

**VILLAGE OF WINDSOR
RESOLUTION 2018-32**

**APPROVAL OF SITE PLAN
FOR THE CONSTRUCTION OF TWO (2), 4-UNIT MULTI-FAMILY BUILDINGS
ON LOTS 14 & 15 OF THE PLEASANT HILL ESTATES PLAT**

WHEREAS, Judy Acker Maly and Dale Maly (collectively, “Petitioners”), are requesting Site Plan Review approval for two (2), 4-unit multi-family buildings, on Lots 14 & 15 of the Pleasant Hill Estates Plat (“Subject Property”); and

WHEREAS, the Petitioners obtained Conditional Approval of the Site Plan Review request in Plan Commission Resolution 2018-06; and

WHEREAS, the Village Director of Planning / Zoning Administrator has reviewed the request and prepared a Staff Report dated April 26, 2018 recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of information presented at the Plan Commission and the Village Board meetings, and the Staff Report recommending approval, the Village Board approves the Site Plan, subject to the conditions specified in the Staff Report and as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor, Dane County, Wisconsin as follows:

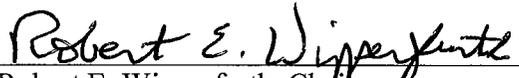
The Village of Windsor Board **Approves** the Site Plan for Judy Acker Maly and Dale Maly located on Lots 14 & 15 of the Pleasant Hill Estates Plat, subject to the following conditions:

1. The Petitioner shall address the technical comments set forth in the Village Staff Comments section of the Staff Report to the satisfaction of the Village of Windsor Director of Planning / Zoning Administrator, Engineer and Utility District.
2. The Petitioner shall construct the proposed development as illustrated on the Plan Sheets as presented to the Village of Windsor Board on May 3rd, 2018. Plan Sheets include:
 - a. Site Plans (Date 1-8-18)
 - b. Landscape Plan (Lot 1 - Date 1-18-18) and (Lot 2 - Date 3-12-18)
 - c. A3, A4 & A5 Architectural Floor Plans (All revised on 4-26-18)
 - d. A1 & A2 Architectural Elevations (Lot 14 - Date 3-12-18) and (Lot 15 -Date 4/26/18)
3. The Petitioner shall install the exterior lighting above the primary entrance to each unit, each garage door entrance, and each patio/porch entry. All exterior lighting shall be installed in a manner that does not create undesirable glare or illumination on adjacent property.

4. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan by the Village of Windsor and Dane County. The Petitioner shall comply with any and all recommendations by the Village of Windsor and Dane County prior to the start of construction.
5. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of this request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents or other related professional services.
6. The Village of Windsor Board's approval of the Site Plan Review request expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) days expiration up to an additional one hundred-twenty (120) days. If the Petitioner has not complied with all of the conditions prior to expiration, then a new application and new fees must be submitted and a complete review will be necessary.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor held on May 3, 2018, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR



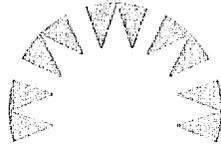
Robert E. Wipperfurth, Chairperson

Attested by:



Christine Capstran, Village Clerk

INCORPORATED BY REFERENCE:
Staff Review Dated April 25, 2018
Plan Commission Resolution 2018-06



Windsor

Growing Forward

To: Village of Windsor Board
Cc: Judy Acker Maly and Dale Maly
From: Amy Anderson Schweppe, Jamie Rybarczyk, Kevin Richardson, Jerry Groth
Rpt Date: April 26, 2018
Mtg Date: May 3, 2018
Submtl Date: February 12, 2018
Re: Judy Acker Maly and Dale Maly – Site Plan Review for Lots 14 & 15 of the Pleasant Hill Estates Plat

BACKGROUND:

Petitioner: Judy Acker Maly and Dale Maly
Property Owner: Pleasant Hill Estates LLC
Location / Address: Lots 14 & 15, Pleasant Hill Estates Plat
Taxkey Number: 196/0910-321-2144-0 & 196/0910-321-2155-0
Area: Lot 14 (21,426 SF) & Lot 15 (21,028 SF)
Zoning: MF-3, Multi-Family Zoning District
Proposed Zoning: N/A
Future Land Use: Mixed Residential

REQUEST:

The Petitioner is requesting Site Plan Review approval for two (2), 4-unit multi-family buildings on adjoining lots located along Eagle Ridge Lane and further described as Lots 14 & 15 of the Plat of Pleasant Hill Estates.

OVERVIEW:

Lot 14: The application illustrates a two story, two bedroom (interior units) and three bedroom (outer units), two and one-half bathroom, two car garage 4-unit multi-family building. The interior two units, 1,618 SF each (excluding an unfinished lower level), have a centrally located front entry between the garages. The outer two units, 1,603 SF each (excluding an unfinished lower level), have side entry with a covered porch. The building is predominantly vinyl with accents of cultured stone veneer base on the garage and central entryway. Each unit has an attached two (2) car garage.

Lot 15: The application illustrates a two story, two bedroom (interior units) and three bedroom (outer units), two and one-half bathroom, two car garage 4-unit multi-family building. The interior two units, 1,618 SF each (excluding an unfinished lower level), have a centrally located front entry between the garages. The outer two units, 1,603 SF each (excluding an unfinished lower level),

have side entry with a covered porch. The building is predominantly vinyl with accents of cultured stone veneer base on the garage and central entryway. Each unit has an attached two (2) car garage.

Lot 15, due to the grade change of the site, will have a stepped building design to alleviate steep entries and driveways. In lieu of a lighting plan, the Petitioner will provide exterior lighting above the primary entrance to each unit, each garage door entrance and each patio/porch entry.

There is a 20 FT watermain easement along the western lot line of Lot 14. There is a 24 FT easement along the southern lot line of both Lot 14 and Lot 15 for utilities and a bike trail.

VILLAGE STAFF COMMENTS:

The Planning, Zoning and Development Department provides the Village Board with the following **planning, zoning and development** comment(s):

1. *Village of Windsor Code of Ordinances: Chapter 10 Buildings and Building Regulations*
 - a. Site design-parking: Each unit includes a two (2) car garage with a driveway approach that can accommodate an additional two (2) vehicles for the resident and/or visitor.
 - b. Circulation and access: Access is provided on a public street – Eagle Ridge Lane.
 - c. Landscape and buffers: The Petitioner has provided an adequate landscape plan for each lot. Staff has excluded the requirements from the easement areas.
 - d. Architecture: The building is planned to be predominantly vinyl with cultured stone accents. Lot 14 will be dark gray in color with accents of cultured stone veneer base on the garage and central entryway, also dark gray in color tones. Lot 15 will be a complimentary grayish tan in color with accents of cultured stone veneer base on the garage and central entry way, gray in color.
 - e. Signage: No sign plans were submitted and it is presumed that no sign will be used. All signage shall comply with Sections 10-499, 52-23 and 52-101(7) of the Village of Windsor Code of Ordinances.
 - f. Lighting: The Petitioner did not submit plans and/or specifications for lighting for the project. The Petitioner will provide exterior lighting above the primary entrance to each unit, each garage door entrance and each patio/porch entry. All lighting shall comply with Section 10-500 of the Village of Windsor Code of Ordinances.

The Site Plan complies with the requirements of article IX Site Plan Review for Commercial, Industrial, Government and Multi-Family Developments.

2. *Village of Windsor Code of Ordinances: Chapter 52 Zoning*

The Site Plan complies with the requirements of the MF-3, Multi-Family Zoning District.

3. *Village of Windsor Comprehensive Plan: 2035*

The proposed 4-unit multi-family building is consistent with the Village of Windsor Comprehensive Plan and Mixed Residential land use designation.

The Engineering Department provides the Village Board with the following **engineering** comment(s):

1. The Site Plan must comply with the approved and recorded Stormwater Management Plan for the Plat of Pleasant Hill Estates.

The Utility District provides the Village Board with the following **utility** comment(s):

1. The Utility District has no objections. The lots each have 4 laterals and 4 services installed to the property line.

The DeForest Windsor Fire & EMS District provides the Village Board with the following **fire and emergency services** comment(s):

1. The DeForest Windsor Fire & EMS District has no objections.

VILLAGE STAFF RECOMMENDATION:

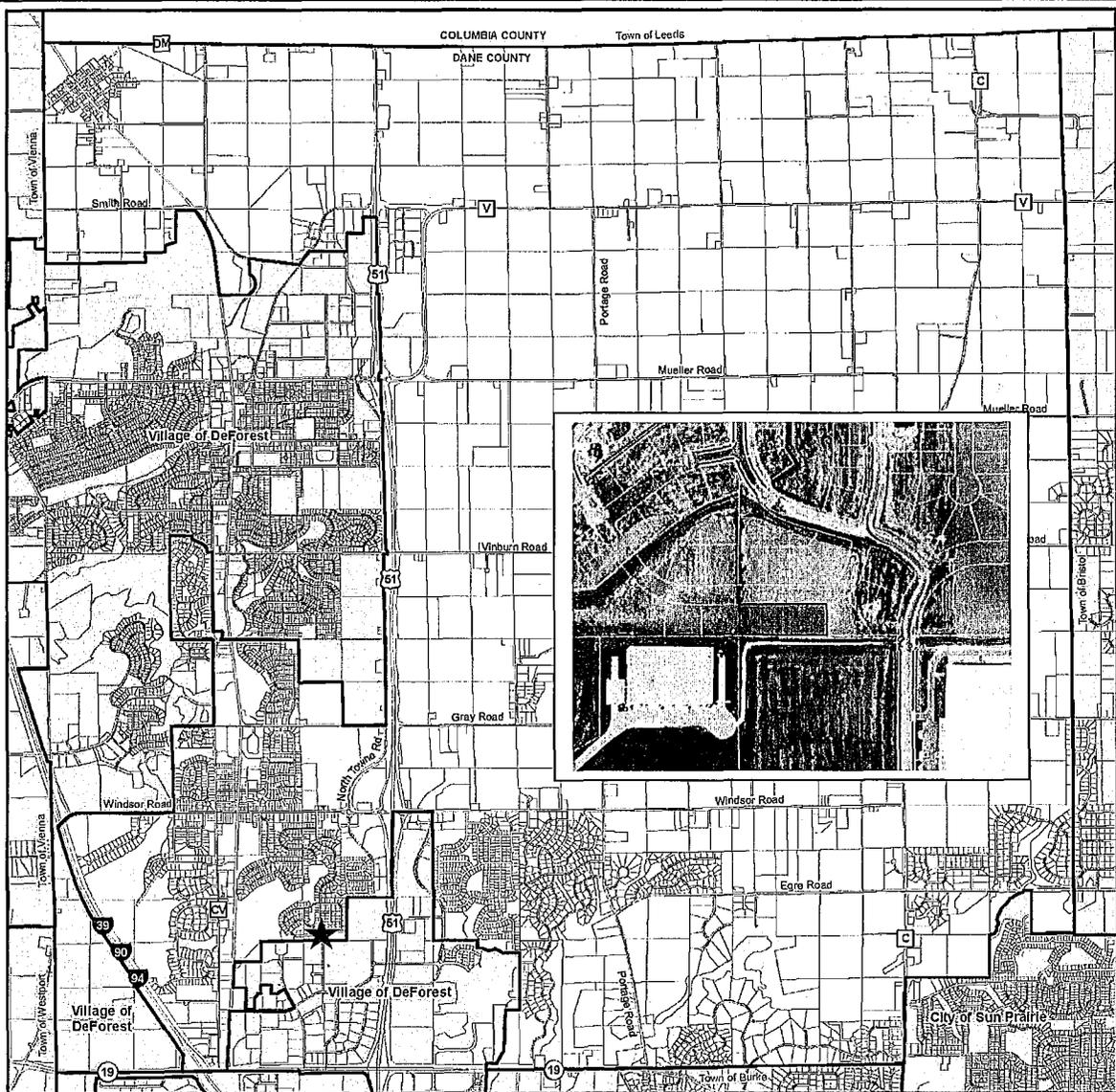
Depending on confirmation by the Village of Windsor Board of the above described comments, the Village of Windsor Board may take the following action:

