

**THE CEREMONIAL OATH OF OFFICE WILL BE ADMINISTERED *PRIOR TO THE START*
*OF THE MEETING***

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022**

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, May 4, 2015 7:00 p.m.

LOCATION: Germantown Village Hall Board Room

I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

II. **ROLL CALL**

III. **PLEDGE OF ALLEGIANCE**

IV. **PRESIDENT'S REPORT**

V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/COMMITTEE REPORTS:**

The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney and Village Clerk.

VI. **CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**
Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)

VII. **CONSENT AGENDA:**

A. Minutes – April 13, 2015 Special Village Board Meeting and April 20, 2015 Regular Village Board Meeting

B. Accounts payable/payroll

1.	April 21, 2015	Payroll (hourly)	\$ 211,097.91
2.	April 25, 2015	Accounts Payable	\$ 227,739.37
3.	April 30, 2015	Payroll (salary)	\$ 80,290.60

C. **Operator Licenses: May 5, 2015 - June 30, 2015:**

Kimberly Pietrowiak, Shalimar Wiech [Recommended Approval]

D. **Resolution No. 18-15** Approving Amendments to the 2015 Budget – Allocate Contingency Funds to Departments to Cover Wage Increase Line Item Transfer [Recommended Approval]

VII. CONSENT AGENDA continued:

- E. **Resolution No. 19-15** Authorizing the Write-Off of Delinquent Accounts Receivable of 2006-2014 for Ambulance Billing in the Amount of \$43,166.71 [Recommended Approval]

VIII. UNFINISHED BUSINESS: None.

IX. PUBLIC HEARINGS – 7:00 P.M. OR LATER: None

- A. Jim Marriott, Agent for Momentum Early Learning and Property Owner of Parcel #GTNV 281-972 (W175 N11037 Stonewood Drive) and Applicant for a **CONDITIONAL USE PERMIT** for the operation of a child day care facility pursuant to Section 17.31(3)(e) of the Municipal Code.
- B. Jay Knetter, Agent for Paul & Patsy Ellsworth and Ellsworth Adhesives, Property Owner of Parcel #GTNV251-988 (W129 N10825 Washington Drive) and Applicant for a **CONDITIONAL USE PERMIT** for the storage and use of chemicals, flammable liquids and gaseous vaporous substances pursuant to Section 17.33(3)(a) of the Municipal Code.
- C. Patrick Josten, Agent for Rockfield Short Pour LLC and Property Owner of Parcel #GTNV 103-992 (W172 N13098 Division Road) and Applicant for a 2020 **LAND USE PLAN MAP AMENDMENT** application to change the land use plan map designation of the parcel from "Industrial/Office" to "Mineral Extraction"; a **REZONING** application to rezone the parcel from the M-1: Limited Industrial to the M-4: Mineral Extraction Zoning District pursuant to Section 17.36 of the Municipal Code; and a **CONDITIONAL USE PERMIT** application to allow the operation of a "ready mix" concrete production and delivery operation pursuant to Section 17.36(2)(e) of the Municipal Code.

X. NEW BUSINESS:

- A. **2020 Land Use Plan Amendment Ordinance #07-15, Rezoning Ordinance & Conditional Use Permit-** Patrick Josten, Agent for Rockfield Short Pour LLC and Property Owner of Parcel #GTNV 103-992 (W172 N13098 Division Road); Application to change the land use plan map designation of the parcel from "Industrial/Office" to "Mineral Extraction"; Application to rezone the parcel from the M-1: Limited Industrial to the M-4: Mineral Extraction Zoning District pursuant to Section 17.36 of the Municipal Code; and a CUP Application to allow the operation of a "ready mix" concrete production and delivery operation pursuant to Section 17.36(2)(e) of the Municipal Code.
- B. **Conditional Use Permit-** Jim Marriott, Agent for Momentum Early Learning and Property Owner of Parcel #GTNV 281-972 (W175 N11037 Stonewood Drive); CUP Application for the operation of a child day care facility pursuant to Section 17.31(3)(e) of the Municipal Code.
- C. **Conditional Use Permit-** Jay Knetter, Agent for Paul & Patsy Ellsworth and Ellsworth Adhesives, Property Owner of Parcel #GTNV251-988 (W129 N10825 Washington Drive); CUP Application for the storage and use of chemicals, flammable liquids and gaseous vaporous substances pursuant to Section 17.33(3)(a) of the Municipal Code.

X. **NEW BUSINESS continued:**

- D. **Certified Survey Map-** Briohn Design Group, Agent for Sunlite Plastics, Inc., Property Owner of Parcel #GTNV204-981 & 204-976 (W194 N11340 McCormick Drive); Two (2) lot CSM to combine Lots.
- E. **Certified Survey Map-** Elder Surveying Services, Agent for Jeff & Kelyn Meyer, Property Owner of Parcel #GTNV193-948 (W213 N11231 Meeker Hill Lane); CSM to Establish Property Lines.
- F. Request for Approval to Replace A Regular Part Time Firefighter/EMT Position
- G. Resolution No. 17-15, Amending Salary Resolution For Increase to Police Management Staff, Calendar Year 2015
- H. Requested Approval of Contract for Solid Waste and Recycling Collection/Disposal
- I. Authorization to Advertise for the Position of Director of Parks and Recreation
- J. Fire Department Request to Proceed with Preparations for a 2015 Referendum to Increase the 2016 Village of Germantown Levy Limit for the Purpose of Funding Full Time Staffing in the Fire Department and Discussion of Alternatives
- K. **Commissions/Boards/Committees** (left off the 4/20/2015 agenda in error)
 - 1. **Senior Center Advisory Committee**
Trustee Art Zabel 04/21/2015 – 04/16/2018
 - 2. **County Advisory Committee For Farmland Preservation**
Trustee Representative Terry Kaminski 04/21/2015-04/16/2014
- L. Potential land acquisition of an easement on N104W15652 Donges Bay Road (Tax Key No. GTNV 274-117) as part of the Donges Bay Road reconstruction project. The Village Board may enter into closed session as per Wis. Stat. §19.85(1)(e) for the purpose of deliberating or negotiating, when competitive or bargaining reasons require a closed session and then re-enter open session to take such action as it deems appropriate.
- M. Potential land acquisition of an easement on W194 N10009 Appleton Avenue (Tax Key Nos. GTNV 322-999, GTNV 323-992 and GTNV 321-990) for the Lannon Rd/Appleton Ave Water Main Loop project. The Village Board may enter into closed session as per Wis. Stat. §19.85(1)(e) for the purpose of deliberating or negotiating, when competitive or bargaining reasons require a closed session and then re-enter open session to take such action as it deems appropriate.
- N. Potential land acquisitions of easements on W192 N10021 Appleton Ave (Tax Key No. GTNV 321-993) and W190 N9950 Appleton Ave (Tax Key No. GTNV 324-982) for the TID 6 sewer and water main extension project. The Village Board may enter into closed session as per Wis. Stat. §19.85(1)(e) for the purpose of deliberating or negotiating, when competitive or bargaining reasons require a closed session and then re-enter open session to take such action as it deems appropriate.
- O. The International Association of Firefighters Local 3879 negotiations. The Village Board may enter into closed session per Wi. Stats. §19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, when competitive or bargaining reasons require a closed session and then re-enter open session to take such action as it deems appropriate.

XI. ADJOURNMENT

The next Village Board meeting will be on May 18, 2015 at 7:00 p.m.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For Additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting.

RESOLUTION NO. 18 - 15

**APPROVING AMENDMENTS TO THE 2015 BUDGET
ALLOCATE CONTINGENCY FUNDS TO DEPARTMENTS TO COVER WAGE
INCREASE LINE ITEM TRANSFER**

WHEREAS, the Village Board of the Village of Germantown approved 2015 Salary Resolution #13-15 on March 2nd and #14-15 on March 16th, and;

WHEREAS, the 2015 Budget included contingency funds in the General Government Department Wage and Benefits lines to cover salary increases, and;

WHEREAS, the funds need to be allocated to the correct department accounts to facilitate proper accounting for the increase, and;

NOW THEREFORE BE IT RESOLVED, that the attached budget amendment detail be approved.

Introduced by:

Adopted:

Vote: Ayes: Nays:

Dean M. Wolter, President

ATTEST:

Barbara K.D. Goeckner, Village Clerk

Allocate 2015 Wage Increase

Description	Account Number	Original Budget	Amendment	New Total
Salaries - Administration	105125101100	58,349	1,021	59,370
Social Security - Admin	105125202100	4,454	78	4,542
Retirement - Admin	105125202200	3,968	69	4,037
				0
Salaries - Clerk Regular	105135101100	159,848	2,269	162,117
Social Security	105135202100	12,228	174	12,402
Retirement	105135202200	10,870	154	11,024
				0
Salaries - Finance	105145101100	103,844	1,603	105,447
Social Security	105145202100	7,944	123	8,067
Retirement	105145202200	7,061	109	7,170
				0
Salaries - Data Processing	105175101100	23,728	356	24,084
Social Security	105175202100	1,815	27	1,842
Retirement	105175202200	1,614	24	1,638
				0
Salaries - DPW Adm & Eng	105415101100	109,890	1,508	111,398
Social Security	105415202100	8,407	115	8,522
Retirement	105415202200	6,730	103	6,833
				0
Salaries - Police Admin	105215101110	806,176	13,163	819,339
Salaries - Police Dispatch	105215101140	300,198	5,651	305,849
Social Security	105215202100	219,712	1,439	221,151
Retirement	105215202200	396,067	2,058	398,125
				0
Salaries - Emergency Govt	105235101100	4,673	183	4,856
Social Security	105235202100	342	14	356
Retirement	105235202200	779	28	807
				0
Salaries - Fire Dept Adm	105225101110	85,000	797	85,797
Social Security	105225202100	56,993	61	57,054
Retirement	105225202200	68,313	79	68,392
				0
Salaries - Highway Supervisory	105425101100	147,474	2,020	149,494
Salaries - Highway Streets	105425101110	265,000	8,898	273,898
Social Security	105425202100	66,034	835	66,869
Retirement	105425202200	54,114	743	54,857
				0
Salaries - Parks	105535101100	107,035	2,372	109,407
Social Security	105535202100	14,783	220	15,003
Retirement	105535202200	9,061	195	9,256
				0
Salaries - Recycle	105465101100	10,976	163	11,089
Social Security	105465202100	2,535	12	2,547
Retirement	105465202200	1,628	11	1,639
				0
Salaries - Bgs & Grounds	105195101100	29,553	1,029	30,582
Social Security	105195202100	10,722	79	10,801
Retirement	105195202200	9,071	70	9,141
				0
Salaries - Recreation	105525101100	218,007	4,140	222,147
Social Security	105525202100	43,988	317	44,305
Retirement	105525202200	20,324	282	20,606
				0
Salaries - Senior Center Staff	105545101800	43,683	623	44,306
Social Security	105545202100	3,342	48	3,390
Retirement	105545202200	2,800	42	2,842
				0
Salaries - Planning	105635101100	89,364	1395	90,759
Social Security	105635202100	6,974	107	7,081
Retirement	105635202200	6,077	95	6,172
				0
Salaries - Bld Inspection	105245101100	151,771	852	152,623
Social Security	105245202100	13,141	65	13,206
Retirement	105245202200	10,320	58	10,378
				0
Salaries TIF 4	445715101100	4,862	146	5,008
Social Security	445715202100	372	11	383
Retirement	445715202200	331	10	341
				0
Salaries - Gen Govt Contingency	105185101900	65,398	-48690	16,708
	105185202100	5,003	-3725	1,278
	105185202200	4,577	-4,130	447
		3,877,282	0	3,877,282

RESOLUTION NO. 19 - 15

**AUTHORIZING THE WRITE-OFF OF DELINQUENT ACCOUNTS RECEIVABLE -
AMBULANCE**

WHEREAS, The Village of Germantown contracts with 3Rivers Billing to invoice and collect for Fire Department Ambulance services, and when payment options have been exhausted the accounts are sent to a collection agency or to the State of WI TRIP program for potential future collection, and;

WHEREAS, delinquent accounts are sometimes returned by the agent as uncollectible, although remain charged against the parties credit rating, and;

WHEREAS, it is necessary to have these accounts removed from the general ledger of the Village in order to maintain proper accounting controls and procedures, and;

WHEREAS, the amount requested to be removed from our open receivables pertaining to delinquent ambulance billings is **\$43,166.71**. The invoices span service dates between 2006 - 2014. These accounts have been deemed uncollectible by the collection agency, and;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown, Washington County, Wisconsin, that the following accounts receivables, a listing of which is attached hereto and a part thereof, be removed from open accounts receivable in the general ledger of the Village of Germantown.

Introduced by:

Adopted:

Vote: Ayes:

Nays:

Dean M. Wolter, President

ATTEST:

Barbara K.D. Goeckner, Village Clerk

ACCOUNT STATUS REPORT

GERMANTOWN AMBULANCE
3 RIVERS BILLING
PO BOX 72140
CEDARBURG, WI 53012

Client#

2-Mar-15
NEB01 -1

Attn. AMBER X107

2015
Write Off

YOUR ACCT NUMBER	MASTER NUMBER	NAME	ORIGINAL BALANCE	CURRENT BALANCE	REMARKS	2015 Write Off
06-0387A1	F12682	ANTONIO, JILL K	\$ 473.00	\$ 473.00	UNCOLLECTIBLE	\$ 473.00
11-0428A1	H08749	BAJWA, CHARANJIT K	\$ 425.87	\$ 50.87	UNCOLLECTIBLE	\$ 50.87
11-0606A1	H21604	BAKER, LAWRENCE A	\$ 750.50	\$ 750.50	BANKRUPTCY	\$ 750.50
09-0309A1	F12737	BELOW, HEIDI L	\$ 548.00	\$ 548.00	UNCOLLECTIBLE	\$ 548.00
09-1068A1	H22246	BOWIE, LIZZIE M	\$ 64.65	\$ 64.65	UNCOLLECTIBLE	\$ 64.65
09-1146A1	F12794	BRAUN, BARRY L	\$ 176.70	\$ 176.70	UNCOLLECTIBLE	\$ 176.70
10-1213A1	H22263	BUGNI, STEVEN L	\$ 1,025.00	\$ 1,025.00	UNCOLLECTIBLE	\$ 1,025.00
12-0913A1	J83025	CADOTTE, DREW C	\$ 725.50	\$ 725.50	UNCOLLECTIBLE	\$ 725.50
10-0328A1	F12808	CALLEN, THOMAS J	\$ 118.40	\$ 118.40	UNCOLLECTIBLE	\$ 118.40
12-0448A1	J43513	CARL, RUSSELL S	\$ 954.00	\$ 954.00	UNCOLLECTIBLE	\$ 954.00
12-0964A1	J89171	CHRISTIE, DEANNA L	\$ 771.50	\$ 771.50	UNCOLLECTIBLE	\$ 771.50
12-0829A1	K96738	CIESZYNSKI, JUSTIN	\$ 690.00	\$ 690.00	UNCOLLECTIBLE	\$ 690.00
10-1061A1	H33107	CRAMER, ANDREW K	\$ 585.00	\$ 585.00	UNCOLLECTIBLE	\$ 585.00
40942A1	B49922	CROTTEAU, MICHAEL J	\$ 464.00	\$ 464.00	UNCOLLECTIBLE	\$ 535.00
12-0460A1	J43520	DIMMICK, JAMIE M	\$ 668.00	\$ 668.00	UNCOLLECTIBLE	\$ 668.00
12-0474A1	J99956	EDWARDS, RONALD A	\$ 31.50	\$ 31.50	UNCOLLECTIBLE	\$ 31.50
12-0760A1	J62867	FOWLES, DEANNA I	\$ 99.92	\$ 99.92	UNCOLLECTIBLE	\$ 99.92
13-0524A1	K96760	GALLEGOS, REYALDO D	\$ 731.50	\$ 731.50	UNCOLLECTIBLE	\$ 731.50
09-0615A1	F12756	GARCIA VALEZ, ALVARO	\$ 570.00	\$ 570.00	UNCOLLECTIBLE	\$ 570.00
12-0997A1	J44269	GARRISON, MARY ANN	\$ 50.00	\$ 50.00	DECEASED	\$ 50.00
10-1175A1	H22261	GORECKI, ERVIN T	\$ 150.00	\$ 150.00	DECEASED	\$ 150.00
11-0857A1	I32750	GOSZINSKI, JOYCE C	\$ 41.60	\$ 41.60	UNCOLLECTIBLE	\$ 41.60
11-0996A1	I32750	GOSZINSKI, JOYCE C	\$ 42.29	\$ 42.29	UNCOLLECTIBLE	\$ 42.29
11-0749A1	I32750	GOSZINSKI, JOYCE C	\$ 43.74	\$ 43.74	UNCOLLECTIBLE	\$ 43.74
14-0616A1	M76863	HAGENOW, GUARDIAN	\$ 748.00	\$ 748.00	UNCOLLECTIBLE	\$ 748.00
41407A1	B49935	HAINER, TIMOTHY J	\$ 544.00	\$ 544.00	UNCOLLECTIBLE	\$ 544.00
10-0942A1	H22254	HAWES, STEPHANIE M	\$ 54.60	\$ 54.60	UNCOLLECTIBLE	\$ 54.60
09-0936A1	F12779	HEGMEGEE, IAN E	\$ 673.00	\$ 673.00	UNCOLLECTIBLE	\$ 673.00
07-0276A1	B49948	HOWARD, ANDREW B	\$ 545.00	\$ 545.00	UNCOLLECTIBLE	\$ 545.00
13-0458A1	K96755	HULTS, JAMES	\$ 969.50	\$ 969.50	DECEASED	\$ 969.50
11-0182A1	H22280	JACOBS, ANITA D	\$ 74.96	\$ 74.96	UNCOLLECTIBLE	\$ 50.96
11-0574A1	H21603	JACOBS, ANITA D	\$ 86.11	\$ 86.11	UNCOLLECTIBLE	\$ 86.11
12-0269A1	J40703	JACOBS, ANITA D	\$ 112.50	\$ 112.50	DECEASED	\$ 112.50
14-0282A1	M76854	JAMES, DONALD L	\$ 759.50	\$ 759.50	DECEASED	\$ 759.50
12-0317A1	J62865	JOINER, WILLIE L	\$ 967.50	\$ 967.50	UNCOLLECTIBLE	\$ 967.50
09-0277A1	F12732	JORDAN, SHAY N	\$ 55.50	\$ 55.50	UNCOLLECTIBLE	\$ 55.50
09-0318A1	F12738	KAZAL, KIMBERLY A	\$ 571.00	\$ 571.00	UNCOLLECTIBLE	\$ 571.00
41405A1	B49934	KEEN, KEN	\$ 783.00	\$ 783.00	UNCOLLECTIBLE	\$ 783.00
12-0201A1	J83020	KERTH, RICHARD	\$ 962.00	\$ 962.00	UNCOLLECTIBLE	\$ 962.00
09-0589A1	F12754	KLIMAFZEWSKI, LISA	\$ 500.00	\$ 500.00	UNCOLLECTIBLE	\$ 500.00
06-504.2A1	B49939	KOEHLER, DEBRA L	\$ 444.00	\$ 444.00	UNCOLLECTIBLE	\$ 444.00
41470A1	B49939	KOEHLER, DEBRA L	\$ 477.00	\$ 477.00	UNCOLLECTIBLE	\$ 477.00
12-0703A1	J44260	KREVL-THOMPSON, GUARDIAN	\$ 203.12	\$ 203.12	UNCOLLECTIBLE	\$ 203.12
12-1323A1	J99964	KROBER, GLORIA E	\$ 100.00	\$ 100.00	BANKRUPTCY	\$ 100.00
11-0008A1	H22268	KRUEGER, PATRICIA	\$ 43.74	\$ 43.74	DECEASED	\$ 43.74
10-0134A1	F12802	LONGWORTH, DONALD J	\$ 40.40	\$ 40.40	UNCOLLECTIBLE	\$ 40.40
12-1085A1	J83031	MADDEROM, MARIE A	\$ 588.00	\$ 588.00	BANKRUPTCY	\$ 588.00
10-0151A1	F12803	MAEGDLIN, KATHLEEN C	\$ 48.40	\$ 48.40	UNCOLLECTIBLE	\$ 46.40

12-0252A1	J62863	MARTINEAU, NICHOLAS J	\$	617.50	\$	617.50	UNCOLLECTIBLE	\$	617.50
12-1013A1	J62877	MARTINEZ, LUIS R	\$	157.90	\$	157.90	UNCOLLECTIBLE	\$	157.90
12-1206A1	J89179	MCCANN, LYNDAL	\$	736.00	\$	736.00	UNCOLLECTIBLE	\$	736.00
12-0360A1	J40705	MELENDREZ, JORGE A	\$	30.00	\$	30.00	UNCOLLECTIBLE	\$	30.00
10-1245A1	H22266	MUELLER, EMILY	\$	805.00	\$	805.00	UNCOLLECTIBLE	\$	805.00
11-0529A1	G93333	MULTHAUF, CAROL	\$	691.00	\$	691.00	UNCOLLECTIBLE	\$	691.00
12-0267A1	I32762	MYERS, ELIZABETH I	\$	95.50	\$	95.50	UNCOLLECTIBLE	\$	95.50
11-0966A1	I32762	MYERS, ELIZABETH I	\$	125.30	\$	125.30	UNCOLLECTIBLE	\$	125.30
11-1173A1	I32762	MYERS, ELIZABETH I	\$	142.30	\$	142.30	UNCOLLECTIBLE	\$	142.30
08-0636A1	F12691	NEAL, YOLANDA	\$	60.00	\$	60.00	UNCOLLECTIBLE	\$	60.00
08-8976A1	F12710	NEUMANN, KENNETH P	\$	803.00	\$	803.00	UNCOLLECTIBLE	\$	803.00
10-11176A1	H22262	PATTERSON, MARION K	\$	610.00	\$	610.00	UNCOLLECTIBLE	\$	610.00
09-0662A1	F12765	PERRY, JOAN L	\$	150.00	\$	60.00	DECEASED	\$	30.00
10-1154A1	H22260	PETERS, MARISSA	\$	715.00	\$	715.00	UNCOLLECTIBLE	\$	715.00
09-0762A1	F12771	PETRI, THOMAS F	\$	113.20	\$	113.20	UNCOLLECTIBLE	\$	113.20
12-0454.3A1	J43516	PINGEL, TIMOTHY R	\$	613.00	\$	613.00	UNCOLLECTIBLE	\$	613.00
12-0158A1	J40700	PLAIN, CRAIG R	\$	817.00	\$	817.00	UNCOLLECTIBLE	\$	817.00
09-0326A1	F12739	POKRZYWA, DANIEL	\$	614.00	\$	614.00	BANKRUPTCY	\$	614.00
08-0548A1	H22240	POKRZYWA, LISA	\$	171.38	\$	171.38	BANKRUPTCY	\$	171.38
12-0958A1	J44268	PRATCHER, CLAUDIE M	\$	770.00	\$	770.00	UNCOLLECTIBLE	\$	770.00
11-0027A1	H22269	PRICE, CHARLES C	\$	200.00	\$	207.00	DECEASED	\$	200.00
09-1055A1	F12790	RAO, MEDURY B	\$	395.00	\$	395.00	UNCOLLECTIBLE	\$	395.00
09-0940A1	H22244	RIEMER, DAVID A	\$	606.00	\$	606.00	UNCOLLECTIBLE	\$	606.00
11-0386A1	H08747	RILEY, LATISHA L	\$	93.30	\$	93.30	UNCOLLECTIBLE	\$	93.30
12-0955A1	J83027	ROBERTSON, DENISE M	\$	700.00	\$	700.00	UNCOLLECTIBLE	\$	700.00
09-0794A1	F12772	RODRIGUEZ, JUAN	\$	629.00	\$	629.00	UNCOLLECTIBLE	\$	629.00
09-0038A1	F12724	SCHMITT, ROBERT A	\$	584.00	\$	584.00	UNCOLLECTIBLE	\$	564.00
11-1265A1	J40695	SCHODEBERG, MARY ELLEN	\$	182.00	\$	182.00	UNCOLLECTIBLE	\$	182.00
11-1268A1	J40695	SCHODEBERG, MARY ELLEN	\$	602.50	\$	602.50	UNCOLLECTIBLE	\$	602.50
09-0956A1	H22245	SCHOPF, SALLY A	\$	85.01	\$	85.01	UNCOLLECTIBLE	\$	85.01
11-1180A1	I32778	SCHUELLER, EDWIN A	\$	862.00	\$	862.00	UNCOLLECTIBLE	\$	862.00
12-0484A1	J43529	SEVCIK, TAYLOR	\$	616.00	\$	616.00	UNCOLLECTIBLE	\$	616.00
10-0955A1	H08744	SNOW, HELEN V	\$	63.43	\$	63.43	UNCOLLECTIBLE	\$	63.43
13-0126A1	K55014	SNOW, HELEN V	\$	87.55	\$	87.55	DECEASED	\$	87.55
11-0511A1	H08752	SPALSBURY, RONALD T	\$	960.00	\$	960.00	BANKRUPTCY	\$	960.00
08-0684.1A1	F12694	SPILLMAN, DEBRA A	\$	606.00	\$	606.00	UNCOLLECTIBLE	\$	606.00
12-0537A1	J43564	STUCKART, JOHN K	\$	861.50	\$	861.50	BANKRUPTCY	\$	861.50
08-9009A1	F12715	SUBHAN, RABIA	\$	548.00	\$	548.00	UNCOLLECTIBLE	\$	548.00
11-0352A1	G93329	TADDEY, KURTIS G	\$	666.50	\$	666.50	UNCOLLECTIBLE	\$	666.50
11-0435A1	G93329	TADDEY, KURTIS G	\$	722.00	\$	722.00	UNCOLLECTIBLE	\$	722.00
12-0938A1	K43578	TAYLOR, GEORGE A	\$	725.50	\$	725.50	UNCOLLECTIBLE	\$	565.50
09-0638A1	F12760	TETZLAFF, GLEN J	\$	80.00	\$	80.00	UNCOLLECTIBLE	\$	60.00
14-0064A1	M16229	TRAMMEL, SAMUEL F	\$	779.50	\$	779.50	DECEASED	\$	779.50
14-0339A1	M51615	TURNER, HAROLD	\$	176.20	\$	176.20	UNCOLLECTIBLE	\$	176.20
08-0000695A1	F12695	TURNER, REMITHA S	\$	564.00	\$	564.00	UNCOLLECTIBLE	\$	564.00
11-0679A1	H33121	TWAROGOWSKI, JEREMY J	\$	75.51	\$	75.51	UNCOLLECTIBLE	\$	75.51
11-0179A1	H22278	UMHOEFER, DAVID D	\$	36.00	\$	36.00	UNCOLLECTIBLE	\$	36.00
12-1143A1	K43579	UMHOEFER, DAVID D	\$	365.00	\$	365.00	UNCOLLECTIBLE	\$	365.00
11-0238A1	G93326	VANDERPOOL, KEITH C	\$	905.00	\$	905.00	UNCOLLECTIBLE	\$	905.00
10-0529A1	F12811	VINE, JESSIE J	\$	495.00	\$	495.00	UNCOLLECTIBLE	\$	495.00
12-0779A1	J83024	WALTER, TAMISHA Y	\$	93.63	\$	93.63	BANKRUPTCY	\$	93.63
10-1021A1	H22258	ZIMMER, JEFFREY	\$	63.00	\$	63.00	UNCOLLECTIBLE	\$	63.00
				-----	-----				
675 Accts Listed			\$	43,816.71	\$	43,358.71			
							\$ 43,166.71		

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: May 4, 2015

AGENDA ITEM: Public Hearing & New Business **(Conditional Use Permit)**

ITEM TITLE: Jim Marriott, Agent for Momentum Early Learning and Property Owner of Parcel #GTNV 281-972 (W175 N11037 Stonewood Drive); CUP Application for the operation of a Child Day Care Facility.

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Jim Marriott, agent for Momentum Early Learning is seeking approval of a conditional use permit to operate a child care center on the 2.78-acre parcel located at W175 N11037 Stonewood Drive. Momentum Early Learning will provide infant to 4-K full and part-time day care and learning services with hours of operation Monday to Friday, 6:00am to 6:00pm. The facility is designed to accommodate up to 140 children with approximately 30 teachers and staff.

NOTE: In addition to their action on the CUP, the Plan Commission has conditionally approved site plans for a 12,650 sqft building (subject to CUP approval).

ATTACHMENTS:

- ♦ April 13, 2015 Staff Report & Plan Commission Meeting Minutes
- ♦ Draft CUP

PLAN COMMISSION RECOMMENDATION:

APPROVE a Conditional Use Permit for Jim Marriott and Momentum Early Learning to operate a child day care facility from the proposed building located at W175 N11037 Stonewood Drive subject to (2) conditions (see draft CUP).

**NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN**

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following date and at the time noted below (or soon thereafter):

DATE: *Monday, May 4, 2015*
TIME: *7:00 p.m. or later*

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the application filed by the following applicant for a CONDITIONAL USE PERMIT for the operation of a child day care facility to be located at W175 N11037 Stonewood Drive pursuant to Section 17.31(3)(e) of the Village Zoning Code.

Petitioner: *Jim Marriott, property owner and agent for Momentum Early Learning*
Property: *W175 N11037 Stonewood Drive (Parcel ID# 281-972)*

Lot 5 of the Stonewood Corporate Center subdivision, being a 2.78-acre parcel located in the West ½ of the Northeast 1/4 of Section 28, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

A copy of the application is on file in the Village Planning Department office and is available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 9th day of April, 2015.
Barbara K. D. Goeckner, Village Clerk

To Be Published On: April 16th and April 23rd, 2015.

CUP # xx – 13

Document No.

CONDITIONAL USE PERMIT

Document Title

**VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT**

Whereas the Applicants:

Jim Marriott, Property Owner & Agent for Momentum Early Learning

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Applicants to permit the operation of Child Day Care Facility from the property located at W175 N11037 Stonewood Drive pursuant to Section 17.31(3)(e) of the Village Zoning Code.

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

GTNV 281-972

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

Lot 1 of Certified Survey Map #4641, a 7.13 acre parcel located in the Northwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 10, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Tax Key No: 103-994

Address: W172 N13050 Division Road

Pursuant to the following condition(s):

1. The day care facility shall meet and continuously comply with all applicable state, county and local licensing requirements for a group child care facility. A copy of all state or county agency issued permits or licenses for the day care operation shall be provided to the Planning Department within thirty (30) days of issuance by such agencies;
2. All exterior signs shall comply with the Village's sign regulations including obtaining approval and/or permits from the Village Planning Department and Plan Commission;
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to mitigate or eliminate harmful effects associated with the use but are subsequently insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the ____ day of _____, 2015.

