



State Rd 60

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CEDARBURG APARTMENTS

PROGRAMMING + SITE PLANNING

 **MANDEL GROUP**

STRIEGEL AGACKI STUDIO

SEPTEMBER 11, 2023

Cedar Place Building 1

Cedar Place Apartments

Cedar Place Apartments Building 12

Scott HUIBREGTSE
Temporarily closed

The Glen at Cedar Creek

Lucas Ct

Creekside Ln

Boxelder Ln

Unkel Soluti
Tempo

Cottonwood

Unkel Ln

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9.11.2023



PARKING & UNIT MATRIX

RESIDENTIAL PARKING RATIO COMPARISON		Count	Number of Buildings
Three-Story Mixed-Use 'L' Building		35	1.00
Three-Story Townhouse Building		6	2.00
Two-Story Apartment Building		16	10.00
Total Units		207	13.00
PARKING			
Attched Spaces			Stalls per Unit
3-Story Mixed-Use 'L' Building		6	0.12
Three Story Townhouse Building		24	
Two Story Apartment Building		60	
Total Enclosed Stalls		90	
Detached Spaces			
Detached Garage Stalls (5 per building)		40	8.00
Detached Garage Stall (6 per building)		6	1.00
Total Detached Spaces		46	
Surface Spaces			
Surface Stalls		189	0.91
Tandem Stalls		64	
Total Surface Spaces		253	
GRAND TOTAL		389	1.88

THREE STORY MIXED-USE 'L' BUILDING											
TYPE	ONE BED	ONE BED DEN	ROOMATE TWO BED	TWO BED	TWO BED DEN	THREE BED	FLOOR TOTAL	RETAIL	COMMON	LEASABLE APT SF	GSF / BUILDING
SF AREA	705	778	1115	1173	1181	1350					
FLOOR 1	2	0	0	1	0	2	5	9522	2495	8163	20180
FLOOR 2	2	1	4	1	2	5	15	0	2203	17977	20180
FLOOR 3	2	1	4	1	2	5	15	0	2203	17977	20180
TOTAL	6	2	8	3	4	12	35	9522	6901	44117	60540
TOTAL UNIT COUNT (1 BUILDING)	6	2	8	3	4	12	35				
% OF TOTAL	17%	6%	23%	9%	11%	34%	100%				

THREE STORY TOWNHOUSE BUILDING				
TYPE	TWO BEDROOM	THREE BEDROOM	UNITS / BUILDING	GSF / BUILDING
UNIT AREA	1550	1750		9700
TOTAL PER BUILDING	4	2	6	
TOTAL UNIT COUNT (2 BUILDINGS)	8	4	12	19400
% OF TOTAL	67%	33%	100%	