The Village of Windsor Board **Approves** of the Site Plan Review request for Judy Acker Maly and Dale Maly for Lots 14 & 15 of the Plat of Pleasant Hill Estates, subject to the following conditions:

1. The Petitioner shall address the technical comments set forth in the Village Staff Comments section of this Staff Report to the satisfaction of the Village of Windsor Director of Planning / Zoning Administrator, Engineer and Utility District.
2. The Petitioner shall construct the proposed development as illustrated on the Plan Sheets as presented to the Village of Windsor Board on May 3, 2018. Plan Sheets include:
 - a. Site Plans (Date 1-8-18)
 - b. Landscape Plan (Lot 14 - Date 2-08-18) and (Lot 15 - Date 3-12-18)
 - c. A3, A4 & A5 Architectural Floor Plans (All revised on 4-26-18)
 - d. A1 & A2 Architectural Elevations (Lot 14 - Date 3-12-18) and (Lot 15 -Date 4/26/18)
3. The Petitioner shall install the exterior lighting above the primary entrance to each unit, each garage door entrance, and each patio/porch entry. All exterior lighting shall be installed in a manner that does not create undesirable glare or illumination on adjacent property.
4. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan by the Village of Windsor and Dane County. The Petitioner shall comply with any and all recommendations by the Village of Windsor and Dane County prior to the start of construction.
5. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of this request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents or other related professional services.
6. The Village of Windsor Board's approval of the Site Plan Review request expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) days expiration up to an additional one hundred-twenty (120) days.

If the Petitioner has not complied with all of the conditions prior to expiration, then a new application and new fees must be submitted and a complete review will be necessary.

LOCATION MAP:



EXHIBITS:

- A. Petitioner Application
- B. Village Plan Commission Meeting Minutes (Unofficial) of April 12, 2018

**Village of Windsor
Site Plan Review Application**

General Requirements

The Village of Windsor Plan Commission typically meets on the second Thursday of every month at 5:00 p.m., and the Village Board typically reviews planning issues on the first Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Village Hall, 4084 Mueller Road. Applicants must submit an application for a Site Plan review no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

The applicant is responsible for adhering to all requirements of Village ordinances, regulations, plans, and policies. This form shall not be deemed a substitute for the applicant's thorough reading and understanding of applicable Village ordinances, regulations, plans, and policies.

The application shall: 1) be on forms made available from the Village and accompanied by the required fee and review escrow, and 2) include a digital pdf copy of all submitted drawings and supplementary data.

Applicability

Applications for building permits for any construction, expansion, or conversion of structures other than single or two family residences, agricultural structures, or agricultural accessory buildings shall require site plan approval from the Village Board, upon recommendation from the Plan Commission.

Brief Description of Project: Build (2) 4 unit Buildings
On Eagle Ridge Lane, Pleasant Hill Estates

Project Location: Lot 14, Lot 15

Parcel Number(s): 0910-321-2144-0 + 0910-321-2155-0

Process for Review and Approval (per Section 11-62 of the Village Ordinance)

- 1) One consultation meeting with Village Staff (Engineer, Legal Counsel, Planner and Planning and Development Coordinator at no charge.) Optional
- 2) Submittal of application form, fees/review escrow, and electronic/digital pdf copies of the Site Plan and supplementary materials as described above (at least 30 days prior to next plan commission meeting).
- 3) Staff review of application materials for compliance with requirements.
- 4) Plan Commission review and comment.
- 5) Village Board Review
- 6) Upon approval of the application, compliance with all applicable conditions and other Village ordinances, and execution of a development agreement if required, the Building Inspector, or designee, may issue or reject a building permit.

Checklist Legend:	
✓	submitted completely

Contact Information

Applicant:

Name: Dale, Judy Maly
Address: 6483 Kopp Road
City, State, Zip: Wauwakee WI 53597
Phone Number(s): 608 212-7399 608-212-2000
Cell Phone(s): _____
Email Address(es): Judy@ackermaly.com

Surveyor:

Name: Dan Paulson
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): 220-2056
Email Address(es): dan@paulsonllc.net

Attorney:

Name: _____
Address: _____
City, State, Zip: _____
Phone Number(s): _____
Cell Phone(s): _____
Email Address(es): _____

Owner:

Name: Kevin Acker
Address: 102 W. Holiday
City, State, Zip: Wauwakee WI 53597
Phone Number(s): _____
Cell Phone(s): 608-576-7241
Email Address(es): info@premierbuildsinc.com

Engineer:

Name: Cold Spring Design
Address: 222 South Main Street
City, State, Zip: Fort Atkinson WI
Phone Number(s): _____
Cell Phone(s): 920 568 9530
Email Address(es): cmelan@coldspringdesign.net

VILLAGE OF WINDSOR

General Information and Application for Development, Land Division, Site Plan and Zoning

The Village of Windsor Plan Commission typically meets on the Second Thursday of every month at 5:00 p.m., and the Windsor Village Board typically reviews planning issues on the First Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Village Hall, 4084 Mueller Road. Applicants must submit a complete application and materials no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

Requested Action:

Rezone, Concept Plan, Site Plan Review (checked), Conditional Use Permit, Preliminary Plat, Final Plat, Variance, Certified Survey Map, Other

Other Agencies that may need to be addressed (staff will provide direction):

- Dane County, City of Sun Prairie, Village of DeForest, Token Creek Conservancy Committee or Windsor Parks Commission, Capital Area Regional Plan Commission (CARPC), Wisconsin Department of Transportation (DOT), Wisconsin Department of Natural Resources (DNR)

Project Location:

Lot 14, Lot 15, Eagle Ridge Lane, Pleasant Hill Estates

Parcel Number(s)

0910-321-2144-0, 0910-321-2155-0

Current Zoning Classification:

4 unit MF-3

Applicant Statement (Must be signed prior to the time the Application is reviewed by staff).

I have reviewed and understand the Village of Windsor subdivision ordinance, site plan review ordinance and applicable zoning ordinance as they relate to technical specifications, required submittal information, and standards for approval relating to this request and those standards governing the Village's recommendations and decisions.

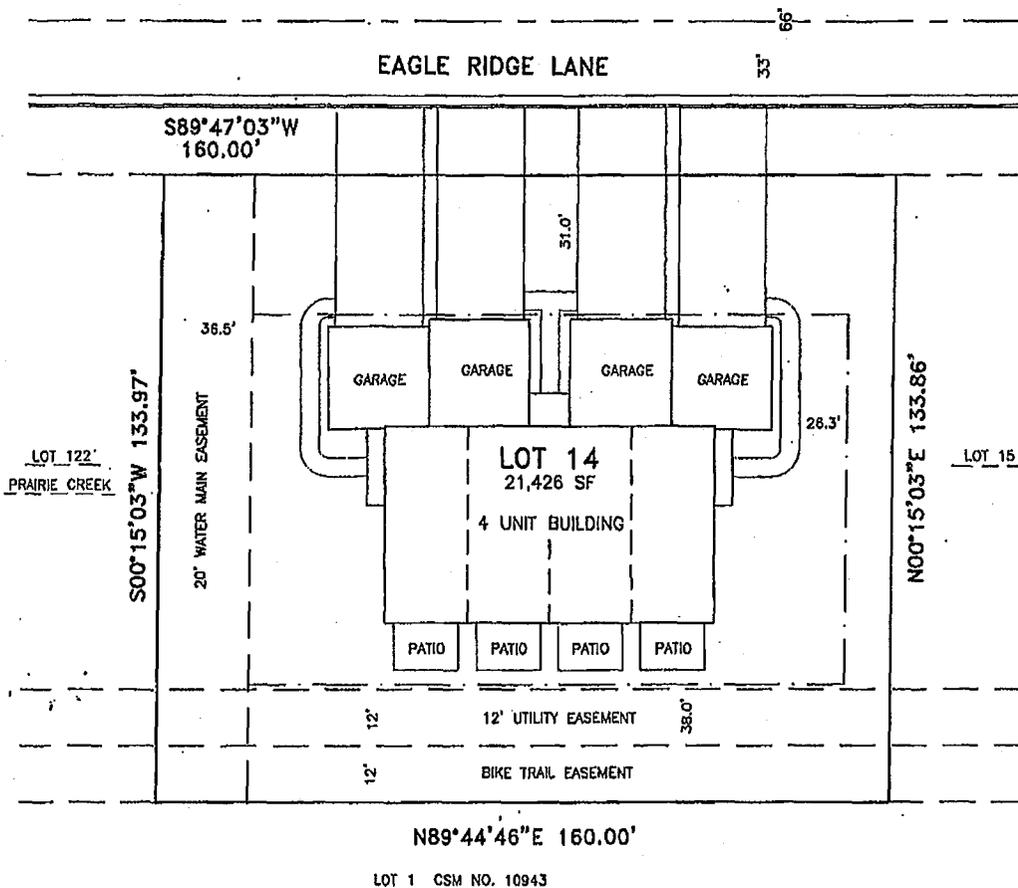
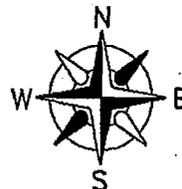
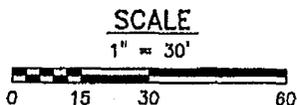
I understand an administrative fee will be assessed for review of my project by the Village and its consultants, and that payment in full is required as a condition for approval. Consultant fees are invoiced and paid separately by the applicant in addition to any application fees.