ATTEST:

Dean Wolter, Village President

Barbara K. D. Goeckner, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this ____ day of _____, 2015, the above
named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me
known to be the persons who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As the property owner, Jim Marriott, and business owner/operator, _____ we hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ____ day of _____, 2015

Business Owner/Operator

Jim Marriott, Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this ____ day of _____, 2013, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin

My Commission Expires: _____

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director/Zoning Administrator
Village of Germantown, Wisconsin

**CONDITIONAL USE PERMIT &
SITE PLAN APPLICATION**
4/13/15 Plan Commission Meeting

Momentum Early Learning / Stonewood Corporate Center

Village Planner Report

Germantown, Wisconsin

Summary

Jim Marriott, agent for Momentum Early Learning and for Glen Oaks Office Park LLC, property owner and developer of the Stonewood Corporate Center, is seeking approval of a conditional use permit and site development and building plans for a 12,650 sqft child care center on the 2.78-acre parcel located at W175 N11037 Stonewood Drive.

Property Location: W175 N11037 Stonewood Drive

Applicant/

Property Owners: Jim Marriott
Momentum Early Learning
W229 N2512 Duplainville Rd
Waukesha, WI

Jim Mikkelson
Glen Oaks Office Park LLC
1025 W. Glen Oaks Lane
Mequon, WI

Current Zoning: B-4: Professional Office

Adjacent Land Uses		Zoning
North	Office	B-4
South	Residential	Rs-2/Rs-3
East	Office	B-4
West	Office	B-4



Proposal

Jim Marriott, agent for Momentum Early Learning and for Glen Oaks Office Park LLC, property owner and developer of the Stonewood Corporate Center, is seeking approval of a conditional use permit and site development and building plans for a 12,650 sqft child care center on the 2.78-acre parcel located at W175 N11037 Stonewood Drive.

Conditional Use

Momentum Early Learning will provide infant to 4-K full and part-time day care and learning services with hours of operation Monday to Friday, 6:00am to 6:00pm. The facility is designed to accommodate up to 140 children with approximately 30 teachers and staff (see enclosed February 2, 2015 letter and plan of operation).

Building

As presented in the site development and building plans the proposed day care facility office building includes the following features:

- 12,148 sqft 1-story building w/ ornamental steel fenced outdoor play area
- EIFS & decorative face brick wainscoting walls, aluminum store-front window system (entrance), clerestory windows (upper) and casement windows (lower)
- Standing seam metal roof
- Ground-mounted HVAC units (east elevation)
- Contemporary architecture w/ Hardiplank cement siding and stone veneer materials; 30-year dimensional shingle roof, aluminum storefront entry system

Access & Parking

Access to the site will be provided by one (1) access driveway to Stonewood Drive serving the main parking area. The parking area will contain some curb & gutter with 54 parking stalls (3 additional ADA-accessible) plus an additional 36 "future" stalls for a total of 94 stalls.

Utilities. Public water and sanitary sewer lines will be installed with connections to the existing water and sanitary sewer service lines located in the Stonewood Drive right-of-way and 60' easement along the north side of the property.

Storm Water Management. Out of the total 2.78 acres, 31,977 sqft (26%) of impervious surface will be developed leaving 74% of open space. On-site storm sewer will be installed within the property to convey post-development, on-site run-off to the existing regional storm water basin located adjacent to and north of this property.

Landscaping. Detailed landscaping plans indicate a moderate amount of plantings comprised of evergreen and deciduous trees, shrubs and perennials to be installed at the driveway entrance, in the parking area, along the east property lines, and foundation plantings along the north and east elevations of the building. A 12'x20' stone clad dumpster enclosure is proposed with landscaping along the south elevation.

Lighting. External lighting will be provided by:

- Six (6) 20 72W LED pole-mounted cut-off fixtures mounted on decorative steel light poles located in the parking areas;
- Eight (6) 16 39W bollard located along the front elevation of the building and sidewalk.

Signage. In December 2014, the Plan Commission approved an “off premise” monument sign on the Anytime Fitness property at the Mequon Road intersection/entrance to the Stonewood Corporate Center. As discussed, that sign will serve as the primary sign for Momentum Early Learning. A placeholder for a separate monument sign is shown on the landscaping plan at the driveway entrance to this property; however, no specific sign is proposed at this time.

Staff Comments

Child day care facilities require a conditional use permit in the B-4: Professional Office Zoning District. This facility will provide needed services in a convenient location within the Stonewood Corporate Center. The development is consistent with the B-4: Professional Office Zoning District Code requirements for parking, building setbacks, impervious area, etc.

As discussed back in December 2014, the property abutting to the south is zoned for residential uses. Therefore, an adequate landscape buffer will need to be included along the south and west property lines. Currently, there is no landscaping proposed along the west property line and the landscaping shown along the south is limited to the dumpster enclosure.

There is a 60' wide future road reservation and 30' utility easement that lies across the north portion of the parcel. While the Village does not have current plans to extend Stonewood Drive to the west, the site plan has been designed to accommodate a relocated access driveway in the event the road is extended to the west (in order to avoid turning/circulation conflicts at the proposed driveway on the cul-de-sac).

Fire/Police Department

The Fire Department has indicated that the following items need to be provided and/or addressed (all of which are reflected in the revised site plans):

- Monitored fire sprinkler system per DSPS that meets NFPA 13 requirements;
- Knox Box installed at main entrance;
- Fire alarm system as required by IBC and/or state daycare licensing requirements with indicator panel(s) location to be approved by GFD;
- Install two man gates in play area for emergency access;
- Written emergency egress plan at time of occupancy.

Engineering/Public Works

The Engineering Department has identified a few technical issues regarding the site plans as set forth in the Village Engineer's March 27, 2015 memo (copy attached). The corrections and other items discussed therein will need to be addressed in revised and/or supplemental plans or other documents that are submitted to the Village Engineer for review/approval prior to issuance of any building permits.

Inspection Services

The Building Inspector has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

Village Planner Recommendation

APPROVE a Conditional Use Permit to Jim Marriott and Momentum Early Learning to operate a child day care facility from the proposed building located at W175 N11037 Stonewood Drive subject to the following conditions:

1. The day care facility shall meet and continuously comply with all applicable state, county and local licensing requirements for a group child care facility. A copy of all state or county agency issued permits or licenses for the day care operation shall be provided to the Planning Department within thirty (30) days of issuance by such agencies;
2. All exterior signs shall comply with the Village's sign regulations including obtaining approval and/or permits from the Village Planning Department and Plan Commission.

Village Planner Recommendation

APPROVE the site development and building plans for the proposed 12,650 sqft day child care facility located at W175 N11037 Stonewood Drive subject to the following conditions:

1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plans dated March 20, 2015 (with revised grading plans dated March 30) and landscaping building plans dated March 17, 2015, unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. The following items shall be provided as required by the Village Fire Department: (a) Monitored fire sprinkler system per DSPS that meets NFPA 13 requirements; (b) Knox Box installed at main entrance; (c) fire alarm system as required by IBC and/or state daycare licensing requirements with indicator panel(s) location to be approved by GFD; (d) install two man gates in play area for emergency access; (e) written emergency egress plan at time of occupancy.
4. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
5. All technical corrections raised in the Village Engineer's March 27, 2015 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.
6. Additional evergreen and deciduous trees need to be added along the south and west property lines in an amount equal to: two (2) large deciduous/canopy trees (min. 2.5" dia); three (3) evergreen trees (min. 6-8'); and three (3) ornamental/understory trees (min. 2" dia) per 100 linear feet.

break up the mass and monotony of the proposed building addition. Revised elevation and architectural plans and renderings shall be prepared and submitted to the Village Planner for review/approval prior to issuance of a building permit. MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Momentum Early Learning – W175 N11037 Stonewood Drive. Applications for a Conditional Use Permit and Site Development and Building plans for a 12,650 sqft child care center on the 2.78-acre parcel. Planner Retzlaff summarized the proposal.

MOTION Baum second Peck to Approve a Conditional Use Permit to Jim Marriott and Momentum Early Learning to operate a child day care facility from the proposed building located at W175 N11037 Stonewood Drive subject to the following conditions:

- 1. The day care facility shall meet and continuously comply with all applicable state, county and local licensing requirements for a group child care facility. A copy of all state or county agency issued permits or licenses for the day care operation shall be provided to the Planning Department within thirty (30) days of issuance by such agencies;***
- 2. All exterior signs shall comply with the Village's sign regulations including obtaining approval and/or permits from the Village Planning Department and Plan Commission.***

MOTION carried unanimously.

Jim Marriott, Momentum Early Learning, said the site was fully wooded on the south and west elevation and feels additional trees are not needed.

MOTION Baum second Peck to Approve the site development and building plans for the proposed 12,650 sqft child day care facility located at W175 N11037 Stonewood Drive subject to the following conditions:

- 1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plans dated March 20, 2015 (with revised grading plans dated March 30) and landscaping building plans dated March 17, 2015, unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. The following items shall be provided as required by the Village Fire Department: (a) Monitored fire sprinkler system per DSPS that meets NFPA 13 requirements; (b) Knox Box installed at main entrance; (c) fire alarm system as required by IBC and/or state daycare licensing requirements with indicator panel(s) location to be approved by GFD; (d) install two man gates in play area for emergency access; (e) written emergency egress plan at time of occupancy.***

4. ***State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
5. ***All technical corrections raised in the Village Engineer's March 27, 2015 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.***
6. ***Additional evergreen and deciduous trees need to be added along the south and west property lines in an amount equal to: two (2) large deciduous/canopy trees (min. 2.5" dia); three (3) evergreen trees (min. 6-8'); and three (3) ornamental/understory trees (min. 2"dia) per 100 linear feet.***

Discussion continued.

MOTION to Amend Campbell second Baum to revise Condition #6 by removing the requirement for ornamental/understory trees. The total number of additional trees required totals 35 from 56.

Mr. Marriott said it still seemed like a lot of trees required for the tree lined lot.

MOTION Baum second Shadid to Amend the Amendment to change the requirement from 100 linear feet to 200 linear feet. The total number of trees now required is 18.

MOTION to Amend the Amendment carried (6-1 Peck).

MOTION to Approve the Amendment as Amended carried unanimously.

MOTION to Approve as Amended carried unanimously.

Rockfield Short Pour – W172 N13098 Division Road. Patrick Josten, owner/operator, is seeking approval of a 2020 Land Use Plan map amendment, rezoning application, conditional use permit application and site development and building plans in order to relocate his existing ready-mix concrete batch delivery operation from his residential property. Planner Retzlaff summarized the proposal.

MOTION Baum second Gray to Approve the proposed Land Use Plan Map Amendment to change the classification of the 1.42-acre parcel from "Industrial/Office" to "Mineral Extraction" as proposed.

MOTION Denied unanimously.

MOTION Baum second Shadid to Approve rezoning the 1.42-acre parcel from the M-1: Limited Industrial to the M-4: Mineral Extraction Zoning District.

MOTION Denied unanimously.

Planner Retzlaff said he believed the existing Zoning M-1: Limited Industrial and Land use plan classification of industrial provides for this type of facility given its small scale. And there is provision in the code stating any unclassified use in a zoning district can be approved by the Plan Commission under the provisions of a conditional use permit. Trustee Baum asked if there was any opposition to this proposal. Planner Retzlaff said he had not received any

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: May 4, 2015

AGENDA ITEM: Public Hearing & New Business **(Conditional Use Permit)**

ITEM TITLE: Jay Knetter, Agent for Paul & Patsy Ellsworth and Ellsworth Adhesives, Property Owner of Parcel #GTNV251-988 (W129 N10825 Washington Drive); CUP Application for the Storage and Use of Chemicals, Flammable Liquids, Gaseous and Vaporous Substances

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Jay Knetter, Agent for Paul & Patsy Ellsworth and Ellsworth Adhesives, Property Owner of Parcel #GTNV251-988 (W129 N10825 Washington Drive); CUP Application for the storage and use of chemicals, flammable liquids and gaseous vaporous substances pursuant to Section 17.33(3)(a) of the Municipal Code.

NOTE: In addition to their action on the CUP, the Plan Commission conditionally approved site plans for a 60,840 sqft building addition (subject to CUP approval).

ATTACHMENTS:

- ◆ March 9, 2015 Staff Report & Plan Commission Meeting Minutes
- ◆ Draft CUP
- ◆ List of Materials

PLAN COMMISSION RECOMMENDATION:

APPROVE a Conditional Use Permit for Ellsworth Adhesives to allow the continued storage and use of chemicals, flammable liquids and gaseous or vaporous substances within the Ellsworth Adhesives facility located at W129 N10825 Washington Drive subject to five (5) conditions (see draft CUP).

CUP #15 – XX
Document No.

CONDITIONAL USE PERMIT
Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Whereas the Applicant(s):

Ellsworth Adhesives

(by Paul & Patsy Ellsworth, Property Owners)

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is re-issued to the Applicant(s) and updated to reflect previous approvals and allow for:

1. The storage of chemicals, flammable liquids, and gaseous or vaporous substances pursuant to Section 17.33(3)(a) and (b).

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

GTNV 251-988

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

Lot 2 of Certified Survey Map #5426, being a 17.54-acre parcel located in the Southwest ¼ of the Northeast 1/4 of Section 25, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Street Address: W129 N10825 Washington Drive

Pursuant to the following condition(s):

1. The storage and/or discharge of all chemicals, flammable liquids, gaseous and vaporous substances shall meet all Federal, State and Local requirements and Ellsworth Adhesives shall obtain all necessary permits and approvals, including DNR air emission and hazardous waste permits.
2. The applicant shall place appropriate signage throughout the buildings as required or deemed necessary by the Fire Department stating "Warning-Chemical Storage Area" or other appropriate information and/or warnings.
3. The entire building shall be equipped with a monitored fire sprinkler system and the flammable storage area with appropriate foam and/or chemical suppression and containment measures and equipment required under applicable Federal, State and Local requirements and approved by the Germantown Fire Department.
4. Any chemical spill shall immediately be reported to the Germantown Fire Department and other applicable agencies as set forth in a spill prevention control and countermeasure plan reviewed and approved by the Fire Department.

5. The applicant shall coordinate with the Germantown Fire Department and submit revisions to any existing emergency plan and any existing spill prevention, control and countermeasure plan required under Section 11.071 of the Village Code to incorporate the proposed flammable storage area and warehouse addition. Approval of these plan revisions by the Fire Department, as well as, obtaining the necessary permits and any approvals required under applicable State DNR and Federal EPA regulations will be required prior to issuance of an occupancy permit.

The provisions of this permit shall be binding upon the property herein described and property owner(s) and assigns unless and until amended by the Village of Germantown.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2015.

ATTEST:

Dean Wolter
Village President

Barbara K. D. Goeckner
Village Clerk

STATE OF WISCONSIN)
)SS
WASHINGTON COUNTY)

Personally came before me this _____ day of _____, 2015, the above named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary
My Commission Expires: _____, 201____

ACCEPTANCE OF TERMS AND CONDITIONS BY PERMITTEE

I, _____, Applicant, representing _____, hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ____ day of _____, 2015

Property Owner(s):

Paul Ellsworth

Patsy Ellsworth

STATE OF WISCONSIN)
)SS

COUNTY)

Personally came before me this ____ day of _____, 2015 the above named _____, (title) to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name of Notary:

Notary Public, State of Wisconsin

My Commission Expires: _____

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Village Planner/Zoning Administrator
Village of Germantown, Wisconsin

**NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN**

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following date and at the time noted below (or soon thereafter):

DATE: Monday, May 4, 2015
TIME: 7:00 p.m. or later

*The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the applications filed by the following applicant for a **CONDITIONAL USE PERMIT** for the storage and use of chemicals, flammable liquids and gaseous vaporous substances at W129 N10825 Washington Drive in the Germantown Business Park described below pursuant to Section 17.33(3)(a) of the Village Zoning Code.*

Petitioner: Jay Knetter, JAK Architects, agent for Paul & Patsy Ellsworth and Ellsworth Adhesives
Property: W129 N10825 Washington Drive (Parcel ID# 251-988)

Lot 2 of Certified Survey Map #5426, being a 17.54-acre parcel located in the Southwest ¼ of the Northeast 1/4 of Section 25, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

A copy of the application is on file in the Village Planning Department office and is available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 9th day of April, 2015.
Barbara K. D. Goeckner, Village Clerk

To Be Published On: April 16th and April 23rd, 2015.

SITE PLAN REVIEW & CONDITIONAL USE PERMIT APPLICATION

3/9/15 Plan Commission Meeting

JAKnetter Architects / Ellsworth Adhesives

Village Planner Report

Germantown, Wisconsin

Summary

JAKnetter Architects, agent for Ellsworth Adhesives, property owner, is seeking approval of a conditional use permit for flammable material storage and site development & building plans for a 60,840 sqft warehouse addition to the existing corporate office and warehouse facility located in the Germantown Business Park at W129 N10825 Washington Drive.

Location: W129 N10825 Washington Drive (Germantown Business Park)

Applicant/

Property Owner: Jay Knetter
JAK Architects
N16 W23217 Stone Ridge
Waukesha, WI

Paul & Patsy Ellsworth
Ellsworth Adhesives
W129 N10825 Washington Drive
Germantown, WI

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Residential	Rs-2
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1



Proposal

JAKnetter Architects, agent for Ellsworth Adhesives, property owner, is seeking approval of a conditional use permit for flammable material storage and site development & building plans for a 60,840 sqft warehouse addition to the existing corporate office/ warehouse facility located in the Germantown Business Park at W129 N10825 Washington Drive.

Ellsworth Adhesives is a global corporation specializing in the distribution of specialty chemicals and equipment. They distribute a wide range of adhesives, sealants, lubricants, coatings, encapsulants, tapes, soldering products, surface preparations, specialty chemicals, maintenance and repair products and dispensing equipment [source: www.ellsworth.com] The existing 91,110 sqft office/warehouse facility was completed in 2003. Ellsworth operates on a single shift with normal days/hours of operation Monday to Friday, 6:30 am to 7:00 p.m. Ellsworth currently employs approximately 150 with expected growth to 200 employees.

Building

As presented in the site development and building plans the proposed office and distribution facility includes the following features:

- 60,840 sqft warehouse addition (including cold and flammable storage areas)
- (4) elevated loading docks w/ metal overhead doors and (1) at-grade overhead door docks on west elevation
- Pre-cast concrete insulated wall panels with color and modest articulation to match the existing. Decorative brick piers, aluminum store-front window systems and a steel standing seam roof system for the entrance feature; a flat roof with the potential for up to (14) roof-top HVAC mechanicals over the warehouse areas.

Access & Parking

Access to the site will include one (1) additional driveway (for a total of two) providing direct access for trucks and other vehicles from McCormick Drive to the proposed building on the south side of the property along with two (2) cross-connections linking the existing and proposed parking areas along McCormick Drive and an access driveway in the rear. The expanded parking area will include curb & gutter around an additional 202 parking stalls for a grand total of 316 stalls (7 ADA-accessible stalls).

Utilities. Public water and sanitary sewer lines will be installed with connections to the existing water and sanitary sewer service lines located in the Ellsworth Drive right-of-way. Two (2) existing fire hydrants are located in the Ellsworth Drive right-of-way and sufficient to serve the addition.

Storm Water Management. Out of the total 17.5 acres, 7.41 acres (42.2%) of impervious surface will be developed with the proposed expansion leaving 57.8% of open space. The uses of existing on-site storm sewer, catch basin, roof drains, drainage swales and ponds will be expanded with the building addition and expanded parking area. From the new building addition and parking lot expansion will be conveyed to the existing storm sewer in Washington Drive and ultimately to the regional

storm water basin located within the Business Park to the southeast. A smaller area of the site will be served by storm sewer along the west side of the site and drain to the existing inter-connected ponds located on the south side of the site.

Landscaping. Detailed landscaping plans show a significant amount of landscaping comprised of deciduous and evergreen trees and shrubs to be installed along the Ellsworth Drive and Washington Drive property lines and perimeter of the expanded parking area. Thirty-eight (38) additional street trees (for a total of 46 street trees) are proposed along Ellsworth and Washington Drive to meet the minimum 1 tree per 25 feet covenant requirement for the Business Park. Additional landscaping with a variety of deciduous, evergreen and ornamental trees and shrubs are also proposed along the building foundation. As discussed in the supplemental information (letter dated March 3, 2015), the plan creates a continuous landscaped buffer between the building and parking lot and Ellsworth Drive to add to the existing vegetation that will remain.

Lighting. Additional external parking lot and building-mounted lighting will be provided for a total of the following:

- Twenty-one (21) 250W metal halide, pole-mounted cut-off fixtures mounted at 25' on decorative steel light poles located in and around the perimeter of the driveways, parking areas and 2 mounted on the building above the loading dock/over head doors;
- Two (2) 175W metal halide, wall-mounted cut-off fixtures mounted at 25' on the building above the new west elevation loading docks;
- Six (6) 32W CFL wall-mounted cut-off fixtures located around the warehouse component mounted at a height of 16';
- Three (3) 100W metal halide walkway bollards at 42" height located at the new east entrance;
- Four (4) 100W metal halide post-top lamp mounted at a height of 12' along the east elevation near the two main entrances; and
- Five (5) 32W CFL under canopy mounted lights at the new east elevation entrance.

Signage. No additional exterior signage is proposed.

Conditional Use Permit: Flammable Material Storage.

The existing Ellsworth operation stores and utilizes certain hazardous/flammable materials, including certain Class 1, 2 and 3 Flammable materials in quantities ranging from 10 to 3,830 gallons on a daily basis. As part of the warehouse addition, a separate 10,020 sqft flammable storage area protected by a foam sprinkler system and fire-rated walls and explosion venting is proposed. Structures and/or tanks used for the storage of flammable and other hazardous chemicals and materials are allowed in the M-1: Limited Industrial District with a conditional use permit (CUP). However, a CUP has never been issued to Ellsworth Adhesives for the storage and use of flammable materials.

Staff AnalysisVillage Planner/Zoning Administrator

The existing facility was approved without roof-top mounted mechanicals. The proposed building addition contains a roof plan that indicates as many as fourteen (14) RTU's as high as 6'9" tall (over the flammable storage room closest to the north elevation) could be installed. As many as five (5) RTU's are proposed over the existing warehouse area and nine (9) RTU's over the proposed addition. The supporting information indicates that the presentation of RTU's on the roof plan represents a "worst case" alternative for providing air conditioning to the warehouse that has not yet been determined. A sight line diagram has been prepared that attempts to show that RTU's would not be visible from Ellsworth Drive. Nonetheless, the use of RTU's without some method of screening is unacceptable; particularly if RTU's are eventually installed close to the north edge of the building and readily visible from Ellsworth Drive. Once a decision has been made regarding the type of HVAC systems to be installed (roof-top mounted or something else), the need for architectural screening shall be reassessed by Ellsworth Adhesives and the Plan Commission with the possibility of screening being required.

Although a continuation of the existing pre-cast panel system, color and minimal articulation, the proposed architecture and materials are relatively bland. As shown in the site plans, the existing tree line along Ellsworth Drive will effectively be removed and the grade decreased as much as 11' to make room for the addition and parking areas. As a result, unlike the north end of the existing warehouse that is effectively hidden by the tree line, the proposed addition will not be hidden; despite additional effort to replace the existing vegetation with a landscaped buffer (although the 6-7' tall evergreen trees are being planted on the downside slope from the right-of-way toward the building). The Business Park covenants require all building elevations visible from the public way to be attractive and compatible with the surrounding buildings. The fact that the north elevation of the proposed warehouse expansion has the same appearance and materials of the existing warehouse approved in 2002, does not appear to satisfy the building orientation and material requirements in the Business Park covenants. Some type of architectural devices, e.g. pilaster, more pronounced reveals and/or articulation, material changes, etc. should be installed on and around the corners of the north elevation facing Ellsworth Drive.

As indicated in supplemental information, the existing operation stores and utilizes certain hazardous/flammable materials. As part of the warehouse addition, a separate 10,020 sqft flammable storage area protected by a foam sprinkler system and fire-rated walls and explosion venting is proposed. Structures and/or tanks used for the storage of flammable and other hazardous chemicals and materials are allowed in the M-1: Limited Industrial District with a conditional use permit (CUP). However, a CUP has never been issued to Ellsworth Adhesives for the storage and use of flammable materials. The Fire Department has reviewed the flammable storage information and has identified a series of general requirements necessary to ensure safe use and storage of such hazardous materials. Compliance with Section 11.071 of the Village Code regarding storage facilities for hazardous materials is required as a co-requisite to obtaining a CUP. It is understood that Ellsworth Adhesives will continue to cooperate and coordinate with the Fire Department to amend the existing spill prevention, control and countermeasure plan required under Section 11.071 of the Village Code to include

the flammable storage area and overall warehouse addition, and, amend their emergency plan. Approval of these plan revisions, as well as, obtaining the necessary permits and approvals from the State DNR and Federal EPA will be required prior to issuance of an occupancy permit.

Finally, although the building addition is intended for warehouse/storage space, the number of parking stalls provided on-site is proposed to increase from 114 to 316 parking stalls. As explained in the supporting information, Ellsworth has increased the amount of training activities and corporate meetings held on-site, added additional office staff and is expecting a general increase in employees in the future.

Fire/Police Department

The Fire Department has indicated that the following items need to be provided and/or addressed:

- Install one additional Knox box at the existing fire pump room;
- Hazardous storage requirements shall be planned with GFD Inspection in addition to any other required State Agencies;
- Emergency plan required at time of occupancy.

The Police Department is requesting that all doors and docks be numbered with reflective numbers to aid emergency personnel access.

Engineering/Public Works

The Engineering Department has identified a few technical issues regarding the site plans as set forth in the Village Engineer's March 5, 2015 memo (copy attached). The corrections and other items discussed therein will need to be addressed in revised and/or supplemental plans or other documents that are submitted to the Village Engineer for review/approval prior to issuance of any building permits.

Inspection Services

The Building Inspector has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

Village Planner Recommendation

APPROVE a conditional use permit application to allow the continued storage and use of chemicals, flammable liquids and gaseous or vaporous substances within the Ellsworth Adhesives facility located at W129 N10825 Washington Drive pursuant to Section 17.33(3) of the M-1: Zoning District regulations subject to the following conditions:

1. The storage and/or discharge of all chemicals, flammable liquids, gaseous and vaporous substances shall meet all Federal, State and Local requirements and Ellsworth Adhesives shall obtain all necessary permits and approvals, including DNR air emission and hazardous waste permits.
2. The applicant shall place appropriate signage throughout the buildings as required or deemed necessary by the Fire Department stating "Warning-Chemical Storage Area" or other appropriate information and/or warnings.
3. The entire building shall be equipped with a monitored fire sprinkler system and the flammable storage area with appropriate foam and/or chemical suppression and containment measures and equipment required under applicable Federal, State and Local requirements and approved by the Germantown Fire Department.
4. Any chemical spill shall immediately be reported to the Germantown Fire Department and other applicable agencies as set forth in a spill prevention control and countermeasure plan reviewed and approved by the Fire Department.
5. The applicant shall coordinate with the Germantown Fire Department and submit revisions to any existing emergency plan and any existing spill prevention, control and countermeasure plan required under Section 11.071 of the Village Code to incorporate the proposed flammable storage area and warehouse addition. Approval of these plan revisions by the Fire Department, as well as, obtaining the necessary permits and any approvals required under applicable State DNR and Federal EPA regulations will be required prior to issuance of an occupancy permit.

Village Planner Recommendation

APPROVE the site development and building plans for the proposed 60,840 sqft warehouse addition to the Ellsworth Adhesives facility located in the Germantown Business Park at W129 N10825 Washington Drive subject to the following conditions:

1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated February 2, 2015 (revised March 3, 2015) unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. The following items shall be provided as required by the Village Fire Department: (a) one Knox box shall be installed at the existing fire pump room; (b) a written emergency plan shall be prepared and submitted to the Fire Department prior to occupancy; (c) all applicable Village of Germantown and DSPS safety codes shall be met at the time of occupancy.
4. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
6. All technical corrections raised in the Village Engineer's March 5, 2015 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.
7. The requirement for architectural screening of any roof-mounted HVAC equipment shall be re-assessed by the Plan Commission within one (1) year after issuance of an occupancy permit. If deemed necessary by the Plan Commission, the owner shall submit plans and renderings for said screening to the Plan Commission for review/approval with any required screening to be installed within two (2) years after issuance of an occupancy permit.
8. Additional architectural devices and/or materials should be added to and wrap the corners around the north building elevation to provide further articulation necessary to break up the mass and monotony of the proposed north elevation as required under the Business Park covenants. A revised elevation/architectural plan and rendering shall be prepared and submitted to the Plan Commission for review/approval prior to issuance of a building permit.

Innovation Mold & Design – N118 W18988 Bunsen Drive. Innovative Signs, agent for the property owner, is seeking approval of wall and monument signs for the recently expanded manufacturing facility. Planner Retzlaff summarized the proposal.

MOTION Gray second Shadid to Approve the proposed wall and monument signs for the existing Innovation Mold & Design facility located at N118 W18988 Bunsen Drive in the Germantown Industrial Park subject to the following conditions:

- 1. Electrical permits shall be obtained from the Building Inspection Department prior to installation.***
- 2. All electronic components shall meet a minimum setback of five (5) feet from all property lines.***
- 3. Address coordinates shall be mounted on the masonry base and meet a minimum 5" letter height.***
- 4. A detailed landscaping plan meeting the minimum requirements of the Village sign regulations shall be prepared and submitted to the Village Planner for final approval prior to issuing any building/electrical permit.***

MOTION carried unanimously.

Ellsworth Adhesives – W129 N10825 Washington Drive. JAKnetter Architects, agent for the property owner, is seeking approval of a conditional use permit for flammable material storage and site development & building plans for a 60,840 sqft warehouse addition to the existing corporate office and warehouse facility located in the Germantown Business Park. Planner Retzlaff summarized the proposal.

Commissioner Campbell arrived at 6:49 p.m.

Chairman Wolter congratulated Ellsworth on a successful business addition and for investing in the Germantown Business Park. Jay Knetter, JAK Architects, presented a history of the development and the owners desire to maintain prairie style architecture. He went into detail by defining Prairie School architecture. He said the addition meets the intent of the original architecture and he doesn't understand the condition about addressing the building corners and asked for clarification.

Commissioner Yokes said the building is very nice as you're driving up to it but he doesn't see how a blank north façade, that has no prairie style architecture, is consistent with rest of the building. Commissioner Peck agreed that something should be done to enhance the north elevation saying it will take at least 5 years before landscaping will cover it up. Commissioner Campbell asked for clarification of the Planners condition for additional architectural features as a required in the Business Park Covenants.

Chairman Wolter called a recess at 7:15 p.m. Meeting reconvened at 7:16 p.m.

Planner Retzlaff read from the Business Park Covenants relating to architectural control. He said the requirements are open to interpretation by the Plan Commission. Chairman Wolter said the extensive landscaping will eventually break up the wall and that Ellsworth has always been a high quality building and high quality maintained. He said he was fine with the wall because it carries the pattern of the east elevation and what was there before. He added that it will be supplemented with extensive landscaping.