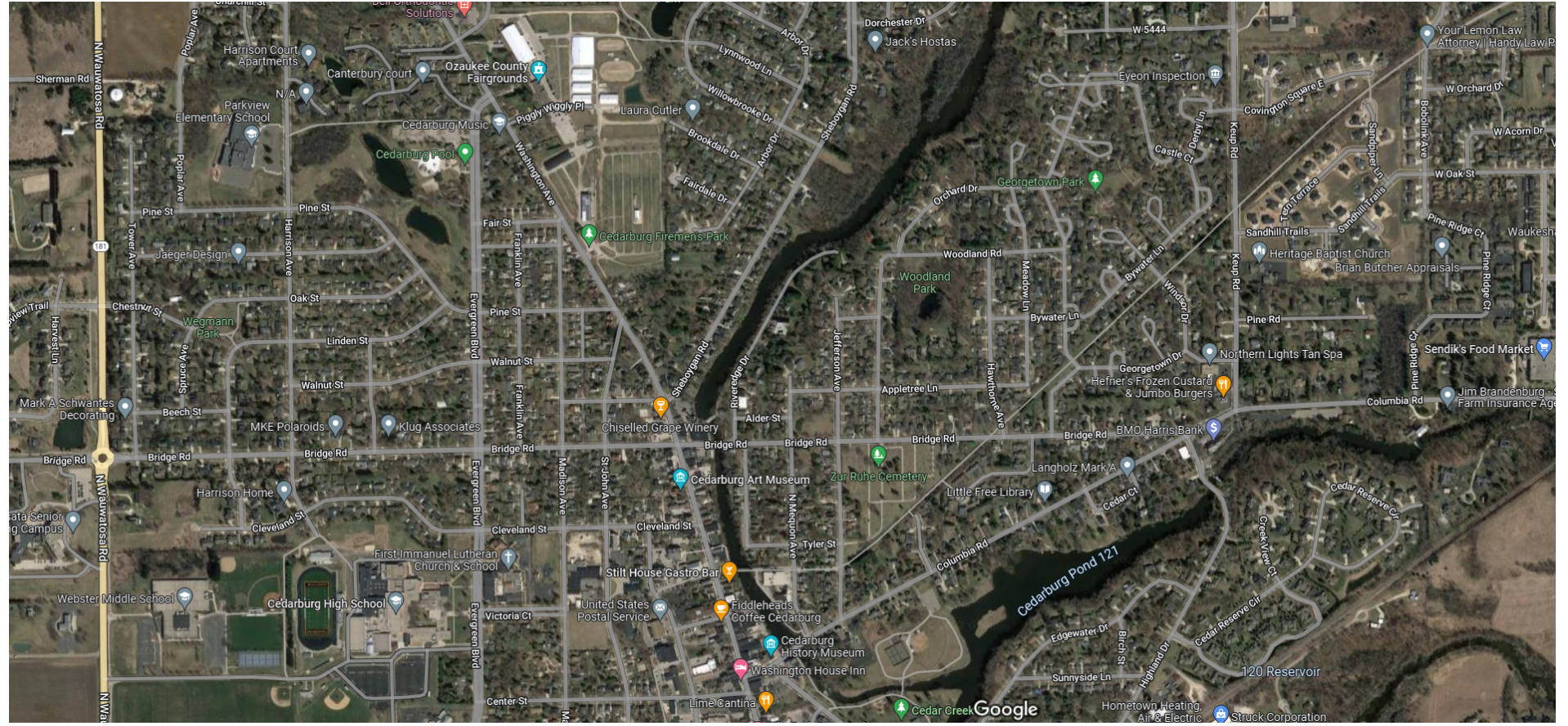
*Does not include one attached garage per unit at approximately 500 SF each

TWO STORY -16 UNIT TYPE TOTALS					GSF / BUILDING
TYPE	ONE BED	TWO BED	THREE BED	UNITS / BUILDING	
UNIT AREA	870	1187	1406		
FLOOR 1	0	6	0	6	10672
FLOOR 2	8	0	2	10	10306
TOTAL	8	6	2	16	20978
TOTAL UNIT COUNT (10 BUILDINGS)	80	60	20	160	209780
% OF TOTAL	50%	38%	13%	100%	

