

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement"), entered into effective _____, 2024 ("Effective Date"), by and between the City of Whitewater, Wisconsin ("City") and Slate Real Estate, Inc. ("Developer") a Wisconsin Corporation (or entity TBD). Each of the forgoing may also be referred to in this Agreement as a "Party" and collectively as the "Parties".

RECITALS

WHEREAS, Article XI, Section 3 of the Wisconsin Constitution grants cities the right to determine their local affairs in government, subject to the Constitution and certain enactments of the legislature of the State of Wisconsin;

WHEREAS, the State of Wisconsin legislature adopted Wisconsin Statute Section 62.11(5), which grants to common councils of cities the power to act for the government and good order of the city, for its commercial benefit and for the health, safety and welfare of the general public;

WHEREAS, the City desires to encourage development and promote industrial development within the City;

WHEREAS, for these purposes, the City has created Tax Incremental District No.11 ("TID") pursuant to Wisconsin Statutes;

WHEREAS, the Developer, pursuant to that certain offer to purchase with a private entity for the property at Moraine View Parkway/Jakes Way, PIN# WPB 00044 (the "Property") totaling approximately 10.175 acres, is to acquire the Property and develop it;

WHEREAS, the Developer has filed, or will file, with the City plans, specifications, documents and exhibits as required by the City for the development of the Property and for making other improvements.

NOW, THEREFORE, in consideration of the foregoing Recitals which are incorporated herein, and the following promises and mutual obligations of the Parties hereto, each of them does hereby covenant and agree as follows:

1. Developer Improvements. Developer shall complete improvements on the property in accordance with the terms, conditions and requirements of EXHIBIT B ("Developer's Improvements"). The plans, specifications and site plans for Developer's Improvements are subject to City approval, and Developer shall not commence construction of Developer's Improvements until such time as the City has approved such plans, specifications and site plans in writing. After the City's approval of Developer's

Improvements, such documents shall not be modified without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed. City's approval of Developer's Improvements shall not excuse Developer from complying with any other governmental approvals, permits, ordinances or laws that are applicable to the Property or Developer's Improvements. All work to be performed by the Developer related to Developer's Improvements shall be performed in a good and workmanlike manner and consistent with the prevailing industry standards for such work in the area of the City. Developer shall perform all work in compliance with all applicable laws, regulations, ordinances and buildings codes and shall obtain and maintain all necessary permits and licenses for such work.

- a. Developer will commence construction on or before October 1, 2024. Construction of the first 4 of 8 16-unit buildings will be completed on or before November 1, 2025.

2. City Grant.

- (a) Grant Amount. Subject to Section 2(b), the City agrees to provide a grant up to an amount equal to approximately Five Million, One Hundred Thousand Dollars (\$5,100,000) ("City Grant"). The grant will be paid out in increments 85% of the tax increment collected annually for 10 years as property tax payments are made beginning in the first tax year post-construction, then 60% of the tax increment collected annually for the remaining years of the TID.

- (b) Conditions Precedent. Prior to the City's payment of the City Grant, Developer shall satisfy the following conditions:

- (i) Provide the City with evidence reasonably satisfactory to the City that Developer owns fee simple title to the Property.

- (ii) Provide the City with copies of permits, licenses and other documents as reasonably requested by the City to confirm that Developer has complied with all necessary federal and state laws, regulations and ordinances necessary to obtain the governmental approvals required for the intended construction of the Project, including without limitation, a building permit for Developer's Improvements.

- (iii) Provide City with a copy of all plans and complete specifications for construction of Developer's Improvements, which plans and specifications must be reasonably acceptable to City.

- (iv) Provide the City with copies of such organizational documents as City shall reasonably require, as well as an incumbency certificate identifying the parties authorized to act on behalf of the Developer.

3. Minimum Assessed Value. Developer guarantees a minimum assessed value of \$24,600,000.

(a) Shortfall Payment. The minimum incremental value (equalized) for the tax year 2026, based on an assessment date of January 1, 2026, shall be \$12,300,000; for each year thereafter, the minimum incremental value (equalized) for each subsequent year, based on an assessment date of January 1 of such year, shall be \$12,300,000 until 2029, at which time the other four (4) buildings will be completed and the total assessed value will be \$24,600,000. If the total completed development does not achieve a minimum incremental value of \$24,600,000, the City will charge a Shortfall Payment. For each year that the City determines that a Shortfall Payment is due and owing, the City shall notify Developer of the amount of the Shortfall Payment due and owing for that tax year, and such payment shall be due and payable to the City by not later than January 31 of the next ensuing year (*i.e.* if a Shortfall Payment is due and owing for tax year 2027 based on the actual assessed value of the Property as of the January 1, 2026 assessment date, such payment shall be due and owing and shall be payable by not later than January 31, 2027 for the 2026 tax year).

(b) Special Charge. Developer agrees that the amount of any Shortfall Payment due and owing to the City for any given year, pursuant to the agreement, may be treated as a "Special Charge" (as defined in Wisconsin Statutes § 74.01(4) levied against the Property, without notice or hearing, such notice and hearing being expressly waived by Developer). The Special Charge shall be a lien on the Property and shall be extended upon the tax roll for the year in which it is due and owing against the Property in the event the Developer does not pay the City its Shortfall Payment by such Shortfall Payment due date. All proceedings in relation to collection, return and sale of the Property for delinquent real estate taxes shall apply to such Special Charge. The City shall also have the right to collect the Shortfall Payment in any other manner as permitted by law.

(c) Agreement Runs with the Land. The Agreement shall inure to the benefit of the City and shall be binding on the from time-to-time owners of the Property and shall constitute covenants running with the land.

4. Default.

(a) Events of Default. A party shall be in default under this Agreement if such party shall fail to carry out or fulfill one or more of its obligations hereunder and such failure shall continue for a period of thirty (30) days following receipt of written notice from the other party specifying such failure; provided, however, if the nature of the default is such that it cannot be cured within thirty (30) days, a party shall not be in default if it immediately undertakes steps to cure the default after receipt of notice and then diligently and in good faith prosecutes the curing of such default to its conclusion.

(b) Remedies. If a party does not cure or undertake to cure a default within the time period set forth above, the non-defaulting party may pursue the remedies provided for in this Agreement or otherwise available at law or in equity. The rights and remedies of

the parties, whether provided by law or provided by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise at the same time or different times of any such other remedies for the same event of default or breach or of any remedies for any other event of default or breach by Developer. No waiver made by the City with respect to the performance or manner or time of any obligation of Developer under this Agreement shall be considered a waiver of any rights of the City to enforce any other obligations of Developer.

5. Guarantor Obligations. In the event of default of Developer of any payment obligation in this Agreement, Guarantor will discharge such obligation.

6. Miscellaneous.

(a) Changes. Parties to this Agreement may, from time to time, require changes in the scope of this Agreement. Such changes, which are mutually agreed upon by and between the Developer and the City, shall be incorporated in written amendments to this Agreement.

(b) Approvals in Writing. Whenever under this Agreement approvals, authorizations, determinations, satisfactions, or waivers are authorized or required, such approvals, authorizations, determinations, satisfactions or waivers shall be effective and valid only when given in writing, signed by the duly authorized representative of the party, and delivered to the party to whom it is directed at the address specified in this Agreement. Whenever under this Agreement the consent, approval or waiver of the City is required or the discretion of the City may be exercised, the City Manager shall have the authority to act, as the case may be. Whenever any approval is required by the terms of this Agreement and request or application for such approval is duly made, such approval shall not be unreasonably withheld.

(c) Notices and Demands. A notice, demand, or other communication under this Agreement by any party to any other party shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally to:

In the case of the Developer:

Chris Slater
401E. INDUSTRIAL DRIVE,
P.O.BOX 317,
HARTLAND WI 53029
chris@slateco.com
262-349-0020

In the case of the City:

City of Whitewater
Attn: John S. Weidl, City Manager

312 W. Whitewater Street
P.O. Box 178
Whitewater, WI 53190
Email: jweidl@whitewater-wi.gov
Phone: 262-473-0104

With a Copy to:

Jonathan K. McDonell, City Attorney
Harrison, Williams & McDonell, LLP
522 West Main Street
Whitewater, WI 53190
Email: jm@hmattys.com
Phone: 262-473-7900

(d) No Liability of City. The City shall have no obligation or liability to the lending institution, architect, contractor, or subcontractor, or any other party retained by Developer in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. Developer specifically agrees that no representations, statements, assurances, or guarantees will be made by Developer to any third party or by any third party which are contrary to this provision.

(e) Completeness of Agreement. This Agreement and any addition of supplementary documents or documentation incorporated herein by specific reference contains all the terms and conditions agreed upon by the parties hereto, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement or any part hereof shall have any validity or bind any of the parties hereto.

(f) Matters to be Disregarded. The titles of the several sections, subsections, and paragraphs set forth in this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of the provisions of this Agreement.

(g) Severability. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected hereby.

(h) Recording of Agreement. The Agreement and any and all subsequent modifications thereof or additions thereto may, upon being duly executed, be recorded by either party with the Register of Deeds for Walworth County, Wisconsin.