MOTION Wolter second Campbell to Approve the site development and building plans for the proposed 60,840 sqft warehouse addition to the Ellsworth Adhesives facility located in the Germantown Business Park at W129 N10825 Washington Drive subject to the following conditions:

- 1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated February 2, 2015 (revised March 3, 2015) unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. The following items shall be provided as required by the Village Fire Department: (a) one Knox box shall be installed at the existing fire pump room; (b) a written emergency plan shall be prepared and submitted to the Fire Department prior to occupancy; (c) all applicable Village of Germantown and DSPS safety codes shall be met at the time of occupancy.***
- 4. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
- 6. All technical corrections raised in the Village Engineer's March 5, 2015 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.***
- 7. The requirement for architectural screening of any roof-mounted HVAC equipment shall be re-assessed by the Plan Commission within one (1) year after issuance of an occupancy permit. If deemed necessary by the Plan Commission, the owner shall submit plans and renderings for said screening to the Plan Commission for review/approval with any required screening to be installed within two (2) years after issuance of an occupancy permit.***

Planner Retzlaff said if we're relying on landscaping to address the building mass issue, a taller tree may be required because of the drop in elevation creating a swale where the trees would be installed. Mr. Knetter said the intent is for a buffer at street level. Commissioner Gray commented that some of the plants choices are upright and narrow and do not represent the Prairie landscape style. She suggested the landscape plan be re-looked at to include more spreading type plants like the pagoda dogwood or thornless Hawthorne.

MOTION carried unanimously.

MOTION Peck second Campbell to Approve the conditional use permit application to allow the continued storage and use of chemicals, flammable liquids and gaseous or vaporous substances within the Ellsworth Adhesives facility located at W129 N10825 Washington Drive pursuant to Section 17.33(3) of the M-1: Zoning District regulations subject to the following conditions:

- 1. The storage and/or discharge of all chemicals, flammable liquids, gaseous and vaporous substances shall meet all Federal, State and Local requirements and Ellsworth Adhesives shall obtain all necessary permits and approvals, including DNR air emission and hazardous waste permits.**
- 2. The applicant shall place appropriate signage throughout the buildings as required or deemed necessary by the Fire Department stating "Warning-Chemical Storage Area" or other appropriate information and/or warnings.**
- 3. The entire building shall be equipped with a monitored fire sprinkler system and the flammable storage area with appropriate foam and/or chemical suppression and containment measures and equipment required under applicable Federal, State and Local requirements and approved by the Germantown Fire Department.**
- 4. Any chemical spill shall immediately be reported to the Germantown Fire Department and other applicable agencies as set forth in a spill prevention control and countermeasure plan reviewed and approved by the Fire Department.**
- 5. The applicant shall coordinate with the Germantown Fire Department and submit revisions to any existing emergency plan and any existing spill prevention, control and countermeasure plan required under Section 11.071 of the Village Code to incorporate the proposed flammable storage area and warehouse addition. Approval of these plan revisions by the Fire Department, as well as, obtaining the necessary permits and any approvals required under applicable State DNR and Federal EPA regulations will be required prior to issuance of an occupancy permit.**

MOTION carried unanimously.

Weimer Bearing & Transmission – N112 W13131 Mequon Road. JAKnetter Architects, agent for the property owner, is seeking approval of REVISED site development and building plans for a 62,640 sqft (vs previously approved 68,390 sqft) corporate office and distribution facility to be located in the Germantown Business Park. Planner Retzlaff summarized the proposal.

Commissioner Peck said the expansion wall looks naked and suggested painting the precast wall to match the other elevations and continue the horizontal line. Jay Knetter, JAK Architects, said he was concerned about the paint peeling. Chairman Wolter said Plan Commission is looking for a little more detail because this wall is very visible to anyone coming east to west. Mr. Knetter asked if the metal panel wall would be acceptable with the addition of 2 vertical elements and horizontal band to match.

MOTION Peck second Campbell to Approve the Revised site development and building plans for the proposed Weimer Bearing & Transmission office and distribution facility located in the Germantown Business Park at N112 W13131 Mequon Road subject to the following ADDITIONAL conditions (all conditions included in the original approval granted on September 8, 2014 shall remain in effect unless modified and/or replaced by the conditions set forth below):

- 1. This approval is subject to all additional conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated February 10, 2015 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to**

Formulated Finished Product Listing

ItemID	Units	MSDS Class	Quantity	BinID	CurrentLocInWarehouse	Presentation	ApproxVolumeGallons
1B73EPA 20LT PL	PL	3	36	#10315	Picked To Order	20 LITER PAIL	190.08
1A33 5LT	EA	3	48	#11455	Picked To Order	5 LITER BOTTLE	63.36
CE-1164 QT	QT	3	20	#12295	Picked To Order	QUART	5
S-8 5-GAL	EA	3	1	#12295	Picked To Order	GALLON	1
1B31 5LT	EA	3	80	#16815	Picked To Order	5 LITER BOTTLE	105.6
1099 1 QUART	QT	3	1	#206267	Picked To Order	QUART	0.25
1201 RTV PRIME COAT 348G	BT	3	1	#207545	Picked To Order	PINT	0.125
TA4246 65ML KIT	KT	3	1	#208556	Picked To Order	10CC TUBE/SYRINGE	0.004
506 0.1 GAL. CART.	EA	3	3	#210932	Picked To Order	GALLON	3
MCC-DC(1)	EA	3	60	#211568	Picked To Order	PINT	7.5
MCC-DC1G	EA	3	4	#211568	Picked To Order	GALLON	4
1B73EPA 20LT PL	PL	3	3	#212100	Picked To Order	20 LITER PAIL	15.84
1B73EPA 20LT PL	PL	3	57	#212100	Picked To Order	20 LITER PAIL	300.96
3-1953 CONFORM CTG 3.6KG	PL	3	23	#212684	Picked To Order	PAIL	115
596970	EA	3	1	#213054	Picked To Order	PAIL	5
38425	EA	3	7	#213769	Picked To Order	GALLON	7
38425	EA	3	14	#213769	Picked To Order	GALLON	14
38425	EA	3	15	#213769	Picked To Order	GALLON	15
38425	EA	3	24	#213769	Picked To Order	GALLON	24
3-1953 BLADDER PAK 18.1KG	PL	3	2	#214403	Picked To Order	PAIL	10
1A20 5LT	EA	3	8	#215038	Picked To Order	5 LITER BOTTLE	10.56
1A20 5LT	EA	3	12	#215038	Picked To Order	5 LITER BOTTLE	15.84
ISR-PRIMERM	EA	3	24	#215040	Picked To Order	GALLON	0.096
02Y040A	KT	3	4	#215547	Picked To Order	GALLON	0.016
94 .66ML AMPULE	EA	3	3	#215668	Picked To Order	GALLON	0.012
94 .66ML AMPULE	EA	3	172	#215668	Picked To Order	GALLON	0.688
847 5 OZ TUBE	EA	3	144	#215678	Picked To Order	5 OZ TUBE	5.616
L7132K-76	KT	3	1	#215683	Picked To Order	GALLON KIT	2
PR-1200 PRIMER RED 309G	CN	3	1	#215696	Picked To Order	PINT	0.125
201 0.1 GAL. CART.	EA	3	10	#215710	Picked To Order	GALLON	10
2A64A LT	LT	3	1	#215749	Picked To Order	LITER	0.26
2A64B LT	LT	3	1	#215749	Picked To Order	LITER	0.26
64 THINNER 5LT	EA	3	1	#215749	Picked To Order	5 LITER BOTTLE	1.32
L7132K-76	KT	3	10	#215755	Picked To Order	GALLON KIT	20
3-1953 CONFORM CTG 3.6KG	PL	3	1	#215766	Picked To Order	PAIL	5
847 1 QUART	QT	3	1	#215782	Picked To Order	QUART	0.25
PR-1200 PRIMER CLR 309G	CN	3	12	#215808	Picked To Order	PINT	1.5
19269	EA	3	28	#215841	Picked To Order	GALLON	0.112
PR-1204 PRIMER 309G	CN	3	12	#215841	Picked To Order	PINT	1.5
50 AMB 5 GRAM	EA	3	1	#216151	Picked To Order	GALLON	0.004
ER-41-1-RED	GL	3	1	#216154	Picked To Order	GALLON	1
P5200 ADHES PROMO-CLR 340G	CN	3	1	#216168	Picked To Order	PINT	0.125
1B73 5 LT PL	EA	3	1	#216212	Picked To Order	5 LITER BOTTLE	1.32
CE-1155 GAL KIT	KT	3	2	#216212	Picked To Order	GALLON KIT	4
MA330 50ML	EA	3	12	#216226	Picked To Order	50ML DUALPACK/BOTTLE/SYRINGE	0.156
1B73LOC 5LT	EA	3	2	#216227	Picked To Order	5 LITER BOTTLE	2.64
701 THINNER 5LT	EA	3	1	#216227	Picked To Order	5 LITER BOTTLE	1.32
1B31LOC 5LT	EA	3	1	#216243	Picked To Order	5 LITER BOTTLE	1.32
PR-1204 309G = TO SPEC =	CN	3	3	#216245	Picked To Order	PINT	0.375
6001 GALLON	GL	3	1	#216254	Picked To Order	GALLON	1
PR1750 A-2 PINT KIT	EA	3	4	#216271	Picked To Order	PINT KIT	1
521 THINNER 5LT	EA	3	4	#216273	Picked To Order	5 LITER BOTTLE	5.28
521 THINNER 5LT	EA	3	2	#216299	Picked To Order	5 LITER BOTTLE	2.64
PR-2260 PRIMER 340G	BT	3	10	#216323	Picked To Order	PINT	1.25
AC0305-B50	EA	3	8	#216352	Picked To Order	GALLON	0.032
18861	EA	3	50	#216353	Picked To Order	GALLON	0.2
PR-2260 PRIMER 340G	BT	3	2	#216376	Picked To Order	PINT	0.25
P5200 ADHES PROMO-CLR 340G	CN	3	1	#216398	Picked To Order	PINT	0.125
406/19 LP-50	EA	3	18	#216415	Picked To Order	50ML DUALPACK/BOTTLE/SYRINGE	0.234
PR-1200 PRIMER RED 309G	CN	3	10	#216418	Picked To Order	PINT	1.25
PR1422 A 1/2 QUART	EA	3	2	#216420	Picked To Order	QUART	0.5
PR-1200 PRIMER RED 309G	CN	3	5	#216431	Picked To Order	PINT	0.625
1C49LV LT	LT	3	1	#216436	Picked To Order	LITER	0.26
1200 OS PRIMER CLR 309G	CN	3	4	#216441	Picked To Order	PINT	0.5
PR-1200 PRIMER RED 309G	CN	3	3	#216443	Picked To Order	PINT	0.375
F900 1/2 OZ RED	EA	3	50	#216458	Picked To Order	GALLON	0.2
521 THINNER 5LT	EA	3	4	#216460	Picked To Order	5 LITER BOTTLE	5.28
4707 GL	EA	3	10	#216467	Picked To Order	GALLON	10
OS-20 500ML BOTTLE	BT	3	10	#216471	Picked To Order	500ML BOTTLE	1.32
CE-1155 QT KIT	KT	3	1	#216476	Picked To Order	QUART KIT	0.5
14320	EA	3	3	#216523	Picked To Order	GALLON	0.012

Formulated Finished Product Listing

ItemID	Units	MSDS Class	Quantity	BinID	CurrentLocInWarehouse	Presentation	ApproxVolumeGallons
QFS16 4OZ PUMP	EA	3	2	#216523	Picked To Order	4 OZ BOTTLE	0.062
20419	KT	3	1	#216533	Picked To Order	GALLON	0.004
521 THINNER 5LT	EA	3	5	#216533	Picked To Order	5 LITER BOTTLE	6.6
1063 STRIPPER QT	EA	3	1	#216534	Picked To Order	LITER	0.26
1-2577 LOW VOC CTG 3.4KG	PL	3	5	#216558	Picked To Order	PAIL	25
1-2577 LOW VOC CTG 3.4KG	PL	3	5	#216558	Picked To Order	PAIL	25
1-2577 LOW VOC BLADDER 15	PL	3	2	#216615	Picked To Order	PAIL	10
1-2577 LOW VOC BLADDER 15	PL	3	2	#216615	Picked To Order	PAIL	10
1-2577 LOW VOC CTG 3.4KG	PL	3	6	#216622	Picked To Order	PAIL	30
1-2577 CONFORMAL CTG 453G	CN	3	1	#216627	Picked To Order	PINT	0.125
1-2577 LOW VOC CTG 15KG	PL	3	1	#216628	Picked To Order	PAIL	5
313152S - 192439	EA	3	12	#216641	Picked To Order	300ML CARTRIDGE	0.948
4475 5 GALLON PAIL (P/S)	GL	3	15	#216696	Picked To Order	PAIL BY GALLON	15
1357 LT YELLOW 5 GALLON PL	GL	3	5	#216697	Picked To Order	PAIL BY GALLON	5
1-2577 CONFORMAL CTG 453G	CN	3	18	#216704	Picked To Order	PINT	2.25
406/19GB GRAY 300MLX75ML	EA	3	20	#216722	Picked To Order	75ML BOTTLE/CARTRIDGE	0.4
406/19GB GRAY 300MLX75ML	EA	3	28	#216722	Picked To Order	75ML BOTTLE/CARTRIDGE	0.56
1B315 5LT	EA	3	1	#216750	Picked To Order	5 LITER BOTTLE	1.32
503 THINNER 5LT	EA	3	1	#216750	Picked To Order	5 LITER BOTTLE	1.32
AF-1039-RED	EA	3	12	#216754	Picked To Order	75ML BOTTLE/CARTRIDGE	0.24
F1000 1OZ	EA	3	60	#TR8936	Picked To Order	1 OZ BOTTLE	0.24
51219 5GL PAIL	PL	3	1	#TR8944	Picked To Order	PAIL	5
201/19 LP-50	EA	3	6	#TR8960	Picked To Order	50ML DUALPACK/BOTTLE/SYRINGE	0.078
403/19 LP-50	EA	3	6	#TR8960	Picked To Order	50ML DUALPACK/BOTTLE/SYRINGE	0.078
2102-G	EA	3	1	8477	Open Location	GALLON	1
M6387 10.3OZ GRAY	EA	3	12	8477	Open Location	300ML CARTRIDGE	0.948
PLIOBOND 20 QUART	EA	3	12	8477	Open Location	QUART	3
LUBRIBOND 220	EA	3	10	101-02-03	Open Location	QUART	2.5
406/19GB 300MLX75ML	EA	3	72	102-01-02	Open Location	75ML BOTTLE/CARTRIDGE	1.44
16 5OZ	EA	3	18	102-01-03	Open Location	5 OZ TUBE	0.702
204/19 LP-50	EA	3	36	102-02-03	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.468
406/19GB 300MLX75ML	EA	3	49	102-04-02	Open Location	75ML BOTTLE/CARTRIDGE	0.98
2141 1 GALLON CONTAINER	GL	3	4	102-06-01	Open Location	GALLON	4
AR4305HP 50ML	EA	3	38	102-06-03	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.494
826 1 QUART	QT	3	4	102-07-01	Open Location	QUART	1
847 5 OZ TUBE	EA	3	64	102-07-02	Open Location	5 OZ TUBE	2.496
406/19 W/GB LP-50	EA	3	12	102-11-03	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.156
2510-N PEN	EA	3	1	102-12-03	Open Location	10CC TUBE/SYRINGE	0.004
10 1 QUART	QT	3	12	102-13-01	Open Location	QUART	3
18861	EA	3	8	102-13-02	Open Location	GALLON	0.032
826 1 QUART	QT	3	12	102-16-01	Open Location	QUART	3
1527514	EA	3	10	102-16-03	Open Location	AEROSOL SPRAY CAN	1.25
1357 GRAY 1 QUART	QT	3	12	102-17-01	Open Location	QUART	3
406/19GB GRAY LP-50	EA	3	12	102-17-03	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.156
18580	EA	3	161	102-18-02	Open Location	GALLON	0.644
7701 GALLONS	GL	3	1	102-19-01	Open Location	GALLON	1
20352	EA	3	268	102-19-02	Open Location	GALLON	1.072
800 1 GALLON CONTAINER	GL	3	12	102-19-02	Open Location	GALLON	12
94 1/2 PINT	EA	3	15	102-22-03	Open Location	8 OZ BOTTLE	0.9375
1099 1 QUART	QT	3	4	103-06-03	Open Location	QUART	1
MX/T18 375ML CARTRIDGE	EA	3	15	103-06-03	Open Location	75ML BOTTLE/CARTRIDGE	0.3
1099 1 QUART	QT	3	12	103-14-01	Open Location	QUART	3
403/19 LP-50	EA	3	378	103-15-02	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	4.914
W081299-6 1/10TH GAL	EA	3	48	103-16-02	Open Location	300ML CART	3.792
2510-N PEN	EA	3	12	103-16-03	Open Location	10CC TUBE/SYRINGE	0.048
18490	EA	3	32	103-17-03	Open Location	GALLON	0.128
406/19 W/GB 300MLX75ML	EA	3	38	103-18-04	Open Location	75ML BOTTLE/CARTRIDGE	0.76
410/19 W/GB RED 300MLX75ML	EA	3	36	103-19-02	Open Location	75ML BOTTLE/CARTRIDGE	0.72
PF1200R2	EA	3	39	103-20-02	Open Location	4 OZ BOTTLE	
1300L 1 QUART	QT	3	40	104-12-02	Open Location	QUART	10
1300 1 QUART	QT	3	12	104-14-01	Open Location	QUART	3
201/19 LP-50	EA	3	116	104-14-02	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	1.508
F900 16OZ RED	EA	3	6	104-15-03	Open Location	AEROSOL SPRAY CAN	0.75
16 5OZ	EA	3	48	104-16-03	Open Location	5 OZ TUBE	1.872
7701 GALLONS	GL	3	32	104-17-04	Open Location	GALLON	32
19267	EA	3	37	104-18-03	Open Location	GALLON	0.148
2141 1 QUART	QT	3	4	104-18-03	Open Location	QUART	1
18490	EA	3	60	104-20-03	Open Location	GALLON	0.24
1300 1 QUART	QT	3	7	104-21-03	Open Location	QUART	1.75
14300	EA	3	92	104-22-03	Open Location	25ML TUBE/SYRINGE	6.072
HI SOL 10 36LB PAIL	LB	3	36	105-01-01	Open Location	PAIL	180

Formulated Finished Product Listing

ItemID	Units	MSDS Class	Quantity	BinID	CurrentLocnWarehouse	Presentation	ApproxVolumeGallons
2141 1 QUART	QT	3	24	105-02-02	Open Location	QUART	6
3-6121 .9KG CURING AGENT	BT	3	3	105-02-03	Open Location	QUART	0.75
AR4305HP 50ML	EA	3	80	105-02-03	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	1.04
0226580 - 108616	EA	3	49	105-03-03	Open Location	250ML BOTTLE/CARTRIDGE	32.34
K64139 PT	PT	3	160	105-03-04	Open Location	PINT	20
506 0.1 GAL. CART.	EA	3	28	105-06-03	Open Location	GALLON	28
D-7409-NEP-EC 5KG	PL	3	4	105-06-03	Open Location	PAIL	20
406/19 LP-50	EA	3	672	105-07-02	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	8.736
40 PINT	EA	3	7	105-11-01	Open Location	PINT	0.875
OS-30 500ML BOTTLE	BT	3	26	105-11-04	Open Location	500ML BOTTLE	3.432
4693 1 GALLON CONTAINER	GL	3	1	105-12-01	Open Location	GALLON	1
406/19 LP-50	EA	3	114	105-12-02	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	1.482
847 1 QUART	QT	3	60	105-13-02	Open Location	QUART	15
060H180 - 91283	EA	3	6	105-13-03	Open Location	250ML BOTTLE/CARTRIDGE	3.96
19269	EA	3	100	105-13-03	Open Location	GALLON	0.4
20263	EA	3	24	105-13-03	Open Location	GALLON	0.096
MX/T6 375ML CTG	EA	3	4	105-14-03	Open Location	75ML BOTTLE/CARTRIDGE	0.08
406/19 W/GB 300MLX75ML	EA	3	180	105-14-05	Open Location	75ML BOTTLE/CARTRIDGE	3.6
406/19 W/GB 300MLX75ML	EA	3	132	105-17-02	Open Location	75ML BOTTLE/CARTRIDGE	2.64
4693 1 GALLON CONTAINER	GL	3	4	105-19-01	Open Location	GALLON	4
506/19 LP-50	EA	3	27	105-20-02	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.351
PLIOBOND 20 PINT	EA	3	8	105-20-02	Open Location	PINT	1
19269	EA	3	26	105-20-03	Open Location	GALLON	0.104
14390	EA	3	164	105-20-05	Open Location	400ML BOTTLE/CARTRIDGE	18.04
800 1 GALLON CONTAINER	GL	3	4	106-12-01	Open Location	GALLON	4
406/19 W/GB 300MLX75ML	EA	3	432	106-14-05	Open Location	75ML BOTTLE/CARTRIDGE	8.64
7701 1/2 PINT	EA	3	8	106-15-01	Open Location	8 OZ BOTTLE	0.5
506/19 LP-50	EA	3	22	106-15-03	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.286
204/19 LP-200	EA	3	36	106-17-03	Open Location	200ML BOTTLE/CARTRIDGE	1.8
201/19 LP-50	EA	3	15	106-19-03	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.195
7701 GALLONS	GL	3	3	106-22-01	Open Location	GALLON	3
701 THINNER 5LT	EA	3	6	106-24-01	Open Location	5 LITER BOTTLE	7.92
1-2577 LOW VOC CTG 15KG	PL	3	9	106-25-01	Open Location	PAIL	45
1B73EPA 20LT PL	PL	3	4	106-25-01	Open Location	20 LITER PAIL	21.12
1B73LOC 5LT	EA	3	8	106-25-01	Open Location	5 LITER BOTTLE	10.56
1072 STRIPPER 5LT	EA	3	11	106-26-01	Open Location	5 LITER BOTTLE	14.52
2A64B 5LT	EA	3	12	106-26-01	Open Location	5 LITER BOTTLE	15.84
503 THINNER 5LT	EA	3	38	106-26-01	Open Location	5 LITER BOTTLE	50.16
2084 5 OZ TUBE	EA	3	12	107-07-02	Open Location	5 OZ TUBE	0.468
19267	EA	3	89	107-11-03	Open Location	GALLON	0.356
1357 GRAY 5 OZ TUBE	EA	3	28	107-12-01	Open Location	5 OZ TUBE	1.092
1300 5 OZ TUBE	EA	3	72	107-15-02	Open Location	5 OZ TUBE	2.808
AF-1039-RED	EA	3	8	107-15-02	Open Location	75ML BOTTLE/CARTRIDGE	0.16
19889	EA	3	20	107-15-03	Open Location	GALLON	0.08
204/19 LP-200	EA	3	48	107-15-03	Open Location	200ML BOTTLE/CARTRIDGE	2.4
406/19 W/GB 300MLX75ML	EA	3	372	107-15-05	Open Location	75ML BOTTLE/CARTRIDGE	7.44
AF-1039-RED	EA	3	72	107-16-04	Open Location	75ML BOTTLE/CARTRIDGE	1.44
MSR-PRIMERG	EA	3	10	107-17-03	Open Location	30CC TUBE/SYRINGE	0.08
MX/T6 375ML CTG	EA	3	24	107-18-02	Open Location	75ML BOTTLE/CARTRIDGE	0.48
406/19 BLACK 300MLX75ML	EA	3	12	107-18-03	Open Location	75ML BOTTLE/CARTRIDGE	0.24
K64382 QT-CSM	QT	3	18	107-19-03	Open Location	QUART	4.5
1357 GRAY 1 QUART	QT	3	10	107-20-02	Open Location	QUART	2.5
W081299-6 1/10TH GAL	EA	3	60	107-22-02	Open Location	300ML CART	4.74
20352	EA	3	14	107-22-03	Open Location	GALLON	0.056
AF-1039-RED	EA	3	240	107-22-05	Open Location	75ML BOTTLE/CARTRIDGE	4.8
1B31LOC 5LT	EA	3	11	107-24-01	Open Location	5 LITER BOTTLE	14.52
1B31S 5LT	EA	3	6	107-24-01	Open Location	5 LITER BOTTLE	7.92
600 THINNER 20LT PL	PL	3	14	107-24-01	Open Location	20 LITER PAIL	73.92
1B31/521/3 TO 1 20LT PL	PL	3	6	107-25-01	Open Location	20 LITER PAIL	31.68
1B31LOC 5LT	EA	3	9	107-25-01	Open Location	5 LITER BOTTLE	11.88
73 THINNER 20LT PL	PL	3	11	107-25-01	Open Location	20 LITER PAIL	58.08
1A33 20LT	PL	3	9	107-26-01	Open Location	20 LITER PAIL	47.52
64 THINNER 5LT	EA	3	5	107-26-01	Open Location	5 LITER BOTTLE	6.6
HC 2000 1KG	EA	3	30	107-26-01	Open Location	QUART	7.5
7701 GALLONS	GL	3	12	108-01-02	Open Location	GALLON	12
40 PINT	EA	3	36	108-02-02	Open Location	PINT	4.5
1300 1 QUART	QT	3	12	108-02-03	Open Location	QUART	3
201/19 LP-50	EA	3	40	108-02-03	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.52
2084 5 OZ TUBE	EA	3	36	108-02-03	Open Location	5 OZ TUBE	1.404
94 1/2 PINT	EA	3	72	108-03-03	Open Location	8 OZ BOTTLE	4.5
SS4004P-PINK 1 PINT	EA	3	22	108-05-03	Open Location	PINT	2.75

Formulated Finished Product Listing

ItemID	Units	MSDS Class	Quantity	BinID	CurrentLocInWarehouse	Presentation	ApproxVolumeGallons
F1000 1OZ	EA	3	150	108-06-01	Open Location	1 OZ BOTTLE	0.6
800 5 OZ TUBE	EA	3	36	108-06-03	Open Location	5 OZ TUBE	1.404
1099 5 OZ TUBE	EA	3	130	108-07-02	Open Location	5 OZ TUBE	5.07
2141 1 GALLON CONTAINER	GL	3	2	108-08-01	Open Location	GALLON	2
K64382 QT-CSM	QT	3	11	108-12-03	Open Location	QUART	2.75
406/19GB GRAY 300MLX75ML	EA	3	52	108-15-02	Open Location	75ML BOTTLE/CARTRIDGE	1.04
406/19GB GRAY 300MLX75ML	EA	3	120	108-16-02	Open Location	75ML BOTTLE/CARTRIDGE	2.4
ASC10 4OZ PUMP	EA	3	2	108-16-03	Open Location	4 OZ BOTTLE	0.062
406/19 W/GB 300MLX75ML	EA	3	288	108-17-04	Open Location	75ML BOTTLE/CARTRIDGE	5.76
PLIOBOND 20 1/2 PINT	EA	3	46	108-20-03	Open Location	8 OZ BOTTLE	2.875
W081299-6 1/10TH GAL	EA	3	60	108-22-02	Open Location	300ML CART	4.74
521 THINNER 20LT PL	PL	3	18	108-24-01	Open Location	20 LITER PAIL	95.04
521 THINNER 5LT	EA	3	55	108-24-01	Open Location	5 LITER BOTTLE	72.6
1B73 20 LT PL	PL	3	14	108-25-01	Open Location	20 LITER PAIL	73.92
73 THINNER 5LT	EA	3	55	108-25-01	Open Location	5 LITER BOTTLE	72.6
1B31 20 LT PL	PL	3	10	108-26-01	Open Location	20 LITER PAIL	52.8
801 THINNER 20 LT PL	PL	3	9	108-26-01	Open Location	20 LITER PAIL	47.52
HC 2000 1KG	EA	3	42	108-26-01	Open Location	QUART	10.5
19886	EA	3	16	109-01-01	Open Location	GALLON	0.064
060H180 - 91283	EA	3	6	109-01-02	Open Location	250ML BOTTLE/CARTRIDGE	3.96
800 5 OZ TUBE	EA	3	15	109-02-01	Open Location	5 OZ TUBE	0.585
83465	EA	3	13	109-03-02	Open Location	AEROSOL SPRAY CAN	1.625
10 1 QUART	QT	3	9	109-05-02	Open Location	QUART	2.25
4298UV 4OZ BOTTLE	EA	3	48	109-05-02	Open Location	4 OZ BOTTLE	1.488
PLIOBOND 20 1/2PINT W/CERT	EA	3	10	109-05-04	Open Location	PINT	1.25
2141 1 QUART	QT	3	10	109-06-02	Open Location	QUART	2.5
683-3-2 W/X-310A	KT	3	1	109-06-03	Open Location	QUART KIT	0.5
DYNASOLVE 220 GALLON	EA	3	1	109-08-02	Open Location	GALLON	1
7650 1/2 PINTS	EA	3	16	109-11-01	Open Location	8 OZ BOTTLE	1
PLIOBOND 20 PINT	EA	3	9	109-11-02	Open Location	PINT	1.125
4475 5 OZ TUBE	EA	3	36	109-11-03	Open Location	5 OZ TUBE	1.404
DYNASOLVE 711 GALLON	EA	3	1	109-11-03	Open Location	GALLON	1
F900 1/2 OZ RED	EA	3	96	109-11-04	Open Location	GALLON	0.384
1522029	EA	3	9	109-12-03	Open Location	PINT	1.125
QFS16 4OZ PUMP	EA	3	54	109-12-03	Open Location	4 OZ BOTTLE	1.674
76820	EA	3	187	109-13-03	Open Location	GALLON	0.748
63-0000-0197	GL	3	1	109-15-01	Open Location	GALLON	1
1357 GRAY PT TO SPEC	PT	3	6	109-15-03	Open Location	PINT	0.75
1201 GLYPTAL	QT	3	22	109-17-02	Open Location	QUART	5.5
MSR-PRIMERG	EA	3	168	109-19-03	Open Location	30CC TUBE/SYRINGE	1.344
21349	EA	3	4	109-20-01	Open Location	QUART	1
SS4155 1 PINT	PT	3	12	109-20-02	Open Location	PINT	1.5
7701 1/2 PINT	EA	3	24	109-21-02	Open Location	8 OZ BOTTLE	1.5
ACTIVATOR E 4 OZ	EA	3	3	109-21-03	Open Location	4 OZ BOTTLE	0.093
SS4004P-PINK 1 PINT	EA	3	12	109-22-02	Open Location	PINT	1.5
SS4155 1 PINT	PT	3	2	109-22-02	Open Location	PINT	0.25
1-2620 LOW VOC BLDR 15KG	PL	3	28	109-24-01	Open Location	PAIL	140
1B31LSE 20LT PL	PL	3	3	109-24-01	Open Location	20 LITER PAIL	15.84
L7132K-76	KT	3	1	109-24-01	Open Location	GALLON KIT	2
1-2620 LOW VOC BLDR 15KG	PL	3	10	109-25-01	Open Location	PAIL	50
1B31/521/3 TO 1 20LT PL	PL	3	4	109-25-01	Open Location	20 LITER PAIL	21.12
847 5 GALLON PAIL	GL	3	60	109-25-01	Open Location	PAIL BY GALLON	60
AC0305-B50	EA	3	7	109-25-01	Open Location	GALLON	0.028
1B31 20 LT PL	PL	3	8	109-26-01	Open Location	20 LITER PAIL	42.24
521 THINNER 5LT	EA	3	48	109-26-01	Open Location	5 LITER BOTTLE	63.36
73 THINNER 20LT PL	PL	3	2	109-26-01	Open Location	20 LITER PAIL	10.56
4475 5 OZ TUBE	EA	3	9	110-02-01	Open Location	5 OZ TUBE	0.351
50 AMB 10 GR	EA	3	3	110-02-03	Open Location	GALLON	0.012
MSR-PRIMERG	EA	3	72	110-02-03	Open Location	30CC TUBE/SYRINGE	0.576
1357 GRAY 1 PINT	PT	3	12	110-03-02	Open Location	PINT	1.5
F900 1/2 OZ. ORANGE	EA	3	66	110-03-04	Open Location	GALLON	0.264
MX/T6 375ML CARTRIDGE	EA	3	5	110-04-03	Open Location	75ML BOTTLE/CARTRIDGE	0.1
1522029	EA	3	12	110-05-03	Open Location	PINT	1.5
AR4305HP 50ML	EA	3	1	110-05-07	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.013
ACTIVATOR H 2OZ PUMP SPRAY	EA	3	10	110-05-08	Open Location	AEROSOL SPRAY CAN	1.25
IPA 15PERCENT GL	GL	3	1	110-06-01	Open Location	GALLON	1
F900 1/2 OZ BLUE	EA	3	10	110-07-03	Open Location	GALLON	0.04
111 250ML BOTTLE	EA	3	4	110-07-05	Open Location	250ML BOTTLE/CARTRIDGE	2.64
ECCOSHIELD VY 1LB	EA	3	2	110-07-07	Open Location	PINT	0.25
4298UV GALLON	GL	3	1	110-08-01	Open Location	GALLON	1
F900 1/2 OZ BLUE	EA	3	5	110-08-07	Open Location	GALLON	0.02