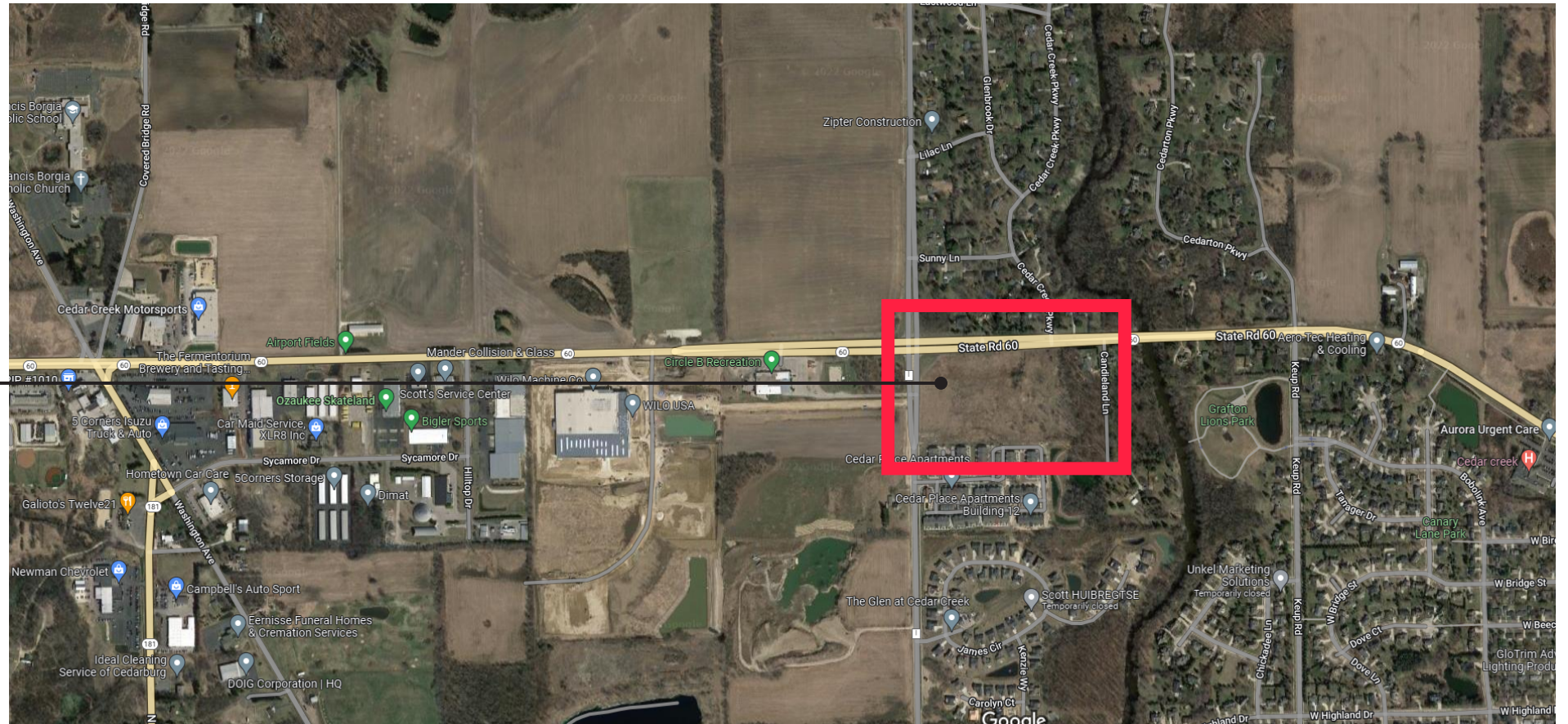
*Includes 6 attached garages at approximately 315 SF each

TOTALS BY UNIT TYPE	ONE BED	ONE BED DEN	TWO BED	TWO BED DEN	ROOMATE TWO BED	THREE BED	TOTAL
	86	2	71	4	8	36	207
UNIT MIX PERCENTAGE	41.55%	0.97%	34.30%	1.93%	3.86%	17.39%	100.00%