Applicant Signature: [Signature], Date: 3/7/18

SITE PLAN

LOT 14, PLEASANT HILL ESTATES; LOCATED IN THE NW 1/4 OF THE NE 1/4, SECTION 32, T.9N., R.10E., VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

BASIS OF BEARINGS
THE EAST LINE OF LOT 14 IS
RECORDED TO BEAR N00°15'03"E



PAULSON & ASSOCIATES, LLC
LAND SURVEYING
DEFORST, WI
608-846-2823

BUILDER
PREMIER BUILDERS
Kevin Acker
102 N. Holiday Drive
Waunakee, WI 53597

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
136 W. Holm Street
DeForest, WI 53532

LEGEND

- SET BACK LINE
- 936.4 x EXISTING SPOT ELEVATION
- 103.1 PROPOSED SPOT ELEVATION
- (936.6) TOP OF FOUNDATION WALL

NOTES:

- 1) SUBJECT TO LOWEST BASEMENT ELEVATIONS OR LOWEST FOUNDATION OPENING AS ESTABLISHED BY AN ENGINEER OR THE VILLAGE OF WINDSOR.
- 2) THIS SITE PLAN IS NOT A PROPERTY SURVEY AND DOES NOT COMPLY WITH THE MINIMUM STANDARDS OF A PROPERTY SURVEY AS SPECIFIED IN CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE. THIS SITE PLAN WAS PREPARED AT THE DIRECTION OF THE CLIENT/BUILDER. MODIFICATIONS TO THIS SITE PLAN MUST BE APPROVED BY THE CLIENT/BUILDER.

DRAFTED BY: T.W.P.

SHEET 1 OF 1

LOT 14
(REVISED 1-5-18)
(PLOTTED 1-8-18)
FILE NO. 18-011

SITE PLAN

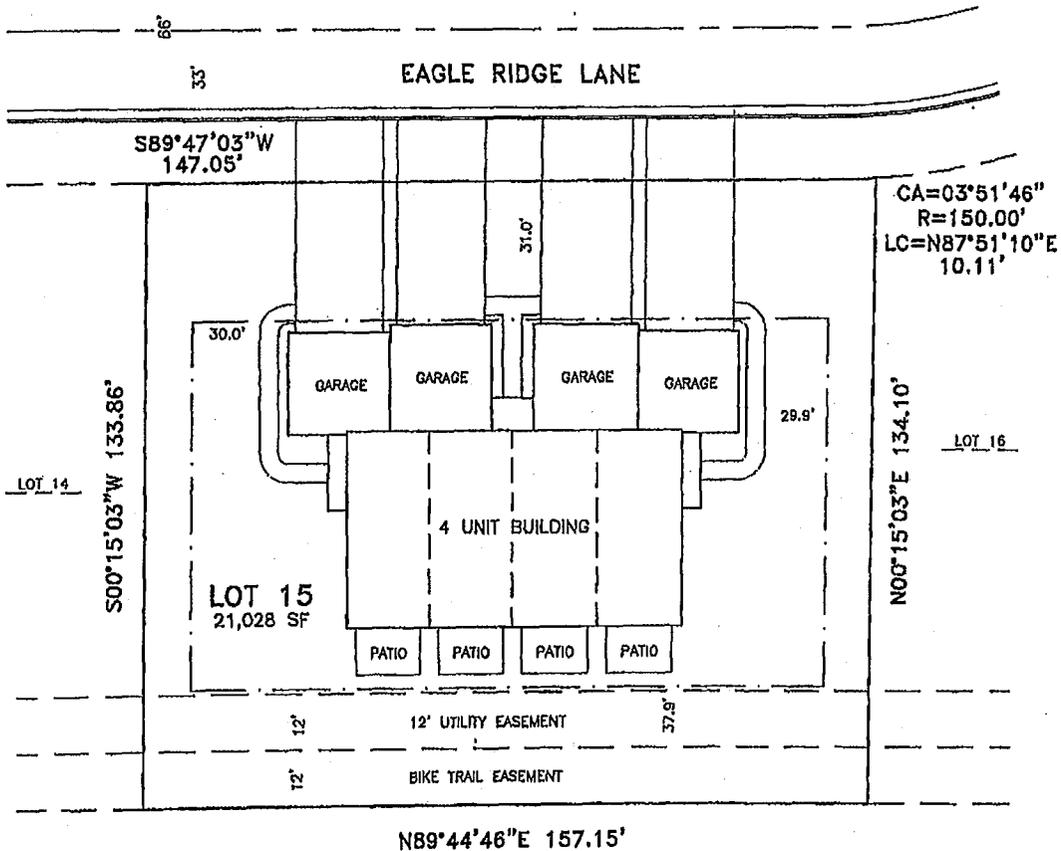
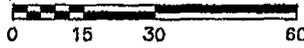
LOT 15, PLEASANT HILL ESTATES; LOCATED IN THE NW 1/4 OF THE NE 1/4, SECTION 32, T.9N., R.10E., VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

BASIS OF BEARINGS

THE EAST LINE OF LOT 15 IS RECORDED TO BEAR $N00^{\circ}15'03''E$

SCALE

1" = 30'



LOT 1 CSM NO. 10943



BUILDER
PREMIER BUILDERS
Kevin Acker
102 N. Holiday Drive
Wausaukee, WI 53597

SURVEYOR
PAULSON & ASSOCIATES, LLC
Daniel A. Paulson
138 W. Holm Street
DeForest, WI 53532

LEGEND

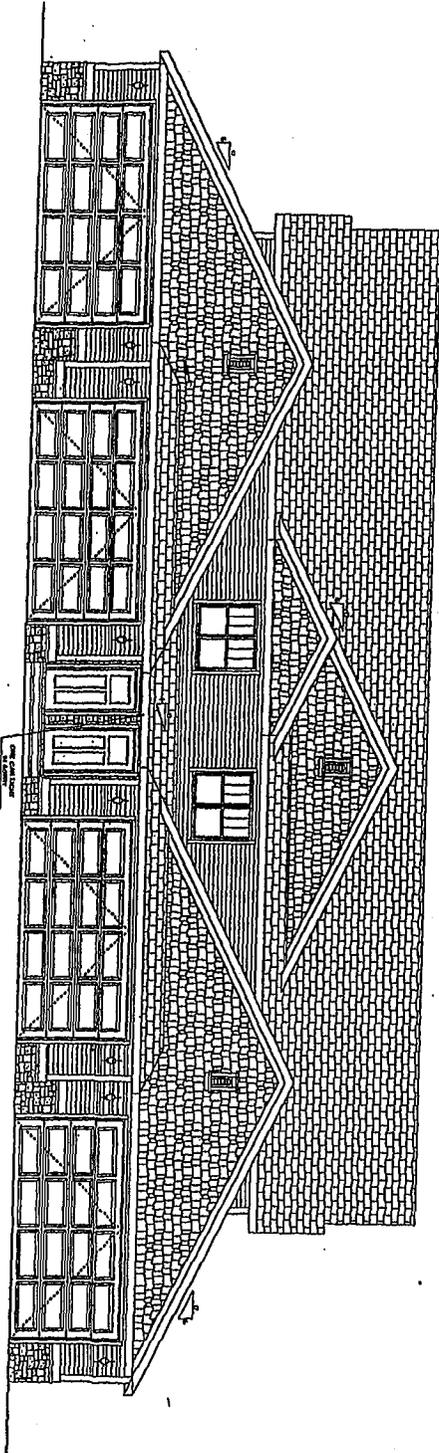
- SET BACK LINE
- 920.4X EXISTING SPOT ELEVATION
- 103.1 PROPOSED SPOT ELEVATION
- 936.5 TOP OF FOUNDATION WALL

NOTES:

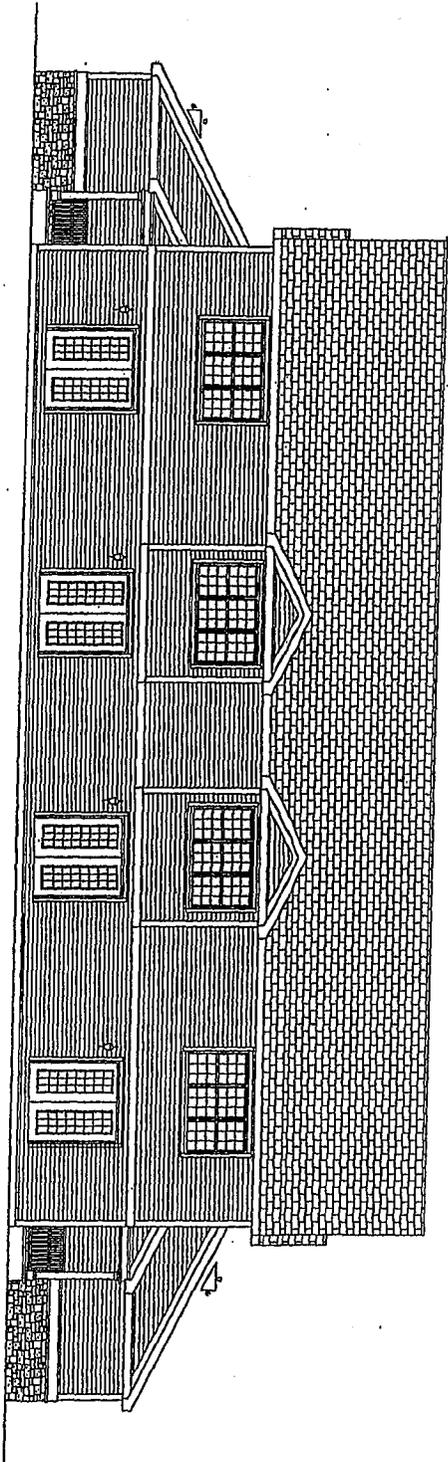
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LOT 15
(REVISED 1-5-18)
(PLOTTED 1-8-18)

Lot 14, PHE



FRONT ELEVATION



REAR ELEVATION

THIS PLAN WAS CREATED AS A PRELIMINARY SERVICE ONLY. THE DESIGNER IN NO WAY ASSUMES OR ACCEPTS ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.