Formulated Finished Product Listing

ItemID	Units	MSDS Class	Quantity	BinID	CurrentLocInWarehouse	Presentation	ApproxVolumeGallons
PR-1436-G PINT	EA	3	1	110-08-07	Open Location	PINT	0.125
QFS16 4OZ PUMP	EA	3	14	110-11-04	Open Location	4 OZ BOTTLE	0.434
59C RESIN 113 GRAM	EA	3	2	110-12-01	Open Location	GALLON	0.008
8201F16473IKG22K GL KIT	EA	3	1	110-12-03	Open Location	GALLON KIT	2
SS4179-CLEAR 1 PINT	PT	3	6	110-13-02	Open Location	PINT	0.75
ASC10 4OZ PUMP	EA	3	6	110-13-04	Open Location	4 OZ BOTTLE	0.186
4799 5 OZ	EA	3	4	110-14-02	Open Location	5 OZ TUBE	0.156
410/19 W/GB 300MLX75ML	EA	3	6	110-14-03	Open Location	75ML BOTTLE/CARTRIDGE	0.12
F925 1/2 OZ PINK	EA	3	91	110-16-04	Open Location	GALLON	0.364
59C CATALYST 2.3 GM	EA	3	2	110-17-01	Open Location	GALLON	0.008
URESOLVE 411 QUART	EA	3	3	110-18-03	Open Location	QUART	0.75
406/19GB GRAY LP-50	EA	3	10	110-18-04	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.13
ACTIVATOR H 2OZ PUMP SPRAY	EA	3	4	110-19-05	Open Location	AEROSOL SPRAY CAN	0.5
ACTIVATOR E 4 OZ	EA	3	4	110-20-06	Open Location	4 OZ BOTTLE	0.124
83440	EA	3	8	110-21-04	Open Location	AEROSOL SPRAY CAN	1
2510-N PEN	EA	3	12	110-21-08	Open Location	10CC TUBE/SYRINGE	0.048
060H1LT - 91284	EA	3	4	110-22-01	Open Location	LITER	1.04
PLIOBOND 20 1/2 PINT	EA	3	1	110-22-05	Open Location	8 OZ BOTTLE	0.0625
1A20 5LT	EA	3	32	110-24-01	Open Location	5 LITER BOTTLE	42.24
L7132K-76	KT	3	66	110-25-01	Open Location	GALLON KIT	132
1B31EPA 20LT PL	PL	3	9	110-26-01	Open Location	20 LITER PAIL	47.52
HC 2000 1KG	EA	3	60	110-26-01	Open Location	QUART	15
406/19 BLACK 300MLX75ML	EA	3	12	111-08-01	Open Location	75ML BOTTLE/CARTRIDGE	0.24
W121201 GL	GL	3	9	111-14-01	Open Location	GALLON	9
AF-1039-RED	EA	3	120	111-17-03	Open Location	75ML BOTTLE/CARTRIDGE	2.4
PO0011-B50	EA	3	41	111-18-04	Open Location	GALLON	41
521 THINNER 5LT	EA	3	76	111-24-01	Open Location	5 LITER BOTTLE	100.32
1-2577 LOW VOC BLADDER 15	PL	3	8	111-25-01	Open Location	PAIL	40
1A27 5LT	EA	3	24	111-25-01	Open Location	5 LITER BOTTLE	31.68
1B31 20 LT PL	PL	3	14	111-25-01	Open Location	20 LITER PAIL	73.92
1-2620 LOW VOC BLDR 15KG	PL	3	11	111-26-01	Open Location	PAIL	55
1B31EPA 20LT PL	PL	3	4	111-26-01	Open Location	20 LITER PAIL	21.12
1B73AP 5LT	EA	3	1	111-26-01	Open Location	5 LITER BOTTLE	1.32
PLIOBOND 20 QUART	EA	3	23	112-04-01	Open Location	QUART	5.75
7701 GALLONS	GL	3	12	112-05-01	Open Location	GALLON	12
A-2 WITH A/E C-KIT	KT	3	109	112-05-02	Open Location	C-KIT	0.436
OS-30 3.2KG PAIL	PL	3	6	112-06-01	Open Location	PAIL	30
OS-30 3.2KG PAIL	PL	3	57	112-08-01	Open Location	PAIL	285
MX/T18 375ML CTG	EA	3	5	112-12-02	Open Location	75ML BOTTLE/CARTRIDGE	0.1
AP-134 4OZ BOTTLE	EA	3	67	112-15-01	Open Location	4 OZ BOTTLE	2.077
201 0.1 GAL. CART.	EA	3	10	112-15-02	Open Location	GALLON	10
1-2577 CONFORMAL CT 18.1KG	PL	3	8	112-24-01	Open Location	PAIL	40
1063 STRIPPER GL	GL	3	7	112-24-01	Open Location	GALLON	7
1A20 5LT	EA	3	10	112-25-01	Open Location	5 LITER BOTTLE	13.2
3-1953 CONF CTG 18.1KG PL	PL	3	6	112-25-01	Open Location	PAIL	30
1A33 5LT	EA	3	72	112-26-01	Open Location	5 LITER BOTTLE	95.04
PO0011-B50	EA	3	2	113-24-01	Open Location	GALLON	2
1B31HV 20LT PL	PL	3	3	113-25-01	Open Location	20 LITER PAIL	15.84
1B31LOC 20LT PL	PL	3	10	113-25-01	Open Location	20 LITER PAIL	52.8
1B73 20 LT PL	PL	3	7	113-25-01	Open Location	20 LITER PAIL	36.96
2A64A 5LT	EA	3	5	113-25-01	Open Location	5 LITER BOTTLE	6.6
3-1953 BLADDER PAK 18.1KG	PL	3	43	113-26-01	Open Location	PAIL	215
1B31 5LT	EA	3	33	114-22-01	Open Location	5 LITER BOTTLE	43.56
1B31LOC 20LT PL-PLEXUS	PL	3	1	114-24-01	Open Location	20 LITER PAIL	5.28
1B73 5 LT PL	EA	3	43	114-24-01	Open Location	5 LITER BOTTLE	56.76
1-2577 LOW VOC BLADDER 15	PL	3	8	114-25-01	Open Location	PAIL	40
1B73 5 LT PL	EA	3	11	114-25-01	Open Location	5 LITER BOTTLE	14.52
OS-20 15KG PAIL	PL	3	12	114-25-01	Open Location	PAIL	60
1A27 5LT	EA	3	14	114-26-01	Open Location	5 LITER BOTTLE	18.48
1B31LOC 20LT PL-PLEXUS	PL	3	4	114-26-01	Open Location	20 LITER PAIL	21.12
CE-1155 GAL KIT	KT	3	22	114-26-01	Open Location	GALLON KIT	44
OS-30 15KG PAIL	PL	3	2	115-01-01	Open Location	PAIL	10
OS-30 15KG PAIL	PL	3	12	115-13-01	Open Location	PAIL	60
1A33 LT	LT	3	24	115-23-01	Open Location	LITER	6.24
1B51NS LU 20LT PL	PL	3	4	115-23-01	Open Location	20 LITER PAIL	21.12
83489	EA	3	3	115-23-01	Open Location	GALLON	3
S-13 GAL	GL	3	11	115-23-01	Open Location	GALLON	11
1A20 LT	LT	3	51	115-24-01	Open Location	LITER	13.26
CE-1155 QT KIT	KT	3	90	115-24-01	Open Location	QUART KIT	45
1-2620 LOW VOC BLDR 15KG	PL	3	2	115-25-01	Open Location	PAIL	10
1B31 LT	LT	3	21	115-25-01	Open Location	LITER	5.46

Formulated Finished Product Listing

ItemID	Units	MSDS Class	Quantity	BinID	CurrentLocInWarehouse	Presentation	ApproxVolumeGallons
1B51NS 20LT PL	PL	3	2	115-25-01	Open Location	20 LITER PAIL	10.56
847 5 GALLON PAIL	GL	3	25	115-26-01	Open Location	PAIL BY GALLON	25
92-023 PRIMER 340G	CN	3	126	115-26-01	Open Location	PINT	15.75
CE-1170 GAL	EA	3	3	115-26-01	Open Location	GALLON	3
HC 2000 1KG	EA	3	108	116-23-01	Open Location	QUART	27
1B31 5LT	EA	3	112	116-24-01	Open Location	5 LITER BOTTLE	147.84
1-2577 CONFORMAL CTG 453G	CN	3	21	116-25-01	Open Location	PINT	2.625
1A33 LT	LT	3	23	116-25-01	Open Location	LITER	5.98
1201 RTV PRIME COAT 348G	BT	3	39	116-26-01	Open Location	PINT	4.875
94 .66ML AMPULE	EA	3	4000	117-05-05	Open Location	GALLON	16
94 .66ML AMPULE	EA	3	2997	117-08-05	Open Location	GALLON	11.988
TETRA ETCH 500 ML BOTTLE	EA	3	1	F01-02-02	Open Location	1CC, 3CC OR SCC SYRINGE OR TUBE	0.004
16 5OZ	EA	3	24	FASTPICK A	Open Location	5 OZ TUBE	0.936
PS-30 PINT KIT	KT	3	2	FASTPICK A	Open Location	PINT KIT	0.5
C-52 32 OZ BOTTLE	EA	3	4	FASTPICK B	Open Location	QUART	1
1357 GRAY 5 GALLON PAIL	GL	3	40	H01-01-01	Haz Room	PAIL BY GALLON	40
202 45LB PAILS	EA	3	3	H01-01-01	Haz Room	PAIL	15
OS-20 15KG PAIL	PL	3	2	H01-01-01	Haz Room	PAIL	10
RSN-0994 RESIN 19KG PL	PL	3	5	H01-01-01	Haz Room	PAIL	25
1-2577 CONFORMAL CT 18.1KG	PL	3	9	H01-02-01	Haz Room	PAIL	45
3-1953 BLADDER PAK 18.1KG	PL	3	5	H01-02-01	Haz Room	PAIL	25
SI1219 5GL PAIL	PL	3	7	H01-02-01	Haz Room	PAIL	35
1-2577 LOW VOC CTG 15KG	PL	3	19	H01-03-01	Haz Room	PAIL	95
3-6060 PRIME COAT 2.9KG	BT	3	14	H01-03-01	Haz Room	GALLON	14
1-2577 LOW VOC CTG 181.4KG	DR	3	2	H01-07-01	Haz Room	DRUM	110
1-2620 DISPERSION 199.5KG	DR	3	1	H01-07-01	Haz Room	DRUM	55
1-2620 DISPERSION 199.5KG	DR	3	1	H01-08-01	Haz Room	DRUM	55
MR-5002 55-GAL	EA	3	1	H01-08-01	Haz Room	GALLON	1
3-1953 BLADDER PAK 18.1KG	PL	3	40	H02-01-01	Haz Room	PAIL	200
600 THINNER 20LT PL	PL	3	4	H02-02-01	Haz Room	20 LITER PAIL	21.12
M00592	PL	3	6	H02-02-01	Haz Room	PAIL	30
SI1219 5GL PAIL	PL	3	2	H02-02-01	Haz Room	PAIL	10
OS-10 15KG PAIL	PL	3	20	H02-03-01	Haz Room	PAIL	100
LADH1531AC-59	PL	3	15	H02-04-01	Haz Room	PAIL	75
1B31S 5LT	EA	3	6	H02-05-01	Haz Room	5 LITER BOTTLE	7.92
1B51NS LU 20LT PL	PL	3	6	H02-05-01	Haz Room	20 LITER PAIL	31.68
506 40LB PAILS	PL	3	1	H02-05-01	Haz Room	PAIL	5
882982	EA	3	8	H02-05-01	Haz Room	PAIL	40
PFTOLUENE	PL	3	2	H02-05-01	Haz Room	PAIL	10
RSN-0994 RESIN 19KG PL	PL	3	5	H02-05-01	Haz Room	PAIL	25
1099 5 GALLON PAIL	GL	3	5	H02-06-01	Haz Room	PAIL BY GALLON	5
3-1965 CONFORM CTG 3.6KG	PL	3	16	H02-06-01	Haz Room	PAIL	80
3400A ANTI FRCTN CTG 1KG	CN	3	31	H02-06-01	Haz Room	QUART	7.75
403 40LB STRT SIDE PAIL - POLARIS	GL	3	5	H02-06-01	Haz Room	PAIL BY GALLON	5
4707 GL	EA	3	23	H02-06-01	Haz Room	GALLON	23
OS-10 15KG PAIL	PL	3	1	H02-06-01	Haz Room	PAIL	5
RSN-0994 RESIN 19KG PL	PL	3	1	H02-06-01	Haz Room	PAIL	5
1B31 LT	LT	3	36	H02-07-01	Haz Room	LITER	9.36
38425	EA	3	60	H02-07-01	Haz Room	GALLON	60
PS200 ADHES PROMO-CLR 340G	CN	3	26	H02-07-01	Haz Room	PINT	3.25
1A34 LT	LT	3	4	H02-08-01	Haz Room	LITER	1.04
3-1953 CONFORM CTG 3.6KG	PL	3	43	H02-08-01	Haz Room	PAIL	215
83510	EA	3	6	H02-08-01	Haz Room	GALLON	6
1-2577 CONFORMAL CT 18.1KG	PL	3	12	H02-09-01	Haz Room	PAIL	60
D-321 R 3.6KG	PL	3	15	H02-09-01	Haz Room	PAIL	75
SYLGARD PRIMER COAT 327G	CN	3	44	H02-09-01	Haz Room	PINT	5.5
3-1953 CONFORM CTG 175ML	CG	3	12	H02-10-01	Haz Room	75ML BOTTLE/CARTRIDGE	0.24
OS-10 500ML BOTTLE	BT	3	26	H02-10-01	Haz Room	500ML BOTTLE	3.432
PR-1200 PRIMER CLR 2.9KG	PL	3	6	H02-10-01	Haz Room	PAIL	30
PR-1205 PRIMER 348G	CN	3	30	H02-10-01	Haz Room	PINT	3.75
1-2577 CONFORMAL CTG 3.6KG	PL	3	14	H03-01-01	Haz Room	PAIL	70
1200 OS PRIMER CLR 309G	CN	3	26	H03-01-01	Haz Room	PINT	3.25
3-1953 CONFORM CTG 175ML	CG	3	18	H03-01-01	Haz Room	75ML BOTTLE/CARTRIDGE	0.36
3-6060 PRIME COAT 2.9KG	BT	3	10	H03-02-01	Haz Room	GALLON	10
PR-1204 PRIMER 309G	CN	3	87	H03-02-01	Haz Room	PINT	10.875
PR-2260 PRIMER 340G	BT	3	9	H03-02-01	Haz Room	PINT	1.125
S-8 GAL	EA	3	22	H03-02-01	Haz Room	GALLON	22
38425	EA	3	33	H03-03-01	Haz Room	GALLON	33
CTG-1890-PROT CTG 3.5KG	PL	3	20	H03-03-01	Haz Room	PAIL	100
OS-10 500ML BOTTLE	BT	3	14	H03-03-01	Haz Room	500ML BOTTLE	1.848
PR-1200 PRIMER CLR 309G	CN	3	168	H03-03-01	Haz Room	PINT	21

Formulated Finished Product Listing

ItemID	Units	MSDS Class	Quantity	BinID	CurrentLocInWarehouse	Presentation	ApproxVolumeGallons
1C49LV LT	LT	3	16	H03-04-01	Haz Room	LITER	4.16
92-023 PRIMER 340G	CN	3	140	H03-04-01	Haz Room	PINT	17.5
OS-20 500ML BOTTLE	BT	3	24	H03-04-01	Haz Room	500ML BOTTLE	3.168
PR-2260 PRIMER 2.7KG PAIL	PL	3	12	H03-04-01	Haz Room	PAIL	60
1-2577 LOW VOC BLADDER 15	PL	3	1	H03-05-01	Haz Room	PAIL	5
1A33 5LT	EA	3	2	H03-05-01	Haz Room	5 LITER BOTTLE	2.64
4298UV GALLON	GL	3	12	H03-05-01	Haz Room	GALLON	12
506 40LB PAILS	PL	3	2	H03-05-01	Haz Room	PAIL	10
OS-20 3.1KG PAIL	PL	3	24	H03-05-01	Haz Room	PAIL	120
PR-1205 PRIMER 348G	CN	3	42	H03-05-01	Haz Room	PINT	5.25
1-2620 DISPERSION 3.6KG PL	PL	3	12	H03-06-01	Haz Room	PAIL	60
1357 GRAY 5 GALLON PAIL	GL	3	5	H03-06-01	Haz Room	PAIL BY GALLON	5
1A34 LT	LT	3	10	H03-06-01	Haz Room	LITER	2.6
1B31/521/3 TO 1 20LT PL	PL	3	1	H03-06-01	Haz Room	20 LITER PAIL	5.28
83468 GL	EA	3	16	H03-06-01	Haz Room	GALLON	16
OS-2 SIL SOLVENT 2.9KG	PL	3	16	H03-06-01	Haz Room	PAIL	80
PFTOLUENE	PL	3	2	H03-06-01	Haz Room	PAIL	10
1-2577 LOW VOC CTG 3.4KG	PL	3	38	H03-07-01	Haz Room	PAIL	190
CTG-1890-PROT CTG 3.5KG	PL	3	5	H03-07-01	Haz Room	PAIL	25
OS-10 500ML BOTTLE	BT	3	19	H03-07-01	Haz Room	500ML BOTTLE	2.508
OS-20 3.1KG PAIL	PL	3	52	H03-07-01	Haz Room	PAIL	260
1080 STRIPPER SLT	EA	3	17	H03-08-01	Haz Room	5 LITER BOTTLE	22.44
OS-30 500ML BOTTLE	BT	3	25	H03-08-01	Haz Room	500ML BOTTLE	3.3
P5200 ADHES PROMO-RED 340G	CN	3	45	H03-08-01	Haz Room	PINT	5.625
1-2620 DISPERSION 3.6KG PL	PL	3	4	H03-09-01	Haz Room	PAIL	20
D-321 R 3.6KG	PL	3	7	H03-09-01	Haz Room	PAIL	35
PR-2260 PRIMER 340G	BT	3	30	H03-09-01	Haz Room	PINT	3.75
HC 2000 1KG	EA	3	96	H03-10-01	Haz Room	QUART	24
OS-20 500ML BOTTLE	BT	3	47	H03-10-01	Haz Room	500ML BOTTLE	6.204
3-6060 PRIME COAT 2.9KG	BT	3	33	H04-01-01	Haz Room	GA	33
PR-1200 PRIMER RED 309G	CN	3	146	H04-01-01	Haz Room	PINT	18.25
1-2620 DISPERSION 454G BOT	BT	3	18	H04-02-01	Haz Room	PINT	2.25
3-1965 CONFORM CTG 3.6KG	PL	3	9	H04-02-01	Haz Room	PAIL	45
1-2620 LOW VOC 3KG	PL	3	9	H04-03-01	Haz Room	PAIL	45
PR-1200 PRIMER RED 309G	CN	3	122	H04-03-01	Haz Room	PINT	15.25
3-1953 CONFORM CTG 175ML	CG	3	11	H04-04-01	Haz Room	75ML BOTTLE/CARTRIDGE	0.22
OS-2 SIL SOLVENT 2.9KG	PL	3	14	H04-04-01	Haz Room	PAIL	70
5-8 GAL	EA	3	33	H04-04-01	Haz Room	GALLON	33
1A20 5LT	EA	3	1	H04-05-01	Haz Room	5 LITER BOTTLE	1.32
63-0000-0197	GL	3	3	H04-05-01	Haz Room	GALLON	3
7526F 1 GALLON	EA	3	3	H04-05-01	Haz Room	GALLON	3
83488	EA	3	3	H04-05-01	Haz Room	PAIL	15
882982	EA	3	3	H04-05-01	Haz Room	PAIL	15
CE-1170 GAL	EA	3	22	H04-05-01	Haz Room	GALLON	22
SYLTHERM XLT 33.07LB PAIL	PL	3	2	H04-05-01	Haz Room	PAIL	10
1-2620 LOW VOC BLDR 15KG	PL	3	2	H04-06-01	Haz Room	PAIL	10
1063 STRIPPER GL	GL	3	8	H04-06-01	Haz Room	GALLON	8
1080 STRIPPER SLT	EA	3	3	H04-06-01	Haz Room	5 LITER BOTTLE	3.96
1B73LOC SLT	EA	3	2	H04-06-01	Haz Room	5 LITER BOTTLE	2.64
840 ACETONE 5 GALLON PAIL	GL	3	10	H04-06-01	Haz Room	PAIL BY GALLON	10
2A64B 5LT	EA	3	5	H04-07-01	Haz Room	5 LITER BOTTLE	6.6
3-1965 CONFORM CTG 3.6KG	PL	3	3	H04-07-01	Haz Room	PAIL	15
OS-20 3.1KG PAIL	PL	3	8	H04-07-01	Haz Room	PAIL	40
PR-1200 PRIMER CLR 2.9KG	PL	3	12	H04-07-01	Haz Room	PAIL	60
S-13 GAL	GL	3	15	H04-07-01	Haz Room	GALLON	15
1-2577 CONFORMAL CTG 3.6KG	PL	3	44	H04-08-01	Haz Room	PAIL	220
CE-1164 QT	QT	3	45	H04-08-01	Haz Room	QUART	11.25
PR-2260 PRIMER 340G	BT	3	30	H04-08-01	Haz Room	PINT	3.75
1072 STRIPPER SLT	EA	3	3	H04-09-01	Haz Room	5 LITER BOTTLE	3.96
1201 RTV PRIME COAT 348G	BT	3	20	H04-09-01	Haz Room	PINT	2.5
5-8 GAL	EA	3	9	H04-09-01	Haz Room	GALLON	9
5-8 QT	EA	3	19	H04-09-01	Haz Room	QUART	4.75
1-2577 LOW VOC CTG 3.4KG	PL	3	49	H04-10-01	Haz Room	PAIL	245
OS-125 2.9KG	PL	3	15	H04-10-01	Haz Room	PAIL	75
OS-125 500ML	BT	3	10	H04-10-01	Haz Room	500ML BOTTLE	1.32
19268	EA	3	8	H05-01-01	Haz Room	GALLON	8
701 THINNER SLT	EA	3	4	H05-01-01	Haz Room	5 LITER BOTTLE	5.28
L4145-30G-72	EA	3	8	H05-01-01	Haz Room	GALLON	8
1B31 5LT	EA	3	4	H05-02-01	Haz Room	5 LITER BOTTLE	5.28
1B73/521PB65 5 LTR	EA	3	3	H05-02-01	Haz Room	5 LITER BOTTLE	3.96
L4145-14H-72	EA	3	2	H05-02-01	Haz Room	GALLON	2

Formulated Finished Product Listing

ItemID	Units	MSDS Class	Quantity	BinID	CurrentLocInWarehouse	Presentation	ApproxVolumeGallons
19266	EA	3	5	H05-02-02	Haz Room	GALLON	5
1A34 LT	LT	3	1	H05-02-02	Haz Room	LITER	0.26
3400A ANTI FRCTN CTG 1KG	CN	3	5	H05-02-02	Haz Room	QUART	1.25
4707 GL	EA	3	4	H05-02-02	Haz Room	GALLON	4
060A960 - 167822	EA	3	6	H05-02-03	Haz Room	250ML BOTTLE/CARTRIDGE	3.96
1C49LV LT	LT	3	11	H05-02-03	Haz Room	LITER	2.86
236 DISPERSION .45KG CAN	CN	3	1	H05-02-03	Haz Room	PINT	0.125
2A53A LT	LT	3	6	H05-02-03	Haz Room	LITER	1.56
3402-C LF AFC 500G CAN	CN	3	5	H05-02-03	Haz Room	QUART	1.25
PLIOBOND 20 PINT	EA	3	24	H05-02-03	Haz Room	PINT	3
SYLGARD PRIMER COAT 327G	CN	3	5	H05-02-03	Haz Room	PINT	0.625
2A64A LT	LT	3	1	H05-02-04	Haz Room	LITER	0.26
3-1953 CONFORM CTG 175ML	CG	3	2	H05-02-04	Haz Room	75ML BOTTLE/CARTRIDGE	0.04
1A20 5LT	EA	3	4	H05-03-01	Haz Room	5 LITER BOTTLE	5.28
1A34 5LT	EA	3	3	H05-03-01	Haz Room	5 LITER BOTTLE	3.96
1B51NS 5LT	EA	3	3	H05-03-01	Haz Room	5 LITER BOTTLE	3.96
1R32A-2 5LT	EA	3	1	H05-03-01	Haz Room	5 LITER BOTTLE	1.32
K64206 PL-B 70/30 PERCENT	EA	3	1	H05-03-01	Haz Room	PAIL	5
0515-700XXMSG22K	KT	3	1	H05-03-02	Haz Room	GALLON KIT	2
3400A ANTI FRCTN CTG 1KG	CN	3	21	H05-03-02	Haz Room	QUART	5.25
CE-1164 GAL	EA	3	4	H05-03-02	Haz Room	GALLON	4
OS-30 500ML BOTTLE	BT	3	4	H05-03-02	Haz Room	500ML BOTTLE	0.528
SS4120 1 PINT	EA	3	1	H05-03-02	Haz Room	PINT	0.125
SYLGARD PRIMER COAT 327G	CN	3	3	H05-03-02	Haz Room	PINT	0.375
1357 GRAY 1 PINT	PT	3	8	H05-03-03	Haz Room	PINT	1
604 THINNER 5LT	EA	3	1	H05-03-03	Haz Room	5 LITER BOTTLE	1.32
OS-125 2.9KG	PL	3	1	H05-03-03	Haz Room	PAIL	5
OS-2 SIL SOLVENT 2.9KG	PL	3	1	H05-03-03	Haz Room	PAIL	5
P5200 ADHES PROMO-RED 340G	CN	3	7	H05-03-03	Haz Room	PINT	0.875
PB0006-B50	EA	3	1	H05-03-03	Haz Room	GALLON	1
SYLGARD PRIMER COAT 327G	CN	3	33	H05-03-03	Haz Room	PINT	4.125
1A34 LT	LT	3	1	H05-03-04	Haz Room	LITER	0.26
2A53B LT	LT	3	1	H05-03-04	Haz Room	LITER	0.26
615 RMA FLUX GAL	GL	3	1	H05-03-04	Haz Room	GALLON	1
BC-346A-1 GL	GL	3	2	H05-03-04	Haz Room	GALLON	2
1080A STRIPPER GL	GL	3	3	H05-04-01	Haz Room	GALLON	3
19606	EA	3	4	H05-04-01	Haz Room	GALLON	4
1B31LSE 20LT PL	PL	3	1	H05-04-01	Haz Room	20 LITER PAIL	5.28
1R32 5LT	EA	3	3	H05-04-01	Haz Room	5 LITER BOTTLE	3.96
3-1965 CONFORM CTG 18.1KG	PL	3	1	H05-04-01	Haz Room	PAIL	5
410 40LB PAILS	PL	3	1	H05-04-01	Haz Room	PAIL	5
1-2620 DISPERSION 454G BOT	BT	3	8	H05-04-02	Haz Room	PINT	1
1B12 5LT	EA	3	2	H05-04-02	Haz Room	5 LITER BOTTLE	2.64
1C49LV LT	LT	3	4	H05-04-02	Haz Room	LITER	1.04
2A53B LT	LT	3	13	H05-04-02	Haz Room	LITER	3.38
600 THINNER 5LT	EA	3	2	H05-04-02	Haz Room	5 LITER BOTTLE	2.64
P5200 ADHES PROMO-CLR 340G	CN	3	1	H05-04-02	Haz Room	PINT	0.125
S-8 QT	EA	3	2	H05-04-02	Haz Room	QUART	0.5
1200 OS PRIMER CLR 309G	CN	3	4	H05-04-03	Haz Room	PINT	0.5
122775	EA	3	4	H05-04-03	Haz Room	LITER	1.04
1B73 LT	LT	3	16	H05-04-03	Haz Room	LITER	4.16
701 THINNER 5LT	EA	3	1	H05-04-03	Haz Room	5 LITER BOTTLE	1.32
CTG-1890-PROT CTG 3.5KG	PL	3	2	H05-04-03	Haz Room	PAIL	10
S-11 NC CLEAR 1LB JAR	EA	3	7	H05-04-03	Haz Room	PINT	0.875
1-2620 LOW VOC 175ML CART	CG	3	1	H05-04-04	Haz Room	75ML BOTTLE/CARTRIDGE	0.02
1080 STRIPPER LT	LT	3	8	H05-04-04	Haz Room	LITER	2.08
2A53B LT	LT	3	1	H05-04-04	Haz Room	LITER	0.26
2A64B LT	LT	3	1	H05-04-04	Haz Room	LITER	0.26
847 5 OZ TUBE	EA	3	36	H05-04-04	Haz Room	5 OZ TUBE	1.404
OS-10 2.8KG PAIL	PL	3	1	H05-04-04	Haz Room	PAIL	5
1A20 5LT	EA	3	3	H05-05-01	Haz Room	5 LITER BOTTLE	3.96
1A27LU 5LT	EA	3	1	H05-05-01	Haz Room	5 LITER BOTTLE	1.32
1B31HV 20LT PL	PL	3	1	H05-05-01	Haz Room	20 LITER PAIL	5.28
1B73LOC 5LT	EA	3	4	H05-05-01	Haz Room	5 LITER BOTTLE	5.28
882982	EA	3	1	H05-05-01	Haz Room	PAIL	5
PA0006-B50	EA	3	1	H05-05-01	Haz Room	GALLON	1
1-2620 LOW VOC 175ML CART	CG	3	5	H05-05-02	Haz Room	75ML BOTTLE/CARTRIDGE	0.1
1B31S LT	LT	3	12	H05-05-02	Haz Room	LITER	3.12
236 DISPERSION .45KG CAN	CN	3	13	H05-05-02	Haz Room	PINT	1.625
4298UV GALLON	GL	3	3	H05-05-02	Haz Room	GALLON	3
P5200 ADHES PROMO-RED 340G	CN	3	45	H05-05-02	Haz Room	PINT	5.625

