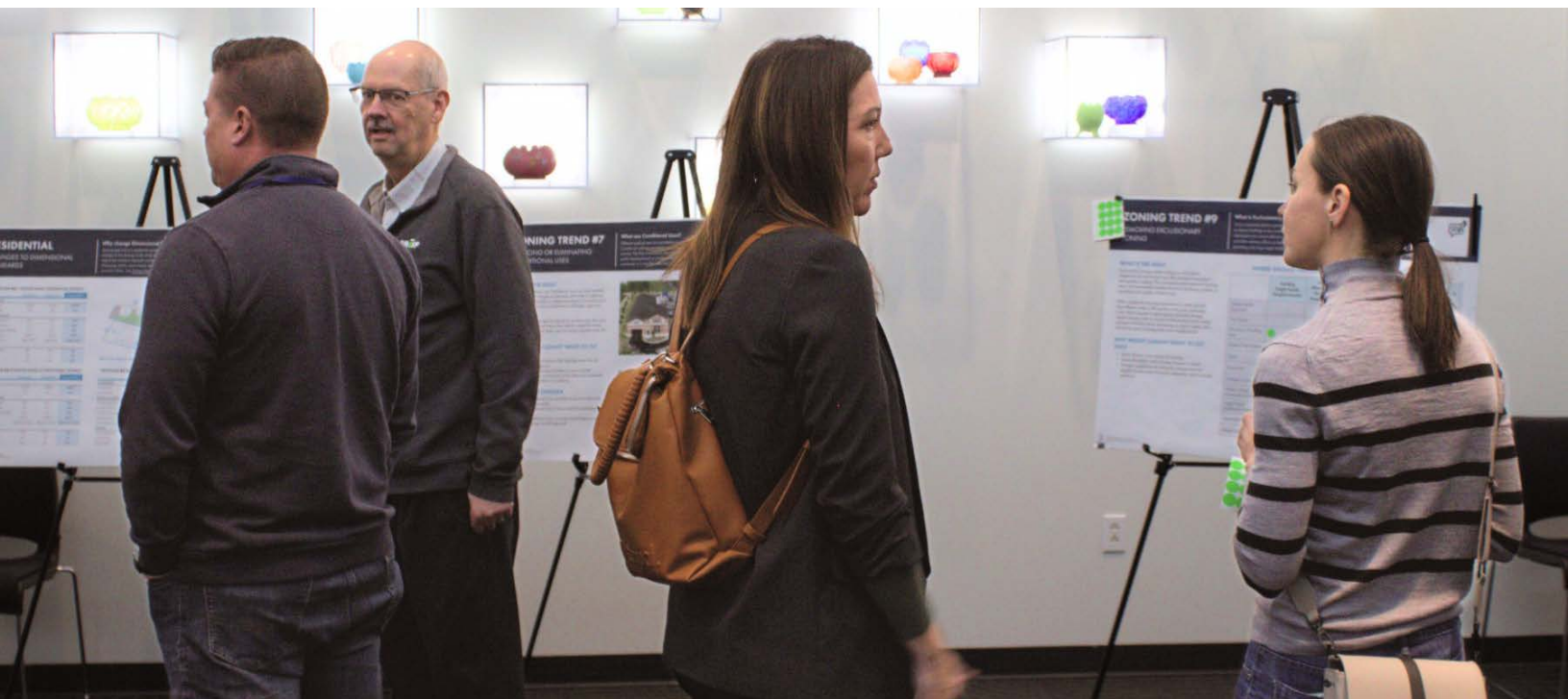
275 W Wisconsin Avenue, Suite 300, Milwaukee, WI 53203 | 414.259.1500 | www.graef-usa.com

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July 31, 2026
Llana Dostie
Zoning Specialist
PO Box 178
312 W Whitewater Street
Whitewater, WI 53190

Subject: Request for Proposals: City of Whitewater Zoning Code Rewrite Proposal

Dear Brian,

On behalf of GRAEF, in partnership with Civi Tek and Municipal Law, we are pleased to submit our proposal for the City of Whitewater's Zoning Code Rewrite. Our team offers the right blend of local knowledge, national expertise, and inclusive community engagement to deliver a modern, easy to use code that supports Whitewater's updated Comprehensive Plan following its upcoming update.

We are zoning practitioners.

Our team's planners and legal partner author zoning codes and also administer them across Wisconsin, ensuring the new code is practical, modern, easy to administer, and responsive to real-world conditions faced by staff, developers, and property owners. We understand what makes zoning work on the ground.

We understand Wisconsin law.

With the Municipal Law team as a dedicated partner, we bring a deep knowledge of Wisconsin statutes, recent legislative updates, and emerging legal considerations that directly impact zoning and sign regulation. This ensures your new code will be legally defensible, compliant, and aligned with current and anticipated state requirements.

Getting to Yes Faster.

A modern zoning ordinance should do more than regulate development—it should help residents, businesses, developers, and staff navigate the development process with confidence. Our approach to this zoning code rewrite is centered on one guiding principle: Getting to Yes Faster.

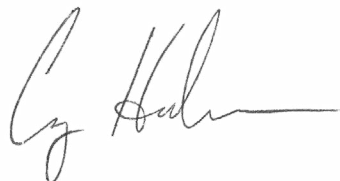
This does not mean lowering development standards or reducing public oversight. Rather, it means creating regulations that are easier to understand, easier to administer, and more predictable for everyone involved. A well-written zoning code provides clear expectations from the beginning, reducing unnecessary delays, minimizing revisions, and allowing applicants to move efficiently through the review process. The result will be a zoning ordinance that serves as both a regulatory document and a customer service tool.

We appreciate the opportunity to partner with the City on this transformative initiative and look forward to working closely with your team to create a zoning code that reflects Whitewater's vision for the future.

Thank you for your consideration. Please feel free to contact me with any questions.

GRAEF acknowledges and agrees to the minimum business terms and conditions set forth in the RFP. We further certify that all information contained in this Proposal, including all exhibits and attachments, is true, accurate, and complete to the best of our knowledge.

Sincerely,



Craig Huebner, AICP
Project Manager | Principal
414 / 266 9228
craig.huebner@graef-usa.com



SECTION 1

COMPANY BACKGROUND



Since its inception in 1961, GRAEF has grown from a small individual partnership to a prominent, multi-disciplinary international firm. GRAEF has a team of over 300 employees spread across ten offices in the Midwest, Florida, and Turks and Caicos.

For 65 years, GRAEF's unwavering dedication to excellence has been fueled by core values such as integrity, quality, and a steadfast commitment to exceptional customer service. These principles form the bedrock of GRAEF's operations, ensuring that clients receive the highest level of satisfaction and a seamless experience.

GRAEF has remained at the forefront of the industry, consistently adapting to emerging trends and embracing advancements, and is proud to be a reliable partner for clients seeking top-tier design services and unmatched expertise.

BY THE NUMBERS

300

TEAM MEMBERS

122

REGISTERED PROFESSIONALS

19

PROFESSIONAL SERVICES

15

CLIENT MARKETS

WE ARE A FULL-SERVICE ENGINEERING, PLANNING, AND DESIGN FIRM WITH A DEDICATED TEAM OF:

- ▶ Planners & Urban Designers
- ▶ Municipal Engineers
- ▶ Structural Engineers
- ▶ Site/Civil Engineers
- ▶ Mechanical, Electrical & Plumbing Engineers
- ▶ Transportation Engineers
- ▶ Environmental Engineers
- ▶ Landscape Architects
- ▶ Surveyors
- ▶ Industrial Architects
- ▶ Water Resource Engineers

WHY GRAEF?