(i) Successors and Assigns. The terms of this Agreement shall be binding upon and inure to the benefit of the parties hereto as well as their respective successors, transferees, and assigns. Any transfer of any party's interest under this Agreement or real property described in EXHIBIT A shall not release the transferor from its obligations hereunder unless specifically agreed to herein.

(j) Ambiguities Not Construed. The Developer has had substantial input concerning the terms of this agreement, and therefore, any ambiguities will not be construed against the City on the basis that its attorney drafted this Agreement.

IN WITNESS WHEREOF, the parties have caused this Development Agreement to be signed as of the Effective Date.

CITY OF WHITEWATER

By: _____
John S. Weidl, City Manager

Attest:

Heather Boehm, City Clerk

DEVELOPER:

SLATE REAL ESTATE, INC.

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
)
COUNTY OF WALWORTH)

ACKNOWLEDGMENT

Personally appeared before me this _____ day of _____, 2024, the above-named John S. Weidl, City Manager, and Heather Boehm, City Clerk, to me known to be such City Manager and City Clerk of the City of Whitewater, Wisconsin, and to me known to be the persons who executed the foregoing agreement on behalf of said City as its duly-authorized act and deed.

_____, Notary Public
Walworth County, State of Wisconsin
My Commission expires: _____

STATE OF WISCONSIN)
)
COUNTY OF _____)

ACKNOWLEDGMENT

Personally appeared before me this _____ day of _____, 2024, the above-named _____, as _____ of Slate Real Estate, Inc., to me known to be the person who executed the foregoing agreement on behalf of Slate Real Estate, Inc. as its duly-authorized act and deed.

_____, Notary Public
_____ County, State of Wisconsin
My Commission expires: _____

EXHIBIT A

The Property

Lot 44, Walton's Pine Bluff Subdivision, located in the SE 1/4 and SW 1/4 of SE 1/4,
Section 3, T4N, R15E, City of Whitewater, Walworth County, Wisconsin.

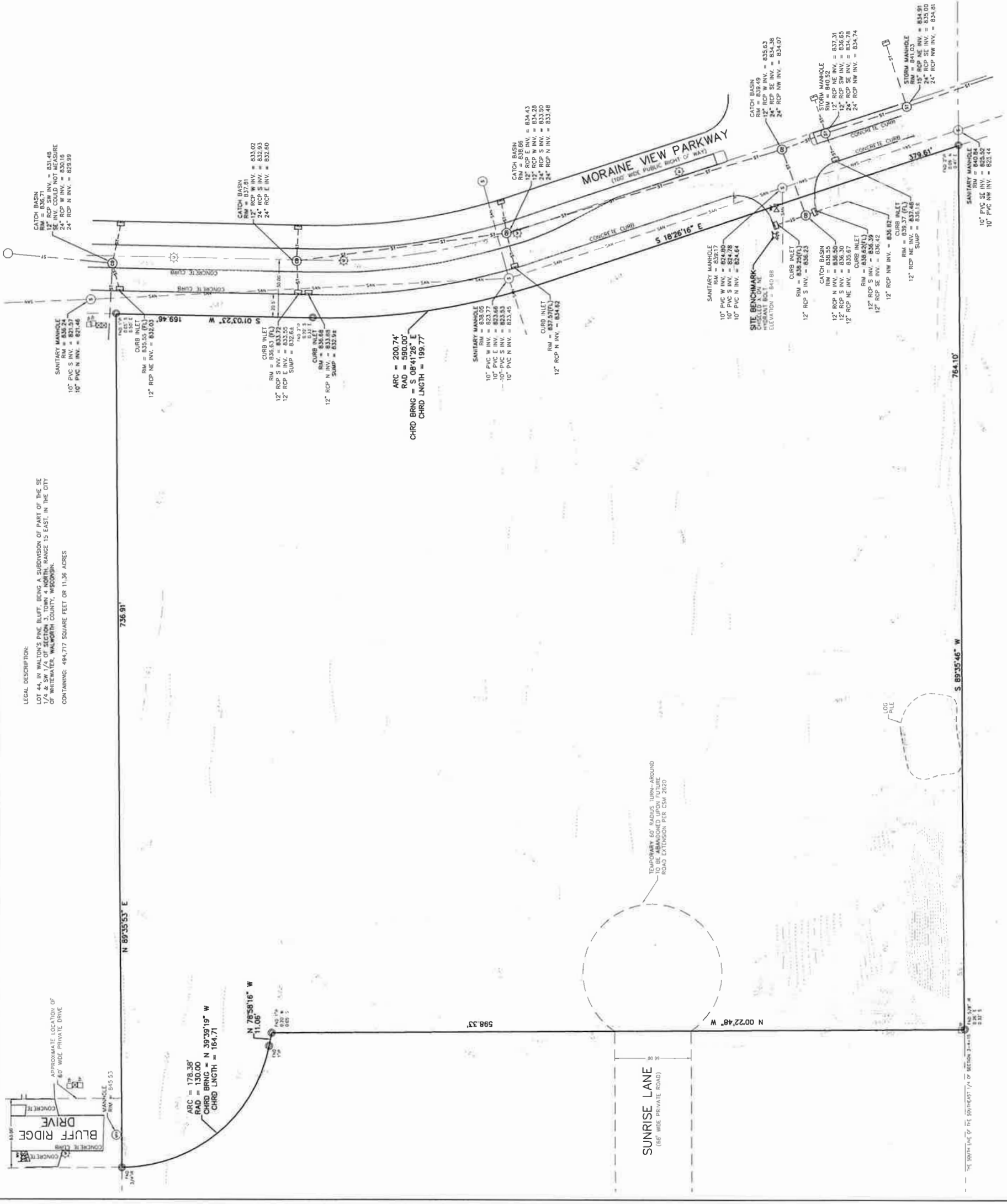
(Tax Parcel No. /WPB 00044)

EXHIBIT B

Developer's Improvements



LEGAL DESCRIPTION:
 LOT 44, IN WALTON'S PINE BLUFF, BEING A SUBDIVISION OF PART OF THE SE 1/4 & SW 1/4 OF SECTION 3, TOWN 4 NORTH, RANGE 15 EAST, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.
 CONTAINING: 484,717 SQUARE FEET OR 11.36 ACRES



- NOTES**
- SUBJECT PROPERTY ZONED: R-3, MULTI FAMILY RESIDENTIAL.
 - SETBACKS BASED ON THE CITY OF WHITEWATER ZONING CODE AND ARE AS FOLLOWS:
 YARD REQUIREMENTS:
 A. FRONT, THIRTY FEET CORNER LOTS TWENTY-FIVE FEET.
 B. SIDE, THIRTY FEET.
 C. REAR, THIRTY FEET.
 D. SHORE, SEVENTY-FIVE FEET, ALL SHORELAND SHALL BE IN COMPLIANCE WITH CHAPTER 19.46, AND IN ADDITION MAY REQUIRE DNR APPROVAL.
 - LEGAL DESCRIPTION BASED ON INFORMATION FROM WALWORTH COUNTY TAX RECORDS. LEGAL DESCRIPTION NOT PROVIDED BY CLIENT.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREIN IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITIES COMPANIES DISCLOSED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 - SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION. THE DESIGNATION TO BE DETERMINED BY THE LOCAL ANNUAL CHANGE AGENCY (EMA), ON FLOOD INSURANCE RATE MAP NO. 581270002SE, WITH A DATE OF IDENTIFICATION OF 9/2/2014, IN COMMUNITY NO. 550200, CITY OF WHITEWATER, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
 - PROJECT BENCHMARK - THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3-4-15, FOUND CONCRETE MONUMENT WITH BRASS CAP WITH AN ELEVATION OF 829.55.
 - SITE BENCHMARK - CHISELED CROSS ON NORTHEAST BOLT ON HYDRANT, AS SHOWN HEREON.
 - ELEVATIONS BASED ON INFORMATION FROM S.E. M.R.P.C. AND ARE AT NAVD 1988(12).
 - SURVEY DATUM: THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WALWORTH COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(CO11)).