PATTERN OF DEVELOPMENT - DOWNTOWN CEDARBURG



PROJECT SITE



CEDARBURG APARTMENTS: PRELIMINARY SITE PLANNING

SITE PLAN UPDATE



CEDARBURG APARTMENTS: PRELIMINARY SITE PLANNING

PLACE

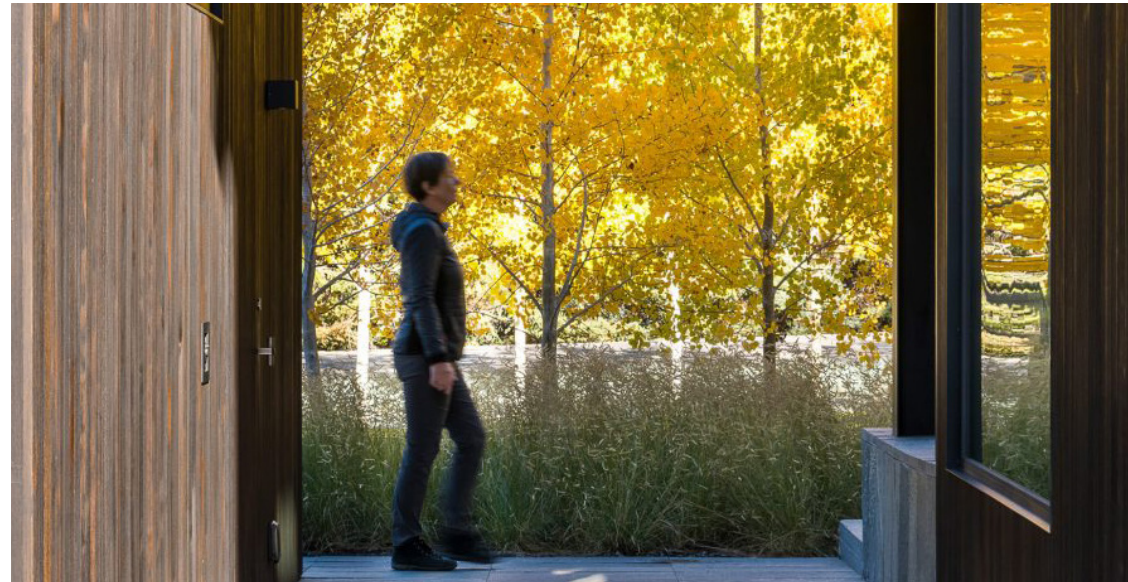


PATH



TEXTURE





CEDARBURG APARTMENTS: PRELIMINARY SITE PLANNING

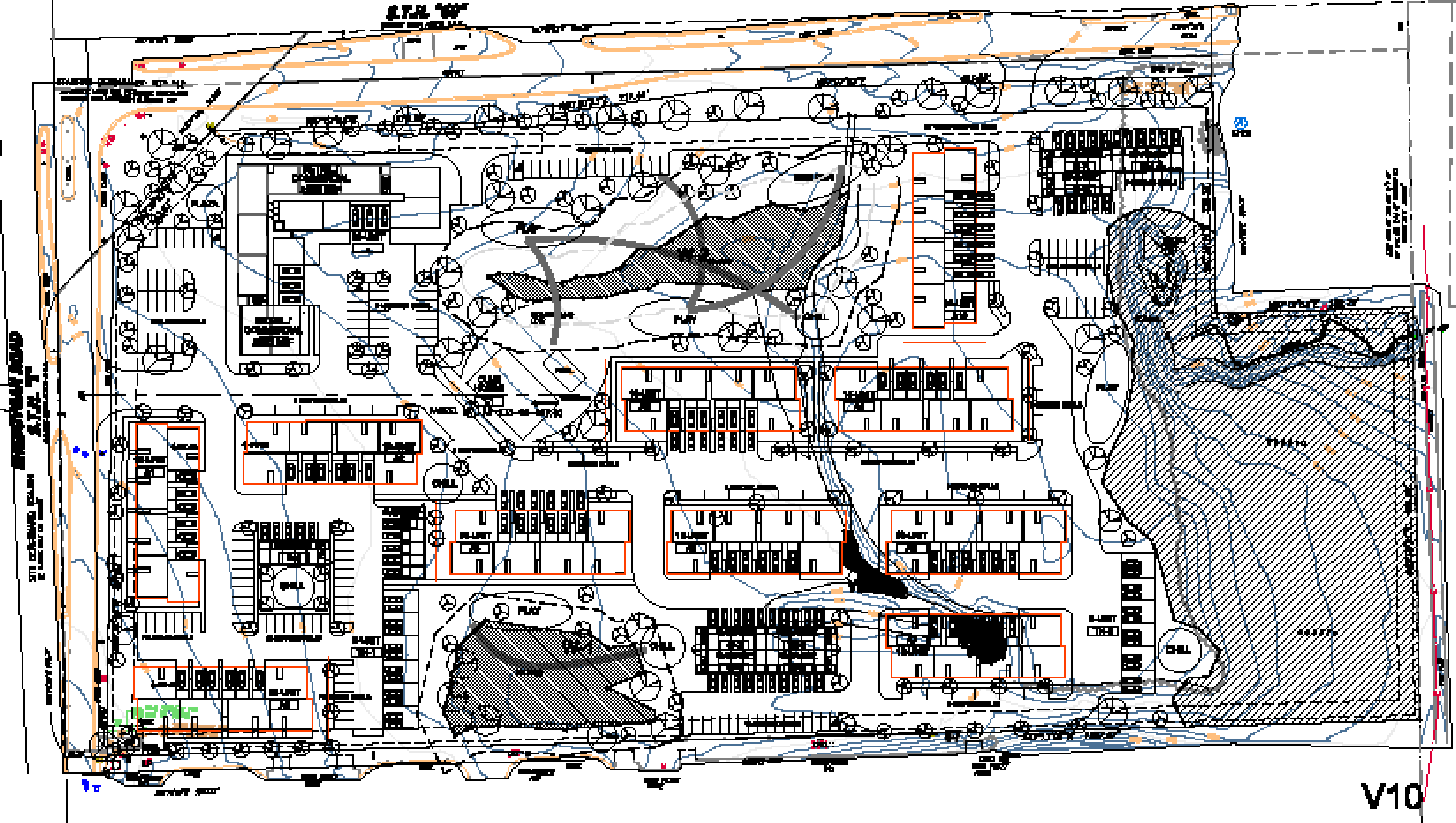


STRIEGEL AGACKI STUDIO

SITE PLAN UPDATE

09.11.2023

SITE PLANNING SCHEME



V10

SHEBOYGAN ROAD
S.T.H. "I"

SITE BENCHMARK: 834.699
NE FLANGE BOLT ON HYDRANT

S.T.H. "60"

VARIABLE WIDTH PUBLIC R.O.W.