DECADES OF MUNICIPAL EXPERTISE ACROSS THE MIDWEST

A TEAM THAT ACTS AS A SEAMLESS EXTENSION OF CITY STAFF

NATIONALLY RECOGNIZED FOR PLANNING AND DESIGN EXCELLENCE

COMMITTED TO KEEPING WHITEWATER'S FUTURE ON TRACK EFFICIENTLY, TRANSPARENTLY, AND WITH RESIDENTS AT THE CENTER

CIVITEK CONSULTING

We help communities
master the challenges and
opportunities they face.

Civi Tek Consulting helps communities tackle emerging issues and those nagging problems that have never been resolved.

Whether we are working for a small town or a large metro, our skills and expertise are seen in the solutions we offer. Solutions are always right-sized and crafted to meet the needs of our municipal clients.

Visioning + Plans We help communities think about their futures. Yes, there are more than one. We help them think about what's possible by asking tough questions, and then suggest options. Action-oriented, down-to-earth plans are what we strive for.

Implementation + Tools Although Civi Tek provides a wide range of services that help implement plans, we really specialize in crafting land-use regulations. Tweaking an existing regulation or starting from scratch, we've done both. Either way, we work hard to write regulations that are both simple and effective.

Focus Everything we do is focused on meeting our client needs in a timely and cost-effective manner. Civi Tek works exclusively for municipalities. We do that so our clients know that we're working in their best interest.

We enjoy the work we do for our clients — and it shows.

About the Firm

Tim Schwecke, AICP, formed Civi Tek Consulting in 2003 after having worked for local government and for consulting firms in Wisconsin and Florida. Depending on the needs of our client, we team with land-use attorneys, design professionals, and other planners.

Tim is also the founding member of Civic Webware, a technology firm that works at the intersection of innovative technology and community planning to help communities become Smart + Connected.

Services

- Zoning codes, updates and rewrites
- Unified land development codes
- Subdivision regulations
- Landscaping regulations
- Conservation subdivision design regulations
- Traditional neighborhood design standards
- Comprehensive plans
- Subarea/neighborhood plans
- Natural hazards mitigation plans
- Community surveys
- Environmental reviews
- Zoning code administration and plan review
- General municipal consulting

www.civitekconsulting.com



YOUR PLANNING EXPERTS

Your Partner for Whitewater's Future

At GRAEF, planning is a partnership. Our team of AICP-certified planners and urban designers bring the experience, creativity, and municipal knowledge to guide Whitewater through growth and change. Together, we'll ensure that every decision meets today's needs, but strengthens the City for generations to come.

LOCAL, INVESTED, & NATIONALLY RESPECTED

The Planning & Urban Design Group is focused on advancing the sustainability and resilience of our communities. We aspire to collaboratively innovate with our partners and clients. Listening and engaging are paramount to our work. Equity and inclusion are central principles in our practice. We like to prepare detailed plans, guidelines, and concepts that enhance development, preserve or restore the environment, and add value to a community. We integrate new development and redevelopment with existing neighborhoods, districts, and corridors to create livable, walkable, active public places – places tailored to fit local social, economic, and cultural activities. We view planning and urban design as simultaneously building on community traditions and crafting new and sustainable pathways for communities to evolve.

As planners and urban designers, we recognize the importance of a good working relationship with public officials, business operators, and local citizens. Through meaningful dialogue with public agencies, community leaders, and residents, we aim to catalyze consensus-based planning that leads to action.

PLANNING EXPERTISE

- ▶ Zoning + Subdivision Ordinances
- ▶ Design Guidelines
- ▶ Comprehensive Plans
- ▶ Outdoor Recreation Plans (CORP)
- ▶ Park + Open Space Plans
- ▶ Area-Specific Master Plans
- ▶ Resilience + Sustainability Plans
- ▶ Bike/Pedestrian Plans
- ▶ Mobility Plans
- ▶ Ongoing Municipal Planning
- ▶ Streetscape Master Plans
- ▶ Placemaking + Public Space Design
- ▶ Economic Development
- ▶ Market Analysis
- ▶ Redevelopment Plans
- ▶ Grant Writing
- ▶ Public Engagement
- ▶ GIS
- ▶ Expert Testimony Services

Every GRAEF plan is guided by four core principles that align directly with the City's needs:

- ▶ Foster community citizenship and pride.
- ▶ Honor local heritage and tradition.
- ▶ Protect, respect and appreciate the environment.
- ▶ Expand social and economic well-being.

CURRENT ONGOING PLANNING & ZONING SERVICES

City of Cudahy | Pop. 21,969
City of South Milwaukee | Pop. 20,309
Village of Bristol | Pop. 5,178
Village of Greendale | Pop. 14,540
Village of Union Grove | Pop. 5,085

ZONING CODE REWRITES

City of Cudahy
Village of Greendale
City of Hartford
City of Janesville
City of Manitowish
City of Port Washington

Our continued relationship with these communities prepares us to take on new work as their trusted partners to achieve community development goals.

We also routinely provide comprehensive plan updates, master plans, economic development services, zoning amendments, and more for our clients that we provide ongoing planning and zoning services for, understanding that our continued relationship provides on-the-ground knowledge that is invaluable to these processes.

GRAEF'S APPROACH TO A SUCCESSFUL ZONING REWRITE

Our zoning experts use, administer, and design developments for zoning codes in communities of all sizes. We understand what makes them successful for municipal staff, developers, and the general public, because we use zoning codes from each of these different perspectives.



Our zoning rewrite approach breaks down the code into three key areas where important aspects of the code can be organized and defined: land uses, design, and administration. Successful coordination of these three elements is what it takes to make a zoning code work for our clients' community development goals:

Land Uses

Use-based zoning, or traditional Euclidean zoning, is the fundamental aspect of “what goes where?” that drives most older codes. Our core charge in recent years has been to navigate how to move away from single-use zoning districts to mixed-use compatible districts that foster more vibrant neighborhoods while maintaining control of nuisances and hazards. We work closely with our clients to define exactly what mix of uses are appropriate in each district, then working out how it needs to be designed and regulated in a predictable and acceptable manner. Use tables are a core part of our approach to land uses, making for easy comparison of permitted uses between districts and providing the full picture of the development regulatory landscape in a single location in the code.

Design

Once we know “what goes where?”, we work to determine site layout and building design. “How it will look” has dramatic impacts on a development's real and perceived success, and it reflects on how local government is perceived in its ability to effectively administer good land controls. Our form-based codes provide a much-needed solution to the problems posed by moving away from Euclidean-based zoning in controlling the look and feel of mixed-use environments. We understand this crucial issue because we administer several codes in all sizes of communities where it is essential to have a code that can back up good design principles. It's essential to adopt objective and simple, yet flexible and inspiring design standards that steer developments to their best possible outcomes. From hot button issues like parking lot design, landscaping, and natural resource protection to more obscure issues like building materials, site orientation, and entryway design features, we understand how important it is to have a code that provides a clear answer to the seemingly endless number of questions that arise during development permitting. With good design principles, much needed investments such as new housing types, light industrial development, and commercial redevelopments become complementary to local character.

Administration

Having a good code is only as effective as the processes used to communicate and administer it. Many codes fail because of regulations that are missed rather than missing. A code rewrite is a great opportunity to ensure that new procedures are linear, clear from the beginning of the review process, and reduce uncertainty for all parties involved. Our approach to administration involves setting clear pathways for all types of development to go from A to B to C through the code with diagrams, tables, and graphics to help them understand along the way. We work closely with our clients to determine what types of reviews really need to be subject to public meetings, and we explore strategies to reduce development timelines for applicants by providing clear pathways for by-right developments where appropriate. We also have strong relationships with vendors for online solutions for code publishing, GIS-integration, and dynamic cross referencing solutions within codes that are at the cutting edge of zoning technology for the 21st century.