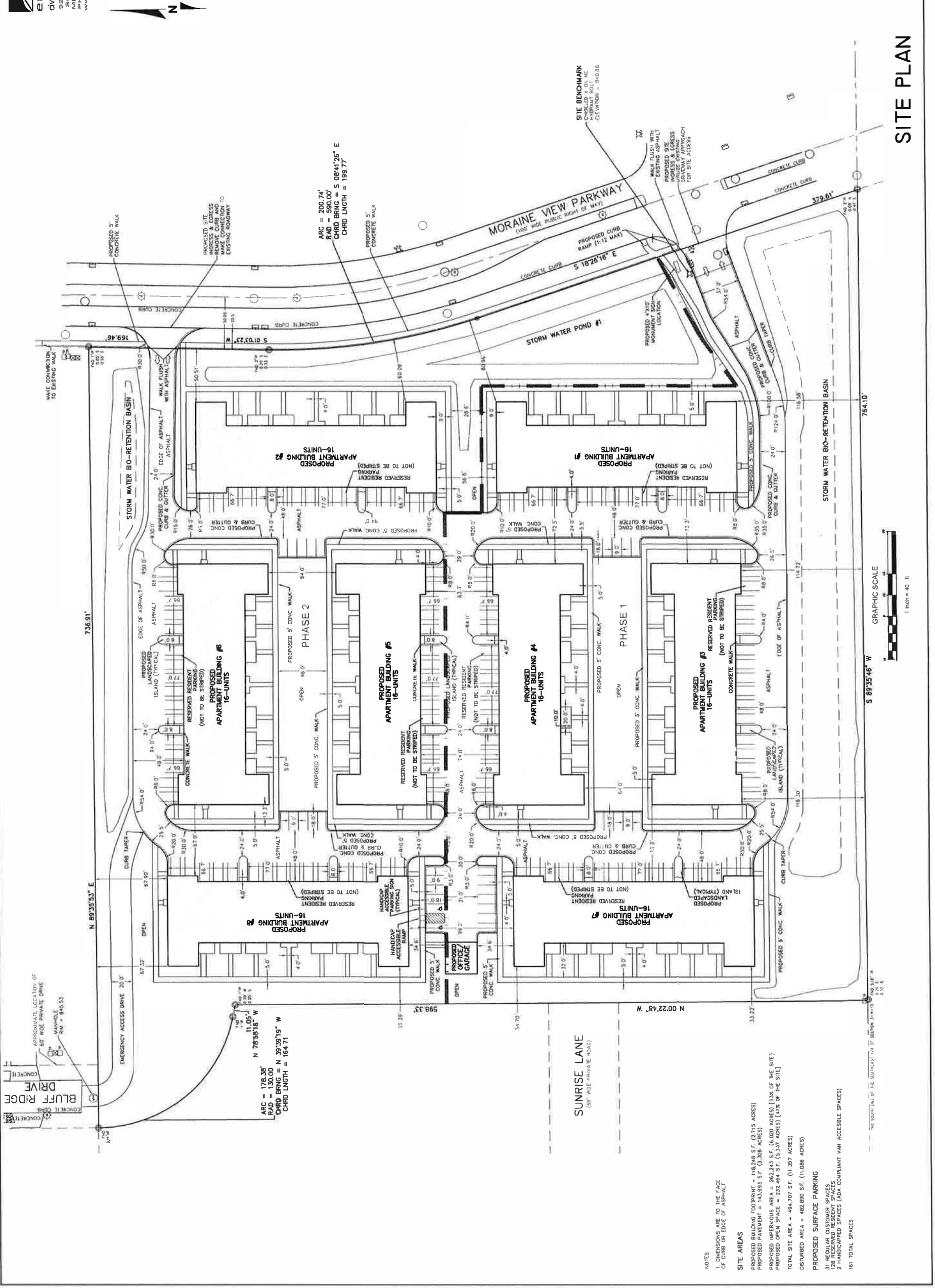
LEGEND

— SAN	— ELEC	— HYDRANT
— WATER MAIN	— ELEC W/BOX	— WATER MAIN
— WATER MAIN	— ELEC W/BOX	— WATER MAIN
— TELEPHONE	— TELEPHONE	— TELEPHONE
— GAS	— GAS	— GAS
— STORM	— STORM	— STORM
— 12" RCP	— 12" RCP	— 12" RCP
— 24" RCP	— 24" RCP	— 24" RCP
— 12" RCP	— 12" RCP	— 12" RCP
— 24" RCP	— 24" RCP	— 24" RCP
— 12" RCP	— 12" RCP	— 12" RCP
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— 24" RCP	— 24" RCP	— 24" RCP



EXISTING CONDITIONS SURVEY
 FOR
WHITEWATER MULTIFAMILY
MORaine VIEW PARKWAY
WHITEWATER, WI

DRAWN BY:	RAP	DATE:	12/01/2023
CHECKED BY:	MJB	DRAWING NO.:	EC-0
CSE JOB No.:	23-116	SHEET	1 OF 1



NOTES:
 1. DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF ASPHALT

SITE AREAS

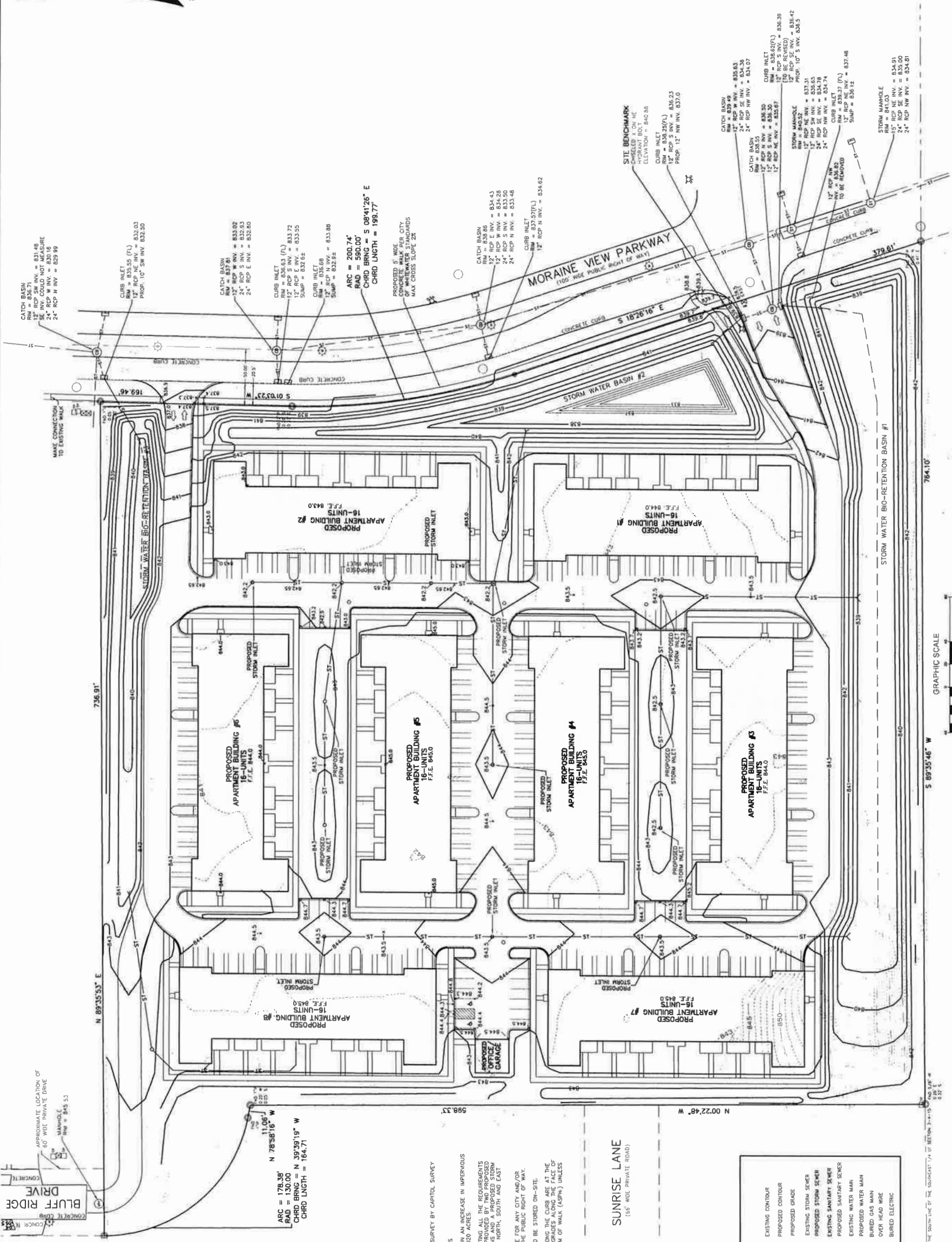
- PROPOSED BUILDING FOOTPRINT = 118,248 S.F. (2.715 ACRES)
 - PROPOSED PAVEMENT = 143,995 S.F. (3.306 ACRES)
 - PROPOSED IMPERVIOUS AREA = 282,243 S.F. (6.020 ACRES) [53% OF THE SITE]
 - PROPOSED OPEN SPACE = 232,464 S.F. (5.337 ACRES) [47% OF THE SITE]
 - TOTAL SITE AREA = 494,707 S.F. (11.357 ACRES)
 - DISTURBED AREA = 482,890 S.F. (11.086 ACRES)
- PROPOSED SURFACE PARKING**
- 31. RESIDENT CUSTOMER SPACES
 - 128 RESERVED RESIDENT SPACES
 - 2 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESSIBLE SPACES)
 - 161 TOTAL SPACES

THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34-11-19 IS 0.31' ±

WHITEWATER MULTI-FAMILY DEVELOPMENT
MORaine VIEW PARKWAY
WHITEWATER, WISCONSIN

CJE NO.: 2364R4
JULY 15, 2024
REV.: 08/06/2024

SITE GRADING PLAN C2.0



LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED GRADE
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	BURIED GAS MAIN
---	OVER HEAD WIRE
---	BURIED ELECTRIC

- NOTES:**
- EXISTING CONDITIONS BASED ON SURVEY BY CAPITAL SURVEY ENTERPRISES.
 - DISTURBED AREA = 11.088 ACRES.
 - THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 6,020 ACRES.
 - STORM WATER MANAGEMENT MEETING ALL THE REQUIREMENTS OF THE CITY AND NR 151 WILL BE PROVIDED BY TWO PROPOSED STORM WATER RETENTION BASINS LOCATED ON THE NORTH, SOUTH AND EAST SIDES OF THE SITE.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
 - ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
 - ALL PROPOSED SPOT GRADES ALONG THE CURBS ARE IN THE FLANGE LINE. ALL PROPOSED SPOT GRADES ALONG THE FACE OF A RAISED WALK ARE AT THE BOTTOM OF WALK (ASPH) UNLESS OTHERWISE NOTED.