A1

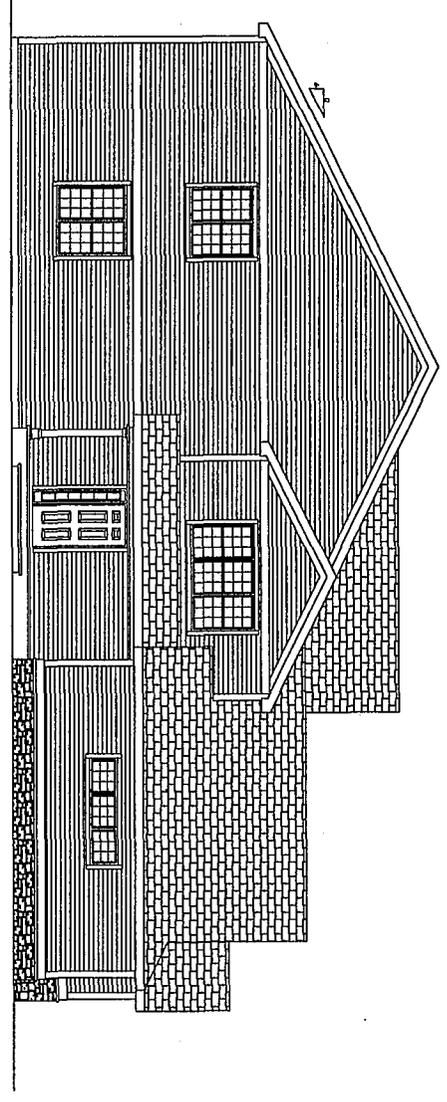
AMERICAN DESIGN CONCEPTS
PREMIER BUILDERS
Lot 14, PHE

AMERICAN DESIGN CONCEPTS LLC
DESIGNED BY: 1334 APPELGATE
HADDON
(603) 923-0710
ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS

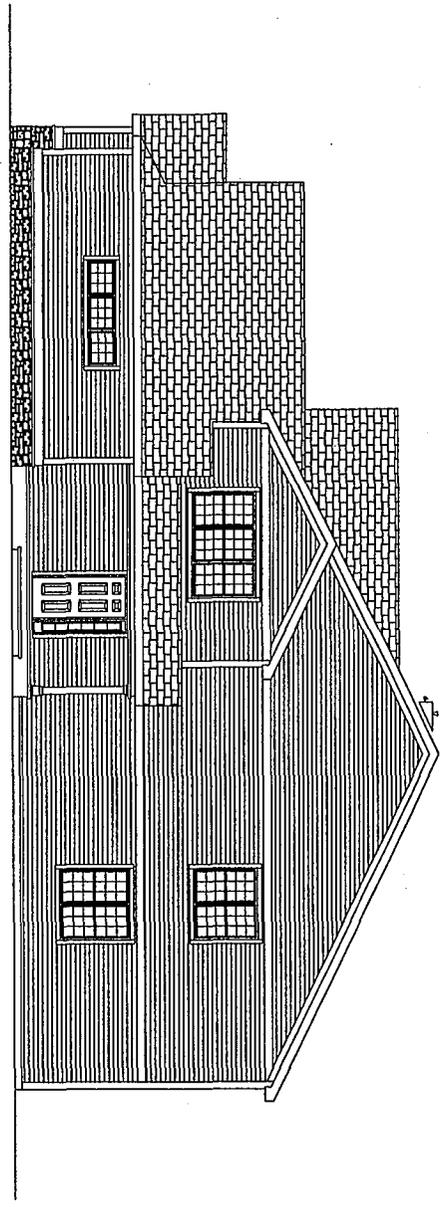
ELEVATIONS	
SCALE: 1/4" = 1'	
PLAN	DATE
REVISED	BY
REVISED	DATE

THIS PLAN WAS CREATED AS A DRAFTING SERVICE AND THE ARCHITECT ASSUMES NO LIABILITY OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM

LEFT ELEVATION



RIGHT ELEVATION



A2

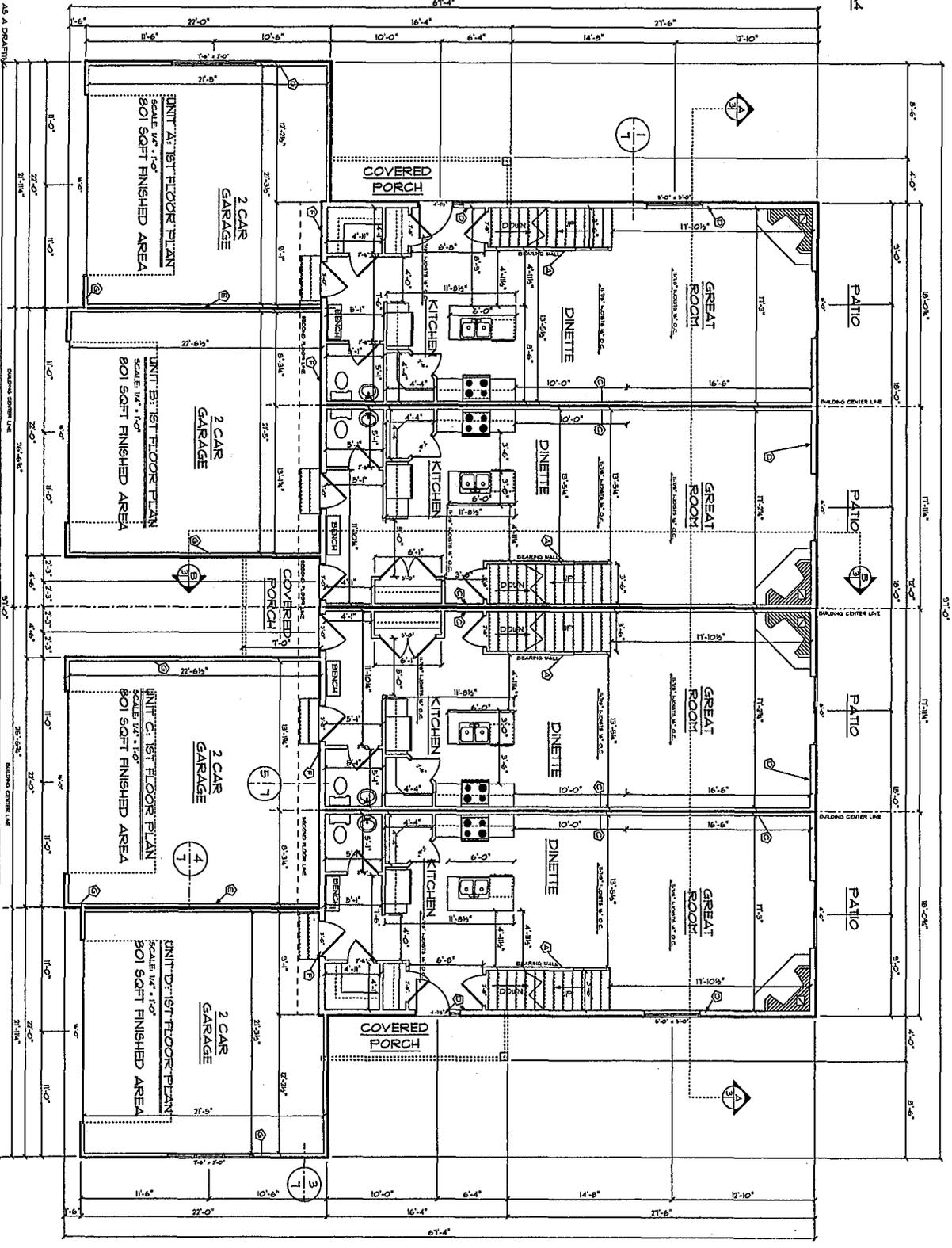
AMERICAN DESIGN CONCEPTS LLC.
 DESIGNED BY 1334 APFLEGATE
 MADISON
 (608) 733-0110
 ALL RIGHTS RESERVED
 ©AMERICAN DESIGN CONCEPTS

AMERICAN DESIGN CONCEPTS
 PREMIER BUILDERS
 4-UNIT BUILDING

SIDE ELEVATIONS	
SCALE: 1/4" = 1'	
PLAN START DATE 01/01/18	
REVISED 06/18	

WALL TYPES
 DEFINED ON A4
 (A) (B) (C) (D) (E) (F)

THIS PLAN WAS CREATED AS A POINT-TO-POINT SERVICE ONLY. THE DESIGNER IN NO WAY WARRANTS OR ASSURES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.