Formulated Finished Product Listing

ItemID	Units	MSDS Class	Quantity	BinID	CurrentLocnWarehouse	Presentation	ApproxVolumeGallons
PLIOBOND 20 1/2 PINT	EA	3	72	H05-05-02	Haz Room	8 OZ BOTTLE	4.5
S-8 QT	EA	3	3	H05-05-02	Haz Room	QUART	0.75
060B96G - 91572	EA	3	9	H05-05-03	Haz Room	250ML BOTTLE/CARTRIDGE	5.94
3402-C LF AFC 500G CAN	CN	3	13	H05-05-03	Haz Room	QUART	3.25
535-A 8.3 ML VIAL	EA	3	20	H05-05-03	Haz Room	1CC, 3CC OR 5CC SYRINGE OR TUBE	0.08
F900 1/2 OZ. ORANGE	EA	3	116	H05-05-03	Haz Room	GALLON	0.464
L1007M-82	QT	3	12	H05-05-03	Haz Room	QUART	3
P1292 PINT	EA	3	2	H05-05-03	Haz Room	PINT	0.25
PR-1200 PRIMER CLR 2.9KG	PL	3	1	H05-05-03	Haz Room	PAIL	5
1063 GEL STRIPPER LT	LT	3	3	H05-05-04	Haz Room	LITER	0.78
1B18 LT	LT	3	4	H05-05-04	Haz Room	LITER	1.04
1B73AP LT	LT	3	2	H05-05-04	Haz Room	LITER	0.52
3-6060 PRIME COAT 2.9KG	BT	3	1	H05-06-02	Haz Room	GALLON	1
P5200 ADHES PROMO-RED 340G	CN	3	1	H05-06-02	Haz Room	PINT	0.125
1-2620 DISPERSION 3.6KG PL	PL	3	2	H05-06-03	Haz Room	PAIL	10
2A53A LT	LT	3	8	H05-06-03	Haz Room	LITER	2.08
3-1953 CONFORM CTG 175ML	CG	3	6	H05-06-03	Haz Room	75ML BOTTLE/CARTRIDGE	0.12
ACRYLIC GEL LT	LT	3	4	H05-06-03	Haz Room	LITER	1.04
F925 1/2 OZ PINK	EA	3	53	H05-06-03	Haz Room	GALLON	0.212
OS-10 500ML BOTTLE	BT	3	6	H05-06-03	Haz Room	500ML BOTTLE	0.792
PR-1204 PRIMER 309G	CN	3	24	H05-06-03	Haz Room	PINT	3
1-2577 LOW VOC CTG 3.4KG	PL	3	1	ICHOLD	Open Location	PAIL	5
1B31S 5LT	EA	3	2	ICHOLD	Open Location	5 LITER BOTTLE	2.64
1B73 20 LT PL	PL	3	1	ICHOLD	Open Location	20 LITER PAIL	5.28
21086	KT	3	2	ICHOLD	Open Location	25ML TUBE/SYRINGE	0.132
2A64B 5LT	EA	3	1	ICHOLD	Open Location	5 LITER BOTTLE	1.32
406/19GB GRAY 300MLX75ML	EA	3	12	ICHOLD	Open Location	75ML BOTTLE/CARTRIDGE	0.24
50 AMB 10 GR	EA	3	4	ICHOLD	Open Location	GALLON	0.016
600 THINNER 20LT PL	PL	3	1	ICHOLD	Open Location	20 LITER PAIL	5.28
PR-1204 PRIMER 309G	CN	3	2	ICHOLD	Open Location	PINT	0.25
38762	EA	3	130	R01-03-01	Open Location	400ML BOTTLE/CARTRIDGE	14.3
398429	EA	3	22	R01-05-01	Open Location	400ML BOTTLE/CARTRIDGE	2.42
14340	EA	3	16	R02-02-02	Open Location	GALLON	0.064
MH2200 QUART	QT	3	2	R02-02-05	Open Location	QUART	0.5
INITIATOR 46 35 ML	EA	3	6	R02-09-02	Open Location	1CC, 3CC OR 5CC SYRINGE OR TUBE	0.024
14340	EA	3	206	R02-09-05	Open Location	GALLON	0.824
1401791	EA	3	149	R02-11-02	Open Location	1 OZ BOTTLE	0.596
21086	KT	3	1	R02-13-02	Open Location	25ML TUBE/SYRINGE	0.066
21086	KT	3	15	R02-13-03	Open Location	25ML TUBE/SYRINGE	0.99
1401792	EA	3	10	R02-13-04	Open Location	1 OZ BOTTLE	0.04
398429	EA	3	20	R02-14-01	Open Location	400ML BOTTLE/CARTRIDGE	2.2
AR4315HP CREAM 50ML	EA	3	215	R02-14-02	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	2.795
14320	EA	3	110	R02-14-03	Open Location	GALLON	0.44
AR4315HP CREAM 50ML	EA	3	15	R02-14-04	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.195
CS 3100 T2 C1 GALLON KIT	KT	3	4	R02-17-01	Open Location	GALLON KIT	8
204 0.1 GAL. CART.	EA	3	17	R02-17-02	Open Location	GALLON	17
AR4315HP CREAM 400ML	EA	3	3	R02-17-04	Open Location	400ML BOTTLE/CARTRIDGE	0.33
AR4315HP CREAM 50ML	EA	3	17	R02-17-04	Open Location	50ML DUALPACK/BOTTLE/SYRINGE	0.221
TA4246 310ML	EA	3	10	R02-20-02	Open Location	300ML TUBE	0.79
20419	KT	3	58	R02-20-03	Open Location	GALLON	0.232
1A20 LT	LT	3	6	REC-02-02	Open Location	LITER	1.56
1A20 LT	LT	3	24	REC-02-02	Open Location	LITER	6.24
3901 1/2 PINT	PT	3	24	REC-05-03	Open Location	PINT	3
BOSC4L-78	PT	3	12	REC-05-03	Open Location	PINT	1.5
ISR-PRIMERM	EA	3	5	REC-05-03	Open Location	GALLON	0.02
MIL-V-173 PINT	EA	3	4	REC-05-04	Open Location	PINT	0.5
POXYLUBE 820	EA	3	3	REC-05-04	Open Location	QUART	0.75

Row Labels	Sum of ApproxVolumeGallons
Haz Room	4307
Open Location	4212
Picked To Order	1151
Grand Total	9671

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: May 4, 2015

AGENDA ITEM: Public Hearing & New Business **(2020 Land Use Plan
Amendment Ordinance,
Rezoning Ordinance &
Conditional Use Permit)**

ITEM TITLE: Patrick Josten, Agent for Rockfield Short Pour LLC and Property Owner of Parcel #GTNV 103-992 (W172 N13098 Division Road); Application to change the land use plan map designation of the parcel from "Industrial/Office" to "Mineral Extraction"; Application to rezone the parcel from the M-1: Limited Industrial to the M-4: Mineral Extraction Zoning District pursuant to Section 17.36 of the Municipal Code; and a CUP Application to allow the operation of a "ready mix" concrete production and delivery operation.

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department 

SUMMARY EXPLANATION:

In October 2012, the Village Board granted a conditional use permit (CUP No. 08-12) to Patrick Josten to continue his Rockfield Short-Pour operation of a non-compliant small-scale, ready-mix concrete batch plant from a 2-acre residential property for a period of two (2) years. The Village Board granted a 2-year time period in order for Josten to bring his property into compliance, or, move the concrete batch operation to another location. CUP #08-12 expired in November, 2014, but was extended for six weeks through December, 2014.

At the direction of the Village Planner, Josten applied for the Land Use Plan map amendment ("Industrial" to "Mineral Extraction") and rezoning (M-1: Limited Industrial to M-4: Mineral Extraction) based on a strict interpretation of the Land Use Plan and Zoning Code. Upon further consideration of the size of the property and scale of the operation (both limited in terms of potential expansion), the Village Planner determined that the operation as proposed could be located on the subject property under the current land use plan map designation and zoning district. Consequently, staff's recommendation and the Plan Commission recommendation effectively "deny" the map amendment and rezoning because, in their collective opinion, those applications are no longer necessary.

A conditional use permit continues to be required because the proposed use and activities are not specifically listed/classified in the M-1: Limited Industrial District. The Plan Commission has recommended approval of the CUP with multiple conditions.

Patrick Josten & Rockfield Short Pour LLC, Property Owner
Conditional Use Permit (CUP)
Page 2

ATTACHMENTS:

- ◆ April 13, 2015 Staff Report & Plan Commission Meeting Minutes
- ◆ Draft CUP
- ◆ Application Materials

PLAN COMMISSION RECOMMENDATION:

APPROVE a conditional use permit for Patrick Josten and Rockfield Short Pour LLC (RSP) to operate a ready-mix concrete mixing and delivery business from the property located at W172 N13098 Division Road subject to ten (10) conditions (see draft CUP).

NOTE:

GIVEN THE NUMBER OF DOCUMENTS, INCLUDING MAPS AND PLANS, VILLAGE BOARD MEMBERS SHOULD BRING THE MATERIALS THAT WERE DISTRIBUTED TO THEM IN ADVANCE OF THE APRIL 13 PLAN COMMISSION MEETING FOR THIS ITEM.

**NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN**

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following date and at the time noted below (or soon thereafter):

DATE: Monday, May 4, 2015
TIME: 7:00 p.m. or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the applications filed by the following petitioner for: (1) a 2020 LAND USE PLAN MAP AMENDMENT to change the land use plan map designation for the following described property from "Industrial/Office" to "Mineral Extraction"; (2) a REZONING application to rezone the following described property from the M-1: Limited Industrial to the M-4: Mineral Extraction Zoning District pursuant to Section 17.36 of the Municipal Code; and (3) a CONDITIONAL USE PERMIT to allow the operation of a "ready mix" concrete production and delivery operation pursuant to Section 17.36(2)(e) of the Municipal Code:

Petitioner: Patrick M. Josten, Property Owner of and Agent for Rockfield Short-Pour LLC
Property Tax Parcel #: GTNV 103-992 (1.75 acres located at W172 N13098 Division Road)

Property Description:

That part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:
Commencing at the west $\frac{1}{4}$ corner of said Section 10, thence S $01^{\circ}43'26''$ E on the west line of said Section 10, 360.00 feet to the point of beginning of the land to be described; thence continuing S $01^{\circ}43'26''$ E on the west line of said Section 10, 433.45 feet; thence N $88^{\circ}16'34''$ E, 150.00 feet; thence S $01^{\circ}43'26''$ E, 49.09 feet; thence N $80^{\circ}20'34''$ E, 183.95 feet; thence N $37^{\circ}43'39''$ W 565.10 feet to the point of beginning.
Containing: 76,230 square feet or 1.75 acres.

A copy of the application is on file in the Village Planning Department office and is available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 9th day of April, 2015.
Barbara K. D. Goeckner, Village Clerk

To Be Published On: April 16th and April 23rd, 2015

2020 LAND USE PLAN AMENDMENT, REZONING & CONDITIONAL USE PERMIT APPLICATIONS & SITE PLAN REVIEW

4/13/15 Plan Commission Meeting

Patrick Josten / Rockfield Short Pour LLC

Village Planner Report

Germantown, Wisconsin

Summary

Patrick Josten, owner/operator of Rockfield Short Pour LLC, and property owner of a 1.42-acre parcel located at W172 N13098 Division Road, is seeking approval of a 2020 Land Use Plan map amendment, rezoning application, conditional use permit application and site development & building plans in order to relocate his existing ready-mix concrete batch & delivery operation from his residential property.

Property Location: W172 N13098 Division Road

Applicant/Owner: Patrick Josten
W172 N12882 Division Road
Germantown, WI 53022

Current 2020 LUP Map:	Industrial
Proposed 2020 LUP Map:	Mineral Extraction
Current Zoning:	M-1: Limited Industrial
Proposed Zoning:	M-4: Mineral Extraction

Adjacent Land Uses		Zoning
North	Agricultural	A-2
South	Industrial/Residential	M-1/Rs-3
East	Agricultural	A-2
West	Residential	Rd-2/Rs-1



Background

Patrick Josten owns a 2-acre parcel ¼-mile south on Division Road located in an Rs-2 Single-family Residential Zoning District. The 2-acre parcel was created back in 1995 when it was divided from the adjacent 6.25-acre parcel (to the south) owned by Josten's parents. To one degree or another, Josten has operated Rockfield Short Pour (RSP) as a seasonal, small-batch concrete operation from this residential property for many years. In 2009, in response to a complaint and follow-up inspection by Village staff, Josten was notified that his concrete operation violated provisions of the Village's Zoning Code; specifically: (1) the business is not a permitted use in the Rs-2 District; and (2) the location and characteristics of the concrete operation exceed the allowance for "home occupations" allowed in the Rs-2 District. At that time, "major" home occupations as defined in Section 17.61 of the Code were not permitted in the Rs-2 District. In 2010, Josten obtained the support of a Village Trustee who spearheaded a successful effort to amend the Zoning Code to allow "major" home occupations to operate from property in the Rs-2 District. This amendment created an opportunity for Josten to apply for the requisite conditional use permit (CUP) needed in order to legally operate a "major" home occupation from his 2-acre property. However, given the seasonal nature of his concrete business, Josten informed Village staff in late 2010 that he was contemplating moving the business from his 2-acre residential property to this 1.42-acre. In early 2011, Josten was reminded that he needed to apply for a "major" home occupation CUP or other permits if he intended to continue to operate the concrete business. In early 2012, Josten indicated that it was his intent to move his concrete operation to this 1.42-acre property. At that time, staff informed Josten that concrete batch plants are not a permitted use in the M-1 District and, that his only options in order to continue to run his concrete operation would be to obtain a "major" home occupation CUP for his 2-acre residential property, or, attempt to amend the 2020 Land Use Plan map for the other parcel and rezone that parcel into the M-4: Mineral Extraction District, the only other zoning district within which concrete batch operations are allowed (with a CUP). In October 2012, the Village Board granted Josten a "temporary" Home Occupation CUP with a November, 2014 expiration date with the expectation that Josten would pursue the necessary permit applications to move the business from his residential property to the 1.42-acre property subject of these applications. In November 2014, Josten requested and was granted a 6-week extension to the November, 2014 CUP expiration date in order to finalize projects underway at the end of the 2014 construction season.

Proposal

Patrick Josten, owner/operator of Rockfield Short Pour LLC (RSP), and property owner of a 1.42-acre parcel located at W172 N13098 Division Road, is seeking approval of a 2020 Land Use Plan map amendment, rezoning application, conditional use permit application and site development & building plans in order to relocate his existing "short pour" ready-mix concrete batch & delivery operation from his residential property.

2020 Land Use Plan Map Amendment & Rezoning

The subject parcel is currently classified as "Industrial/Office" on the Village's 2020 Land Use Plan (LUP) map. Because the Applicant's ultimate goal is to obtain whatever permits and approvals are required in order to operate the ready-mix operation, rezoning of the property is required. The only zoning district in the Village's Zoning Code that allows ready-mix concrete operations is the M-4: Mineral Extraction District (but only with a conditional use permit). Similarly, the only 2020 Land Use Plan map classification intended for the M-4 Zoning District is the "Mineral Extraction" classification.

Therefore, the applicant has filed the necessary applications to change the 2020 LUP map classification from "Industrial/Office" to "Mineral Extraction", and, to rezone the property from the current "M-1: Limited Industrial" to the M-4: Mineral Extraction Zoning District.

As stated in the application summary (Sheet A.0), the Applicant's intent is to continue to operate a small-scale concrete mixing and delivery operation using the same procedures, materials and methods at the same level of intensity as previously operated as a "home occupation".

Conditional Use Permit

As presented in the detailed site plans and operation description (Sheet A.7.1), the Applicant intends to continue to operate a seasonal, small-scale ready-mix concrete operation (RSP) from the existing metal building located on the 1.42-acre subject property with the following operational characteristics:

- RSP will operate seasonally from March 1st through November 30th 7 days/week from 7:00 am to 8:00 pm;
- RSP will provide concrete to customers within a 25-mile radius using three (3) different sizes of "short pour" delivery vehicles (see Sheets A.9, A.10 & A.11);

Truck #	Weight EMPTY (lbs)	Weight FULL CAPACITY (lbs)	Max. Delivery Size (CU Yards)
1	8,320	12,320	2 yds
2	13,280	26,000	3 yds
3	14,280	33,500	4.5 yds

- Raw materials (stone, sand and pallets of Portland cement bags) will be delivered to the site by tandem-axle trucks ranges from an average of 2 to a maximum of 4 truck deliveries per week;
- Stone and sand will be stockpiled outside in 12' wide x 20' long aggregate bins located on the north elevation of the building and comprised of concrete block walls with access from both the outside and inside; 80# bags of Portland cement will be stored on pallets inside the building;
- Loading and mixing of the raw materials and water will be carried inside the building using a lift-and tip hopper system; the delivery vehicles will back into the building from a modified access door on the south elevation of the building;
- Water will be obtained from an existing well on the property;
- The number of truck deliveries taking finished product from the site ranges from an average of 5 to a maximum of 10 deliveries per day (when all 3 vehicles are delivering).

Building Plans

As presented in the detailed site plans and supporting information, the proposed ready-mix operation will operate from approximately 4,915 sqft of the existing 10,580 sqft metal building on the 1.42-acre subject property. The existing building is occupied by three (3) other existing business operations, including the following (see Sheet T.0):

- Premier Floor Coatings; concrete floor repair & coating business (1,215 sqft)
- Geoff of All Trades; home maintenance & repair business (910 sqft)
- C-S Performance; engine parts & accessories storage (2,310 sqft)
- The Applicant uses the 2nd floor as a hobby room and storage (1,193 sqft).

All of these business operations have one (1) employee and generally conduct their business off-site and specific job sites (vs. conducting business on a full-time or regular basis from the building).

As part of the proposed RSP ready-mix operation, a number of building improvements are proposed and include the following (Sheet A-1, A-2 & S.2):

- Minor interior work space modifications to accommodate the concrete batch loading apparatus, equipment and materials;
- Install modular toilet facility w/ integral holding tank and roof venting;
- Install interior exhaust fan (south elevation);
- Install two (2) man-doors (north elevation);
- Install 1-hour fire-rated resistance enclosure for 2nd floor stairway and doorways;
- Install two (2) overhead doors on north elevation;
- Install fire safety items, including: smoke & heat detector, horn/strobe, fire extinguishers & illuminated exit lights throughout the building
- Construct two (2) 12' x 20' aggregate storage bins on north elevation;

Given the type of construction, materials and current and proposed business operations in the building, the Applicant was required to obtain state-approved building plans prior to submitting Village applications. Sheets A.0 to A.2 are included as part of the conditional approval granted by the Wisconsin Department of Safety & Professional Services (DSPS).

Access & Parking. The property is served by two (2) existing gravel driveways on Division Road (CTH G). The north driveway will continue to be used as the primary driveway for the delivery of raw materials, including the stone and sand to be stored in the outside aggregate bins on the north side of the building. The south driveway abuts the residential property to the south. Parking is provided on the south side of the property adjacent to the building and in a graveled, un-marked parking/ maneuvering and outside storage area that serves the existing loading docks on the south side the building. Improvements include:

- Expand the gravel maneuvering area on north side of building in the vicinity of the aggregate bins;
- Remove the existing gravel drive at the rear of the building that encroaches into the railroad right-of-way.

Utilities. The property is served by an on-site well. No sanitary system is currently installed on the property. A portable toilet is currently placed on the south side of the building for use by the existing business operations. To address the requirement for adequate sanitary facilities, the Applicant is proposing to install a portable toilet within the building and has received conditional approval from the Wis DSPS to:

- Install a modular uni-sex toilet facility that will contain a hand-washing station and appropriate roof venting

Storm Water Management. No new impervious surfaces are proposed and, as a result, no storm water management requirements apply.

Landscaping. A detailed landscaping plan has been prepared (see Sheet L.1) that proposes the following:

- Install a 60' long landscape screen hedge along the south driveway along the common residential property line with the property;
- Remove the concrete/gravel pad in front of the building that encroaches into the Division Road right-of-way and replace with soil and a maintained lawn;
- Install an vegetative screen comprised of (20) Boston Ivy adjacent to the existing 6' concrete block screen wall on the north side of the building;
- Install a total of (21) evergreen trees along Division Road north of the existing driveway comprised of White Pine (9); Austrian Pine (6) and Colorado Spruce (6) at a spacing of 11' on center setback approximately 20' from the pavement edge (8-10' from the property line)

Lighting. No external lighting for the building is proposed.

Signage. No signage is proposed at this time.

Staff Comments

2020 Land Use Plan Map Amendment & Rezoning

Given the intent of the "Mineral Extraction" classification as used on the 2020 LUP map (to effectively recognize existing gravel operations in the Village at the time the 2020 LUP was adopted), and the small-scale of the proposed RSP business operation that only involves the storage, mixing and delivery of concrete products for use at other locations, the need to amend the 2020 LUP and rezone the property into the M-4 Zoning District appears to be excessive and (arguably) unwarranted. While the proposed RSP business operation includes a component use or secondary activity that is typical and customary for what one might find as part of a full-fledged mineral extraction operation, RSP is not a mineral extraction operation. Arguably, RSP is only a product mixing and delivery service that will not have the type or amount of noise, dust or traffic impacts associated with the type of mineral extraction operation the M-4 Zoning District is intended to regulate.

Consequently, staff recommends that the Plan Commission view the proposed RSP ready-mix operation as being consistent with the purpose and intent of the M-1 Zoning District regulations as set forth in Section 17.33 of the M-1 district regulations:

17.33 - M-1 LIMITED INDUSTRIAL DISTRICT.

The M-1 Industrial District is intended to provide for warehousing, manufacturing or fabrication operations which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the Village as a whole by reason of smoke, odor, noise, dust, flash, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably insure compatibility with the surrounding area in this respect. All uses in this District must meet the State of Wisconsin industrial standards.

If the Plan Commission agrees to do so, there is no need to amend the 2020 LUP map classification; the current "Industrial/Office" classification would continue to apply and likely be more appropriate not only for the proposed RSP business operation, but also for the other

existing businesses operating from the building. However, since the ready-mix use is not specified as a “permitted use” in the M-1 District regulations, a conditional use permit will be required pursuant to the use restrictions under Section 17.07(3)(a)2.

Conditional Use Permit

Staff’s principal concerns with the proposed operation relate to the relative proximity of the existing building to the surrounding residential uses. While legally non-conforming, the building, driveway and parking areas encroach into the standard setback and yard areas that would ordinarily apply if this site was first being developed for the RSP operation. Also, while the Applicant has indicated a desire to not expand the business beyond the current levels of activity, the ability to do so has effectively and historically been restricted given that it has been operated as a home-based business from a residential property. Consequently, staff is recommending a number of conditions that, if approved, are intended to limit or mitigate potential impacts on the surrounding neighborhood. Specifically, additional landscaping and screening should be provided along Division Road and the south property line.

Paving the driveways and parking/maneuvering areas is also a requirement in the Zoning Code under 17.45(1)(c). Also, parking areas and driveways are required to meet a minimum 5’ setback from property lines and minimum 10’ separation between driveways. While the installation of a hedgerow along the common property line with the residential property to the south is an improvement, paving the driveway and installing an adequately landscaped “island” between the driveways with something more substantial should be required (e.g. trees, shrubs, fencing, etc.).

Similarly, the proposed landscaping along Division Road is an improvement, but 6-8’ tall evergreens spaced 10’+ feet apart will not provide a sufficient screen in near future. A more substantial and instantaneous visual screening should be installed setback from the property line north of the building (as currently shown) and comprised of both deciduous (min. 3” dia) and evergreen trees (min. 10’ height) and shrubs (min. 24” height) ; a 2’-4’ berm should also be considered. As an alternative to landscaping the entire property line north of the building, the landscaping/berming could be provided north-to-south along the north edge of the existing north driveway and expanded maneuvering area (in a more east-to-west orientation).

As discussed above, the Applicant is proposing to use an alternative sanitary system comprised of a portable toilet enclosure that will be installed and accessible from inside the building with venting to the roof (vs. installing an on-site septic system given that public sanitary sewer is not available in this part of the Village). Neither Washington County (the agency that regulates septic systems) nor the Village has specific policies or regulations that require the installation of a septic system nor prohibit the use of portable toilets (if such an alternative approved by the Wis DSPS under prevailing building code allowances). Given the relatively few number of employees who require sanitary facilities

One potential impact that hasn’t been addressed is the potential for noise associated with mixing and loading the delivery trucks inside the building. It’s unknown if whatever noise is associated with those activities would be amplified in some manner given the metal walls of the building or with the mixing.

The existing businesses operating from the property do not have zoning permit approval. While not details concerning those operations has been provided, it appears that those businesses would likely be compliant with the M-1 District regulations. However, zoning permit approval is required and should be obtained prior to RSP commencing operations from the property.

Finally, this portion of Division Road (CTH G) is under the jurisdiction of the Washington County Highway Department. While requested to comment on the proposal, no comments have been received from Washington County at this time. The Applicant should be required to obtain whatever, if any, permit or approval may be required by the County.

Fire Department/Police Department

The Fire Department has indicated that the existing/proposed parking lot configuration is acceptable provided that fire lanes around the building have an unobstructed width of 20' and be paved to accommodate the weight of our fire apparatus. The Fire Department is also requesting that the southeast corner of the existing parking area be designed to allow fire apparatus some means to turn around. Specific requirements per NFPA-1 (2012) include:

- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet from fire department access roads as measured by an approved route around the exterior of the building or facility;
- Fire department access roads shall have an unobstructed width of not less than 20'; and
- Dead-end fire department access roads in excess of 150 feet in length shall be provided with approved provisions for the fire apparatus to turn around.

The Police Department is requesting that all doors and docks be numbered with reflective numbers to aid emergency personnel access.

VILLAGE PLANNER RECOMMENDATION:

2020 LUP Map Amendment

DENY the proposed 2020 Land Use plan map amendment to change the classification of the 1.42-acre parcel from "Industrial/Office" to "Mineral Extraction" as proposed.

VILLAGE PLANNER RECOMMENDATION:

Rezoning

DENY rezoning the 1.42-acre parcel from the M-1: Limited Industrial to the M-4: Mineral Extraction Zoning District.

Village Planner Recommendation**Conditional Use Permit**

APPROVE a conditional use permit for Patrick Josten and Rockfield Short Pour LLC (RSP) to operate a ready-mix concrete mixing and delivery business from the 1.42-acre property located at W172 N13098 Division Road subject to the inclusion of all "standard" CUP language and conditions regarding changing conditions and unpredictable negative impacts, as well as, the following additional conditions:

1. This permit authorizes the uses and activities set forth in the conditional use permit application dated December 8, 2014 and in the supporting documents and plans made part of the application, including the site development and building plan sheets (dated December 8, 2014) and detailed building plans dated January 30, 2015, as attached to the Wis DSPS conditional approval letter dated February 26, 2015. All of the operational characteristics and services provided, as well as commitments made by the Applicant, as cited in the application, supporting documents and Village staff report and recommendation are deemed to be conditions of approval.
2. If the use, activities and/or operation of the ready-mix business subject of this permit falls out of conformity with the conditions herein, or where there is a change in the character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. Unless and until the owner/operator receives approval from the Village for revised operational plans, the type and amount of all truck deliveries of raw materials on an average monthly basis, and, the total number of product deliveries on an average daily basis should not exceed those as presented in Sheet A.8. The owner/operator is responsible for reporting to the Village any planned or expected increases in raw material and/or product deliveries over the amounts presented in the operation plans and Sheet A.8.
4. All mixing of raw materials shall be conducted within the enclosed building, and, all raw material storage shall be within an enclosed building or adequately screened so as to not be visible from the nearby residential properties.
5. The owner/operator shall be responsible for cleaning up within 24 hours any raw and/or finished concrete materials deposited onto any public road or right-of-way.
6. In the event that noise or dust created by or associated with the ready-mix operation creates negative impacts on the surrounding properties, the owner/operator shall be responsible for developing and implementing a contingency plan and measures deemed acceptable by the Village to mitigate said impacts from leaving the property and negatively impacting adjacent and nearby properties or residents.
7. The CUP shall not be transferrable to any subsequent property owner and/or business operator.
8. Except for landscaping and paving, all proposed building and site improvements as set forth in the application materials and any conditions of approval required by the Village for the site development and building plans shall be installed or in the process of being installed prior to issuance of an occupancy permit. Installation of landscaping and paving improvements may be delayed up to one (1) year after an occupancy permit has been issued provided that a financial guarantee in the form of cash or a letter of credit has been provided to the Village to ensure completion of said landscaping and/or pavement improvements within one (1) year after issuance of an occupancy permit. Submittal of an occupancy bond up to \$10,000 shall satisfy the Village's occupancy bond requirement under Building Code Section 14.065 and the financial guarantee provided for herein.
9. The Applicant should be required to obtain whatever, if any, permit or approval may be required by the County.
10. All existing businesses operating from the property shall obtain zoning permit approval prior to issuance of an occupancy permit.