APPROXIMATE LOCATION OF 60' WIDE PRIVATE DRIVE
BLUFF RIDGE DRIVE
CONCRETE CURB
MANHOLE
RM = 844.53

ARC = 178.35'
RAD = 130.00'
CHD BRNG = N 39°39'19" W
CHD LGTH = 164.71'

ARC = 200.74'
RAD = 590.00'
CHD BRNG = S 08°41'26" E
CHD LGTH = 198.77'

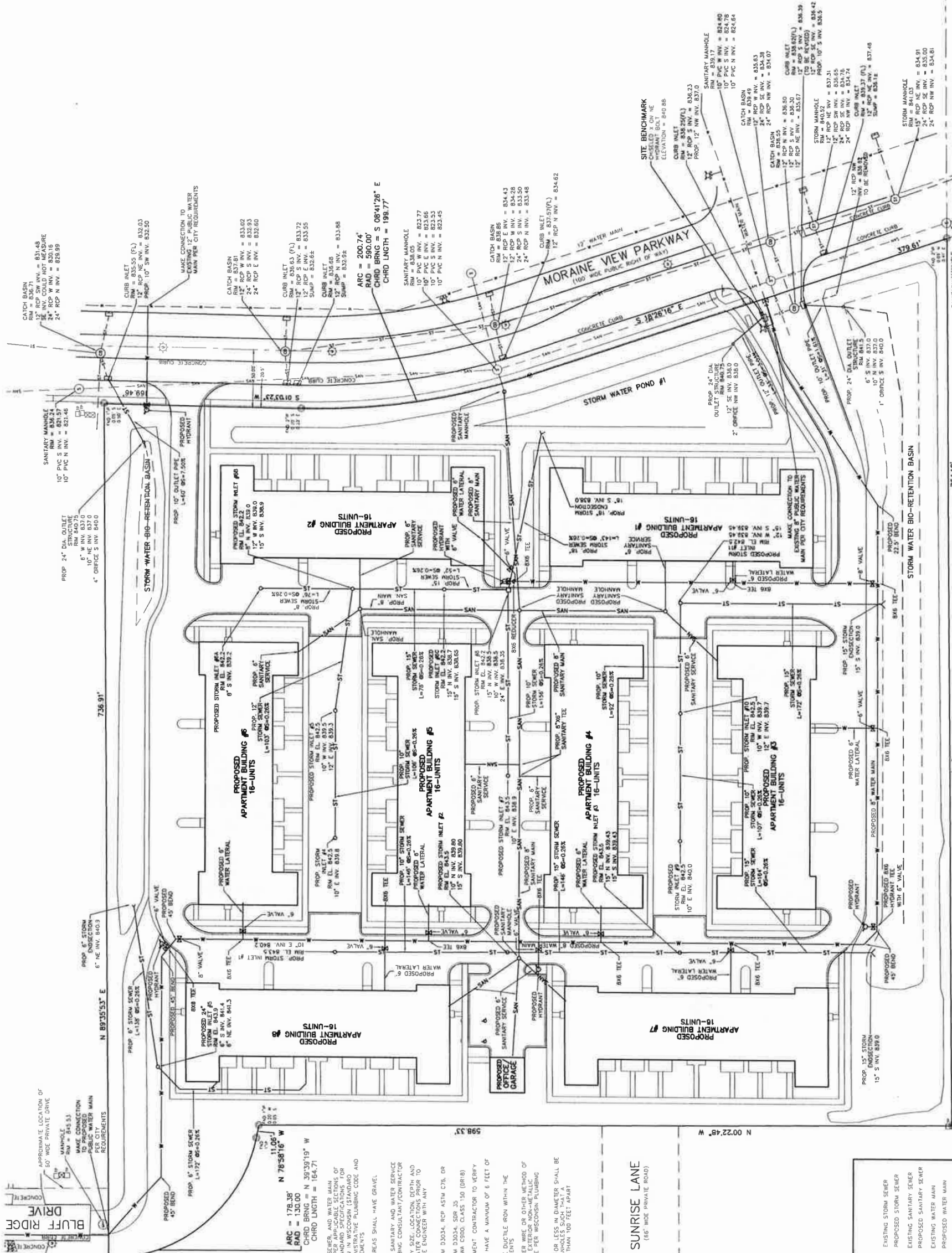
PROPOSED TO MEET CITY OF WHITEWATER STANDARDS
MAX CROSS SLOPE 2%

SUNRISE LANE
(60' WIDE PRIVATE ROAD)

THE SOUTH LINE OF THE QUADRANT 714 OF SECTION 34-41-15 AND 34-41-16

WHITEWATER MULTI-FAMILY DEVELOPMENT
 MORaine VIEW PARKWAY
 WHITEWATER, WISCONSIN

CJE NO.: 2364RL4
 JULY 15, 2024
 REV.: 08/06/2024

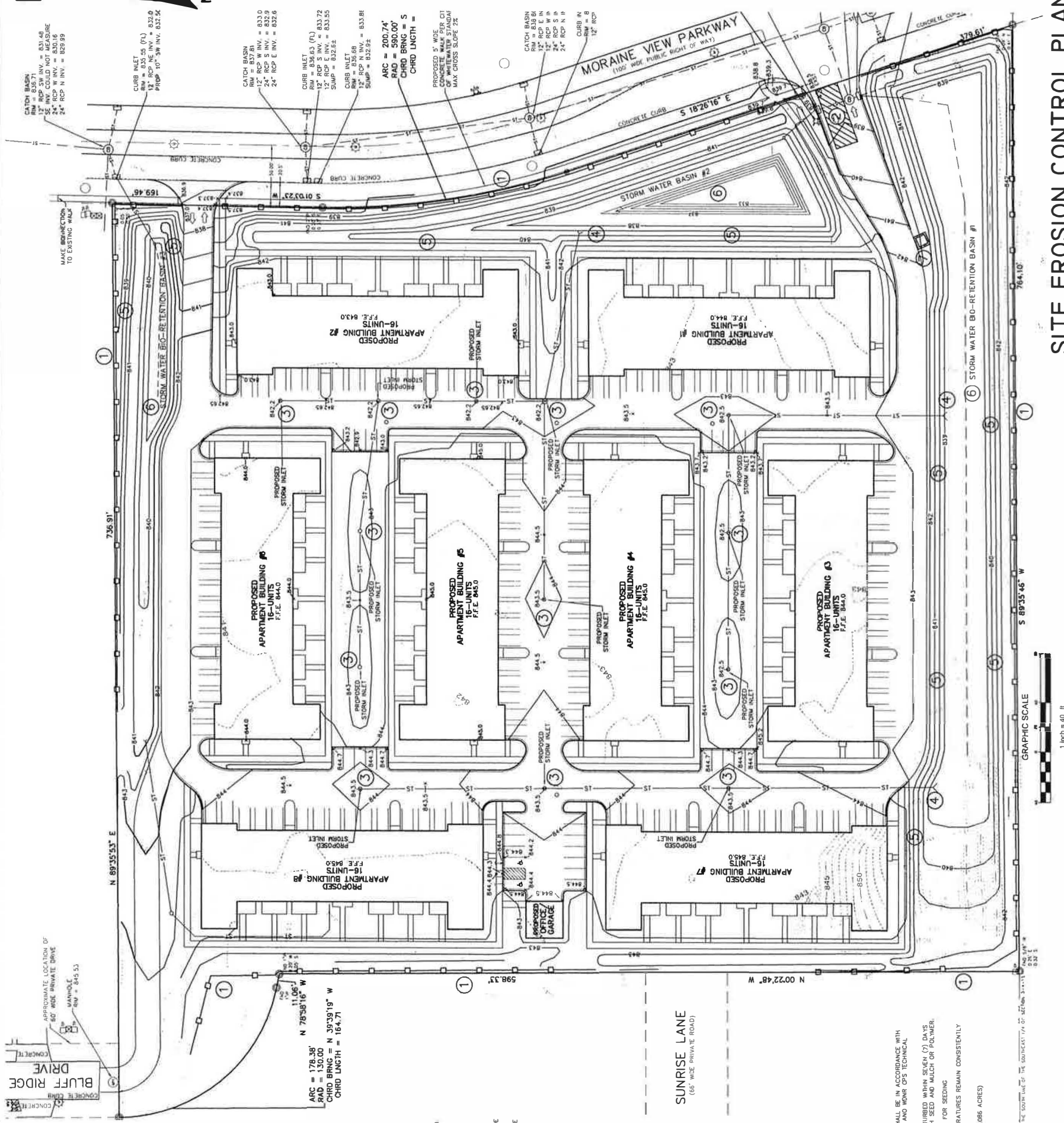


SITE UTILITY PLAN
C3.0

- NOTES**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION) AND THE CITY OF WHITEWATER REQUIREMENTS.
 2. ALL BRANCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR TO BE DETERMINED.
 4. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH, AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
 5. STORM SEWER: PVC ASTM D3034, RCP ASTM C78, DR 30.
 6. SANITARY SEWER: PVC ASTM D3034, SDR 35.
 7. WATER MAIN: PVC AWWA C900, CLASS 150 (DR18).
 8. MATERIAL PER CITY REQUIREMENT CONTRACTOR TO VERIFY.
 9. ALL WATER SERVICE PIPING TO HAVE A MINIMUM OF 6 FEET OF COVER.
 10. ALL WATER SERVICES SHALL BE CAST-IRON WITHIN THE PUBLIC ROW PER CITY REQUIREMENTS.
 11. CONTRACTOR TO PROVIDE TRACERS WHERE AS OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 102.07(1)(2).
 12. SANITARY BUILDING SEWERS 6" OR LESS IN DIAMETER SHALL BE PROVIDED WITH CLEANOUTS OR MANHOLES SUCH THAT A CLEANOUT IS LOCATED NOT MORE THAN 100 FEET APART.