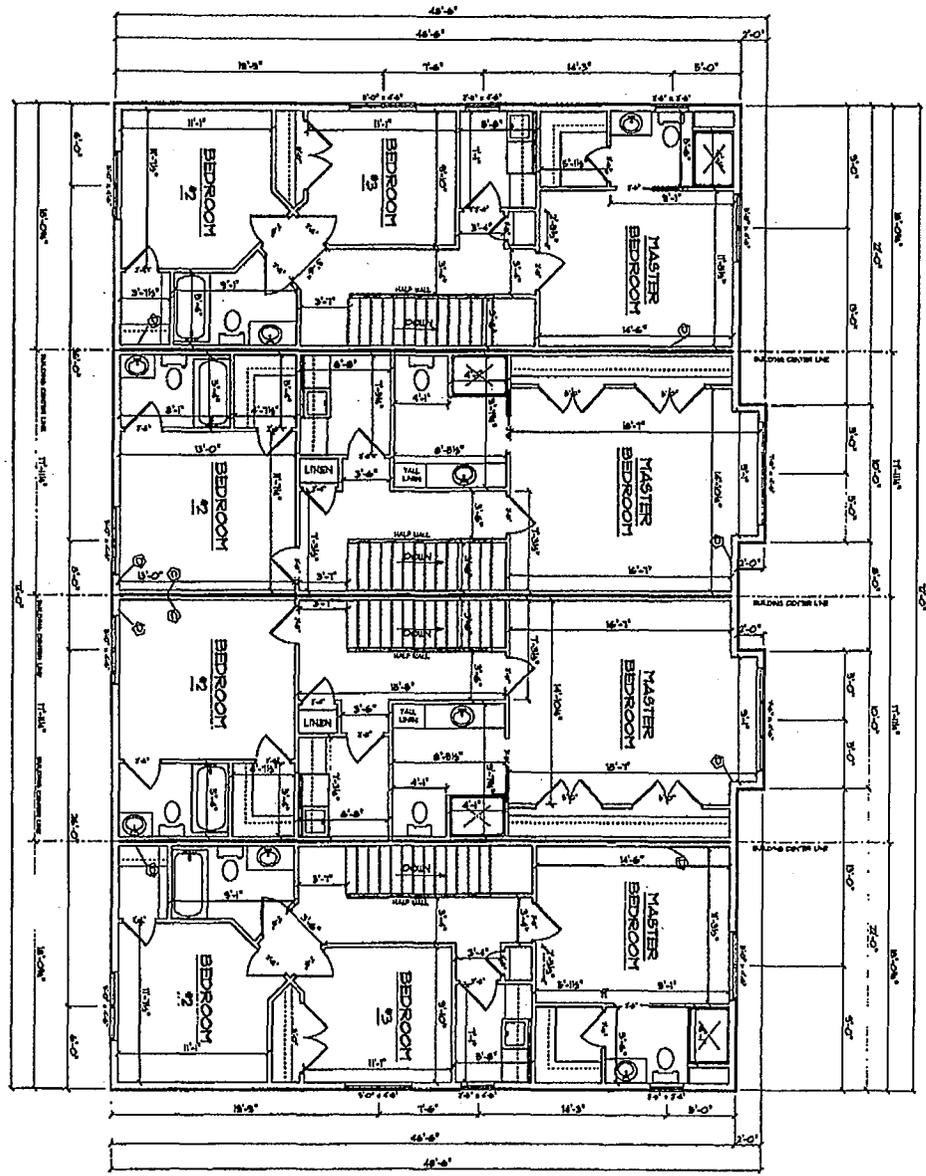
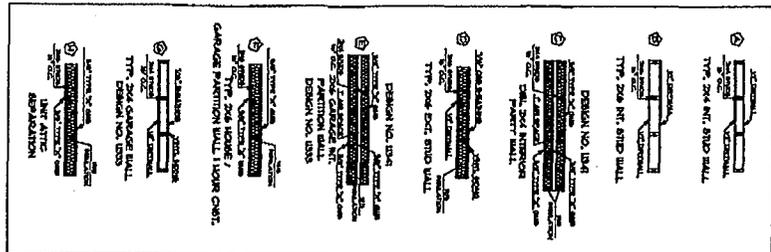
A3

AMERICAN DESIGN CONCEPTS LLC.
 DESIGNED BY 1334 APPLGATE
 MADISON
 (608) 713-0710
 ALL RIGHTS RESERVED
 © AMERICAN DESIGN CONCEPTS

AMERICAN DESIGN CONCEPTS
 PREMIER BUILDERS
 4-UNIT BUILDING

FIRST FLOOR FLOOR PLAN 3704 TOTAL SQFT SCALE: 1/4" = 1'	
PLAN START DATE 01/01/16	
REVISED 06/06/16	

THIS PLAN WAS CREATED AS A CONSULTING SERVICE AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF AMERICAN DESIGN CONCEPTS. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS IN ANY ROOM.



UNIT A, 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"
1703SQT FINISHED AREA

UNIT B, 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"
804 SQT FINISHED AREA

UNIT C, 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"
804 SQT FINISHED AREA

UNIT D, 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"
1703SQT FINISHED AREA

A4

AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 1534 APPLEGATE
NORFOLK VIRGINIA
(603) 713-0110
ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS

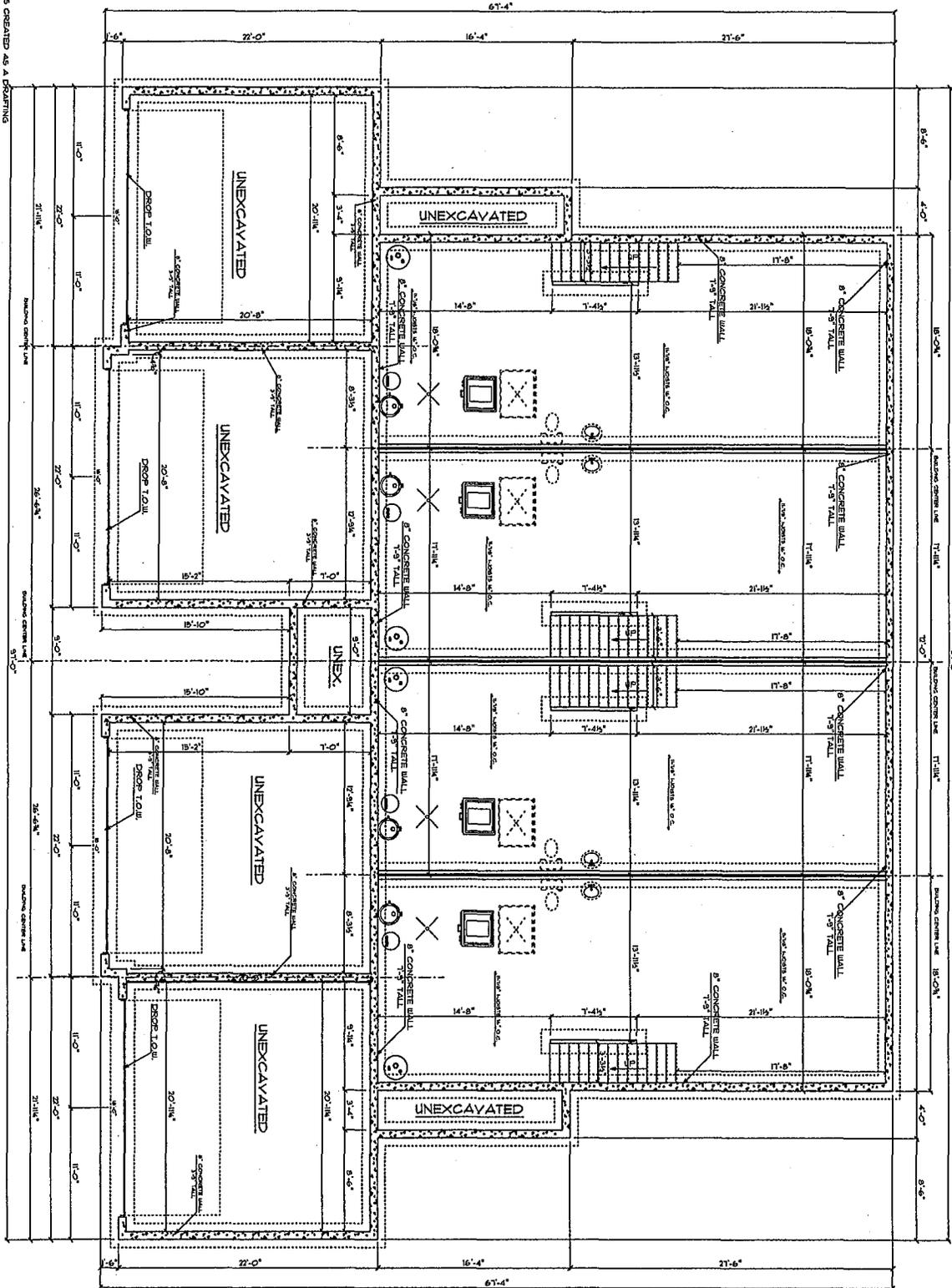
AMERICAN DESIGN CONCEPTS
PREMIER BUILDERS
LOT 15 GOLF ROAD

SECOND FLOOR FLOOR PLAN
3226 TOTAL SQFT
SCALE: 1/4" = 1'

PLAN & DATE CHECKED	REVISED 4/10/06
REVISED 10/06	REVISED 04/06
REVISED 10/06	REVISED 04/06
REVISED 10/06	REVISED 04/06

THIS PLAN WAS CREATED AS A ROTATING SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSLY ACCEPTS OR COMPLIANCE OF THESE PLANS IN ANY FORM.

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



AS

AMERICAN DESIGN CONCEPTS LLC.
DESIGNED BY 1334 APPLGATE
MADISON (608) 713-0710
ALL RIGHTS RESERVED
© AMERICAN DESIGN CONCEPTS

AMERICAN DESIGN CONCEPTS
PREMIER BUILDERS
4-UNIT BUILDING

FOUNDATION PLAN	
SCALE: 1/4" = 1'	
PLAN START DATE 04/06	
REVISED WORK	

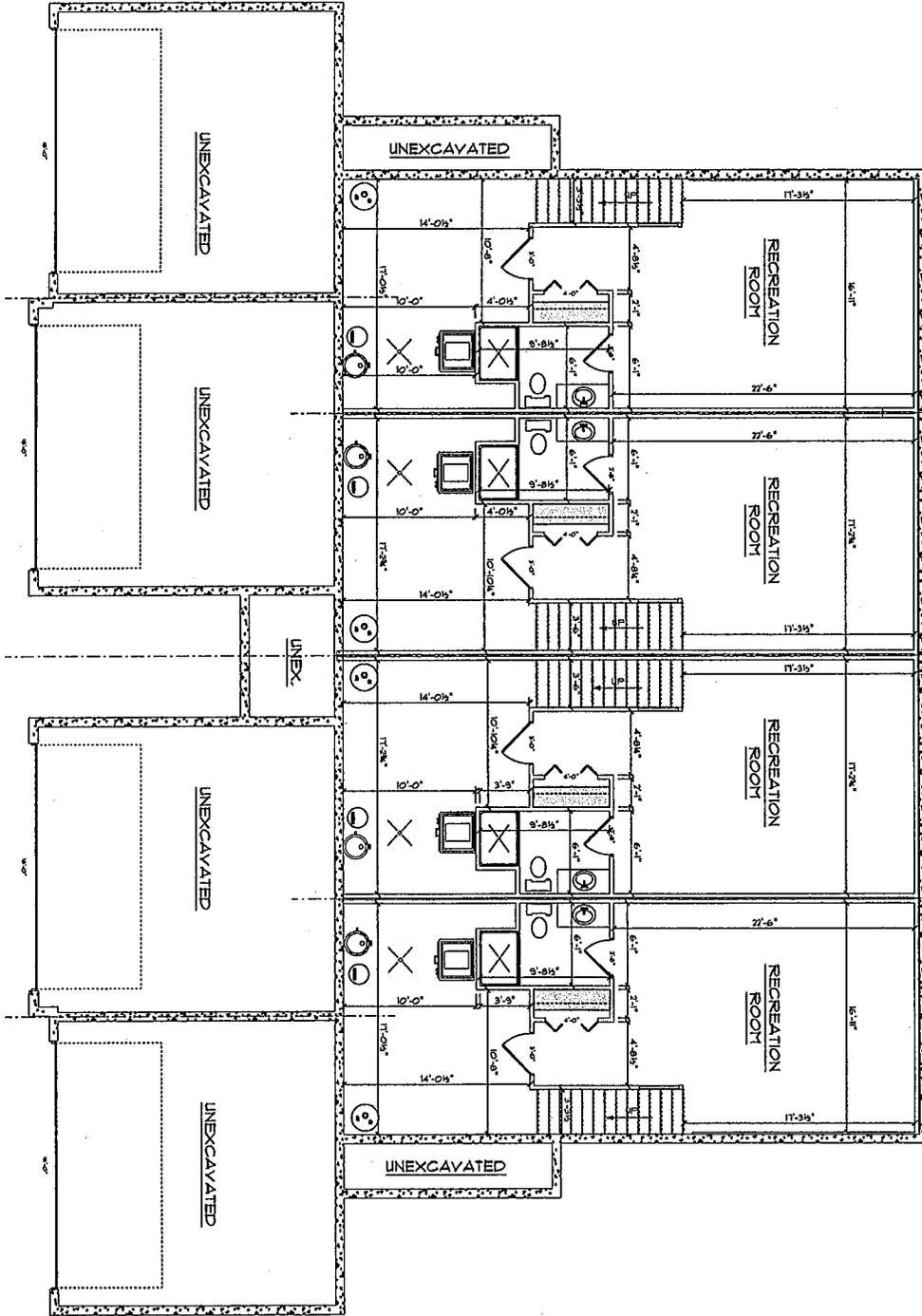
THIS PLAN WAS CREATED AS A SCHEMATIC SERVICE ONLY. THE DESIGNER IN NO WAY EXPRESSLY OR IMPLIEDLY ASSUMES RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS IN ANY FORM.