PROJECT TEAM

Our project team is fully qualified with the creativity and problem-solving skills that can help the City. Our assigned personnel are available to do this work and bring considerable experience to the table.



Craig Huebner, AICP **PROJECT MANAGER**

Craig Huebner will serve as Project Manager, facilitating ongoing coordination amongst the team members and the City, ensuring deadlines are met and the overall timeline of the project is on-track, and managing the community engagement plan, and stakeholder meetings. Craig’s experience is detailed further in the enclosed resume.



Dominic Marlow AICP
SENIOR ZONING SPECIALIST
GRAEF



Doug Seymour AICP
SENIOR PLANNER
GRAEF



Kristin Reichart
URBAN DESIGNER
GRAEF



Tim Schwecke
CONSULTANT PLANNER
CIVITEK CONSULTING



Eric Larson
MUNICIPAL LAW

Project Team Availability:

Due to the delayed project initiation, if selected, our team’s availability may be adjusted to ensure sufficient availability for the project duration.

TEAM MEMBER	ROLE	AVAILABILITY
Craig Huebner	Project Manager	50%
Dominic Marlow	Senior Zoning Specialist	50%
Doug Seymour	Senior Planner	80%
Kristin Reichart	Urban Designer	80%
Tim Schwecke	Consultant Planner	70%
Eric Larson	Legal Consultant	20%



Craig Huebner AICP

PROJECT MANAGER

Craig is the Practice Team Leader for GRAEF's Planning + Urban Design group. Craig's academic background is in both architecture and urban planning, and he has several years of experience working in both fields. His work experience includes comprehensive planning, neighborhood master planning, commercial redevelopment, streetscape corridor planning/design, urban design, park and open space planning, and design guidelines. In addition, Craig has extensive experience in the creation of innovative public participation plans for a variety of planning projects.

PROJECT EXPERIENCE

Municipal Planning

Craig has extensive experience acting as an extension of municipal staff in the role of ongoing planning consultant in over a dozen communities across the midwest. In this role, Craig analyzes existing land use and zoning codes and policies, understands and interprets municipal master plans and ordinances, prepares staff reports for private sector development approval procedures, assists in economic development tasks (TIF analysis, grant assistance, etc.), and leads special planning projects (master plans, design guidelines, incentive programs, ordinance amendments, site planning/design, etc.). Craig's experience in different municipalities allows him to share best practices found in other communities for current projects.

Current Planning Municipal Clients

- City of Port Washington (Zoning Rewrite)
- City of Janesville (Zoning Rewrite)
- Village of Jackson (Zoning Update)
- Village of Greendale (Zoning Rewrite)
- City of Cudahy (Zoning Rewrite)
- Village of Bristol
- Village of Union Grove
- Village of Whitefish Bay

EDUCATION

Master of Architecture, 2012; Master of Urban Planning, 2012; Certificate in Real Estate Development, 2012, University of Wisconsin-Milwaukee, Milwaukee, WI
B.S., Architectural Studies, 2009, University of Wisconsin-Milwaukee, Milwaukee, WI

CERTIFICATIONS

American Institute of Certified Planners (AICP)

AFFILIATIONS

American Planning Association (APA)
Wisconsin Chapter of the American Planning Association (APA-WI)



Dominic Marlow AICP

SENIOR ZONING SPECIALIST

Dominic's experience encompasses urban planning and architectural design, including research, demographic studies, spatial planning, mapping, and architectural rendering. Following his Master's in City Design, Dominic has developed environmentally focused research on hydrological and stormwater planning and its intersection with the physical environment, social benefits, and the vibrancy of public spaces. Dominic's work seeks to manage the complexities of systems in the physical environment to improve public spaces, helping cities become adaptable to new or unforeseen changes. He is passionate about using design as a communication tool to help cities and communities envision their future.

PROJECT EXPERIENCE

Downtown + Lakefront Plan, Form-Based Code, Urban Design Guidelines, City of Port Washington, WI – Planner/Urban Designer:

Recommended development and redevelopment opportunities for the City of Port Washington to accommodate economic pressure from residential development, steering the vision for the future of the Downtown and Lakefront in a Master Plan. Recommendations included streetscaping, redevelopment concepts, park design, and form-based design guidelines for private development and public-private partnerships. Ongoing projects with the City of Port Washington include a full rewrite of their zoning code including a form-based code for their Downtown.

City of Manitowoc Zoning Rewrite, Manitowoc, WI (ongoing) - Project Manager: As project manager, Dominic leads the project team in the City's code rewrite. The rewrite process involves stakeholders focus groups and a detailed audit of existing plans and code requirements. The code will facilitate the transition of post-industrial areas to walkable, live-work communities in this historic waterfront community.

Form-Based Code and Downtown Zoning, South Milwaukee, WI - Project Manager: As project manager, Dominic developed a form-based code and developers agreement for South Milwaukee's downtown where former industrial sites were identified for redevelopment with a new street and block pattern and building design guidelines. The code determines a general pattern with flexible development guidelines to allow for innovative proposals and a mix of uses from residential to office and light manufacturing.

EDUCATION

Master of City Design from University of Illinois at Chicago
B.A. Urban Studies, University of Illinois at Chicago
B.A. Architectural Studies, University of Illinois at Chicago

CERTIFICATIONS

American Institute of Certified Planners (AICP)

AFFILIATIONS

Member APA-IL
(American Planning Association – Illinois)





Doug Seymour AICP

SENIOR PLANNER

Doug joined GRAEF's Planning + Urban design team as a Senior Planner after serving as the Director of Community Development for the City of Oak Creek for over 30 years. In his role at GRAEF, Doug focuses his time on municipal ongoing planning services, bringing his technical expertise and experience to every project. Doug is an innovative problem-solver with a passion for urban planning and economic development and has a demonstrated commitment for the betterment of all communities he serves.

PROJECT EXPERIENCE

Municipal Planning

Doug has extensive experience leading municipal planning efforts, resulting in successful outcomes for the communities he has served. For over 30 years, Doug served as the Director of Community Development for the City of Oak Creek, where he oversaw the City's major zoning code rewrite, created and managed fifteen tax incremental financing districts and two redevelopment districts, and played a crucial role in the City's planning and economic development efforts.

Ongoing City Planning Services, City of Cudahy, WI - City Planner: Doug serves as the primary planner for the City of Cudahy. In this role, Doug attends monthly Plan Commission, Design Review Board meetings, and attends a combination of in-person or virtual meeting with staff or residents/businesses. GRAEF reviews all development and zoning applications ranging from Comprehensive Plan amendments, zoning amendments, conditional use permits, site/building plan reviews, land divisions, sign reviews, and architectural reviews.

EDUCATION

B.S., Land Use Planning, Carrol College, Waukesha, WI

Master of Urban Planning, University of Wisconsin-Milwaukee, Milwaukee WI

REGISTRATION

American Planning Association (APA) - WI

CERTIFICATIONS

American Institute of Certified Planners (AICP)



Kristin Reichart

URBAN DESIGNER

Kristin is a multidisciplinary design professional with over 10 years of experience creating and managing architectural and environmental graphics projects from conception through implementation. She specializes in the development of impactful brand experiences for consumers, while keeping client objectives and future planning in mind.