LEGEND

---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	BURIED GAS MAIN
---	OVER HEAD WIRE
---	BURIED ELECTRIC



WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER TO PROTECT EXPOSED SOIL SURFACES FROM WIND AND WINTER WEATHER. SOIL STABILIZER SHALL BE APPLIED TO ALL EXPOSED SOIL AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WORK PERIOD PER WISCONSIN TECHNICAL STANDARD 1050 AND THE MANUFACTURER'S SPECIFICATIONS.

PRESCRIPTIVE COMPLIANCE AREAS

SEEDING RATE (LBS/ACRE)	SEED TYPE	SEED EXP. DATE
1.00	GRASS	12/31/24
1.00	LEGUME	12/31/24
1.00	MIXTURE	12/31/24

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING (MAY 2 - OCTOBER 31) TEMPORARY SEEDING (COVER GROUP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	LBS/Acre	Percent Purity
Grass	1.31	95
Winter Wheat	1.31	95
Annual Ryegrass	80	97

LAND APPLICATION OF ADDITIVES

DURING NONGROWING SEASON (NOVEMBER 1 - MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYARYLAMIDE (PAM) PER LATEST WOOD PUL (UPDATED 11/2/2017) - SEE WORN TECHNICAL STANDARD 1050.

CONSTRUCTION SCHEDULE

1. INSTALL CONSTRUCTION EXIT.
2. INSTALL SILT FENCE AND CONSTRUCTION FENCE.
3. INSTALL SOIL STOCK PILE WITH SILT FENCE AND TEMP. STABILIZER.
4. INSTALL SEDIMENT BASIN (FUTURE BIORETENTION BASIN & NET POND).
5. INSTALL TEMPORARY STABILIZATION BASKET DURING CONSTRUCTION.
6. DO NOT INSTALL DRAINAGE, AGGREGATE OR ENGINEERED SOIL AT THIS STAGE.
7. RUSH GRADE BASINS AND INSTALL BASIN STAMPING AND 24" OUTLET PIPE AND RIP RAP.
8. UTILIZE DEMOLITION BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO EXISTING STORM WATER FACILITIES.
9. INSTALL OUTLET PROTECTION.
10. INSTALL BASE COURSE OF PAVEMENT.
11. FINAL GRADE AND TOPSOIL.
12. FINAL STABILIZATION OF BASIN SIDE SLOPES THAT INCLUDE SEEDING AND MATTING.
13. FINAL GRADE SLOPES AND TOPSOIL. CRITICAL SLOPES, VEGETATE AND MAT ALL DISTURBED AREAS.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

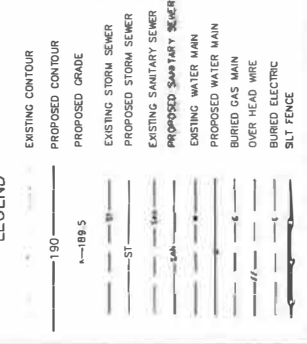
MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 7' RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDING AREAS WILL BE WATERED, FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

EROSION CONTROL PRACTICES

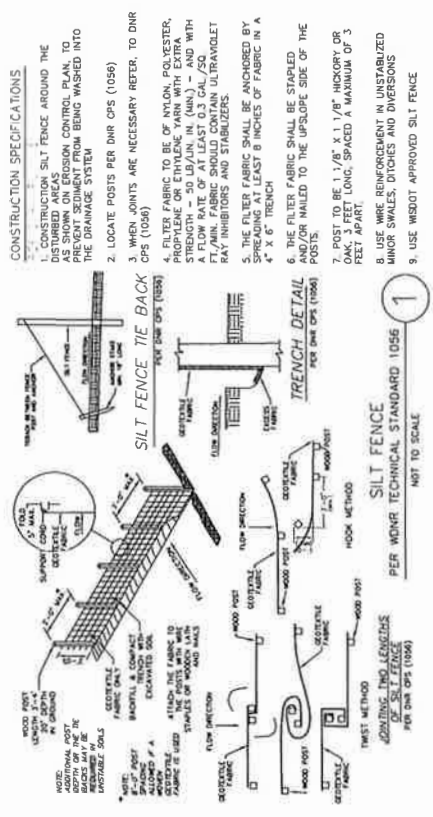
1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET PROTECTION
4. OUTLET PROTECTION
5. EROSION MATTING
6. SEDIMENT BASIN
7. HAY BALE SEDIMENT DEWATERING PIT

LEGEND

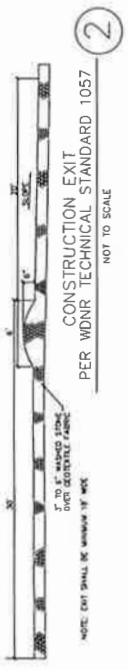


NOTE:

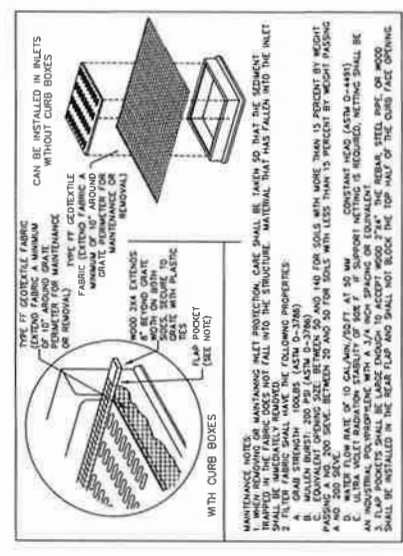
1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF WHITEWATER STANDARDS AND WORN OPS TECHNICAL STANDARDS.
2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR FOLIAR. SEE WORN TECHNICAL STANDARD 1059 FOR SEEDING DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°).
3. DISTURBED AREA: 482,890 S.F. (11.086 ACRES)



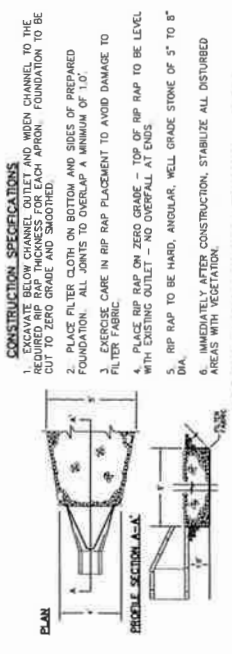
1 SILT FENCE PER WDNR TECHNICAL STANDARD 1056 NOT TO SCALE



2 CONSTRUCTION EXIT PER WDNR TECHNICAL STANDARD 1057 NOT TO SCALE



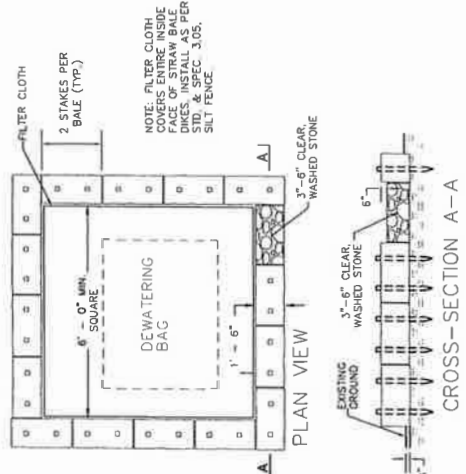
3 INLET PROTECTION TYPE D & C PER WDNR TECHNICAL STANDARD 1060 NOT TO SCALE



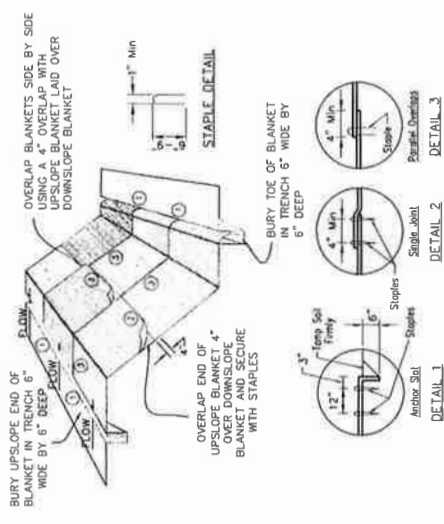
4 OUTLET PROTECTION FOR ENDSECTION NOT TO SCALE

SITE DEWATERING

DEWATERING TO CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1081. ALL PUMPED EFFLUENT FROM DEWATERING SHALL BE DISCHARGED TO A VEGETATED/STABILIZED AREA. DEWATERING IS ANTIPOATED. DEWATERING SHALL BE DISCHARGED TO A VEGETATED/STABILIZED AREA. DEWATERING SHALL BE DISCHARGED TO A VEGETATED/STABILIZED AREA. DEWATERING SHALL BE DISCHARGED TO A VEGETATED/STABILIZED AREA.