Village Planner Recommendation**Site Development & Building Plans**

APPROVE the site development and building plans for the proposed improvements to the property and building located at W172 N13098 Division Road subject to the following conditions:

1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated December 8, 2014 and supplemental building plans dated January 30, 2015 (attached to the Wis DSPS conditional approval letter dated February 26, 2015) unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.
2. All landscaping and paving improvements shown on the approved site plans or required herein shall be installed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount of \$10,000 or 120 percent of the estimated installation and material costs reviewed and approved by the Village (whichever is less) is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. The following items shall be provided as required by the Village Fire Department: (a) the north and south driveway access roads shall be improved such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet from said access road as measured by an approved route around the exterior of the building or facility; (b) the access roads shall have an unobstructed width of not less than 20'; and (c) the dead-end access in the southeast corner of the property south of the building beyond 150 feet in length shall include provisions that will enable fire apparatus to turn around.
4. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
5. The driveways and parking/maneuvering areas are required to be paved under Zoning Code Section 17.45(1)(c). When paved, the south driveway shall be set back a minimum of 5' from the property line with a minimum 10' separation between driveways.
6. The proposed landscaping "island" along the south property line and between the two driveways shall be enhanced with more substantial landscaping, e.g. trees, shrubs, fencing, etc.
7. The proposed landscaping along Division Road shall be enhanced with additional landscaping to create a more substantial and instantaneous visual screening in front of and north of the building. Said landscaping shall be comprised of both deciduous (min. 3" dia) and evergreen trees (min. 10' height) and shrubs (min. 24" height) in an amount equal to 12 evergreen trees, 6 deciduous trees, 3 ornamental trees, and 15 evergreen shrubs per 100 linear feet. As an alternative, the owner/operator may include a 2'-4' high berm along with the proposed landscaping.
8. A revised site plan and revised landscape plan shall be prepared and submitted to the Village Planner for review and approval prior to issuance of a building permit. Said plan shall include the items under Conditions #3, #5, #6 and #7 herein.

CUP # 8 - 12

Document No.

CONDITIONAL USE PERMIT

Document Title

1328402

**VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT**

RECORDED

February 07, 2013 10:00 AM

SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Whereas the Applicant:

Fee Amount: \$25.00

**Patrick Josten, Property Owner & Operator of Rockfield
Short Pour LLC**

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Applicant to permit the operation of a "short pour" ready-mix concrete batch & delivery operation as a "major" home occupation from the property located at W172 N12882 Division Road in the Rs-2; Single-family Zoning District pursuant to Section 17.61 of the Village Zoning Code.

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

GTNV 103-983**On the following described property located in the Village of Germantown, Washington County, Wisconsin:**

A 2.02 acre being a part of the SW ¼ of the SW ¼ of Section 10, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the SW corner of the SW ¼, thence N 01 43'26" W along the west line of the SW ¼, 663.20 feet; thence N 89 10'50" E, 60.02 feet to the place of beginning; N 89 10'50" E, 301.00 feet; thence S 00 01'55" E, 276.29 feet; thence S 88 47'34" W, 162.00 feet; thence S 38 39'34" W, 66.30 feet; thence N 88 52'26" W, 87.94 feet; thence N 01 43'26" W, 325.59 feet to the place of beginning.

Tax Key No: 103-983

Address: W172 N12882 Division Road

Pursuant to the following condition(s):

1. This permit authorizes the uses and activities as set forth in the conditional use permit application and in the supporting documents and plans made part of the application. Except as may be limited herein, all of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval. Operational hours are permitted to be 6:00 am to 8:00 pm Monday through Friday, and, 8:00 am to 8:00 pm on Saturdays and Sundays.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or

where conditions imposed were anticipated to mitigate or eliminate harmful effects associated with the use but are subsequently insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

3. This conditional use permit shall expire on November 1, 2014.
4. The total number of loads or deliveries of concrete allowed to leave the property shall be limited to a maximum of twelve (12) per day.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 15th day of October, 2012.

ATTEST:

Barbara K. D. Goeckner
Barbara K. D. Goeckner, Village Clerk

Dean Wolter
Dean Wolter, Village President

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 11 day of December, 2012, the above named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Christine M. Micka

{type or print name of Notary on this line}

Christine M. Micka

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: 7-19-15



Conditional Use Permit (CL) # 8-12
 Patrick Josten & Rockfield Short Pour LLC, Property Owner
 Page 3 of 3

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

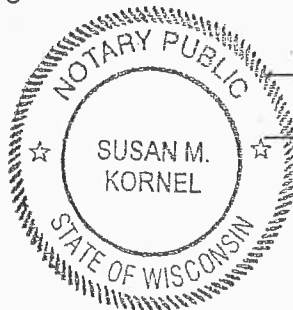
As representative for Rockfield Short Pour LLC, I, Patrick Josten, Property Owner, hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 16 day of Jan., ~~2012~~ ²⁰¹³

Patrick Josten
 Patrick Josten
Patrick Josten
 (signature on this line)

STATE OF WISCONSIN) SS
Washington COUNTY)

Personally came before me this 16th day of January, ~~2012~~ ²⁰¹³, being the above named Patrick Josten, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Susan M Kornel
 {type or print name of Notary on this line}
Susan M Kornel
 {signature of Notary on this line}

Notary Public, State of Wisconsin
 My Commission Expires: 12/13/2015

This instrument was drafted by:
 Jeffrey W. Retzlaff, AICP
 Village Planner/Zoning Administrator
 Village of Germantown, Wisconsin

4. ***State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
5. ***All technical corrections raised in the Village Engineer's March 27, 2015 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.***
6. ***Additional evergreen and deciduous trees need to be added along the south and west property lines in an amount equal to: two (2) large deciduous/canopy trees (min. 2.5" dia); three (3) evergreen trees (min. 6-8'); and three (3) ornamental/understory trees (min. 2"dia) per 100 linear feet.***

Discussion continued.

MOTION to Amend Campbell second Baum to revise Condition #6 by removing the requirement for ornamental/understory trees. The total number of additional trees required totals 35 from 56.

Mr. Marriott said it still seemed like a lot of trees required for the tree lined lot.

MOTION Baum second Shadid to Amend the Amendment to change the requirement from 100 linear feet to 200 linear feet. The total number of trees now required is 18.

MOTION to Amend the Amendment carried (6-1 Peck).

MOTION to Approve the Amendment as Amended carried unanimously.

MOTION to Approve as Amended carried unanimously.

Rockfield Short Pour – W172 N13098 Division Road. Patrick Josten, owner/operator, is seeking approval of a 2020 Land Use Plan map amendment, rezoning application, conditional use permit application and site development and building plans in order to relocate his existing ready-mix concrete batch delivery operation from his residential property. Planner Retzlaff summarized the proposal.

MOTION Baum second Gray to Approve the proposed Land Use Plan Map Amendment to change the classification of the 1.42-acre parcel from "Industrial/Office" to "Mineral Extraction" as proposed.

MOTION Denied unanimously.

MOTION Baum second Shadid to Approve rezoning the 1.42-acre parcel from the M-1: Limited Industrial to the M-4: Mineral Extraction Zoning District.

MOTION Denied unanimously.

Planner Retzlaff said he believed the existing Zoning M-1: Limited Industrial and Land use plan classification of industrial provides for this type of facility given its small scale. And there is provision in the code stating any unclassified use in a zoning district can approved by the Plan Commission under the provisions of a conditional use permit. Trustee Baum asked if there was any opposition to this proposal. Planner Retzlaff said he had not received any

public comment regarding the applications. Discussion continued.

Adam Voltz, representing Pat Josten, asked Plan Commission to reconsider Condition #5 with regard to paving the site. He said the amount of activity on the site is relatively minimal and for an operation of this size it will not be doable. Planner Retzlaff said the code requires the parking area to be paved when there is a change in the use or modification of the building or site it is required to be brought into compliance with the code. Mr. Voltz asked if the Plan Commission would be open to a macadam composite paving. Planner Retzlaff said it could be acceptable. Discussion followed.

MOTION Yokes second Baum to Approve a Conditional Use Permit for Patrick Josten and Rockfield Short Pour LLC (RSP) to operate a ready-mix concrete mixing and delivery business from the 1.42-acre property located at W172 N13098 Division Road subject to the inclusion of all "standard" CUP language and conditions regarding changing conditions and unpredictable negative impacts, as well as, the following additional conditions:

- 1. This permit authorizes the uses and activities set forth in the conditional use permit application dated December 8, 2014 and in the supporting documents and plans made part of the application, including the site development and building plan sheets (dated December 8, 2014) and detailed building plans dated January 30, 2015, as attached to the Wis DSPS conditional approval letter dated February 26, 2015. All of the operational characteristics and services provided, as well as commitments made by the Applicant, as cited in the application, supporting documents and Village staff report and recommendation are deemed to be conditions of approval.***
- 2. If the use, activities and/or operation of the ready-mix business subject of this permit falls out of conformity with the conditions herein, or where there is a change in the character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
- 3. Unless and until the owner/operator receives approval from the Village for revised operational plans, the type and amount of all truck deliveries of raw materials on an average monthly basis, and, the total number of product deliveries on an average daily basis should not exceed those as presented in Sheet A.8. The owner/operator is responsible for reporting to the Village any planned or expected increases in raw material and/or product deliveries over the amounts presented in the operation plans and Sheet A.8.***
- 4. All mixing of raw materials shall be conducted within the enclosed building, and, all raw material storage shall be within an enclosed building or adequately screened so as to not be visible from the nearby residential properties.***
- 5. The owner/operator shall be responsible for cleaning up within 24 hours any raw and/or finished concrete materials deposited onto any public road or right-of-way.***
- 6. In the event that noise or dust created by or associated with the ready-mix operation creates negative impacts on the surrounding properties, the***

owner/operator shall be responsible for developing and implementing a contingency plan and measures deemed acceptable by the Village to mitigate said impacts from leaving the property and negatively impacting adjacent and nearby properties or residents.

- 7. The CUP shall not be transferrable to any subsequent property owner and/or business operator.*
- 8. Except for landscaping and paving, all proposed building and site improvements as set forth in the application materials and any conditions of approval required by the Village for the site development and building plans shall be installed or in the process of being installed prior to issuance of an occupancy permit. Installation of landscaping and paving improvements may be delayed up to one (1) year after an occupancy permit has been issued provided that a financial guarantee in the form of cash or a letter of credit has been provided to the Village to ensure completion of said landscaping and/or pavement improvements within one (1) year after issuance of an occupancy permit. Submittal of an occupancy bond up to \$10,000 shall satisfy the Village's occupancy bond requirement under Building Code Section 14.065 and the financial guarantee provided for herein.*
- 9. The Applicant should be required to obtain whatever, if any, permit or approval may be required by the County.*
- 10. All existing businesses operating from the property shall obtain zoning permit approval prior to issuance of an occupancy permit.*

MOTION carried (6-1 Peck)

MOTION Yokes second Baum to Approve the Site Development and Building Plans for the proposed improvements to the property and building located at W172 N13098 Division Road subject to the following conditions:

- 1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated December 8, 2014 and supplemental building plans dated January 30, 2015 (attached to the Wis DSPS conditional approval letter dated February 26, 2015) unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.*
- 2. All landscaping and paving improvements shown on the approved site plans or required herein shall be installed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount of \$10,000 or 120 percent of the estimated installation and material costs reviewed and approved by the Village (whichever is less) is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.*
- 3. The following items shall be provided as required by the Village Fire Department: (a) the north and south driveway access roads shall be improved such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet from said access road as measured by an approved route around the exterior of the building or facility; (b) the access roads shall have an unobstructed width of not less than 20'; and (c) the dead-end access in the southeast corner of the property south of the building beyond 150 feet in length shall include provisions that will enable fire apparatus to turn around.*
- 4. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.*
- 5. The driveways and parking/maneuvering areas are required to be paved under Zoning*

Code Section 17.45(1)(c). *When paved, the south driveway shall be set back a minimum of 5' from the property line with a minimum 10' separation between driveways.*

- 6.** *The proposed landscaping "island" along the south property line and between the two driveways shall be enhanced with more substantial landscaping, e.g. trees, shrubs, fencing, etc.*
- 7.** *The proposed landscaping along Division Road shall be enhanced with additional landscaping to create a more substantial and instantaneous visual screening in front of and north of the building. Said landscaping shall be comprised of both deciduous (min. 3" dia) and evergreen trees (min. 10' height) and shrubs (min. 24" height) in an amount equal to 12 evergreen trees, 6 deciduous trees, 3 ornamental trees, and 15 evergreen shrubs per 100 linear feet. As an alternative, the owner/operator may include a 2'-4' high berm along with the proposed landscaping.*
- 8.** *A revised site plan and revised landscape plan shall be prepared and submitted to the Village Planner for review and approval prior to issuance of a building permit. Said plan shall include the items under Conditions #3, #5, #6 and #7 herein.*

Discussion continued regarding how much of the property needs to be paved, if the composite material would stand up to the weight of the trucks and if oil would be tracked onto Division Road.

MOTION to Amend Baum second Campbell to amend Condition #5 to pave the first 20 feet of each drive lane in concrete, on the north side of building the shaded area in macadam, the striped hatched line area in compacted gravel, on the south side of the building, macadam all the way to the hedge row and far enough beyond to get 5 parking stalls and the rest could be compacted gravel.

The neighbor to the south of Mr. Josten's property said he would prefer to not have the hedges between the two properties because he uses the Mr. Josten's driveway every day.

MOTION to Approve as Amended carried (6-1 Peck).

MOTION to Baum second Shadid to Amend the landscaping plan to eliminate the 16 common ninebark summer wine 5-gallon containers on the property line to the south and have them relocated elsewhere on the property and remove the 5 foot minimum parking setback.

MOTION to Amend carried unanimously.

MOTION Baum second Shadid to Amend Condition #7 to eliminate the requirement for 3 ornamental trees and to bring back a revised landscape plan for the Planner's approval. The evergreens should be 6 to 8 foot in height not 10 foot.

Commissioner Gray said she would like to see a revised landscape plan come back to Plan Commission with the evergreens 8 foot on center and 10 foot on center and see what we're approving. Chairman Wolter said he would be ok if some type of formal plan was submitted and reviewed by Planner Retzlaff before the Village Board meeting.

MOTION to amend carried unanimously.

Mr. Josten said he will work with the Village on the landscaping plan. Mr. Voltz asked if a

Temporary Conditional Use Permit could be acquired so Mr. Josten could begin operating his business. Chairman Wolter said he did not want to limit his business, but could not discuss that request now because it is not on the agenda.

MOTION to Approve as Amended carried (6-1 Peck).

MOTION Baum second Shadid to move to Item I on the agenda

MOTION carried unanimously.

Jeff & Kelyn Meyer for Rickmeyer Floor Covering – W213 N11231 Meeker Hill Lane.

The property owner has submitted a Certified Survey Map for purposes of clarifying the property lines for the 1.5-acre property as a result of STH 175 right-of-way acquisition by the Wisconsin DOT and Mequon Road right-of-way vacation by the Village of Germantown.

MOTION Baum second Shadid to Approve the proposed Certified Survey Map (CSM) for the property located at W213 N11231 Meeker Hill Lane parcel subject to the following conditions:

- 1. All technical corrections listed in the Village Surveyor's March 17, 2015 review memo shall be addressed and/or reflected in a revised CSM prior to recording the CSM.***

MOTION carried unanimously.

Keller Inc. – W204 N11509 Goldendale Road. The applicant is seeking approval for wall signage and revisions to the building plans for the existing site and buildings. Planner Retzlaff summarized the proposal.

MOTION Baum second Peck to Approve the two (2) wall-mounted signs as proposed subject to the following conditions:

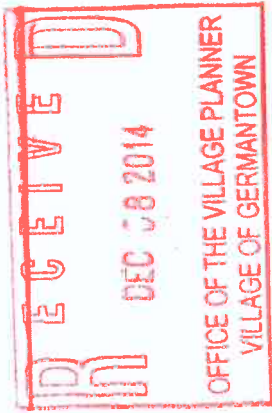
- 1. The combined sign area shall not exceed 180 sqft.***
- 2. Lighting for the wall sign on the west elevation shall be reduced to one (1) flood light with a maximum 72W LED lamp (vs the two fixtures proposed).***

Approve the five (5) wall-mounted light fixtures as proposed.

MOTION to Amend Campbell second Gray to allow the 202.6 sqft of signage as originally presented.

MOTION to Amend carried unanimously.

Discussion followed regarding the light fixtures on the property. Nathan Laurent, Keller, said the lighting meets the photometric standards according to the Village requirements but agreed it is bright. Planner Retzlaff asked if there was a way to adjust and tone down the number of LED's. Mr. Laurent agreed to do that. Commissioner Peck explained that type A fixtures are adjustable. He said LED light becomes brighter with no reflector and no diffuser. He recommended installing a cutoff fixture completely horizontal and with a smaller output to spread the light out more. He said another option is to add a louver to keep the spill light from people's eyes.



Request for Land Map Amendment, Zoning Change & Conditional Use Village of Germantown WI 53022

Applicant:

Rockfield Short Pour, LLC
W172N12882 N. Division Rd. (Current Address)
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

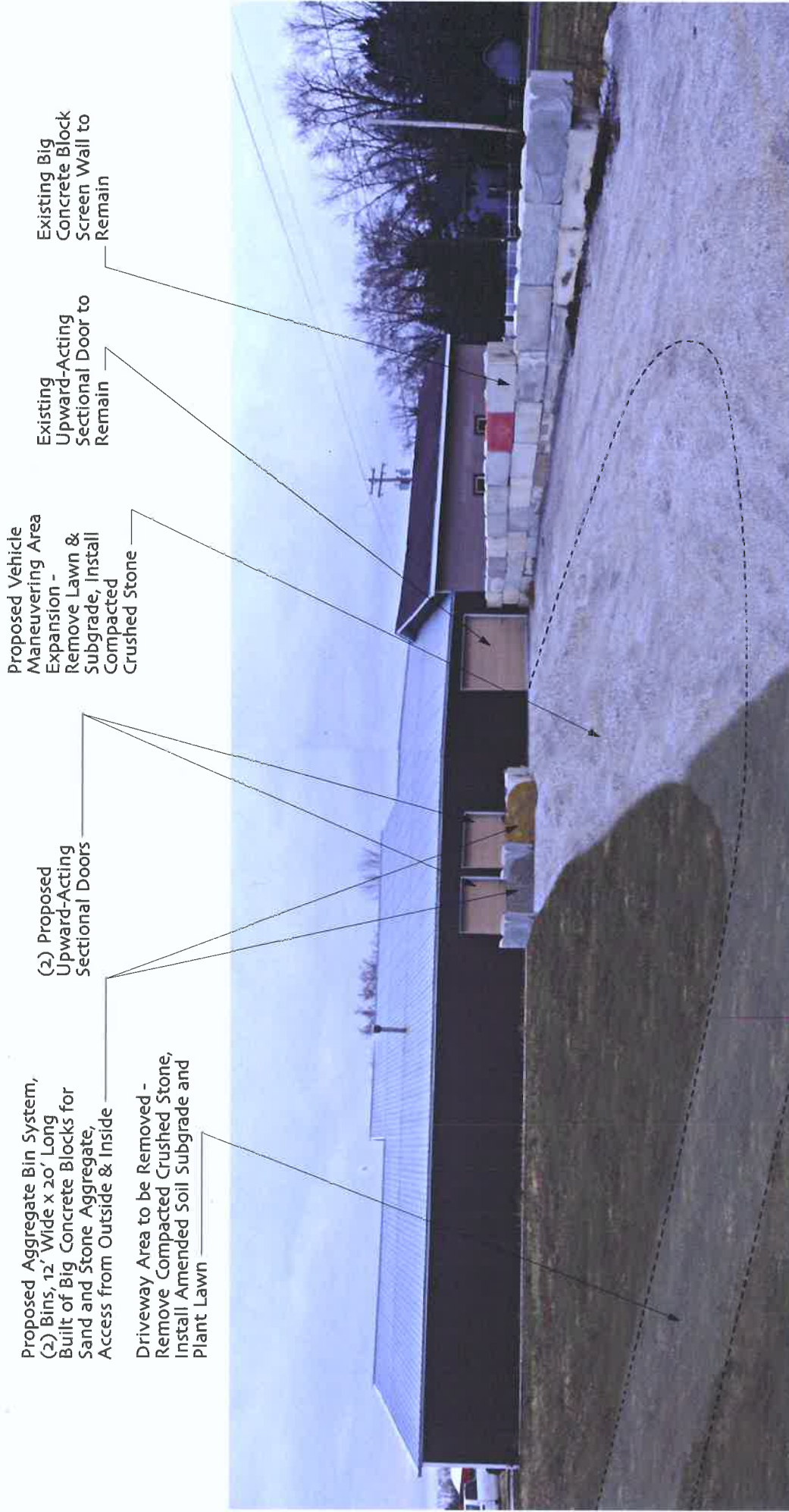
Summary of Applicant's Request

The request here is to make an amendment to the existing Village of Germantown Land Use Map from Industrial Office to Mineral Extraction and, if granted, make a change to the Zoning District of the subject property, M1 to M4. Further, to receive a Conditional Use Permit in the new M4 Zoning District for an Indoor Concrete Batch Mixing Plant and associated Service by Small-scale Concrete Trucks.

The petitioner, Pat Josten, proposes shut down his current exterior Concrete Batch Mixing Plant located at W172N12882 N. Division Rd., now being operated under a temporary Conditional Use Permit, and move the existing equipment to the Proposed Location closeby, N172N13098 N. Division Rd., Germantown. He then desires to continue his Concrete Batch Mixing & Delivery Operation indoors in the new location using the same procedures, materials and methods at the same level of intensity as currently operated under the Temporary Conditional Use Permit.

December 8, 2014

A.O



Proposed North Elevation - Rockfield Short Pour

Rockfield Short Pour, LLC
 W172N12882 N. Division Rd.
 Germantown (Rockfield) WI 53022
 Pat Josten - Owner
 262-689-0696

Request for Land Map Amendment, Zoning Change & Conditional Use

December 8, 2014

A.1

Existing 14' Wide x 11' High Upward-Acting Sectional Door to Serve as Proposed Entry-Exit for Concrete Trucks #1 through #3

Existing Compacted Crushed Stone Driveway to Remain

New Lawn Area in Front to Building



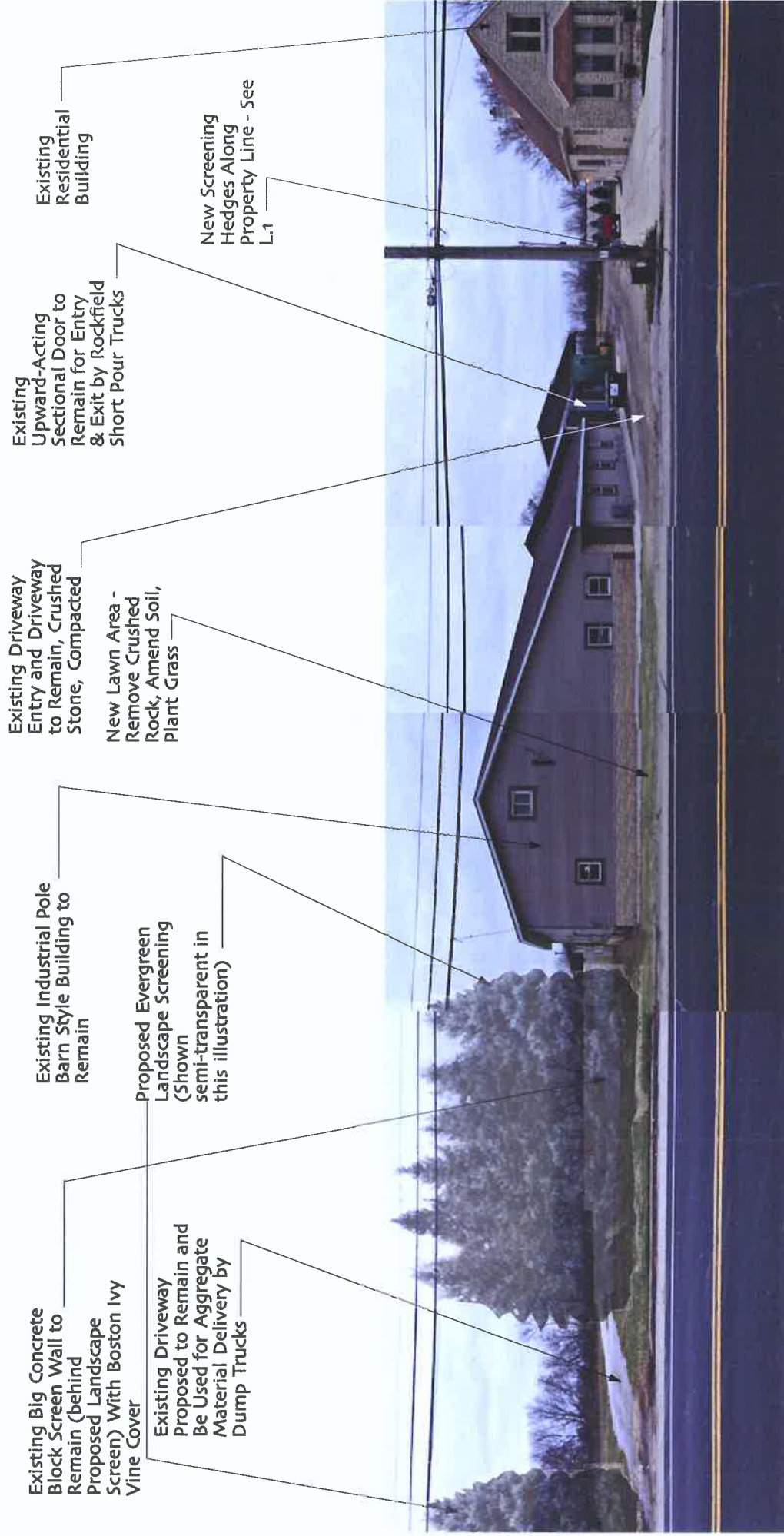
Proposed South Elevation - Rockfield Short Pour

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

Request for Land Map Amendment, Zoning Change & Conditional Use

December 8, 2014

A.2



Proposed West Elevation - Rockfield Short Pour

Rockfield Short Pour, LLC
 W72N12882 N. Division Rd.
 Germantown (Rockfield) WI 53022
 Pat Josten - Owner
 262-689-0696

Request for Land Map Amendment, Zoning Change & Conditional Use

December 8, 2014

A.3

Photo of Existing Evergreen Landscape Screen as Planted by Applicant's Neighbor Across Division Rd. Showing Variety, Density and Effectiveness of Evergreen Landscape Screen Similar to Screening Proposed by Applicant. See Proposed Landscape Plan, S2.



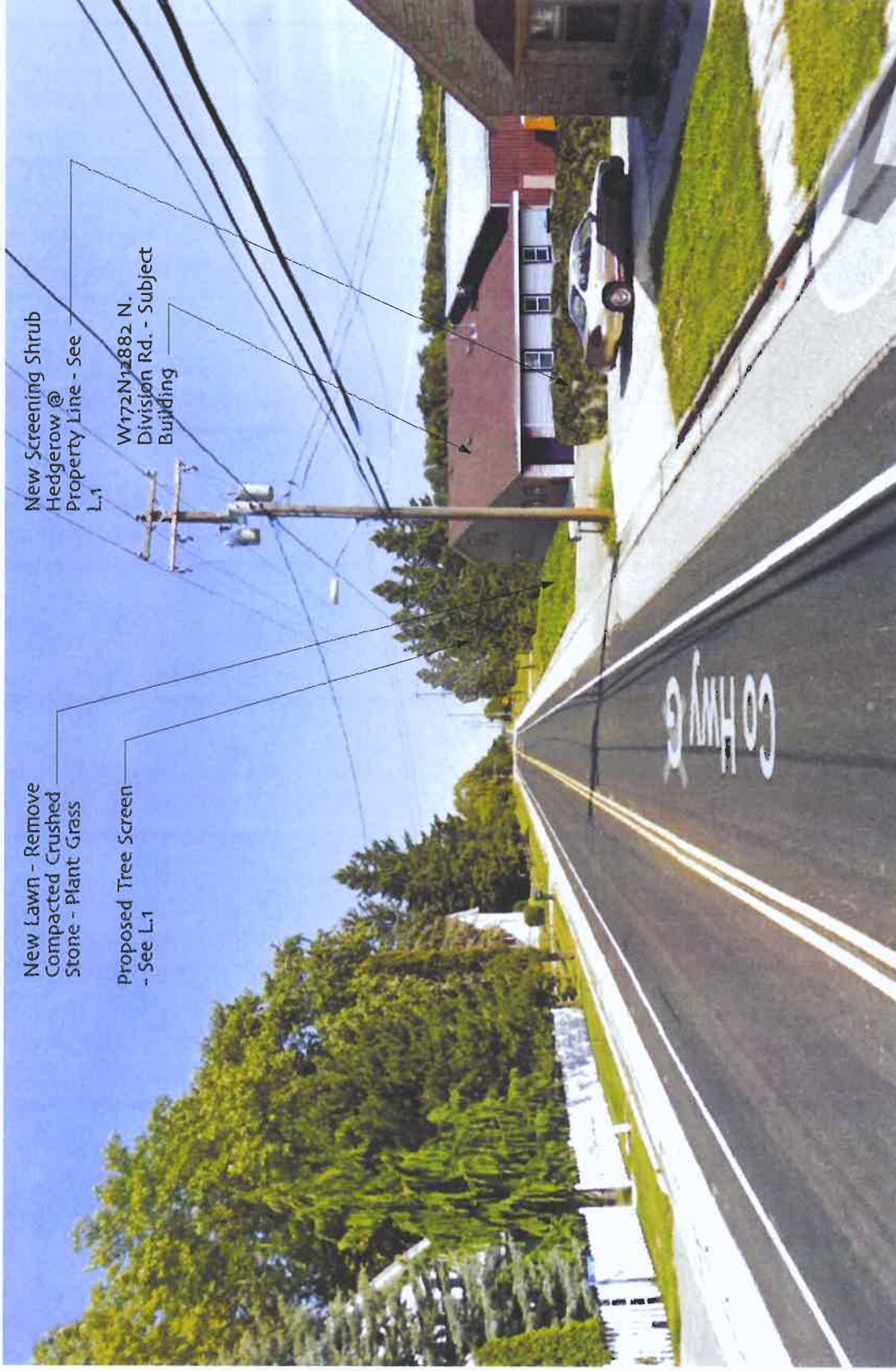
Composite View of Existing Landscape Screening Across Street from Proposed Site

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

Request for Land Map Amendment, Zoning Change & Conditional Use

December 8, 2014

A.4



View on Division Road Looking North with Proposed Driveway Entries to Subject Property on Right (past cars) and Proposed Landscape Screening Shown Beyond Building

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

Request for Land Map Amendment, Zoning Change & Conditional Use

December 8, 2014

A.5



This piece of equipment is proposed to be relocated from the Rockfield Short Pour yard at W172N12882 N.Division Rd. to the new location, W172N13098 N. Division Rd. inside the Existing Building at the new location.