PROJECT EXPERIENCE

Downtown + Lakefront Plan, Form-Based Code, Urban Design Guidelines, City of Port Washington, WI - Planner/Urban Designer:

Recommended development and redevelopment opportunities for the City of Port Washington to accommodate economic pressure from residential development, steering the vision for the future of the Downtown and Lakefront in a Master Plan. Recommendations included streetscaping, redevelopment concepts, park design, and form-based design guidelines for private development and public-private partnerships. Ongoing projects with the City of Port Washington include a full rewrite of their zoning code including downtown design standards.

Greendale Planning Services - Ongoing, Village of Greendale - Greendale, WI: Kristin serves as the Primary Contact for ongoing planning services in the Village of Greendale. Her work includes application reviews for Plan Commissions and Design Review Boards as well as Zoning Code and Comprehensive Plan Amendments.

City of Hartford Zoning Rewrite - Hartford, WI: The GRAEF + CiviTek team was hired by the City of Hartford to perform a comprehensive re-write of the City's Zoning Code. For this ongoing project, the GRAEF + CiviTek team are creating a vastly simplified Zoning Code that is highly functional, efficient to administer, and easy to understand. Kristin has led 2d and 3d zoning illustrations to aid in bringing zoning regulations to life.

EDUCATION

Master of Architecture, Master of Urban Planning - University of Wisconsin - Milwaukee, 2011

B.S., Architectural Studies, Cert. of Urban Planning University of Wisconsin - Milwaukee, 2008





Tim Schwecke

CONSULTANT PLANNER

During his career in community planning that spans more than 30 years, Tim has been involved in a wide variety of projects and specializes in land-use regulations and community plans.

Tim is also the founder of ZoneHub and manages business operations, product design and development, and customer relations. He has a demonstrated ability to create core concepts, develop relationships, and move ideas from inception to successful completion.

EDUCATION

B.S. Recreation Resources Management, 1986,
University of Montana, Missoula, MT

M.S. Urban and Regional Planning, 1989, University of
Wisconsin, Madison, WI

PROJECT EXPERIENCE

- City of Bayfield Zoning Code Rewrite
- City of Hartford Code Rewrite
- Town of Rome Code Audit
- Town of West Bend Code Update
- Outagamie County Code Audit
- Village of Mukwonago Sign Code and Zoning Code
- Zoning Code Rewrite, Village of Richfield
- Sign Code Rewrite, Manitowoc
- Zoning Code Rewrite, Town of Mukwonago
- Sign Code Rewrite, Wisconsin Rapids
- Zoning Code Rewrite, Wisconsin Rapids
- Zoning Code Rewrite, Town of Eagle
- Zoning Code Rewrite Project, City of Washburn
- Zoning Code Rewrite Project, Winnebago County
- Zoning Code Rewrite, Wisconsin Dells
- Unified Land Development Code, City of Great Falls, Montana

Municipal LAW

& LITIGATION GROUP

EDUCATION

Earlham College (B.A., All College Honors, 1987);
University of Minnesota Law School (J.D., 1990).

Eric Larson

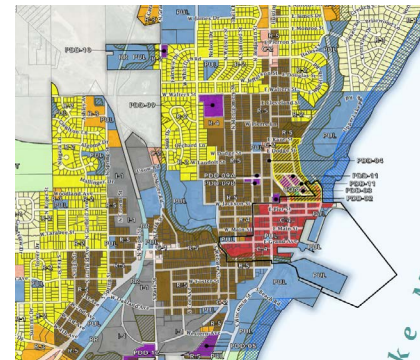
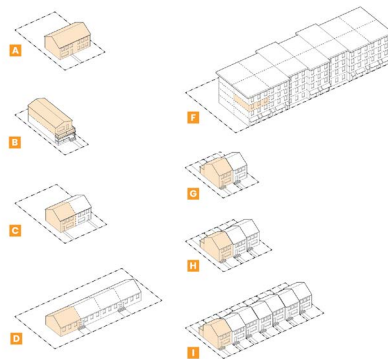
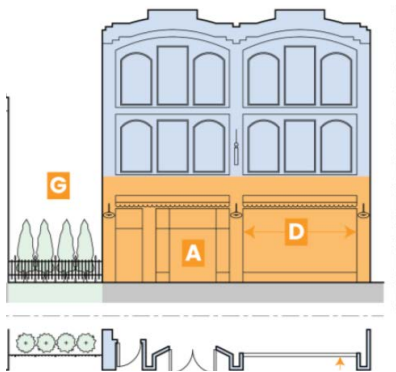
LEGAL CONSULTANT

Born in Northfield, Minnesota, November 20, 1964; admitted to Minnesota State Bar, 1990, U.S. District Court, District of Minnesota, 1992, Wisconsin State Bar, 1994, and U.S. District Court, Eastern District of Wisconsin, 1995.

Lecturer on municipal law topics sponsored by the League of Wisconsin Municipalities (1997, 2008, 2009, 2010, 2011, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2025, 2026) (President in 2024), the Wisconsin Town's Association (1997, 1998, 2006, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2024), the Waukesha County Bar Association, Municipal Law Section (since 2004), Waukesha County Technical College (2007, 2008); Wisconsin City/City Manager Association Regions 7 and 9 (2012) and State convention (2019); New Clerk's School, Wisconsin Clerk's and Treasurer's Institute, University of Wisconsin Extension (2014), Wisconsin Clerks Association (2017, 2021), Wisconsin Association for Public Procurement and Value in Government (2017), National Business Institute (2017, 2019, 2020, 2021, 2022, 2023), Strafford Webinar (2017, 2018, 2019), Wisconsin Association of County Corporation Counsels (2018), American Public Works Association (2019), Wisconsin Municipal Judge's Association (2019) and State Bar of Wisconsin (2022, 2025).

SAMPLE PROGRAMS INCLUDE:

- New Era of Zoning and Land Use
- Small Cellular Technology Roll Out
- Constitutional Issues in Municipal Regulation
- Liquor Licensing
- Conditional Use Authority
- Municipal Regulation of Telecommunications
- Shared Municipal Services
- Terminating Intermunicipal Agreements
- Urban Agriculture Legal Issues
- Officers and Employees
- Municipal Ethics
- Trees, Weeds and Stormwater Regulation
- Solutions to Stalled Development
- Public/Private Partnerships
- Single-Family Residential Zoning Issues
- Public Records Laws
- Open Meetings Laws
- Municipal Best Practices
- Financial Guarantees
- Regulation of Signs
- Permit Hearings
- Service Animals and Public Facilities
- Municipal Contracting
- Municipal Risk Management
- Zoning, Annexation, Land Use



PORT WASHINGTON ZONING CODE REWRITE

PORT WASHINGTON, WI

GRAEF, in partnership with Civi Tek Consulting is creating a comprehensive modernization of the City of Port Washington's 50-year-old zoning ordinance. Building upon GRAEF's previous planning work preparing the City's Downtown & Lakefront Plan, the zoning project was designed to translate the community's vision into an implementation-focused zoning framework that supports redevelopment, protects neighborhood character, addresses waterfront development opportunities, and improves the usability of the City's development regulations.

Downtown Design Overlay

A key aspect of the rewrite was the creation of form-based regulations for the downtown and lakefront areas of the city. GRAEF worked closely with the community and staff to model development scenarios and adjust bulk design standards to ensure appropriate view corridors to the lake were retained.