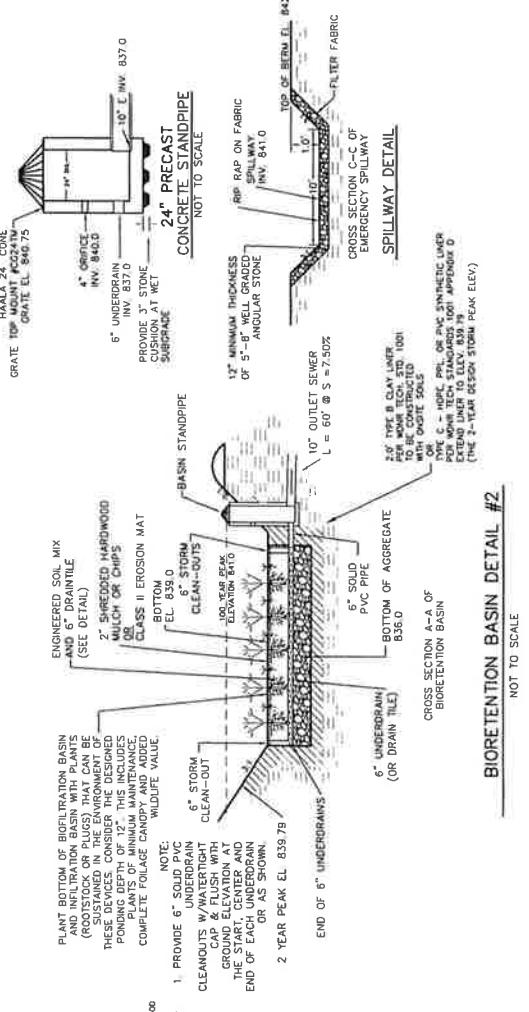
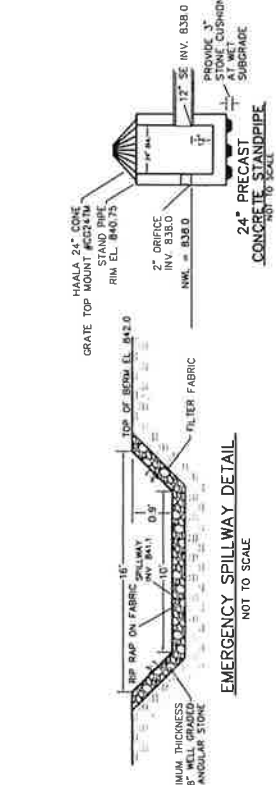
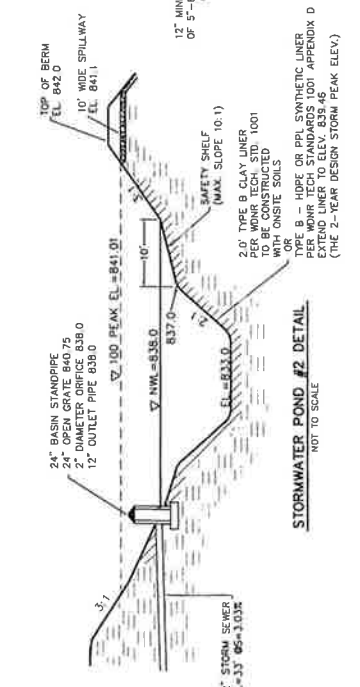
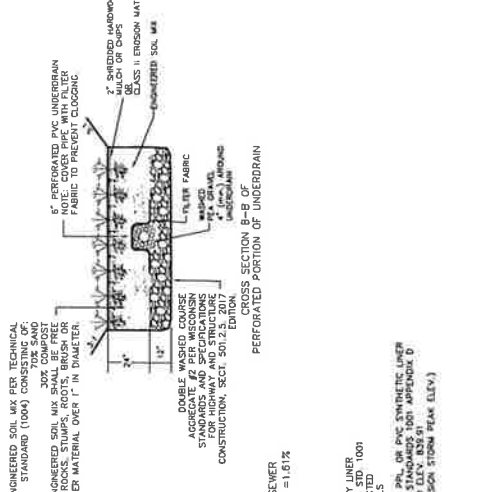
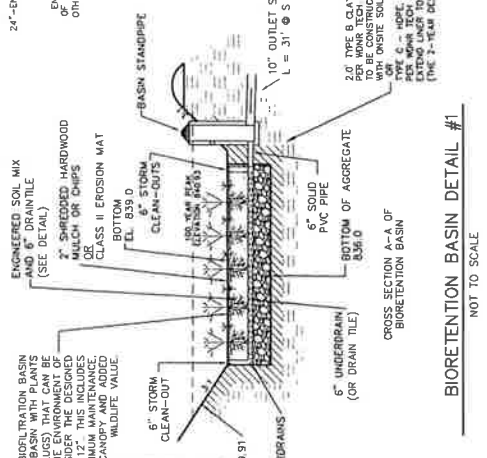
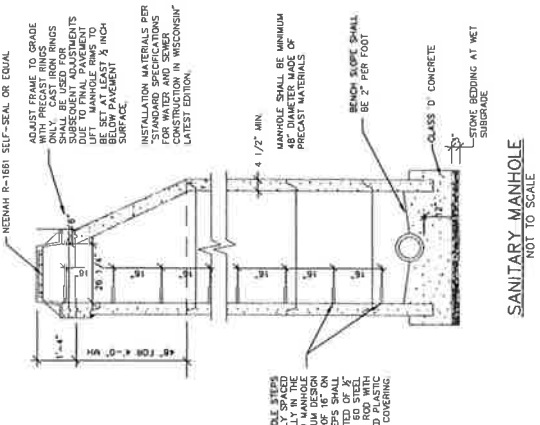
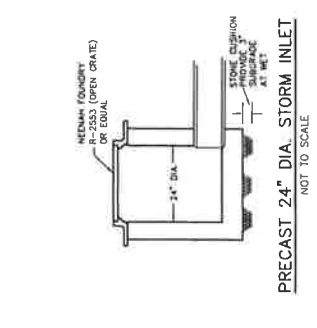
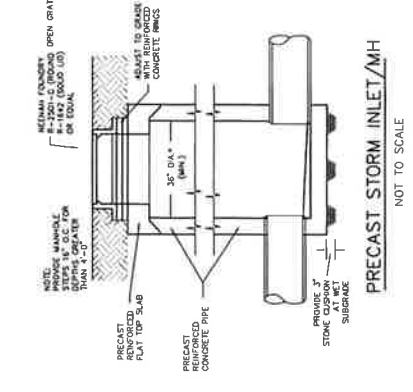
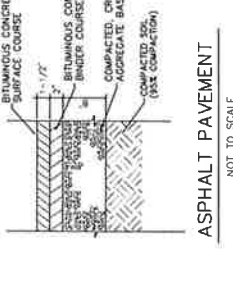
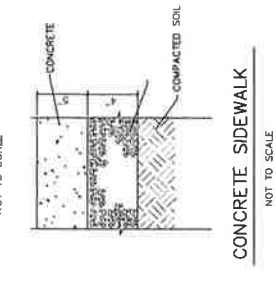
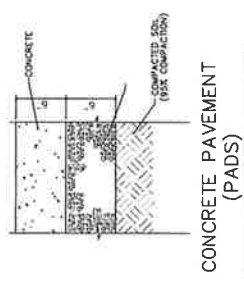
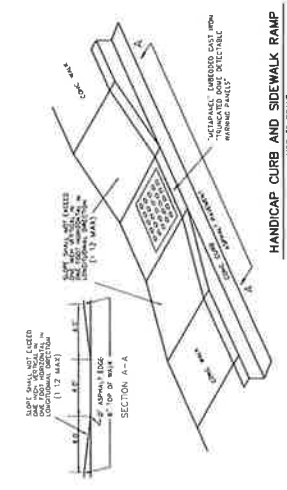
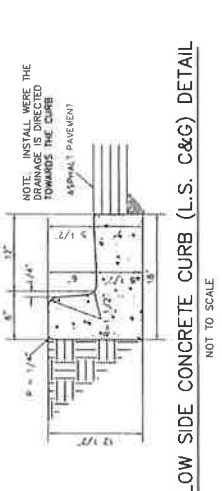
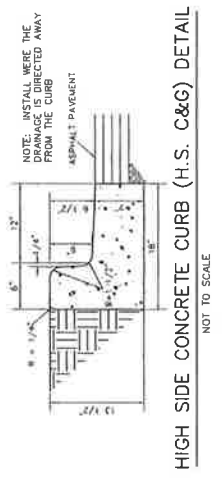
7 HAY BALE SEDIMENT DEWATERING PIT NOT TO SCALE



5 EROSION MATTING TYPICAL INSTALLATION PER WDNR TECHNICAL STANDARD 1053 FOR CLASS 1, TYPE B EROSION MAT NOT TO SCALE

NOTE: FILTER CLOTH COVERS ENTIRE INSIDE SURFACE OF DOWNSLOPE DIKES. INSTALL AS PER STD. & SPEC. 3.05.