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

Rockfield Short Pour Mixing Hopper

December 8, 2014

A.6

Request for Land Map Amendment, Zoning Change & Conditional Use



Exterior Bin System for Aggregate



Mixing Hopper



Loading Aggregate into
Mixing Hopper in Lowered
Position



Mixing Hopper in Raised Position
Loading Water, Aggregate and
Powdered Cement into Truck #1



Fine Tuning the Concrete Mix
with Water. Truck #1 is Ready to
Deliver Concrete

Illustration of Short Pour Operation

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

Request for Land Map Amendment, Zoning Change & Conditional Use

December 8, 2014

Projected Trips per Day, Rockfield Short Pour Trucks #1, #2, #3

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
RSP Truck # 1	O/Day	O/Day	2/Day	2/Day	4/Day	4/Day	5/Day	5/Day	5/Day	5/Day	2/Day	O/Day
RSP Truck # 2	O/Day	O/Day	2/Day	2/Day	3/Day	3/Day	3/Day	3/Day	3/Day	3/Day	2/Day	O/Day
RSP Truck # 3	O/Day	O/Day	1/Day	1/Day	2/Day	2/Day	2/Day	2/Day	2/Day	1/Day	O/Day	O/Day
Total per Day	0	0	5	5	9	9	10	10	10	10	5	0

Projected Trips per Week, Tandem Axle Delivery Trucks

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Tandem Truck	O / wk	0 / wk	2 / wk	2 / wk	4 / wk	4 / wk	4 / wk	4 / wk	4 / wk	2 / wk	2 / wk	0 / wk

Notes:

No trucks, either RSP trucks or Delivery Dump Trucks, are run at night

RSP Truck #1 is often used for personal transportation

Tandem Axle Trucks Deliver Sand, Crushed Stone Aggregate and Bagged Portland Cement

Projected Gallons of Water Used per Day in Proposed Location

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
RSP Truck # 1	0	0	80	80	160	160	200	200	200	200	80	0
RSP Truck # 2	0	0	120	120	180	180	180	180	180	180	120	0
RSP Truck # 3	0	0	90	90	180	180	180	180	180	90	0	0
Total per Day	0	0	290	290	520	520	560	560	560	490	200	0

Notes:

Truck # 1 - 1 Load = 2 yards x 20 gallons per yard = 40 gallons per load

Truck # 2 - 1 Load = 3 yards x 20 gallons per yard = 60 gallons per load

Truck # 3 - 1 Load = 4-5 yards x 20 gallons per yard = 90 gallons per load

Rockfield Short Pour, LLC

W172N12882 N. Division Rd.

Germantown (Rockfield) WI 53022

Pat Josten - Owner

262-689-0696

Request for Land Map Amendment, Zoning Change & Conditional Use

December 8, 2014

A.8

Rockfield Short Pour LLC (RSP) is a small scale producer of redi-mix concrete delivered to customers in a 25 mile radius using (3) small batch-mix trucks. The RSP operations begin annually in the month of March and continue through the month of November.

Redi-mix concrete refers to a procedure wherein powdered Portland Cement is mixed with crushed stone aggregate, granular sand, water (and sometimes air and plastic reinforcing fibers), and then delivered to remote construction sites. The actual mixing of these materials occurs inside a rotating drum mounted to the frame of a truck. Raw materials are introduced to the truck through a large funnel on the back of the truck above the mixing drum, water is added through the same funnel and the drum is then rotated mixing the materials into fluid concrete. The truck then is driven to a customer's site where the concrete is pushed from the drum through reverse spinning action of the drum and into the customer's forms or, in the case of a slab, onto the prepared ground.

The introduction of the raw materials into the trucks occurs in the base mixing plant which is proposed to be located inside an existing industrial building at the subject property, W172N13098 N. Division Rd.

The essential raw materials (sand, crushed stone aggregate and Portland Cement) are delivered to the redi-mix concrete location in tandem axle dump trucks in the case of the sand and crushed stone, or tandem axle flatbed trucks in the case of the Portland Cement, which for the RSP operation is in 80# paper bags for ease of handling. The sand and stone are dumped and stockpiled in (2) exterior bins on the north side of the building and the bagged Portland Cement is stacked on wood pallets inside the building.

The heart of the base mixing plant is a piece of equipment that is essentially a motorized lift-and-tip hopper. (see exhibit A.6) The dry raw materials are scooped into the hopper set in a lowered position using a 'skid-steer' machine with a bucket attached and then the hopper is lifted into a high position where the dry raw materials are channelled into the funnel on the back of the delivery truck. Water is also introduced at this point in the correct quantity to begin the concrete mixing and catalyzing process inside the mixing drum. The mix is 'fine-tuned' with water from a garden hose before the truck leaves the base mixing plant. (see exhibit A.7)

The water used in the operation comes from an existing 280'-deep ground well on-site. The quantity of water used in the RSP operation is consistent with industry requirements of approximately 20 gallons of water per yard but because the yards delivered during the RSP season is relatively small, water use is also proportionally small. (see exhibit A.8) There is also very little waste water on-site because wash-down of concrete trucks occurs at the construction site so there is no need for water settling ponds often found in mineral extraction zones.

Truck maintenance will occur at mechanic shops off-site. There will be no storage of gasoline or diesel fuel on-site because the trucks will be fueled off-site at local gas stations.

What is very unusual (and appealing) about the RSP operation is that it is clearly 'small-scale'. Prevailing full-scale redi-mix operations use large concrete trucks (see exhibit A.12) serviced by proportionally larger base mixing plant equipment located outside delivering close to three times the loads that are delivered by the RSP trucks. But the small-scale aspect is the primary strength of the RSP operation because the proportionally smaller trucks can get deep into tight construction sites in which full-scale concrete trucks would never be able to access because of their size. So there is great demand for the concrete delivery services of RSP, albeit in much smaller loads making RSP a viable 'niche' business without all of the intensity-of-use drawbacks of a large exterior-base-plant redi-mix operation.

Detailed Description Of The Operational Methods, Procedures Equipment, Structures, and Machinery Proposed, Rockfield Short Pour LLC

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

Request for Land Map Amendment, Zoning Change & Conditional Use

A.7.1

December 8, 2014



Mitsubishi-Fuso 2 Cu.Yds. Capacity EW - 8,320lbs. GVW - 12,320 lbs.

Rockfield Short Pour, LLC
 W172N12882 N. Division Rd.
 Germantown (Rockfield) WI 53022
 Pat Josten - Owner
 262-689-0696

Rockfield Short Pour Truck #1

December 8, 2014

A.9

Request for Land Map Amendment, Zoning Change & Conditional Use



Ford F-650 3 Cu.Yds. Capacity EW - 13,280 lbs. GVW - 26,000 lbs.

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

Rockfield Short Pour Truck #2

Request for Land Map Amendment, Zoning Change & Conditional Use

December 8, 2014

A.10



Peterbuilt 4.5 Cu.Yds. Capacity EW - 14,280 lbs. GVW - 33,500 lbs.

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

Rockfield Short Pour Truck #3

Request for Land Map Amendment, Zoning Change & Conditional Use

December 8, 2014

A.11



Full-Size Cab-Forward Concrete Truck 9.5 Cu.Yds. Capacity
 190 Gallons Full Load Water EW - 35,500 lbs. GVW - 74,500 lbs.

Rockfield Short Pour, LLC
 W772N12882 N. Division Rd.
 Germantown (Rockfield) WI 53022
 Pat Josten - Owner
 262-689-0696

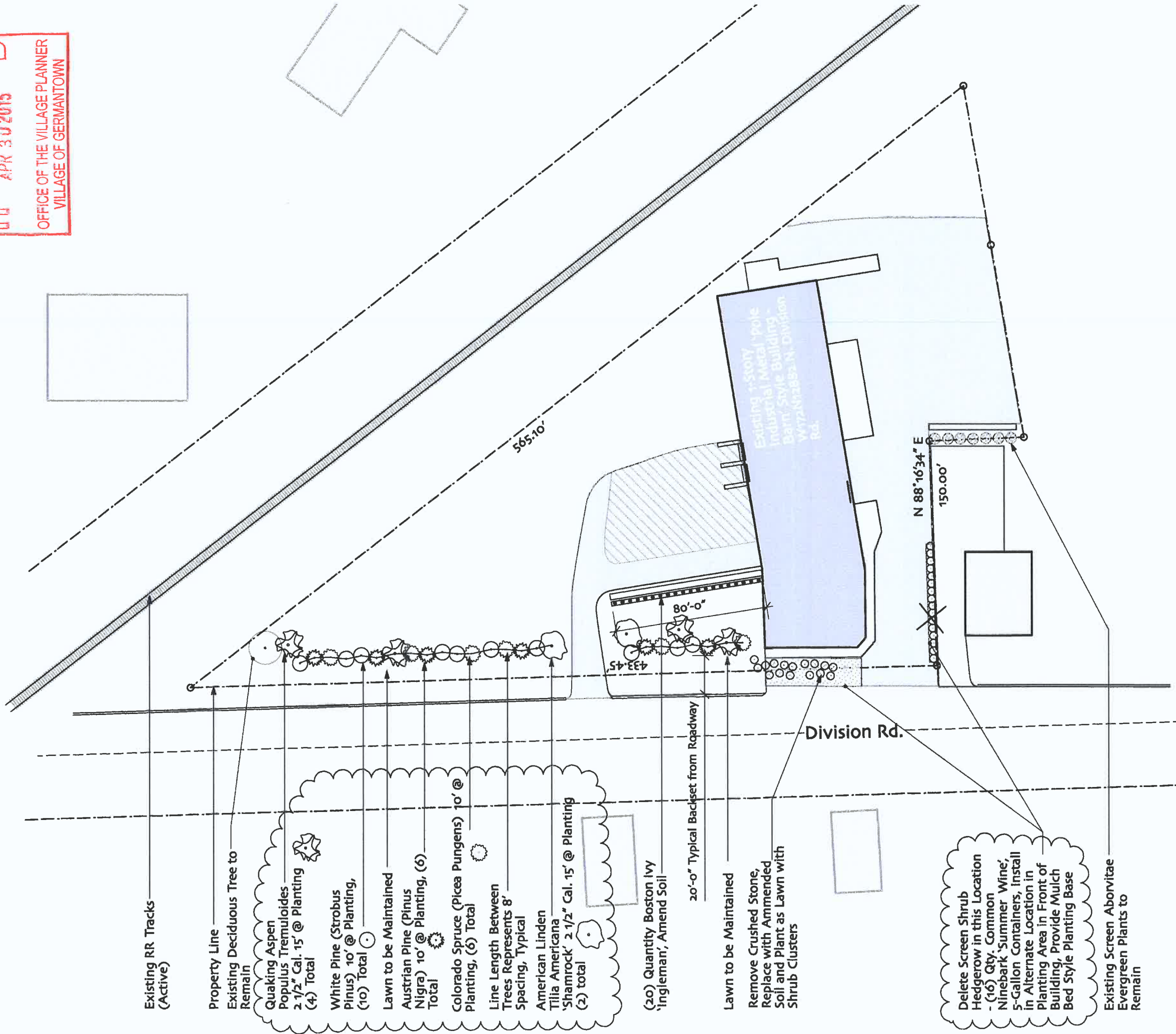
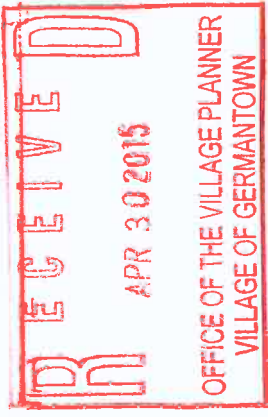
Standard Concrete Truck for Comparison

Not Part of Rockfield Short Pour

December 8, 2014

A.12

Request for Land Map Amendment, Zoning Change & Conditional Use



Revised -
April 30, 2015

Proposed Landscape Improvement Plan

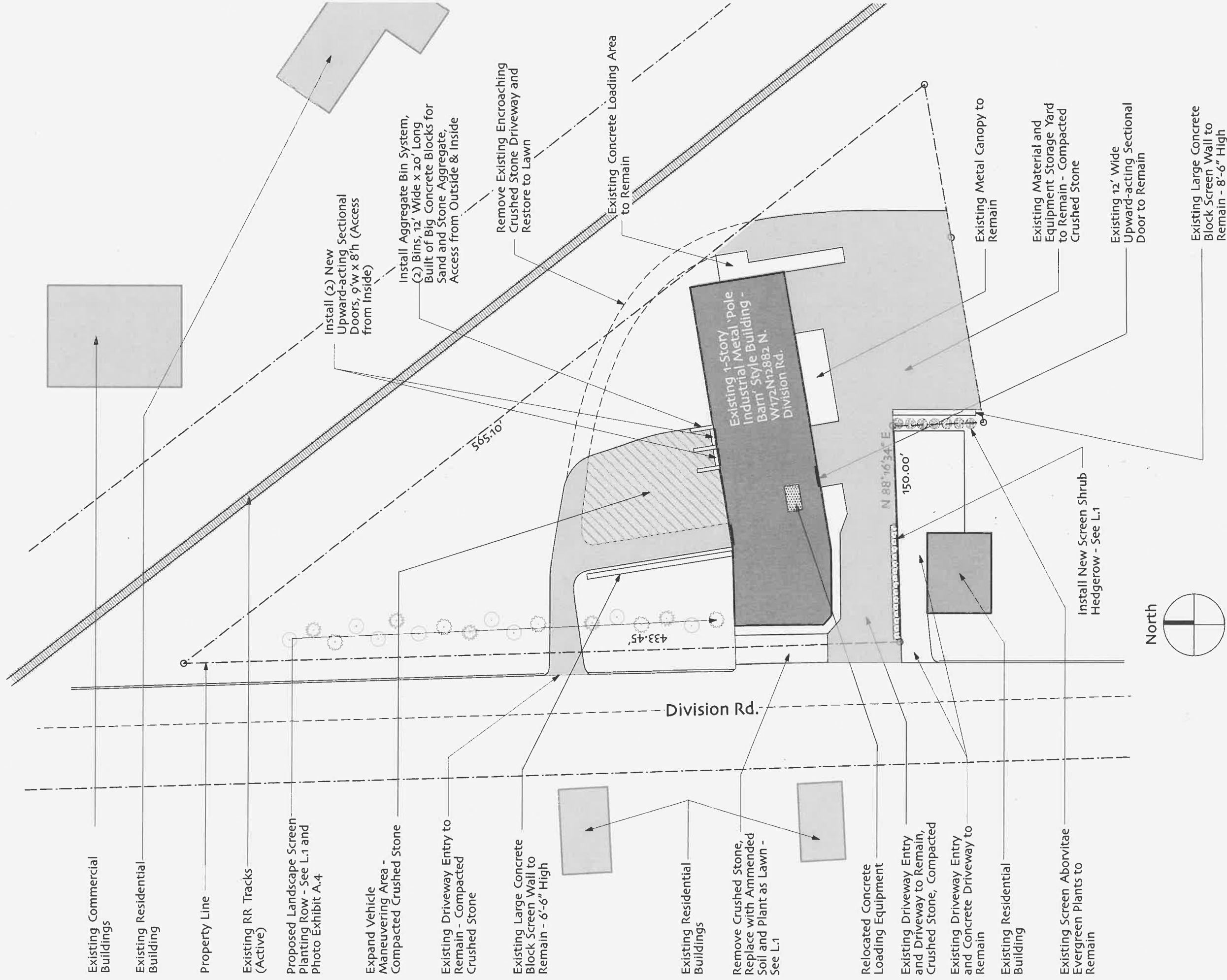
W172N13098 Division Rd, Village of Germantown (Rockfield), WI

1"=50'

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

January 30, 2015

L:1



Proposed Site Plan

W172N13098 Division Rd, Village of Germantown (Rockfield), WI

1"=50'

Site Area = 74,687 SF
= 1.71 AC

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

December 8, 2014

Plat of Survey

For: Pat Josten

W172 N13098 Division Road, Doc. No. 823865.

Part of the NW $\frac{1}{4}$, of the SW $\frac{1}{4}$, of Section

10, T9N, R20E, Village Of Germantown,

Washington County, Wisconsin.

Rockfield Short Pour, LLC

W172N12882 N. Division Rd.

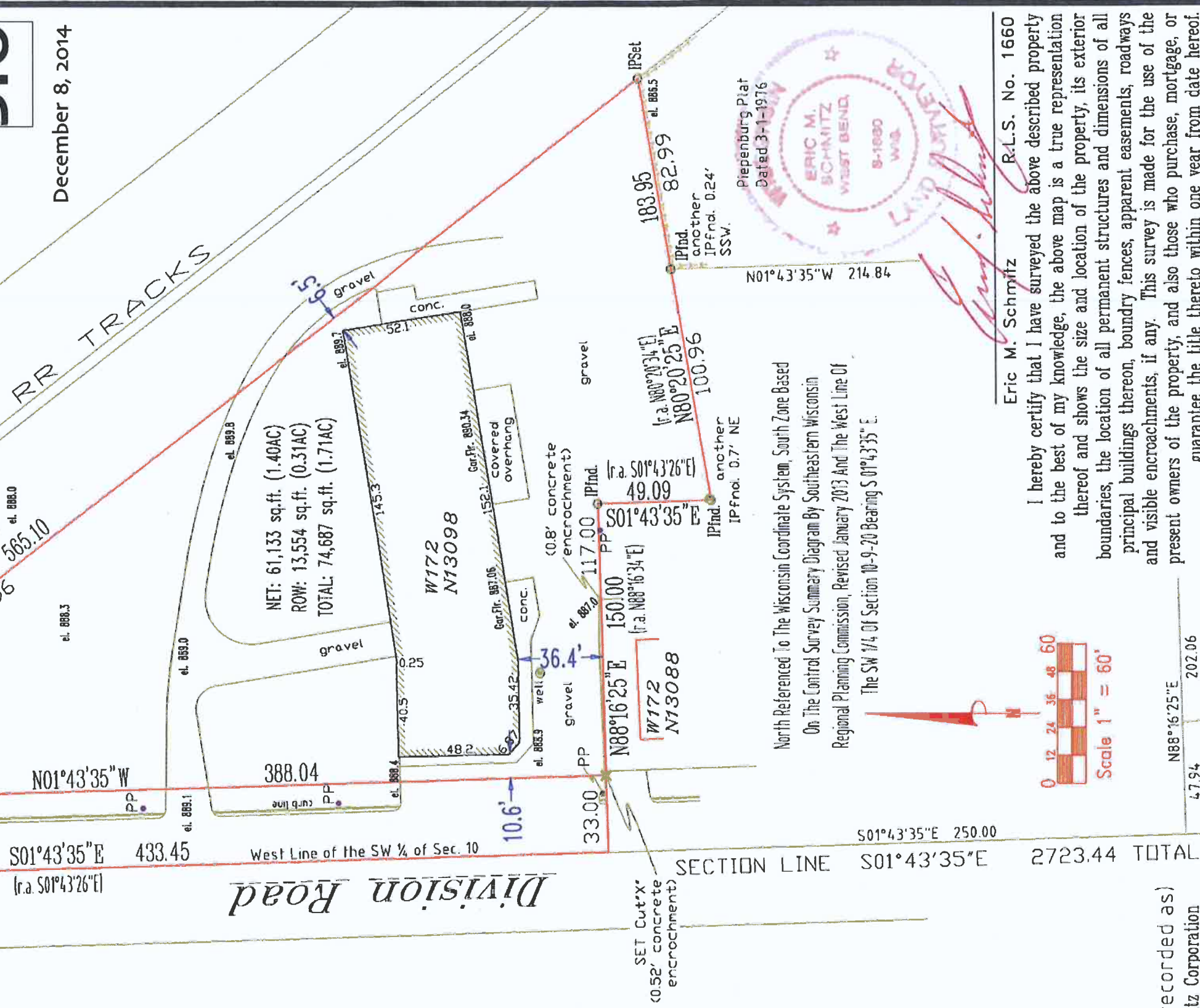
Germantown (Rockfield) WI 53022

Pat Josten - Owner

262-689-0696



December 8, 2014



Eric M. Schmitz	R.L.S. No. 1660
-----------------	-----------------

I hereby certify that I have surveyed the above described property and to the best of my knowledge, the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all permanent structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

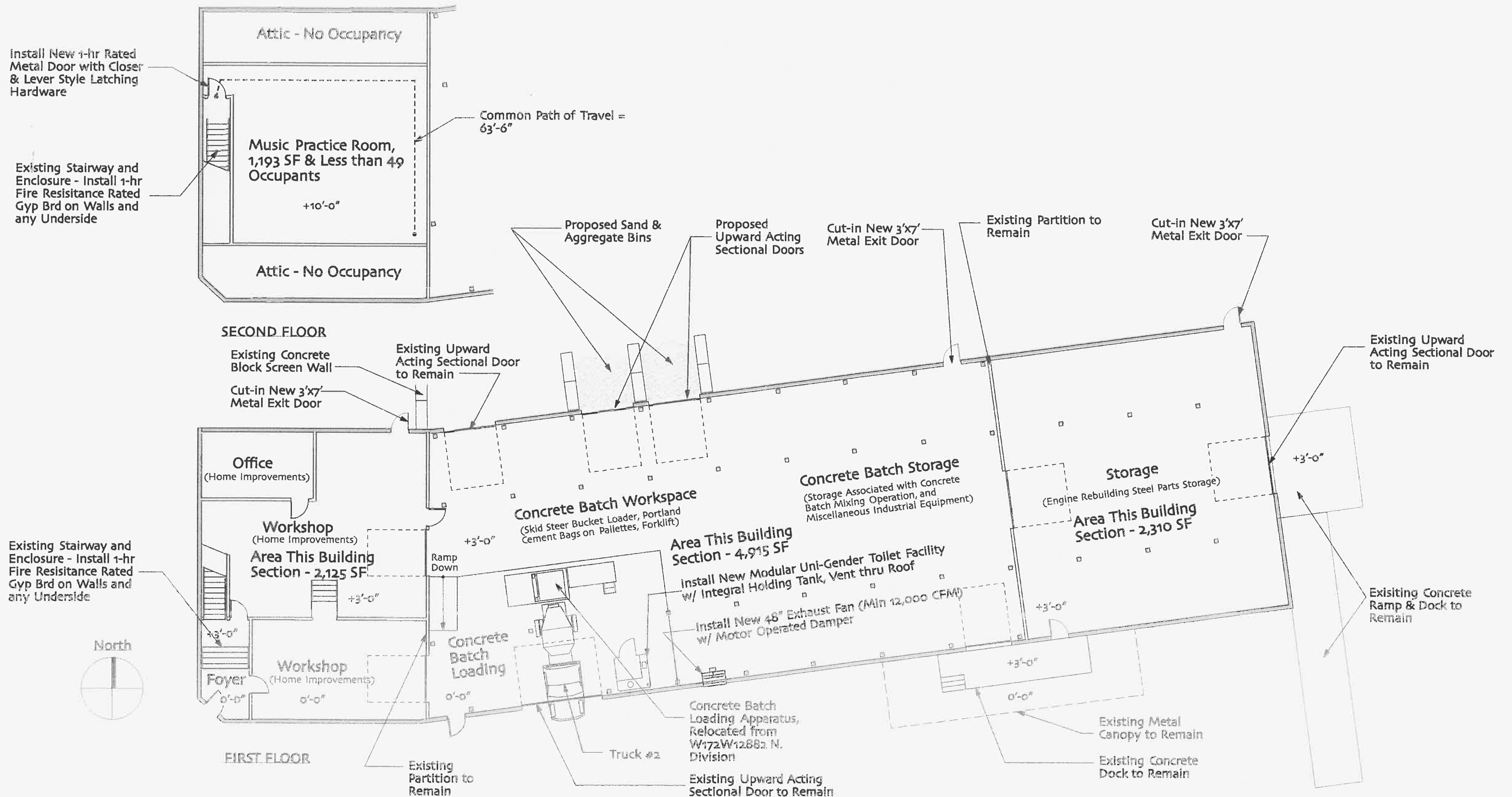
Dated at _____ West Bend, WI. this _____ 3rd _____

SW CORNER
(Conc. Monument w/brass cap)
Sec 10-9-20

day of November, 2014--

 SW CORNER
Sec 10-9-2

Phone: (262) 338-6994
Fax: (262) 338-7724



Water Source

Water for the Concrete Batch Mixing is drawn from an on-site well, 260' deep, with an electric pump and pressure tank. See A.6 for amount of water used.

Building Plan with Proposed Concrete Batch Mixing Operation and Other Uses

W172N13098 Division Rd, Village of Germantown (Rockfield), WI

1/16"=1'-0"

Floor Area - First Floor = 9,350 SF

Floor Area - Second Floor = 1,193 SF

Total Building Area = 10,543 SF

January 30, 2015

Rockfield Short Pour, LLC

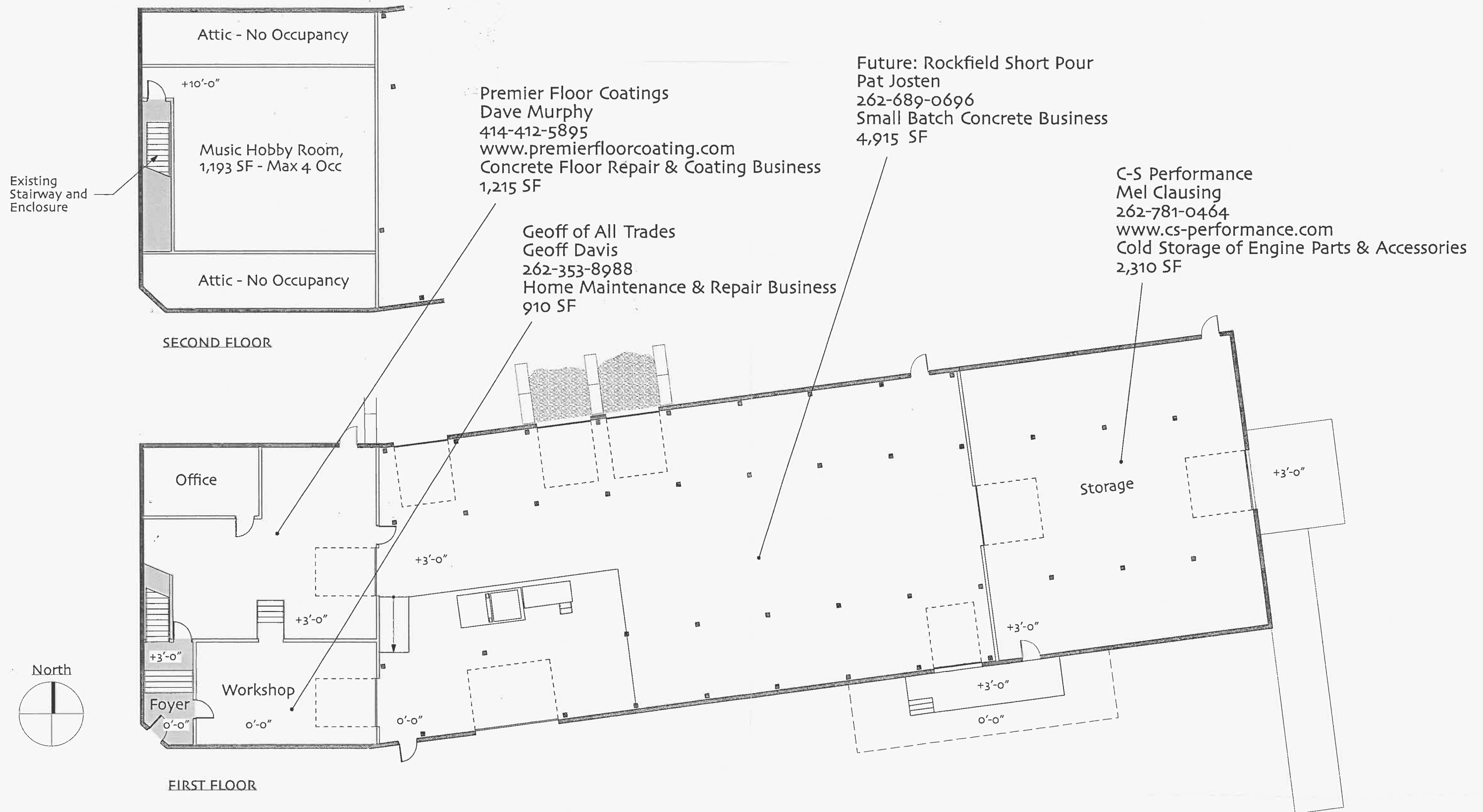
W172N12882 N. Division Rd.

Germantown (Rockfield) WI 53022

Pat Josten - Owner

262-689-0696

A-1



Building Plan with Existing Tenants - 3/11/2015

W172N13098 Division Rd, Village of Germantown (Rockfield), WI
1/16"=1'-0"

Floor Area - First Floor = 9,350 SF
Floor Area - Second Floor = 1,230 SF
Total Building Area = 10,580 SF

Rockfield Short Pour, LLC
W172N12882 N. Division Rd.
Germantown (Rockfield) WI 53022
Pat Josten - Owner
262-689-0696

March 11, 2015

T.O

X.D

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: May 4, 2015

AGENDA ITEM: New Business (Certified Survey Map)

ITEM TITLE: Briohn Design Group, Agent for Sunlite Plastics, Inc., Property Owner of Parcel #GTNV204-981 & 204-976 (W194 N11340 McCormick Drive); Two (2) lot CSM to combine Lots.

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Sunlite Plastics owns two separate parcels: A 5.5-acre parcel on the north side (Parcel 1 of CSM No. 3287) containing the existing buildings and parking; and a 4.3-acre parcel to the south containing an existing storm water basin. The proposed CSM is a simple combination of the two lots into one 9.8-acre parcel in order to develop a separate 51,640 sqft manufacturing and warehouse building with associated parking.

ATTACHMENTS:

- ◆ April 13, 2015 PC Meeting Minutes
- ◆ Village Surveyor Review Comments (April 6 memo)
- ◆ CSM

PLAN COMMISSION RECOMMENDATION:

APPROVE the CSM subject to one (1) condition.

CERTIFIED SURVEY MAP (CSM) APPLICATION & SITE PLAN REVIEW

4/13/15 Plan Commission Meeting

Sunlite Plastics, Inc. / Briohn Design Group LLC

Village Planner Report

Germantown, Wisconsin

Summary

Briohn Design Group, agent for Brandt Stanford, property owner and Sunlite Plastics Inc., has submitted a Certified Survey Map (CSM) application and Site Development and Building Plans for a 51,640 sqft manufacturing & warehouse building on the property located at W194 N11340 McCormick Drive.