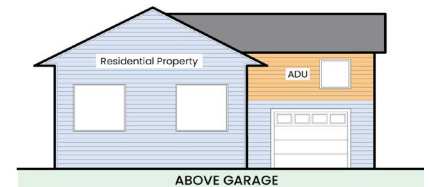
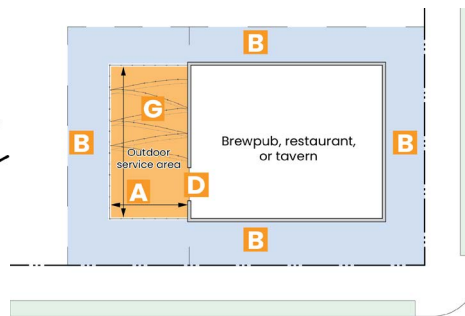
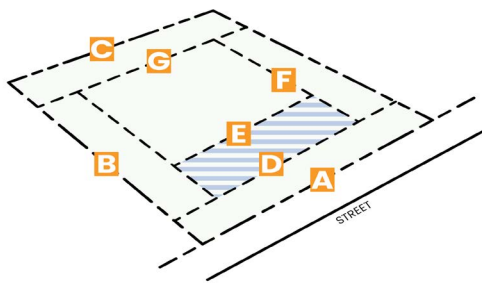
Data Center Regulations

During the zoning rewrite process, the City was actively working with a data center developer. GRAEF led the authorship alongside City staff for a specific data center

zoning district (Technology Campus). The new district included extensive use, site, building, and performance standards that have shaped the ongoing data center construction currently underway in the City.

Reference:

Bob Harris
City of Port Washington
Director of Planning & Development
100 W. Grand Avenue, P.O. Box 307
Port Washington, WI 53074
262-284-2600
RHarris@portwashingtonwi.gov



HARTFORD ZONING CODE RE-WRITE

HARTFORD, WI

The GRAEF + CiviTek team was hired by the City of Hartford to perform a comprehensive re-write of the City's Zoning Code. For this ongoing project, the GRAEF + CiviTek team are creating a vastly simplified Zoning Code that is highly functional, efficient to administer, and easy to understand. The GRAEF + CiviTek team brings a deep bench of professionals well-versed in nationally-recognized best land use practices to coordinate the Zoning Code re-write with the Washington County Next Generation Housing Initiative to help achieve community goals.

The Hartford project has involved several on-the-ground community engagement efforts to help solicit feedback and educate stakeholders about the Zoning Code. The consultant team launched an online survey and hosted a public Open House at City Hall to help stakeholders provide valuable feedback. In addition, the consultant team has attended several Plan Commission meetings to walk through the revised Code chapters, creating community and elected official buy-in throughout the process.

When finalized, the new Zoning Code will be available through the ZoningHub platform, a user-friendly, accessible

online platform that guides users through the various interconnected aspects of the Code to help them find the information they need. Hartford staff anticipate the new Code, hosted through ZoningHub, will alleviate many of the day-to-day questions that currently come into the Planning office, and make interpretation and execution of the Code significantly easier from the staff perspective. Hartford's ZoningHub site features interactive map elements as well as animated diagrams and images.

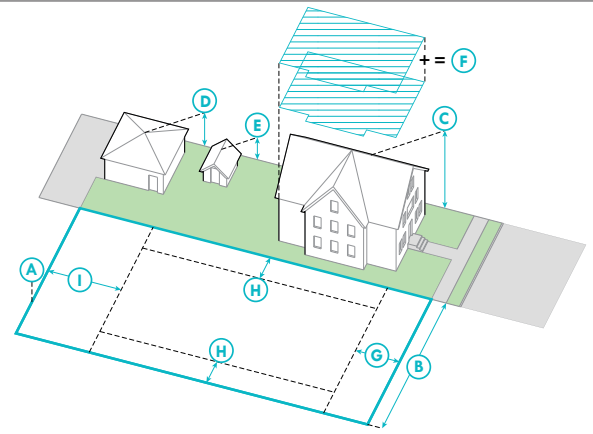
Reference:

Jacob Mass
City Planner/Director of Community Development
109 North Main Street
Hartford, WI 53027
262-673-8265
jmaas@hartford.wi.gov



PROPOSED RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

	Existing RS-1	Existing RS-2	Proposed RS-1
Lot Standards			
A. Lot Area (Min)	9,000 ft ²	7,200 ft ²	5,000 ft²
B. Lot Width (Min)	75 ft	60 ft	40 ft
Building Standards			
C. Building Height (Max)	35 ft	35 ft	35 ft
D. Garage Height (Max)	15 ft	15 ft	20 ft
E. Accessory Building Height (Max)	10 ft	10 ft	20 ft
F. Building Area (Min)	1,400 ft ²	1,100 ft ²	900 ft²
Allowed Building Types	Single-Family	Single Family	Single Family
Setbacks			
G. Street Setback (Min)	25 ft	25 ft	15 ft
H. Side Yard (Min)	10 ft	5 ft	5 ft
I. Rear Yard (Min)	25 ft	25 ft	25 ft



Refer to the diagram above to understand the standards in each district.

PROPOSED RS-3 MANUFACTURED HOME PARK DISTRICT

	Existing RS-3	Proposed RS-3
Lot Standards		
A. Lot Area (Min)	9,000 ft ²	10 acres
B. Lot Width (Min)	75 ft	300 ft
Building Standards		
C. Building Height (Max)	35 ft	35 ft
D. Garage Height (Max)	15 ft	20 ft
E. Accessory Building Height (Max)	10 ft	20 ft
F. Building Area (Min)	720 ft ²	None
Allowed Building Types	Manufactured Home	Manufactured Home
Setbacks		
G. Street Setback (Min)	25 ft	75 ft
H. Side Yard (Min)	5 ft	40 ft
I. Rear Yard (Min)	25 ft	40 ft

CUDAHY ZONING REWRITE (ONGOING)

CUDAHY, WI

The City of Cudahy is partnering with GRAEF on a comprehensive rewrite of its Zoning Code, its first full-scale update in several decades. This modernization effort is designed to support renewed investment in Milwaukee County's south shore, attract new businesses to complement the City's strong manufacturing base, expand diverse housing options, and proactively respond to emerging community needs.

A key component of the project is a complete restructuring of Cudahy's zoning districts to better reflect the city's distinct corridors, neighborhoods, and development patterns. The updated code reimagines how land uses are regulated through a streamlined, intuitive framework that enables a wider range of desirable and compatible uses as many of those were not feasible under the current code. Lot and building standards are being realigned with Cudahy's historic development forms to reinforce the community's character.

Because GRAEF has been providing planning services to the City for several years, the team brings a strong understanding of how the current code works on the ground, who uses it, and where it falls short. That familiarity has helped create a productive network of stakeholders who've been sharing practical insights throughout the process.