PER WDNR WORKS GENERAL PERMIT: CONSTRUCTION SITE STORM WATER RUNOFF (WDNR) TRENCH DEWATERING MAY NOT EXCEED 70 GPM.



ADJUST FRAME TO GRADE ONLY. CAST IRON RINGS MUST BE SET AT LEAST 8 INCH SURFACE. INSTALLATION MATERIALS PER STANDARD SPECIFICATIONS FOR WATER AND SEWER MAINS IN WISCONSIN LATEST EDITION.

MANHOLE STEPS SHALL BE MINIMUM 4\"/>

HAALA 24\"/>

PLANT BOTTOM OF BIORETENTION BASIN (ROOTSTOCK OR PLUGS) THAT CAN BE SUSTAINED IN THE ENVIRONMENT OF THESE PLANTS. THE DEPTH OF THE PONDING DEPTH OF 12\"/>

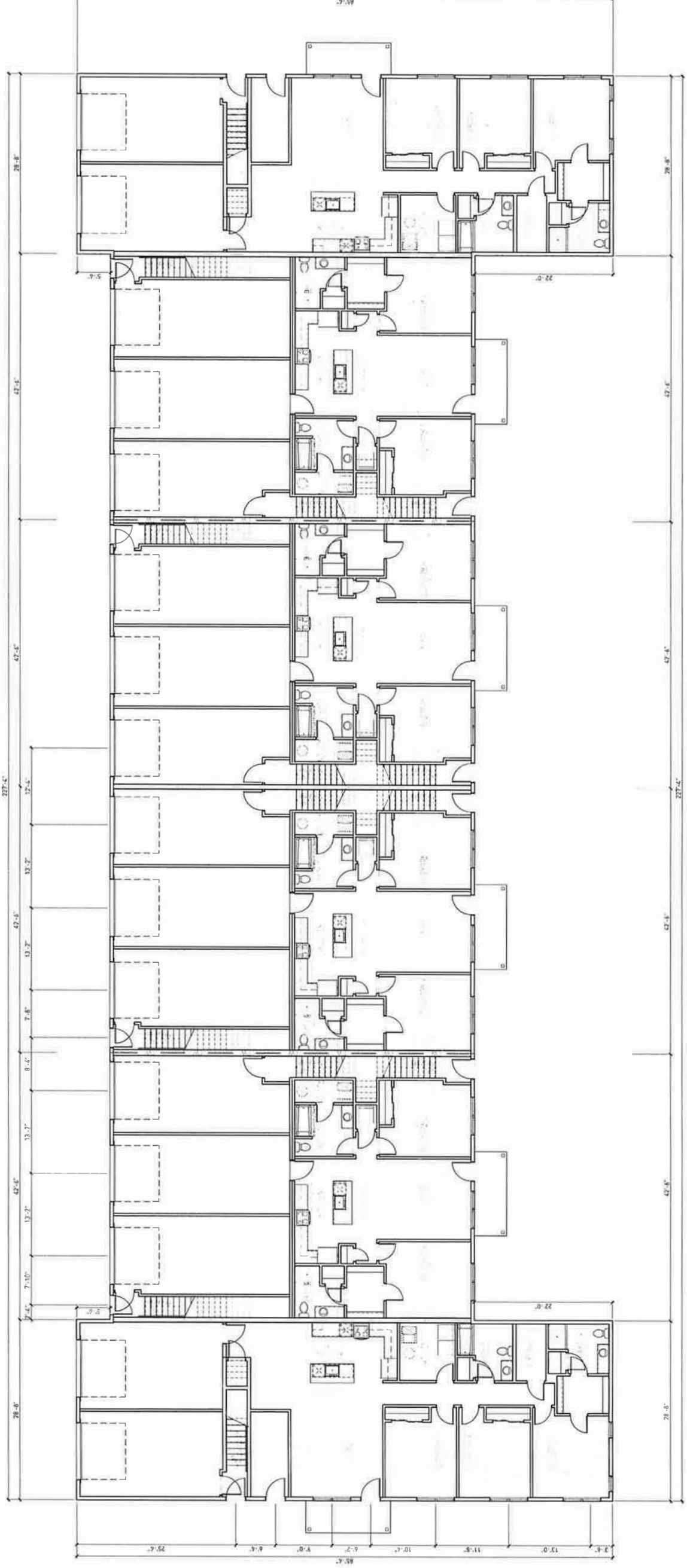
NOTE: 1. PROVIDE 6\"/>

HAALA 24\"/>

NOTE: 1. PROVIDE 6\"/>

HAALA 24\"/>

PROJECT TEAM



PROJECT NAME
 WHITEWATER MULTI-FAMILY
 WHITEWATER, WISCONSIN

ARCHITECT PROJECT NUMBER
 24006

DRAWING REVISIONS

DRAWING DATE
 07.12.2024
 SET TYPE

SHEET NAME
 FLOOR PLAN -
 FIRST FLOOR
 SHEET NUMBER

A200


01 FLOOR PLAN -
FIRST FLOOR
 FOUNDATION FOOTPRINT (two steps) = 14,752 s.f.

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

PROJECT TEAM



PROJECT NAME
 WHITEWATER MULTI-FAMILY
 WHITEWATER, WISCONSIN

ARCHITECT PROJECT NUMBER
 24005

DRAWING REVISIONS

DRAWING DATE
 07.12.2024

SET TYPE

SHEET NAME
 SECOND FLOOR
 SECOND FLOOR

SHEET NUMBER

A201

01 FLOOR PLAN -
 SECOND FLOOR
 GROSS AREA (including stairs) = 13,427 s.f.

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

PROJECT TEAM



01 FRONT ELEVATION

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



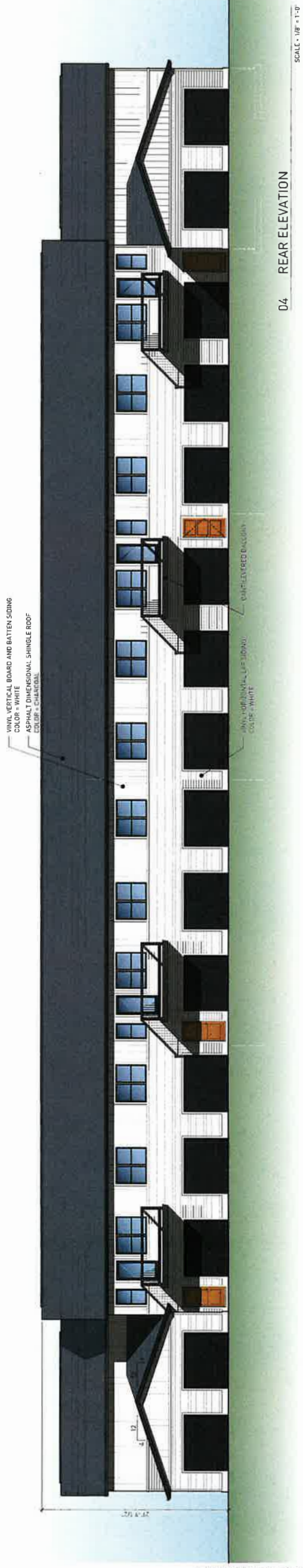
02 LEFT SIDE ELEVATION

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



03 RIGHT SIDE ELEVATION

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



04 REAR ELEVATION

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

PROJECT NAME
 WHITEWATER MULTI-FAMILY
 WHITEWATER, WISCONSIN

ARCHITECT PROJECT NUMBER
 24006

DRAWING REVISIONS

DRAWING DATE
 07.12.2024
 SET TYPE

SHEET NAME
 EXTERIOR ELEVATIONS

SHEET NUMBER

A400



KUJAWA ENTERPRISES, INC.
 824 EAST RAWSON AVE.
 OAK CREEK, WI 53364
 PH: (414) 766-1900

WWW.KEIORANGE.COM

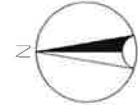
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NO.	DATE	DESCRIPTION
1	7/17/24	REV 1