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

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

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

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

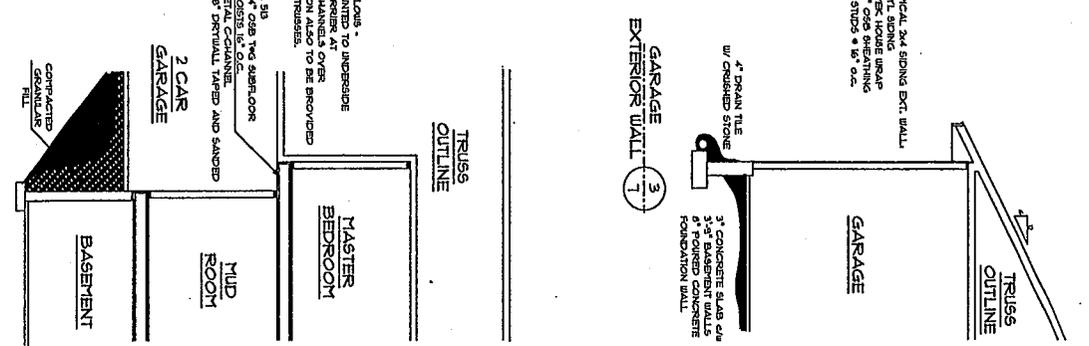
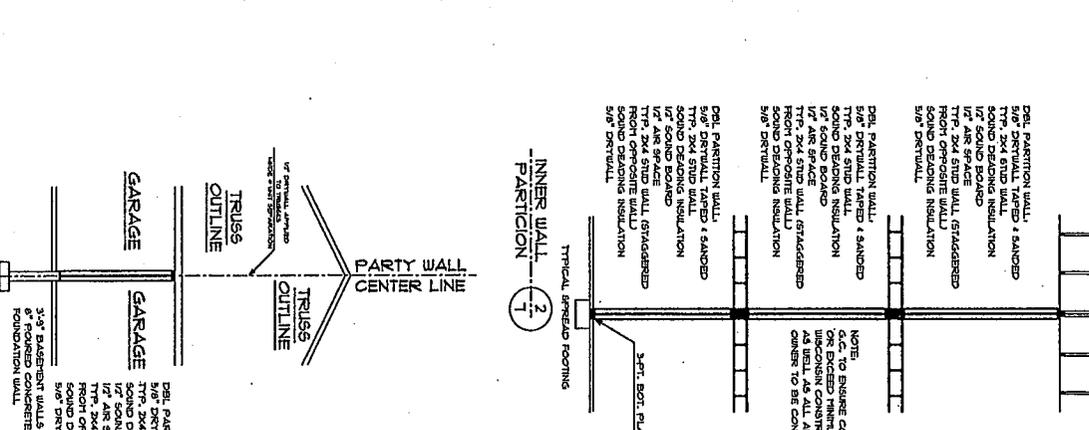
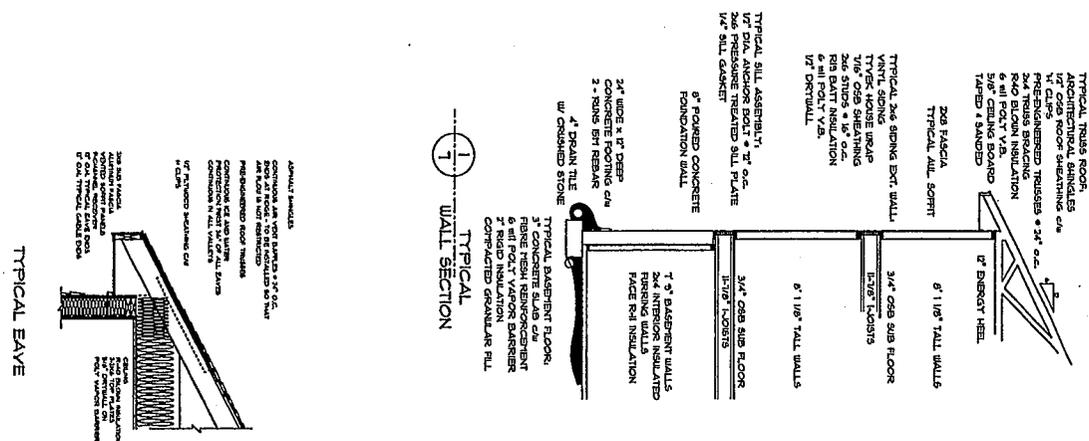


AMERICAN DESIGN CONCEPTS
PREMIER BUILDERS
4-UNIT BUILDING

FOUNDATION FINISH PLAN
1878 SQFT FINISHED AREA
SCALE: 1/4" = 1'-0"

PLAN START DATE 01/09/18	
REVISED 10/18/18	

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TYPICAL TRUSS ROOF
 2x6 TRUSSES
 2x4 RAFTERS
 1/2\"/>

TYPICAL WALL SECTION
 3/4\"/>

TYPICAL FIRE SEPARATION WALL
 2x4 STUD WALL
 5/8\"/>

TYPICAL PARTITION WALL
 2x4 STUD WALL
 5/8\"/>

TYPICAL GARAGE EXTERIOR WALL
 2x4 STUD WALL
 5/8\"/>

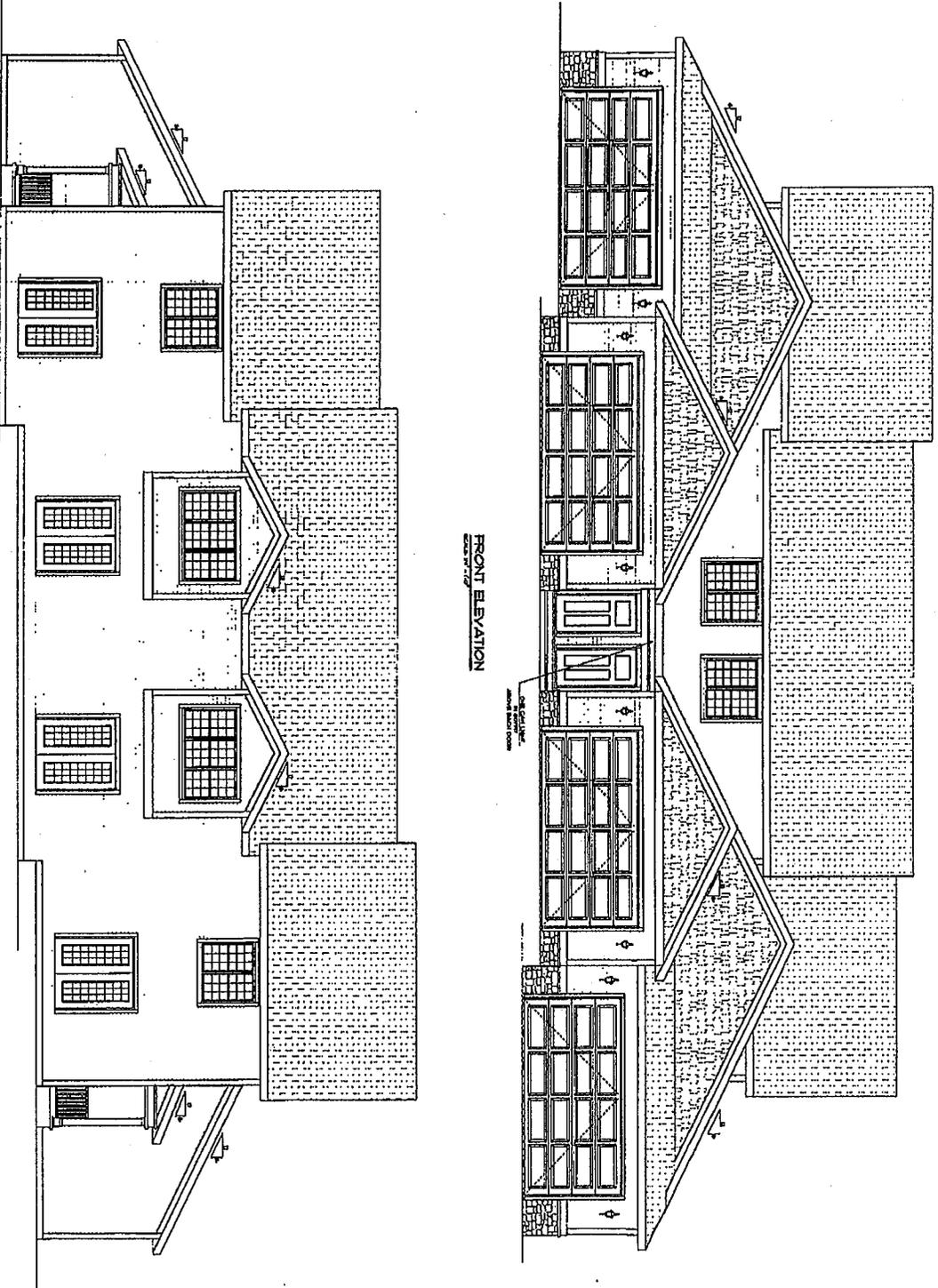
TYPICAL GARAGE INTERIOR WALL
 2x4 STUD WALL
 5/8\"/>