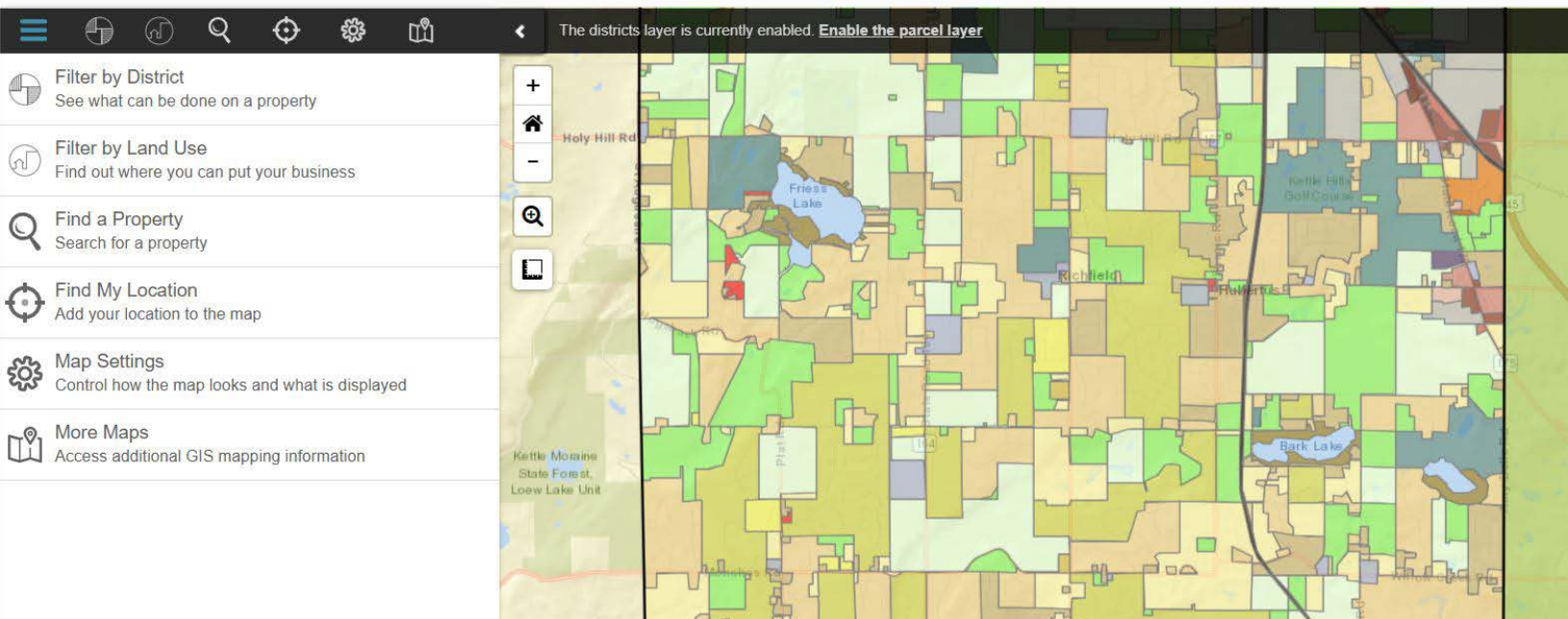
Public input has also played an important role, with many residents emphasizing the importance of sustainability and user-friendly design.

To help make the new code easier to navigate, it will include clear graphics and visually engaging tables that simplify administration for staff and improve day-to-day usability for the public.

GRAEF's comprehensive knowledge of Cudahy, its zoning intricacies, community values, and long-term goals, has shaped every step of this rewrite. The project highlights GRAEF's ability to craft tailored solutions that fit a community's unique identity, and reflects the pride the firm takes in its long-standing relationships with the places it serves.

Reference:

JJ Larson, City Administrator
City of Cudahy
414.769.2227
johnl@cudahy-wi.gov



VILLAGE OF RICHFIELD

RICHFIELD, WI

Village of Richfield is Civi Tek's most recent adopted zoning code rewrite. Civi Tek worked with a steering committee and Plan Commission to revamp (simplify) the village's zoning regulations while maintaining desired development outcomes. Most notably, the number of zoning districts was reduced by 30 percent, land uses were consolidated and new ones were added to account for new development options, and environmental districts were converted to overlay districts. The Village Board adopted the new code by unanimous vote in 2022.

[Village of Richfield, WI Table of Contents \(ecode360.com\)](https://www.ecode360.com/Village-of-Richfield-WI-Table-of-Contents)

Reference:

Jim Healy
Village Administrator
4128 Hubertus Road
Hubertus, WI 53033
262-628-2260
administrator@richfieldwi.gov



SECTION 2

PROJECT APPROACH

PROJECT UNDERSTANDING & APPROACH

The GRAEF + Civi Tek team proposes a comprehensive, collaborative approach tailored to Whitewater's vision and priorities. Our methodology combines planning innovation, legal rigor, and community engagement to deliver a modern, user-friendly zoning code. We welcome the opportunity to meet with you and further refine our approach to fully meet the City's needs.

PHASE 1: Initiation & Research

In contrast to the “one-size-fits-all” process some firms follow, the GRAEF + Civi Tek team's approach to rewriting a zoning code ultimately starts with listening. We propose to begin the project by hosting a kick-off meeting with City staff to introduce team members, outline preferred communication methods, begin discussing the public engagement and communication approach, review the project timeline, and provide an overview of next steps. This also serves as an opportunity to discuss anything that may have changed since the RFP was issued and identify anything within our proposed project approach that needs tweaking such as communications, public outreach, and schedule.

Following the kick-off meeting, our Team will begin a formal review and audit of Whitewater's current municipal code and complementary documents identified by City staff. This includes the City's new Comprehensive Plan, Title 19, Title

18, Title 12, Title 14, Title 20, Title 8, Landscape Policy (from 2010), and other background documents. We will provide a written version of the analysis to City staff for review to ensure all issues and opportunities are accounted for.

Civi Tek will assist GRAEF in identifying outdated, inconsistent, or ineffective provisions, including within and outside of the zoning ordinance, reviewing all ordinances for statute consistency, conciseness, and to minimize legal risk. Eric Larson of Municipal Law will work alongside GRAEF in providing legally sound, up-to-date, and forward-looking recommendations on the forms and uses regulated within the new zoning ordinance. These recommendations commonly include, but are not limited to, reducing legally challengeable conditional use procedures, Ensuring compliance with residential development statutes updated in 2023, and reducing reliance on subjective approval processes. GRAEF and Civi Tek, relying on its significant municipal planning administration experience, will also provide recommendations on updated administration procedures to streamline and ease the staff utilization of the new ordinance.



PHASE 2: Engagement Strategy

Following Phase 1 is the creation of a Stakeholder Engagement Plan that describes the ways in which the public and others will be involved in the preparation, review, and adoption of the new code. This strategy needs to be realistic and solicit public input in cost-effective and meaningful ways. The GRAEF team offers a robust suite of public participation options that appeal to a broad range of community members including project webpages, surveys, interactive comment maps, social media posts, infographics and print materials, and in-person events such as focus groups, open houses, and visioning sessions. By working with stakeholders across commissions, committees, departments, and backgrounds, we hope not only to coax out concerns and misconceptions, but also to set the stage to create buy-in for the new zoning code.

While multiple engagement touchpoints are possible, we believe that we can obtain meaningful community feedback through the following engagement strategies.

Project Webpage:

At the project onset, we will create a custom project website to keep stakeholders informed during the preparation, review, and adoption of the Ordinances. Our team can offer online engagement tools using the “Social Point” online engagement platform that is tailor made for urban planning, and this can be hosted on its own website or used as content for another website as determined by the City. The Social Point platform allows for seamless integration of GIS elements for map visualization, surveys, social media, video elements, and more. Initially, the project website will contain the following elements:

- Background information related to the project, including project purpose, key participants, timeline, and opportunities for public participation;
- Frequently asked questions;
- Contact information;
- A comment feedback form and/or survey;
- Links to resource documents;
- Links to meeting agendas and minutes;
- Content on the site will be kept current and specifically relate to pending matters throughout the project’s duration.

Conduct virtual stakeholder meetings

We will work with City staff to identify local residents, business owners, developers, architects, sign companies, other development partners and community stakeholders to participate in focus groups or stakeholder interviews to provide valuable insight into current perceptions regarding the effectiveness of the current code(s) and the how they can become a more effective tool for promoting community growth consistent with the Comprehensive Plan. We will also conduct

staff workshops with different department heads to address zoning issues across all municipal services.

Online Survey(s)

Online survey questions are another way to garner feedback either on existing conditions or proposed elements of the zoning ordinance. We typically include one online survey early on in the project that asks questions about existing conditions and also introduces different zoning trends and ideas for the community to react to and determine what they may like to see in the community. Additional online surveys could be introduced later on in the project on specific areas of the code such as a visual preference survey or more design-focused survey to guide design standards to be drafted in the code.