CLIENT NAME:
 Integr3

PROJECT NAME:
 Whitewater Multi-Family Development

PROJECT ADDRESS:
 Moraine View Parkway
 Whitewater, WI



DRAWN BY:
 Travis Bischoff

CHECKED BY:
 Chris Kujawa

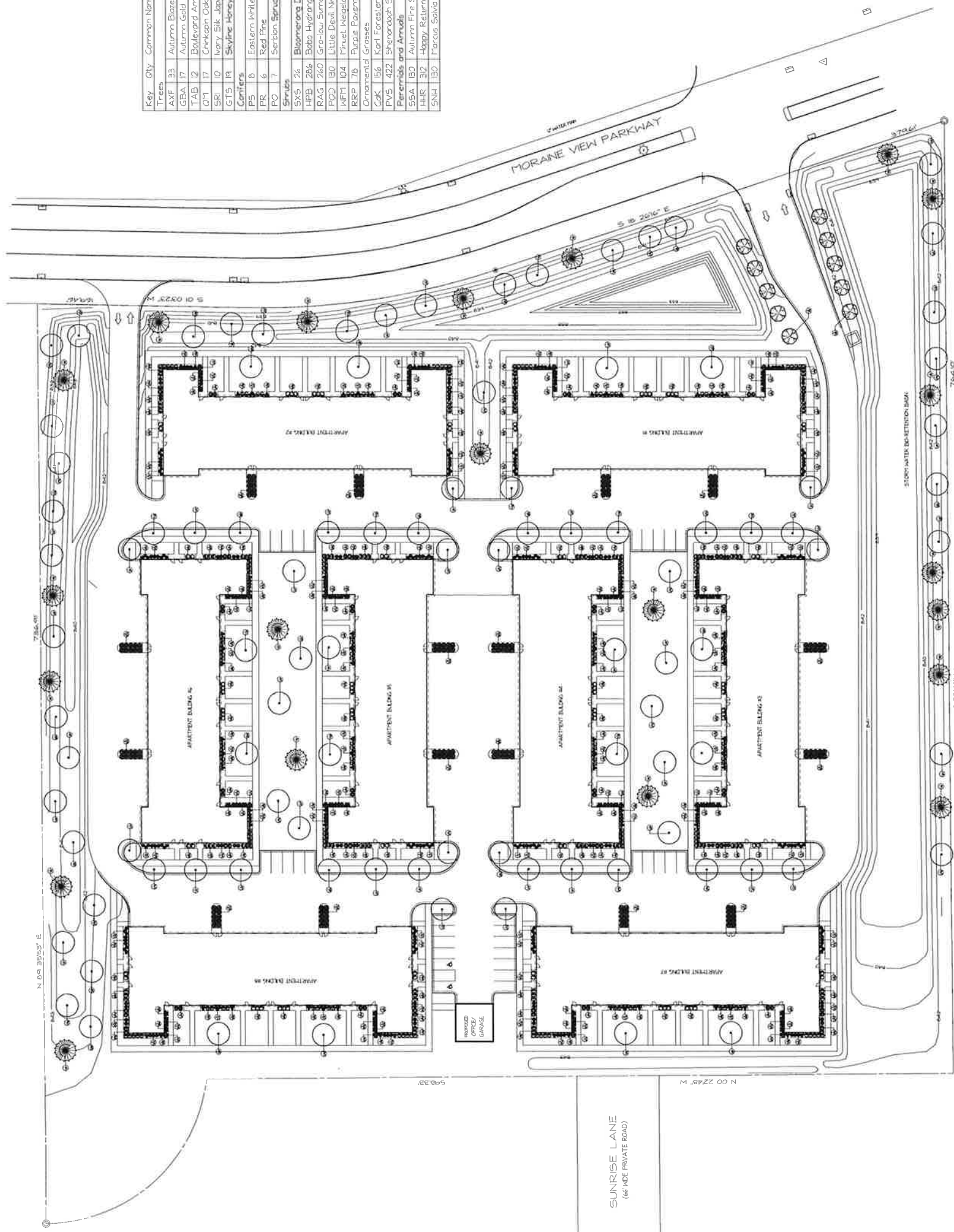
DATE:
 7/17/2024

SHEET:
 1 of 1

SCALE:
 1" = 40'

SHEET NUMBER:
 L-100

Key	Qty	Common Name
Trees		
AXF	33	Autumn Blaze Maple
GBA	17	Autumn Gold Ginkgo
TAB	12	Boulevard American Linden
OM1	17	Chickadee Oak
SR1	10	Ivory Silk Japanese Tree Lilac
GTS	14	Skyline Honeylocust
Centers		
PS	8	Eastern White Pine
PR	6	Red Pine
PO	7	Serotain Spruce
Shrubs		
SXS	26	Blossering Dark Purple Lilac
HEB	286	Bobo Hydrangea
RAG	260	Gr-low Sunox
POD	180	Little Devil Ninebark
WFM	104	Minuet Weigela
RBP	76	Purple Pagoda Rose
Ornamental Grasses		
CoK	156	Kort Forster Grass
PVS	422	Sherwood Switch Grass
Perennials and Annuals		
SSA	180	Autumn Fire Sedum
HR	312	Hobby Returns Daylily
SNH	180	Marcus Salvia

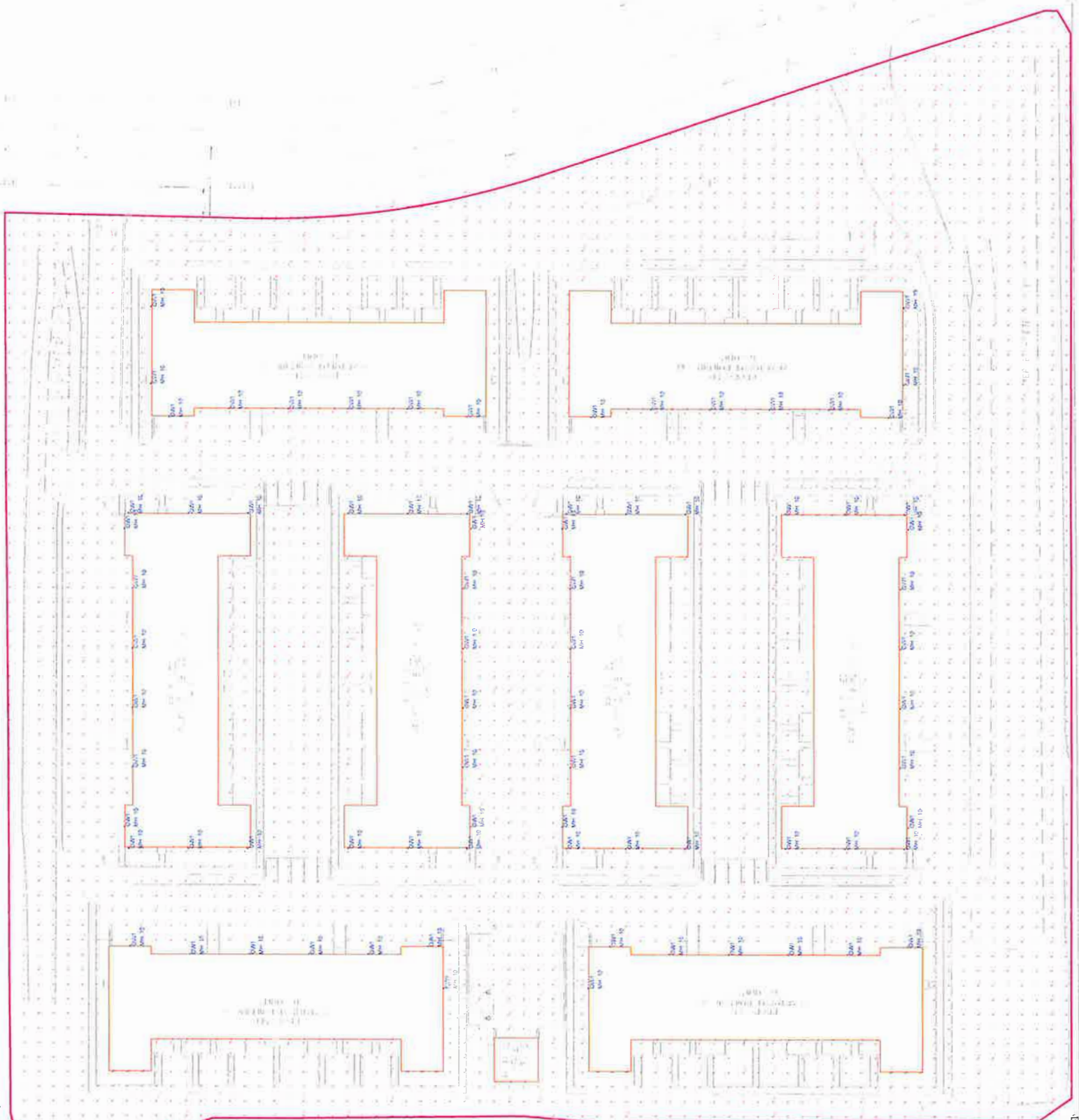




#	DATE	COMMENTS

DRAWN BY : AD	DATE : JULY 16, 2024	SCALE : 1" = 40'-0"
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WHITEWATER MULTI-FAMILY	WHITEWATER, WI	LIGHTING LAYOUT
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- NOTES:**
- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
 - Mounting height (MH) is measured from the bottom of the fixture to the floor.
 - This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Color Temperature is 4000K
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7 feet for calculations.

Qty	Label	Arrangement	ULP	MFR	Description	Lum. Wath	Total Wath	Lum. Lenses
1	OW1	SINGLE	0.950	LIT-OWA	INDOOR LED P7 and R620R 1FTM	22,025	2205,725	1946

Label	Calc Type	Units	Avg	Min	Max	Height	Mount
PARKING - DRIVES	Recessed	PL	11.9	6.4	0.0	N.A.	N.A.