TRUSS OUTLINE
 TRUSSES TO BE CONSTRUCTED AS FOLLOWS:
 5/8\"/>

SHARED GARAGE WALL
 2x4 STUD WALL
 5/8\"/>

SHARED GARAGE/INTERIOR WALL
 2x4 STUD WALL
 5/8\"/>

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FRONT ELEVATION

REAR ELEVATION

A1

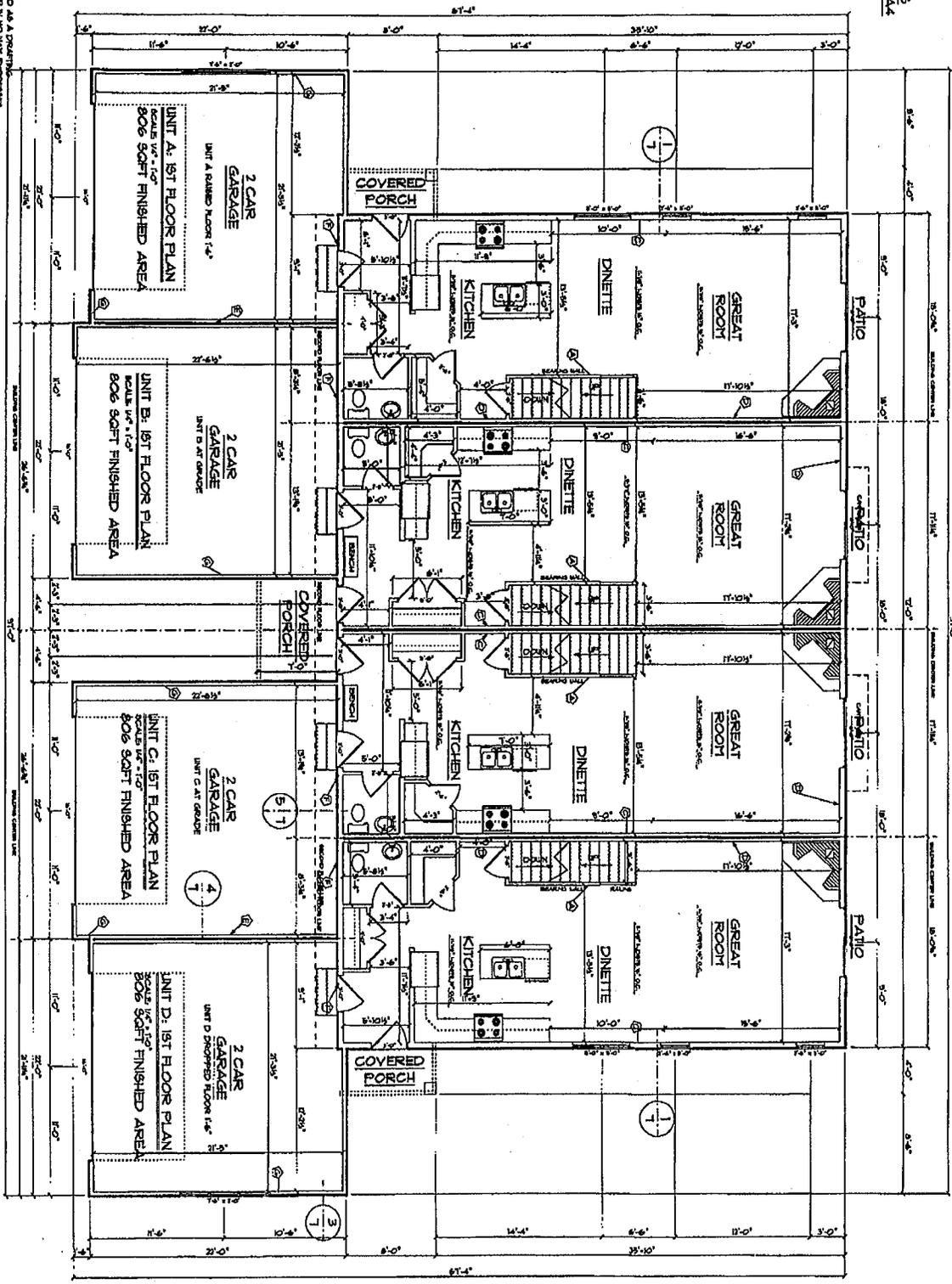
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AMERICAN DESIGN CONCEPTS
 PREMIER BUILDERS
 LOT 15 EAGLE LANE 4-UNIT

ELEVATIONS	
SCALE: 1/4" = 1'	
PLAN START DATE: 01/01/2018	REVISED 01/01/2018
REVISED 01/01/2018	REVISED 01/01/2018
REVISED 01/01/2018	REVISED 01/01/2018
REVISED 01/01/2018	REVISED 01/01/2018

WALL TYPES
 DERIVED ON A4
 ○○○○○○
 ○○○○○○
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 ○○○○○○
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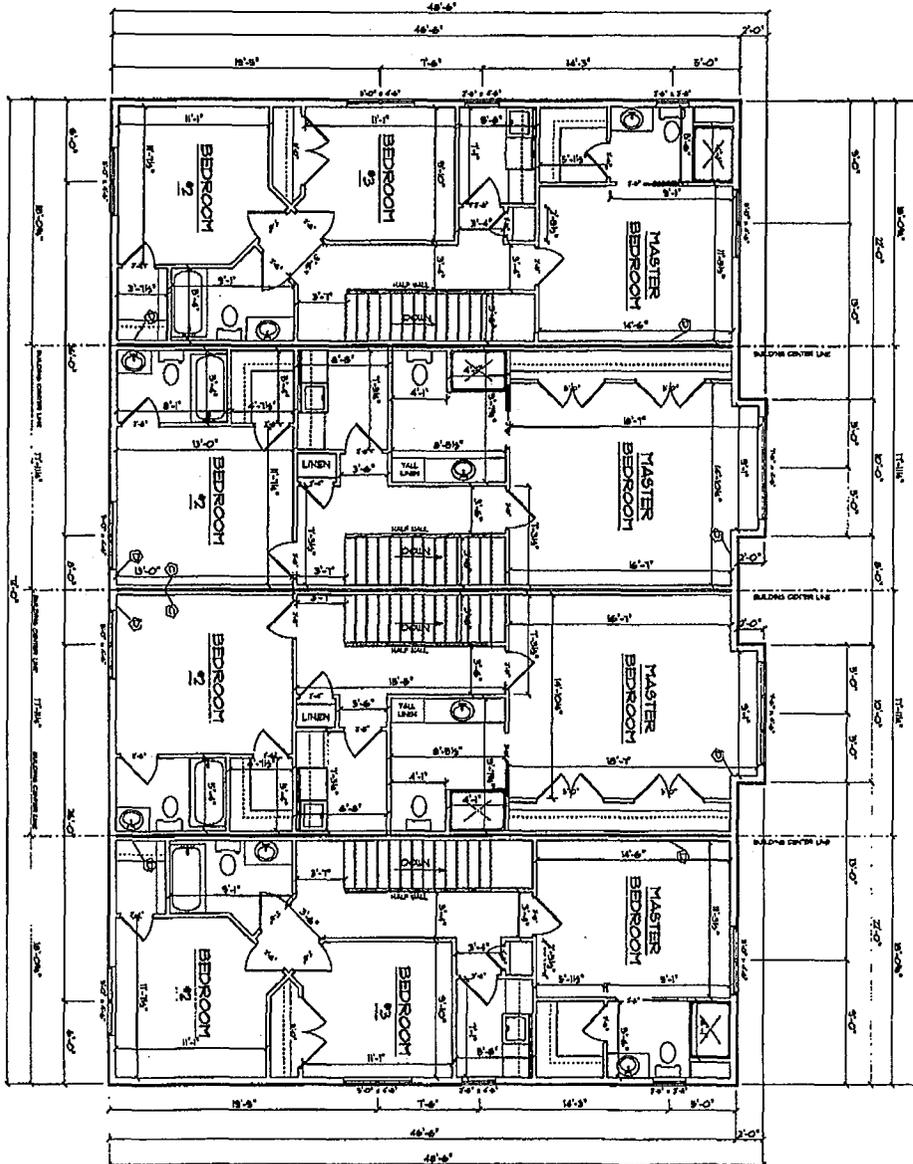
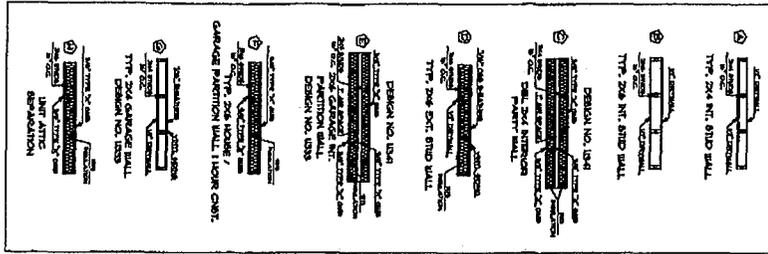
A3

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 PREMIER BUILDERS
 LOT 15 EAGLE LANE 4-UNIT

FIRST FLOOR FLOOR PLAN	
3044 TOTAL SQFT	
SCALE: 1/2" = 1'	
PLAN START DATE CHECKED	REVISED DATE
REVISED DATE	REVISED DATE
REVISED DATE	REVISED DATE
REVISED DATE	REVISED DATE

THIS PLAN WAS CREATED AS A DRAFTING
 REVISION OR AMENDMENT TO AN EXISTING
 PLAN OR SET OF PLANS. IT IS NOT TO BE
 ACCURATE OR COMPLIANT WITH ANY CODES
 IN ANY FORM.