Open Houses

Our team proposes two public open house sessions. The first public open house would be earlier in the project timeline and focus on gathering input, and also providing a summary of stakeholder and online feedback to-date. The second public open house would include drafts of key components of the zoning ordinance updates to solicit feedback. The project website can also be used to promote open houses to solicit community feedback-in person.

Our approach recognizes that each community has unique preferences, and what works well for one community may not be the most appropriate for another. Our job is to find what works best for Whitewater. Through this process, we hope to understand the community’s priorities and to best incorporate them into a zoning code that will withstand legal scrutiny, be easy to use and interpret, and be consistently and reasonably applied to the benefit of the community.



PHASE 3:

Preliminary Code Framework and Drafting of Revised Zoning and Subdivision Ordinance

We propose to start Phase 3 by providing an analysis of the community engagement-to-date that outlines key priorities we heard. Next, we will prepare an annotated outline that includes a chapter-by-chapter description of a proposed new zoning code and subdivision code, an overview of the proposed structure and substance of the new codes, a discussion of potential options for new and innovative practices, and a commentary explaining the rationale for the recommended approach to drafting the zoning code. Our Team will also present preliminary bulk standards and land use listings for City staff and Plan Commission feedback. This will include discussion of zoning district consolidation/creation/elimination, lot/building dimensional best practices, and permitted/conditional/prohibited uses and supplemental standards.

A key element of this process is to determine the desired approach to zoning district disposition (i.e. traditional Euclidean zoning districts with form-based elements, zoning districts based on the different Neighborhoods, Districts, and Corridors, an intensity-based or “transect” approach, etc.). Another key aspect will be ensuring that the revised code reflects already known city objectives listed in the RFP and other priorities identified through the engagement process. The proposed annotated outline will be submitted to City staff, the Plan Commission, and other stakeholders as deemed appropriate by the City and others for review and comment. After obtaining general agreement on the approach and contents of the initial draft of the annotated outline, we will prepare a final annotated outline, based on the comments received.

We will then begin to draft updates to each article within the zoning code. Civi Tek will lead the drafting process for the zoning and subdivision codes. While our proposal schedule and costs identify updates to the existing structure of the city’s zoning code (Title 19), it is important to note that there may be a complete restructuring of the zoning code based upon outcomes of earlier phases of this project.

As identified in the RFP, our team will interweave the below items into the new code structure:

- Expand Housing Choice and Diversity
- Integrate and Simplify the Zoning Framework
- Improve Clarity, Usability, and Ease of Implementation
- Facilitate Predictable and High-Quality Development Outcomes
- Ensure Legal Soundness and Consistency
- Coordination with the Comprehensive Plan and Park and Recreation Open Space Plan

During the drafting and revision process, we’ll work with the City’s Attorney to ensure consistency with state statutes. As the draft begins to finalize, we’ll develop a package of graphics and photos to help ensure the user-friendliness of the Code for the general public. Prior to moving forward to the last phase, our team will coordinate legal review by our legal partner Eric Larson of Municipal Law to provide legal opinions as needed throughout the project as well as a legal review of the final draft.

PHASE 4:

Formalization & Adoption

Based on input received from City staff and the Plan Commission, a final draft of the zoning code and subdivision code will be prepared. This draft will be widely distributed to the public for review and comment. Various public meetings will be held to solicit input from the general public, stakeholders, and others. Upon completion of the code, Civi Tek will also host a staff training session to walk through usage of the new ordinances.



To date, there are more than 120 ZoningHub sites, serving more than 2.5 million residents.

If you have just a few minutes, check out the zoning details available at the parcel level for a property in the Village of East Troy.

[CLICK HERE](#)

To truly maximize the impact of the City’s significant investment in a new zoning code, we offer an optional service to create a one-stop online portal for the City’s zoning regulations using ZoningHub—at no up-front cost.

ZoningHub is a web-based service that seamlessly merges the zoning map, key parts of the text, and administrative functions to create an exceptional end-to-end solution. The interactive zoning map is especially powerful. It allows a person to quickly find zoning details at the parcel level with a few clicks. It shows what land uses are allowed in each of the zoning districts along with the applicable dimensional standards, and what procedures are needed to move ahead with a project.

Given the amount of time and money the City will spend on a new zoning code, it doesn't make a lot of sense to simply put it online in the usual way.

Why not make it interactive and fun to use? It will soon become the go-to place for property owners, Realtors, builders, local officials, and others to find the information they need.

More than 120 communities across the United States use the ZoningHub platform, ranging from small towns with 3,200 residents to large cities with more than 320,000 residents.

The City's ZoningHub site is not intended to replace the officially codified zoning ordinance maintained in Municode. Rather, it serves as a user-friendly companion that makes zoning information more accessible and easier to understand – all in a user-friendly map interface.

In addition to ZoningHub, our team can prepare custom administrative tools identified by City Staff as an optional service. The selected digital solutions would be based on a scoping process with Staff to create solutions deemed most useful and important. Examples include fillable applications for online submittals, digital checklists for development review by staff, etc.

During the final phase of the project, we'll work with City Staff to provide written copy for the public notices to promote the public hearing. The consultant team will attend the public hearing at which time the full draft of the proposed Zoning Code and map will be presented, and public input accepted. We will give a presentation regarding the project, explain the highlights, and respond to questions. Finally, we'll present the final draft to the Common Council. A final package of electronic documents will be provided to the City upon final adoption. The consultants can host a training session for City Staff to outline key portions of the new Code on which they may encounter questions.

ONGOING PROJECT COORDINATION

We will maintain constant contact with City staff and others throughout the process to ensure the project is moving forward consistent with the adopted timeline and resolve any issues that arise during the project. We will provide regular updates and maintain regular contact. We also anticipate monthly virtual working meetings with City staff over the project duration to focus on specific elements of the code. We also envision up to four (4) presentations to the Plan Commission at quarterly intervals of the project to provide updates and garner direction.

OPTIONAL SERVICES

The following includes optional services that would be additional cost outside of our base scope. We would be happy to talk through these services with the City as desired. Estimates costs for these optional services are listed in the Project Cost section of this proposal.

- **Administrative Application forms:** The new code will include new procedures for different development types (rezoning, conditional use, site plan review, etc.). This service would include the creation of new application forms and checklists to allow for clear procedural requirements for the development community not codified in the ordinance.
- **Development Scenarios:** Depending on the amount of revision to existing zoning standards, it is sometimes valuable to provide a visual that shows how a certain development would look with the existing and proposed zoning standards. This service would include 2d or 3d visuals for a specific site to show how a development would look with updated zoning regulations.
- **Online GIS-based zoning map platform:** Many communities have transitioned from hard copy zoning map to also including web-based, interactive zoning maps for the public to easily view and access zoning information online for specific properties.
- **Project Kick-off Video:** GRAEF can create a project engagement video early on in the project schedule. This video would be a professional video with a local City officials or staff who would be providing a summary of the project and its importance. This video can be used for social media and online postings.

CITY STAFF INVOLVEMENT

GRAEF envisions the following city staff involvement:

- Kick-off meeting including City Manager
- Provide background information and documents as may be required
- Offer continuous feedback to the project team
- Review and submit comments on various drafts
- Participate in working sessions with the project team
- Provide notices and secure venues for public meetings
- Provide food and refreshments for desired public meetings
- Serve as a liaison between the public and consultant

Communication between the project team and City staff will be critical. During the project, we will be in constant contact to document our progress and accomplishments and to discuss unresolved issues, upcoming milestones, and logistics for completing the project on time.