STARTING BENCHMARK: 830.440
REFERENCE MARK AND REFERENCE BENCHMARK
CONCRETE MONUMENT WITH ALUMINUM CAP

EAST LINE OF THE NW 1/4 OF
SECTION 23
OF THE NW 1/4 OF SECTION 23
S02°04'12"E 300.02'

V10



CEDARBURG APARTMENTS: PRELIMINARY SITE PLANNING

CONCEPTUAL SITE PLAN +/-1:1000

SITE PLAN UPDATE

MANDEL GROUP

STRIEGEL AGACKI STUDIO

09.11.2023

CONTEXTUAL INSPIRATION



CEDARBURG APARTMENTS: PRELIMINARY SITE PLANNING



CEDARBURG APARTMENTS: PRELIMINARY SITE PLANNING

MATERIALITY

INDIGENOUS



RANDOM RUBBLE MASONRY



BRICK MASONRY



FIBER CEMENT BOARD & BATTEN /
LAP SIDING



FIBER CEMENT BOARD & BATTEN
SIDING



UNFINISHED WOOD SIDING



FINISHED WOOD SIDING



METAL ROOFING



ASPHALT ROOFING WITH METAL
ROOF ACCENTS

MATERIALITY

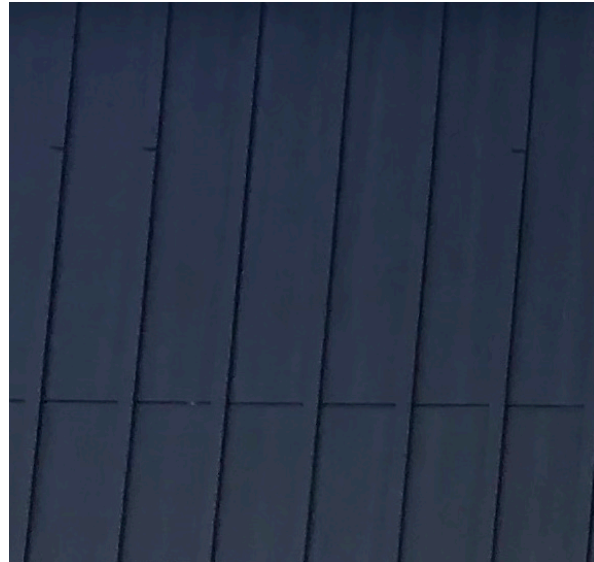
PROPOSED



VALDERS MOUNTAIN CREST
HERITAGE ANTIQUE LIMESTONE



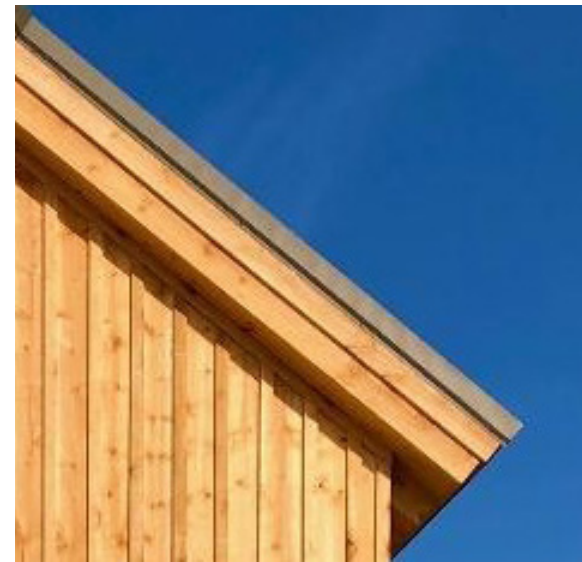
COUNTY MATERIALS SMOOTH
MODULAR FACE BRICK



FIBER CEMENT BOARD & BATTEN
SIDING



WOOD SIDING, WEATHERING
STEEL ACCENTS



DIMENSIONAL ASPHALT SHINGLES
WITH STANDING SEAM METAL ROOF
ACCENTS