UNIT A, 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 780 SQFT FINISHED AREA

UNIT B, 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 804 SQFT FINISHED AREA

UNIT C, 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 804 SQFT FINISHED AREA

UNIT D, 2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 780 SQFT FINISHED AREA

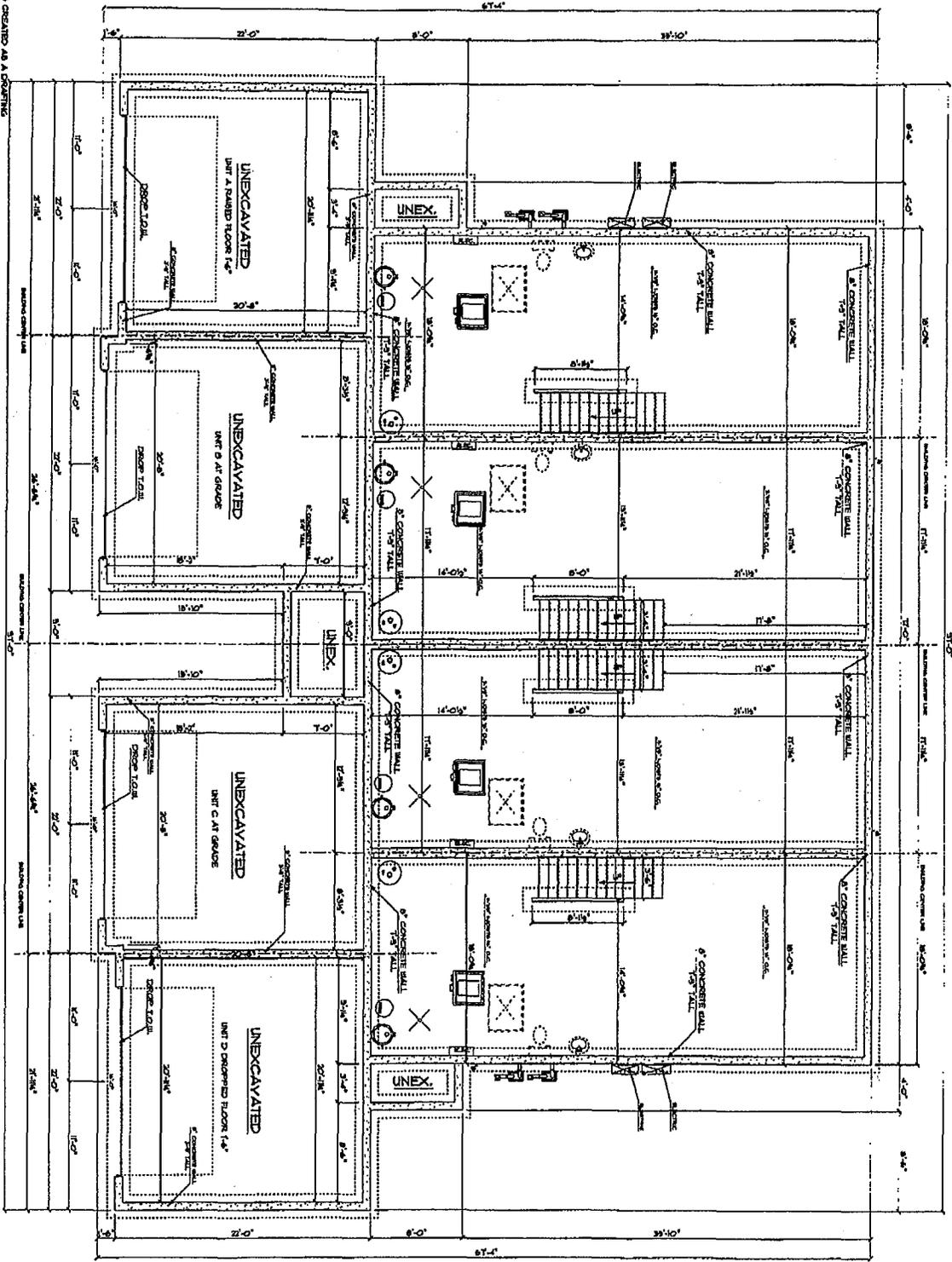
A4

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AMERICAN DESIGN CONCEPTS
 PREMIER BUILDERS
 LOT 15 GOLF ROAD

SECOND FLOOR FLOOR PLAN	
518 TOTAL SQFT	
SCALE: 1/4" = 1'	
PLAN DATE: 03/10/10	REVISED DATE:
DESIGNED BY: DSM	REVISED DATE:
DRAWN BY: DSM	REVISED DATE:
CHECKED BY: DSM	REVISED DATE:

THIS PLAN HAS BEEN PREPARED AS A CONCEPTUAL DESIGN ONLY. THE DESIGNER ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF THESE PLANS. NO PART FROM



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

AS

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AMERICAN DESIGN CONCEPTS
PREMIER BUILDERS
LOT 15 EAGLE LANE 4-UNIT

FOUNDATION PLAN	
SCALE: 1/4" = 1'	
PLAN DATE 02/28/09	REVISED 02/28/09
REVISED 03/09	REVISED 03/09
REVISED 03/09	REVISED 03/09
REVISED 03/09	REVISED 03/09

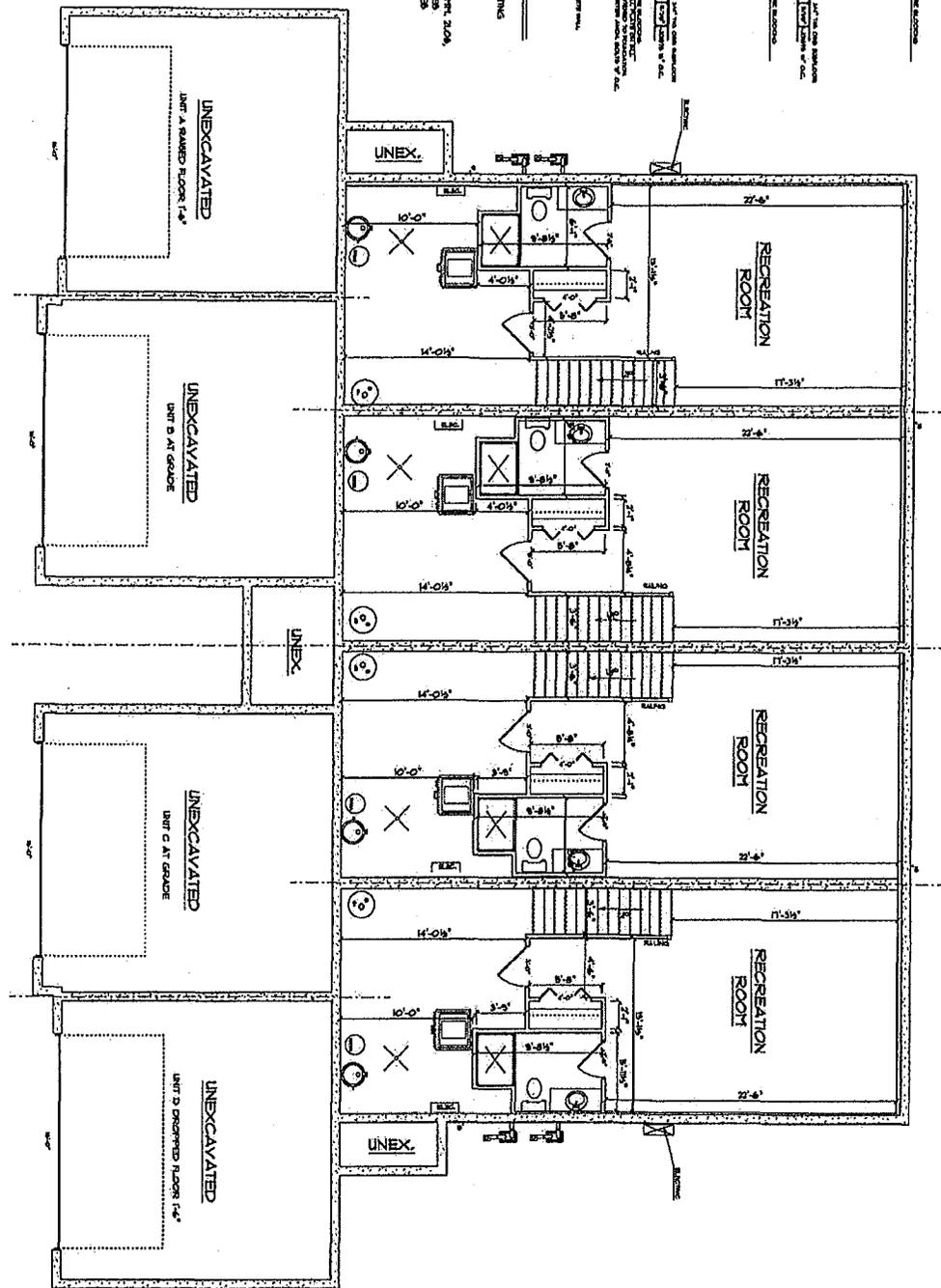
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UNIT A: 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
458 SQFT FINISHED AREA

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

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

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



NOTE:
O.C. TO DENOTE CONCRETE WALLS. THE
DIMENSIONS SHOWN ARE TO THE CENTERLINE
UNLESS OTHERWISE NOTED. ALL DIMENSIONS
ARE IN FEET AND INCHES. LOCAL CODES
O.C. TO BE CONSULTED ON ANY CHANGES.

TYPICAL STAIR ROOMS

TYPICAL PARTY WALL CONSTRUCTION
2x4 STUDS @ 16" O.C. BRACKETED
ROUND BLANKET BATT INSULATION
1/2" GYP BOARD
1/2" ACROB BOARD
3/4" AIR GAP
5/8" TYPE X DRYWALL
2x4 STUDS @ 16" O.C. BRACKETED
ROUND BLANKET BATT INSULATION
5/8" DRYWALL

TYPICAL PARTY WALL CONSTRUCTION
2x4 STUDS @ 16" O.C. BRACKETED
ROUND BLANKET BATT INSULATION
1/2" GYP BOARD
1/2" ACROB BOARD
3/4" AIR GAP
5/8" TYPE X DRYWALL
2x4 STUDS @ 16" O.C. BRACKETED
ROUND BLANKET BATT INSULATION
5/8" DRYWALL

TYPICAL REAR PORCH
2x4 STUDS @ 16" O.C.
BRACKETED JOIST

AMERICAN DESIGN CONCEPTS
PREMIER BUILDERS
LOT 15 EAGLE LANE 4-UNIT

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FOUNDATION FINISH PLAN
538 SQFT FINISHED AREA
SCALE: 1/4" = 1'-0"

PLAN DATE	REVISION

A/S