SECTION 3

BUDGET VALUE & MANAGEMENT

Whitewater Zoning Code Rewrite			Anticipated Schedule																Staffing							Hours
			*The GRAEF+Civi Tek team has the capacity to condense or extend this timeline as needed																\$ 195	\$ 148	\$ 169	\$ 130	\$ 99	\$ 153	\$ 250	
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Craig	Dominic	Doug	Kristin	Support	Tim (Civi Tek)	Eric (Legal)	
Tasks	Costs		Jan '27	Feb '27	Mar '27	Apr '27	May '27	Jun '27	Jul '27	Aug '27	Sep '27	Oct '27	Nov '27	Dec '27	Jan '28	Feb '28	Mar '28	Apr '28	Hours							Total Hours
1 Phase 1: Initiation & Research	\$ 10,595																									
a Host project kick-off meeting	\$ 1,393																		4					4		8
b Coordinate data request and file sharing	\$ 396																						4			4
c Review existing zoning code, comprehensive plan, and other relevant plans, studies, and ordinances	\$ 3,391																		4	4			8	8		24
d Audit the existing code(s) and identify deficiencies, inconsistent or ineffective provisions, and provide existing conditions memo	\$ 5,415																		1	8			16	16		41
2 Phase 2: Engagement Strategy	\$ 23,953																									
a Develop stakeholder engagement plan	\$ 716																		1			4				5
b Create project webpage and ongoing web maintenance	\$ 4,097																		1			30				31
c Coordinate and host up to four (4) stakeholder/developer interviews/focus group(s)	\$ 3,532																		12				12			24
d Coordinate and host up to four (4) municipal staff workshops	\$ 3,568																		12					8		20
e Prepare materials and attend up to two (2) public meetings/open houses	\$ 9,025																		8	8		16	30	8		70
f Create up to two (2) online engagement surveys	\$ 3,015																		2			8	16			26
3 Phase 3: Preliminary Recommendations & Code Framework	\$ 55,346																									
a Create annotated outline of possible zoning code structural organization and solutions	\$ 2,011																		2				4	8		14
b Prepare preliminary bulk standards and land use listings	\$ 4,380																		4	16				8		28
c Update Title 19.03 Title, Authority, and Purpose	\$ 807																		1					4		5
d Update Title 19.06 General Provisions	\$ 807																		1					4		5
e Update Title 19.09 Definitions	\$ 807																		1					4		5
f Update Title 19.12 Zoning Districts	\$ 1,401																		1	4				4		9
g Update Title 19.15-25 - Residential Districts	\$ 1,401																		1	4				4		9
h Update Title 19.27-33 - Commercial Districts	\$ 1,401																		1	4				4		9
i Update Title 19.36-38 - Manufacturing/Technology Park Districts	\$ 1,401																		1	4				4		9
j Update Title 19.39 - PD Planned Development District	\$ 1,401																		1	4				4		9
k Update Title 19.42 AT Agricultural Transition District	\$ 1,401																		1	4				4		9
l Update Title 19.45-451 - C-1 and C-2 Overlay Districts	\$ 1,401																		1	4				4		9
m Update Title 19.46-461 - Floodplain & FWW Floodway/Wetland Districts	\$ 1,401																		1	4				4		9
n Update Title 19.48 I Institutional District	\$ 1,698																		1	6				4		11
o Update Title 19.485 Large Retail and Commercial Service Development Standards	\$ 1,401																		1	4				4		9
p Update Title 19.49 Wellhead Protection	\$ 807																		1					4		5
q Update Title 19.51-52 Traffic, Parking, and Access & Access Standard Regulations	\$ 2,310																		1	6				8		15
r Update Title 19.54 Sign Regulations	\$ 2,013																		1	4				8		13
s Update Title 19.55 Wireless Telecommunications Facilities	\$ 1,419																		1					8		9
t Update Title 19.57-58 Performance Standards & Noise Restrictions	\$ 2,013																		1	4				8		13
u Update Title 19.66 Conditional Uses	\$ 2,310																		1	6				8		15
v Update Title 19.63, 69-75 Administration and Review Powers	\$ 3,575																		1	4	2			16		23
w Update Title 18 - Land Division and Subdivision	\$ 7,863																		2		8			40		50
x Create draft zoning map	\$ 4,916																		2			24	8	4		38
y Legal review of draft ordinances (Zoning and Subdivision)	\$ 5,000																							20		20
4 Phase 4: Formalization & Adoption	\$ 10,881																									
a Revise the draft ordinances based on feedback to produce a final draft	\$ 6,037																		4				16	24		44
b Present final draft at Plan Commission and Council meetings	\$ 1,393																		4					4		8
c Conduct City staff training session	\$ 3,451																		2					20		22
5 Ongoing Coordination	\$ 17,397																									
a Host monthly working meetings with City Staff (estimated 16 meetings)	\$ 5,573																		16					16		32
b Present at up to 4 Plan Commission meetings quarterly	\$ 4,349																		16					8		24
c Regular communication with Client and general project management	\$ 7,474																		32					8		40
Estimated Expenses	\$ 640																									
a Travel expenses (\$80 per trip to Whitewater) (assumes 8 visits)	\$ 640																									
Estimate for Whitewater Zoning Ordinance Rewrite	\$ 118,812																									
GRAEF Fee Subtotal	\$ 68,524																									
Civi Tek Fee Subtotal	\$ 45,288																									
Municipal Law Fee Subtotal	\$ 5,000																									
Optional Services																										
a Create administrative forms for different development application types	\$500 per checklist																									
b Create development scenario visuals to test fit updated zoning regulations	\$1000 per scenario																									
c Create Zoning Hub Platform	no additional cost																									
d Create introductory project kick-off video	\$2,000																									

*NOTE: While our proposal schedule and costs identify updates to the existing structure of the city's zoning code (Title 19 and Title 18), it is important to note that there may be a complete restructuring of the zoning code and subdivision code based upon outcomes of earlier phases of this project.

CLAIMS, LICENSURE AND NON-DISCRIMINATION VIOLATIONS AGAINST YOUR ORGANIZATION

Litigation/Arbitration Summary Past 5 Years

Updated 02/25/2026

Pending or completed lawsuits for Graef-USA Inc.

Maria and Thomas Murphy v. Palos Community Hospital, et. al., Cook County Illinois Case No. 2015-L-066052. This civil action lawsuit against multiple parties arises from a slip/fall in a parking lot. This case was settled in May 2022.

Robin Matchett-Schmidt v. City of Oak Creek, et. al., Milwaukee County Wisconsin Circuit Court Case No. 19-CV-4295. This civil action against multiple parties arises from a slip/fall on a splash pad. This case was settled in May 2021.

Blue Skies of Texas, Inc. v. Skanska USA Building, Inc. et. al., Bear County Texas, 438th Judicial District. Case No. 2019-CI-19689. This is a civil action against multiple parties for alleged building deficiencies. This case was settled in August 2022.

Gran Paraiso Condominium Association, Inc. v. PRH Paraiso Two, LLC, et al., Miami-Dade County Florida 11th Judicial Circuit Court, Case No. 2023-015927-CA-01 (CA44). This is a civil action against multiple parties for alleged building deficiencies. This case was settled in November 2024.

Peacock + Lewis Architects & Planners, LLC v. RGD & Associates, Inc. and Consultant Engineering & Science, Inc., Palm Beach County, Florida. 15th Judicial Circuit Court, Case No. 50-2023-CA-014726 XXXA-MB. This is a civil action against multiple parties for alleged design deficiencies. This case was settled in July 2025.



Chicago O'Hare | Green Bay | Madison | Miami | Milwaukee
Minneapolis | Orlando | Sarasota | Turks & Caicos