Property Location: W194 N11340 McCormick Drive

Property Owners: Brant C. Stanford
Sunlite Plastics Inc.
W194 N11340 McCormick Drive
Germantown, WI 53022

Applicant/Agent: Domenico Ferrante, Briohn Design Group LLC
3885 N. Brookfield Road
Brookfield, WI 53045

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1



Proposal

Briohn Design Group, agent for Brandt Stanford, property owner and Sunlite Plastics Inc., has submitted a Certified Survey Map (CSM) application and Site Development and Building Plans for a 51,640 sqft manufacturing & warehouse building on the property located at W194 N11340 McCormick Drive.

Sunlite Plastics is a progressive medical technology company specializing in the manufacture of custom-made extruded tubing and other thermoplastic products. Sunlite has approximately 80 employees currently and operates three (3) shifts of production five days/week with regular office hours 8:00am to 5:00pm Monday to Friday.

As presented in the detailed CSM and site plans, the property owner has two (2) adjacent parcels totaling 9.8 acres. The CSM is for purposes of combining the two parcels into one parcel in order to construct a separate 51,640 sqft building that will be connected to the existing 109,860 sqft facility located to the north by way of a 45' long x 14' wide x 12'-17' high enclosed corridor.

Proposal: Certified Survey Map (CSM)

The land area currently used for the Sunlite Plastics facility contains two separate parcels: A 5.5-acre parcel on the north side (Parcel 1 of CSM No. 3287) containing the existing buildings and parking and a 4.3-acre parcel to the south containing an existing storm water basin. The proposed CSM is a simple combination of the two lots into one 9.8-acre parcel.

Proposal: Site Development & Building Plans**Building**

As presented in the detailed site and building plans, the proposed development includes the following features:

- 50,660 sqft manufacturing & warehouse
- 980 sqft ramped and enclosed corridor connector
- (4) elevated loading docks w/ metal overhead doors and (1) at-grade overhead door docks on south elevation
- Pre-cast concrete painted and insulated wall panels, pre-finished aluminum composite panels, and decorative single-score brick with grey colors and modest reveals and articulation to match the existing building; clear anodized aluminum window framing systems and clerestory window features; a flat roof with the potential for roof-top HVAC mechanicals (although no RTU's are proposed).

Access & Parking. Access to the site will include one (1) additional driveway (for a total of two) providing direct access for trucks and other vehicles from McCormick Drive to the proposed building on the south side of the property along with two (2) cross-connections linking the existing and proposed parking areas along McCormick Drive and an access driveway in the rear. There are 78 existing (and 20 future) parking stalls on the north side of the property serving the existing facility. An additional 31 stalls are proposed (and 23 future stalls) to be developed on the south side as part of the new building development. Therefore, there will be 109 actual parking stalls provided with an

additional 43 future stalls available for a total of 152 parking stalls (vs. the 240 stalls recommended under the Village's guidelines). Sunlite Plastics has provided an assessment of their existing and future parking needs given their operating shifts, employees, and visitors (see March 6, 2015 letter). Sunlite has determined that they only need approximately 70 stalls at any given time and, therefore, feel the 109 stalls to be provided will be adequate for their operations.

The only issue of concern is that the south portion of the property, including the proposed building and parking area, is being developed as proposed in order to facilitate dividing the proposed 50,660 sqft building and 54 parking stalls on the south portion of the property so it can function as a free-standing facility (and not dependent on shared parking with the north facility). Viewed separately, the south facility is proposed to have a total of 54 parking stalls (vs. the 80 stalls recommended under the Village's guidelines).

Storm Water Management. After completion of the south facility and parking, a total of 282,443 sqft (66%) of impervious surfaces are proposed for the 9.8-acre site leaving 34% in open space. The existing storm water basin located on the south side of the property was constructed in 2007 and sized to accommodate the proposed new building and parking areas. New on-site storm sewer will be installed to convey storm water to the existing basin with an overflow outlet to storm sewer in McCormick Drive. Minimal enhancements will be required to the existing basin and include: modifying the outlet structure and a 2.5' retaining wall along the north edge of the basin.

Utilities. Public water and sanitary sewer lines will be installed with connections to the existing water and sanitary sewer service lines located in the McCormick Drive right-of-way. One (1) fire hydrant will be installed on-site to the rear of the proposed building.

Landscaping. Detailed landscaping plans show landscaping comprised of deciduous street and ornamental trees and shrubs to be installed along McCormick Drive and perimeter of the new parking area. Additional landscaping with a variety of deciduous, evergreen and ornamental trees and shrubs are also proposed around the storm water basin and rear property line.

Lighting. Additional external parking lot and building-mounted lighting will be provided for a total of the following:

- Five (5) 400W metal halide, pole-mounted cut-off fixtures mounted at 25' on decorative steel light poles located in and around the perimeter of the parking areas;
- Five (5) 41W LED wall-mounted cut-off fixtures mounted at 18' on the building above the south elevation loading docks and east wall;
- Four (4) 100W metal halide walkway bollards at 42" height located at the main entrance.

Signage. No additional or revisions to the existing signage is proposed.

Staff Analysis

The proposed site improvements and building meet the M-1 Zoning District regulations including required setbacks, impervious area, and other restrictions.

As discussed by the Plan Commission when considering other industrial building expansions, the Village's parking guidelines call for more parking spaces than most businesses need under prevailing conditions. While it is prudent to require adequate parking in the event circumstances change or if a new tenant with a higher demand for parking relocates to the site, in a case like this where the additional space is intended for storage, it seems reasonable to only require the replacement of those spaces displaced by the addition while making adequate provisions for the installation of additional parking in the event the need arises. In this case, the 20 additional "future" spaces appears adequate. An additional requirement that, in the event more parking beyond the 20 future spaces is needed, Sunlite Plastics be prepared to install additional spaces on the adjacent parcel that can be accessed via the new parking area in the southwest corner of the parcel.

The Village Engineer is concerned about the proposed landscaping around and within the existing stormwater basin (see grading plan on Sheet C1.0 and landscaping on Sheet L1.0). These trees should be relocated elsewhere on the site if possible.

Fire/Police Department

The Fire Department has indicated that the following items need to be provided and/or addressed:

- Install one Knox box at main entrance on west side of building.
- Install two (2) additional fire hydrants to be located: (1) in the curb/terrace area at the Fire Department connection at the southwest corner of the proposed building; and (2) on the east side of the building approximately 300 feet north along the fire lane to the existing building.
- Relocate the proposed east hydrant out of the parking space or protect the proposed location with adequate vehicle guards.
- An approved exterior Fire Department connection sign and horn/strobe is required.
- The south and east access drives are considered a Fire Department access road and shall meet NFPA-1 and Village Code Chapter 18 requirements for Fire Department access roads.

The Police Department is requesting that all doors and docks be numbered with reflective numbers to aid emergency personnel access.

Engineering/Public Works

The Engineering Department has identified a few technical issues regarding the site plans as set forth in the Village Engineer's revised April 7, 2015 memo (copy attached). The corrections and other items discussed therein will need to be addressed in revised and/or supplemental plans or other documents that are submitted to the Village Engineer for review/approval prior to issuance of any building permits. The Village

Surveyor has identified a series of technical corrections (see April 6, 2015 review memo) for the CSM that will need to be addressed prior to recording the CSM.

Inspection Services

The Building Inspector has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

VILLAGE PLANNER RECOMMENDATION

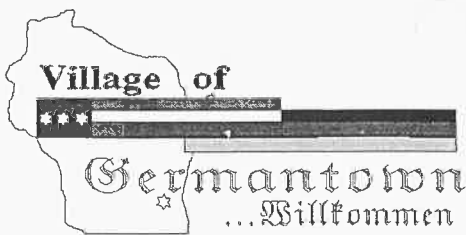
APPROVE the proposed Certified Survey Map (CSM) to combine the two parcels into one parcel subject to the following conditions:

1. All technical corrections listed in the Village Surveyor's April 6, 2015 review memo shall be addressed and/or reflected in a revised CSM prior to recording the CSM.

Village Planner Recommendation

APPROVE the site and building plans for the 51,640 sqft manufacturing and warehouse building for Sunlite Plastics located at W194 N11340 McCormick Drive subject to the following conditions:

1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated March 6, 2015 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. A revised landscaping plan shall be prepared and submitted to the Village Planner for review and approval. Said plan shall reflect removal of all proposed landscaping within the existing storm water basin and relocation elsewhere on the property in the same or similar type and quantity of landscape items. Said plan shall be submitted prior to issuance of an occupancy permit.
4. The following items shall be provided as required by the Village Fire Department: (a) Install one Knox box at main entrance on west side of building; (b) Install two additional fire hydrants to be located in the curb/terrace area at the Fire Department connection at the southwest corner of the proposed building, and, on the east side of the building approximately 300 feet north along the fire lane to the existing building; (c) Relocate the proposed east hydrant out of the parking space or protect the proposed location with adequate vehicle guards; (d) An approved exterior Fire Department connection sign and horn/strobe is required; and (e) The south and east access drives are considered a Fire Department access road and shall meet NFPA-1 and Village Code Chapter 18 requirements for Fire Department access roads.
5. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
6. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
7. All technical corrections raised in the Village Engineer's April 7, 2015 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.
8. In the event that the number and layout of parking spaces as presented on the site plan is not adequate to accommodate the parking needs of Sunlite Plastics, the owner shall make the necessary provisions to install additional parking on the adjacent parcel to the north. Plans for said additional parking shall be reviewed and approved by the Plan Commission prior to installation.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner
CC:
From: Bob Beilfuss, PLS, Village Surveyor
Date: April 6, 2015
Re: Sunlight Plastics CSM

Jeff,

Here are my review comments for the CSM received 3-6-2015.

Certified Survey Map

Applicant or Owner: Sunlight Plastics
Land Surveyor/Firm: Chris Jackson, PLS, CJ Engineering
Current Zoning:
Rezoning Requested: None

1. Monument type for the two US Public Land Survey System monuments is missing.
2. Building setback lines are missing.
3. Mapping scale needs to be a recognized engineering scale.
4. A 3"x 3" square in the upper right hand corner of Sheet 1 is to be left blank for the County recording information. This reserved area is in addition to the areas needed for sheet borders. (per Washington County Register of Deeds Office).
5. The document that was submitted for review, does not comply with the 1/2" border requirement per Chapter 236. The side border dimensions are offset.
6. In the Village of Germantown Board Approval certificate, the wrong Section, Quarter Section and Quarter-Quarter Section are listed.
7. Per 236.20(3)(d) "The names of adjoining streets, state highways and subdivisions shown in their proper location underscored by a dotted or dashed line." The street name is missing the underscored dashed lines.
8. The platted or unplatted status of the adjoining parcels is missing. This information is to be underscored as well.
9. Based on a field visit (3-16-2015) it appears there are some wetlands on the property which will need to be delineated or at least investigated by a wetland specialist. If there are wetlands

that do exist, they will need to be delineated by the wetland specialist and mapped by a professional land surveyor. This line as well as a 25' setback line will need to be added to the CSM.

10. Based on our records in researching this property, we discovered there is no existing storm sewer or drainage easement to cover the existing storm line or ditch. We will need a 30' easement centered over the middle of the storm line and the centerline of the existing ditch running from the north lot line to the south lot line.
11. In the Surveyor's Certificate, there are two references to "registered land surveyor" As of August 2014, this title is no longer valid and needs to be replaced with Professional Land Surveyor.

Document Submittals and Data Conversion

As of October, 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2004 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field.

Sunlite Plastics, Inc. – W194 N11340 McCormick Drive. Review of applications for a Certified Survey Map and Site Development and Building Plans for a 51,640 sqft manufacturing and warehouse building. Planner Retzlaff summarized the proposal.

MOTION Peck second Baum to Approve the Certified Survey Map (CSM) to combine the two parcels into one parcel subject to the following condition:

- 1. All technical corrections listed in the Village Surveyor's April 6, 2015 review memo shall be addressed and/or reflected in a revised CSM prior to recording the CSM.***

MOTION carried unanimously.

MOTION Baum second Shadid to Approve the site and building plans for the 51,640 sqft manufacturing and warehouse building for Sunlite Plastics located a W194 N11340 McCormick Drive subject to the following conditions:

- 1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated March 6, 2015 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. A revised landscaping plan shall be prepared and submitted to the Village Planner for review and approval. Said plan shall reflect removal of all proposed landscaping within the existing storm water basin and relocation elsewhere on the property in the same or similar type and quantity of landscape items. Said plan shall be submitted prior to issuance of an occupancy permit.***
- 4. The following items shall be provided as required by the Village Fire Department: (a) Install one Knox box at main entrance on west side of building; (b) Install two additional fire hydrants to be located in the curb/terrace area at the Fire Department connection at the southwest corner of the proposed building, and, on the east side of the building approximately 300 feet north along the fire lane to the existing building; (c) Relocate the proposed east hydrant out of the parking space or protect the proposed location with adequate vehicle guards; (d) An approved exterior Fire Department connection sign and horn/strobe is required; and (e) The south and east access drives are considered a Fire Department access road and shall meet NFPA-1 and Village Code Chapter 18 requirements for Fire Department access roads.***
- 5. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 6. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
- 7. All technical corrections raised in the Village Engineer's April 7, 2015 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.***

- 8. In the event that the number and layout of parking spaces as presented on the site plan is not adequate to accommodate the parking needs of Sunlite Plastics, the owner shall make the necessary provisions to install additional parking on the adjacent parcel to the north. Plans for said additional parking shall be reviewed and approved by the Plan Commission prior to installation.**

Commissioner Gray questioned why landscape plants were not acceptable on the high edge of the drainage basin. Planner Retzlaff said the Village Engineer felt it wasn't appropriate to allow trees at that location. He said Condition #3 requires the removal of all proposed landscaping within the existing storm water basin and that they be relocated elsewhere. Trustee Baum said there's not much green space on the site to put the additional plants and suggested pulling them back a little farther from the basin. Planner Retzlaff said he knew what the concerns are and he will have the Village Engineer review the revised landscaping plans when submitted for his approval.

MOTION to Amend Peck second Baum to add Condition #9 that the fixture type WB suffix be changed to FC for full cutoff rather than GL for glass.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Wago Corporation – N120 W19129 Freistadt Road. Site and building plan review for a 38,635 sqft warehouse addition to the existing 59,000 sqft manufacturing and office facility. Planner Retzlaff summarized the proposal.

Chairman Wolter thanked all the businesses expanding in Germantown including Midwest Products, Sunlite Plastics, First Choice and Wago. He said he appreciates them wanting to stay and grow within the Village.

MOTION Baum second Peck to Approve the proposed site development and building plans for the 38,635 sqft building addition and parking area improvements to the Wago Corporation facility located at N120 W19129 Freistadt Road subject to the following conditions:

- 1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated March 6, 2015 (and revised April 7, 2015) unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.**
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.**
- 3. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.**
- 4. State approved plans and a \$20,000 occupancy bond are required by the**

CERTIFIED SURVEY MAP NO.

PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3287 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN



CJ engineering
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

VICINITY MAP
SE 1/4 OF SEC.
20-9-20
1" = 2000'

PREPARED FOR:
SUNLITE PLASTICS, INC.
(OWNER)
W194N11340 MCCORMICK DR.
GERMANTOWN, WI 53022

RECEIVED
MAR 06 2015
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

○ INDICATES IRON PIPE FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES ARE MEASURED TO THE NEAREST SECOND OF A DEGREE.

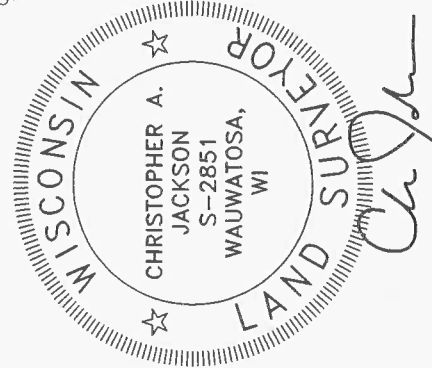
ALL BEARINGS SHOWN ARE REFERENCED TO SOUTH LINE OF THE SE 1/4 OF SECTION 20, T9N, R20E, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, (NAD27) BEARING OF S 89°54'26" W.

BUILDING SETBACKS:
FRONT: 30.0 FEET
SIDE: 10.0 FEET
REAR: 25.0 FEET

GRAPHIC SCALE



1 INCH = 150 FT.



SW CORNER
SE 1/4 OF SECTION
20-9-20
N 450,543.38
E 2,492,493.86

SE CORNER
SE 1/4 OF SECTION
20-9-20
N 450,547.66
E 2,495,138.14



CERTIFIED SURVEY MAP NO.

PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3287 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND COMBINED LANDS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION, THENCE S 89°54'26" W ALONG THE SOUTH LINE OF SAID 1/4 SECTION 1795.00 FEET; THENCE N 00°05'34" W 324.68 FEET; THENCE N 89°54'26" E 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF MCCORMICK DRIVE; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE 116.38 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST, WHOSE RADIUS IS 881.83 FEET AND WHOSE CHORD BEARS N 03°52'22" W, 116.29 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE 206.83 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST, WHOSE RADIUS IS 881.83 FEET AND WHOSE CHORD BEARS N 14°22'24" W, 206.35 FEET; THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY N 21°05'34" W 287.01 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE 259.14 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 848.47 FEET AND WHOSE CHORD BEARS N 12°20'17" W, 258.14 FEET; THENCE N 86°24'26" E, 660.85 FEET; THENCE S 02°39'30" E, 17.37 FEET; THENCE S 03°33'30" E, 719.98 FEET; THENCE S 87°04'26" W, 496.02 FEET TO THE EAST RIGHT-OF-WAY OF MCCORMICK DRIVE AND THE POINT OF BEGINNING.

CONTAINING: 428,482 SQUARE FEET / 9.837 ACRES

THAT I HAVE MADE SUCH SURVEY, MAP AND COMBINATION BY THE DIRECTION OF SUNLITE PLASTICS, INC., OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF GERMANTOWN IN SURVEYING, MAPPING AND COMBINING THE SAME.

DATED THIS _____ DAY OF _____, 2015.



CHRISTOPHER A. JACKSON
REGISTERED LAND SURVEYOR, S-2851
STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE

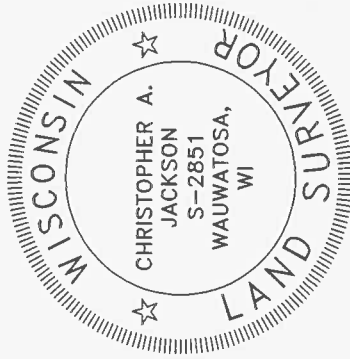
SUNLITE PLASTICS INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, MAPPED AND COMBINED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, SUNLITE PLASTICS INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY
THIS _____ DAY OF _____, 2015.

NAME: _____
TITLE: _____

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2015,
THE ABOVE _____, TO ME KNOWN TO BE THE OWNER OF SUNLITE PLASTICS, INC. AND
THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.



NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 2014

CERTIFIED SURVEY MAP NO.

PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3287 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN

CONSENT OF MORTGAGEE CERTIFICATE

BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, MAPPING AND COMBINING OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS

IN WITNESS WHEREOF, THE SAID _____ BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ AT _____, WISCONSIN, THIS _____ DAY OF _____, 20 _____.

BY: _____
NAME: _____
TITLE: _____

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME ON _____, 20____, BY _____, IN HIS/HER CAPACITY AS _____ OF CORNERSTONE COMMUNITY BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____
STATE OF WISCONSIN _____
MY COMMISSION EXPIRES: _____

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS _____ DAY OF _____ 2015.

DEAN WOLTER, CHAIRMAN _____ DATE _____

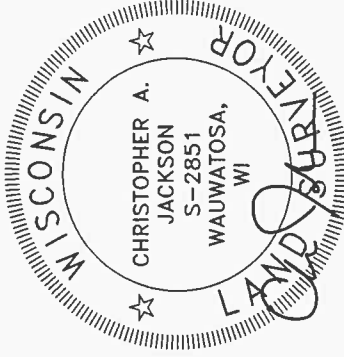
LAURA A. JOHNSON, SECRETARY _____ DATE _____

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF NW 1/4 OF THE NE 1/4 SECTION 26, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS _____ DAY OF _____

DEAN WOLTER, VILLAGE PRESIDENT _____ DATE _____

BARBARA K.D. GOECKNER, VILLAGE CLERK _____ DATE _____



X.E

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: May 4, 2015

AGENDA ITEM: New Business (Certified Survey Map)

ITEM TITLE: Elder Surveying Services, Agent for Jeff & Kelyn Meyer, Property Owner of Parcel #GTNV193-948 (W213 N11231 Meeker Hill Lane); CSM to Establish Property Lines

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Jeff Meyer, owner/operator of Rickmeyer Floor Covering Inc., and property owner, has submitted a Certified Survey Map (CSM) for purposes of clarifying the property lines for the 1.5-acre property located at W213 N11231 Meeker Hill Lane as a result of STH 175 right-of-way acquisition by the Wisconsin DOT and Mequon Road right-of-way vacation by the Village of Germantown (back in 2000). WisDOT recently acquired a small "sliver" of right-of-way (approximately 8' wide) for upcoming improvements to STH 175 along the west property line. Also, back in 2000, the Village approved vacating right-of-way for Mequon Road along the south property line.

ATTACHMENTS:

- ◆ April 13, 2015 PC Meeting Minutes
- ◆ Village Surveyor Review Comments (March 17 memo)
- ◆ Village Board Res. No. R09-00 (Mequon Road ROW vacation)
- ◆ CSM

PLAN COMMISSION RECOMMENDATION:

APPROVE the CSM subject to one (1) condition.

CERTIFIED SURVEY MAP REVIEW

4/13/15 Plan Commission Meeting

S Rickmeyer Floor Covering Inc. / Jeff Meyer
Village Planner Report **Germantown, Wisconsin**

Summary

Jeff Meyer, agent for Rickmeyer Floor Covering Inc., and property owner, has submitted a Certified Survey Map (CSM) for purposes of clarifying the property lines for the 1.5-acre property located at W213 N11231 Meeker Hill Lane as a result of STH 175 right-of-way acquisition by the Wisconsin DOT and Mequon Road right-of-way vacation by the Village of Germantown (back in 2000).

Location: W213 N11231 Meeker Hill Lane
Applicant/
Property Owner: Jeff Meyer
Rickmeyer Floor Covering Inc.
W213 N11231 Meeker Hill Lane
Germantown, WI

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Mineral Extraction	M-4
South	Residential	Rs-2
East	Residential/Business	Rs-5/B-3
West	Residential	Rs-2



Proposal

Jeff Meyer, agent for Rickmeyer Floor Covering Inc., and property owner, has submitted a Certified Survey Map (CSM) for purposes of clarifying the property lines for the 1.5-acre property located at W213 N11231 Meeker Hill Lane as a result of STH 175 right-of-way acquisition by the Wisconsin DOT and Mequon Road right-of-way vacation by the Village of Germantown (back in 2000).

As discussed in the application, the property owner has submitted the proposed CSM (with costs paid by the WisDOT) for purposes of cleaning up the property lines for the property. WisDOT recently acquired a small "sliver" of right-of-way (approximately 8' wide) for upcoming improvements to STH 175 along the west property line. Also, back in 2000, the Village approved vacating right-of-way for Mequon Road along the south property line.

Staff Comments

The subject property has double frontage on both Meeker Hill Road and STH 175. The property is developed with existing buildings, including a residence/office and warehouse associated with the Rickmeyer Floor Covering operation. While the existing buildings are relatively close to the property lines, the minimum setback requirements in the B-3 District are such that the buildings are "legally conforming" regardless of the proposed CSM. Moreover, the difference in elevation between the existing buildings and the travel way for STH 175 is such that the setbacks from STH 175 are a non-issue.

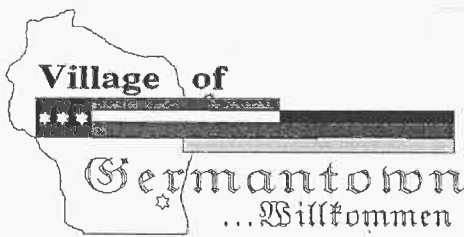
Engineering

The Village Surveyor has identified a few technical corrections (see March 17, 2015 review memo) for the CSM that will need to be addressed prior to recording the CSM.

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed Certified Survey Map (CSM) for the property located at W213 N11231 Meeker Hill Lane parcel subject to the following conditions:

1. All technical corrections listed in the Village Surveyor's March 17, 2015 review memo shall be addressed and/or reflected in a revised CSM prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner
CC:
From: Bob Beilfuss, PLS, Village Surveyor
Date: March 17, 2015
Re: Meyer CSM

Jeff,

Here are my review comments for the CSM received 3/5/2015.

Certified Survey Map

Applicant or Owner: Jeff and Kelyn Meyer
Land Surveyor/Firm: Rick Hillmann, PLS Elder Surveying
Current Zoning:
Rezoning Requested: None

1. Right of way dimension for STH-175 needs to be shown. At the minimum at both ends of the property.
2. Need to show existing well and septic.
3. No signatures on professional seals.
4. The bearing along the south property line is obscured by the actual boundary line making it unreadable. This needs to be corrected.
5. The two bearing and distance labels along the section line are too small and the County Register of Deeds will reject recording the document as unreadable. This needs to be corrected. An increase in the overall mapping scale might improve this. There is room to increase the map scale to 1"=100'.

Document Submittals and Data Conversion

As of October, 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2004 on compact disk (CD) or via email to the Village Surveyor.

March 17, 2015

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field.

RESOLUTION NO. R09-00

A RESOLUTION VACATING A 49.5 FOOT WIDE SEGMENT OF PUBLIC ROAD RIGHT OF WAY, WHICH IS THE STUB OF WEST MEQUON ROAD LYING WESTERLY OF THE WEST RIGHT OF WAY LINE OF MEEKER HILL LANE AND EASTERLY OF THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 175, IN THE VILLAGE OF GERMANTOWN

WHEREAS, the Village Board of the Village of Germantown has determined that the public interest requires the vacation of lands described as follows:

That portion of the public road right of way of West Mequon Road lying westerly of the southwesterly right of way line of Meeker Hill Lane and easterly of the northeasterly right of way line of State Highway 175, and lying between a line that is 24.75 feet north of, as measured at right angles to, the north line of the Northwest 1/4 of Section 30, Township 9 North, Range 20 East, and a line that is 24.75 feet south of, as measured at right angles to, the north line of the Northwest 1/4 of Section 30, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin;

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown that the Germantown street right-of-way in the afore-described public lands, are and forever shall be vacated and discontinued.

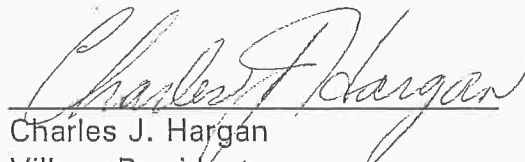
BE IT FURTHER RESOLVED, that upon passage and publication of this resolution, the Village Clerk is directed to record, forthwith, a certified copy thereof with the Registrar of Deeds for Washington County, Wisconsin.

BE IT FURTHER RESOLVED, that the public road right of way so vacated and discontinued shall, upon passage and publication of this Resolution, forever vest in the owners of the adjoining lands, and be annexed thereto, free and clear of any right, title or interest in the public, pursuant to the specific provisions of §80.32(3), Wisconsin Statutes;

BE IT FURTHER RESOLVED, that upon passage and publication of this resolution, the Village Attorney is directed to prepare and facilitate execution of the necessary legal documents as may be necessary to effectuate the terms of this Resolution, and the appropriate Village officers are hereby authorized to execute any such documents of conveyance as shall be required on behalf of the Village;

Introduced by: Trustee Thomas Kempinski

Adopted: March 6, 2000.


Charles J. Hargan
Village President

Countersigned:


Jane A. Wilms, CMC/AAE
Village Clerk

OFFICE OF THE VILLAGE CLERK
VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

I hereby certify that this document is a true and correct copy of Resolution No. R09-00, adopted by the Village Board of the Village of Germantown, Wisconsin, at a regular meeting of said Board held on the 6th day of March, 2000.

Jane A. Wilms, CMC/AAE
Village Clerk

After recording, return to:

Jane A. Wilms, CMC/AAE, Village Clerk
Village of Germantown
N122 W17001 Mequon Road
P.O. Box 337
Germantown, WI 53022-0337

This document drafted by:

Attorney John L. DeStefanis
Fuchs Snow DeStefanis, S.C.
620 North Mayfair Road
Milwaukee, WI 53226

Temporary Conditional Use Permit could be acquired so Mr. Josten could begin operating his business. Chairman Wolter said he did not want to limit his business, but could not discuss that request now because it is not on the agenda.

MOTION to Approve as Amended carried (6-1 Peck).

MOTION Baum second Shadid to move to Item I on the agenda

MOTION carried unanimously.

Jeff & Kelyn Meyer for Rickmeyer Floor Covering – W213 N11231 Meeker Hill Lane.

The property owner has submitted a Certified Survey Map for purposes of clarifying the property lines for the 1.5-acre property as a result of STH 175 right-of-way acquisition by the Wisconsin DOT and Mequon Road right-of-way vacation by the Village of Germantown.

MOTION Baum second Shadid to Approve the proposed Certified Survey Map (CSM) for the property located at W213 N11231 Meeker Hill Lane parcel subject to the following conditions:

- 1. All technical corrections listed in the Village Surveyor's March 17, 2015 review memo shall be addressed and/or reflected in a revised CSM prior to recording the CSM.***

MOTION carried unanimously.

Keller Inc. – W204 N11509 Goldendale Road. The applicant is seeking approval for wall signage and revisions to the building plans for the existing site and buildings. Planner Retzlaff summarized the proposal.

MOTION Baum second Peck to Approve the two (2) wall-mounted signs as proposed subject to the following conditions:

- 1. The combined sign area shall not exceed 180 sqft.***
- 2. Lighting for the wall sign on the west elevation shall be reduced to one (1) flood light with a maximum 72W LED lamp (vs the two fixtures proposed).***

Approve the five (5) wall-mounted light fixtures as proposed.

MOTION to Amend Campbell second Gray to allow the 202.6 sqft of signage as originally presented.

MOTION to Amend carried unanimously.

Discussion followed regarding the light fixtures on the property. Nathan Laurent, Keller, said the lighting meets the photometric standards according to the Village requirements but agreed it is bright. Planner Retzlaff asked if there was a way to adjust and tone down the number of LED's. Mr. Laurent agreed to do that. Commissioner Peck explained that type A fixtures are adjustable. He said LED light becomes brighter with no reflector and no diffuser. He recommended installing a cutoff fixture completely horizontal and with a smaller output to spread the light out more. He said another option is to add a louver to keep the spill light from people's eyes.

Certified Survey Map

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 19, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

LEGEND

- 1" Iron Pipe Found
- ⊙ 20"x 1" Iron Pipe Set (1.13 lb/foot)

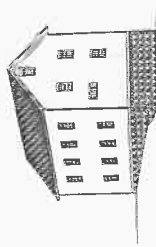
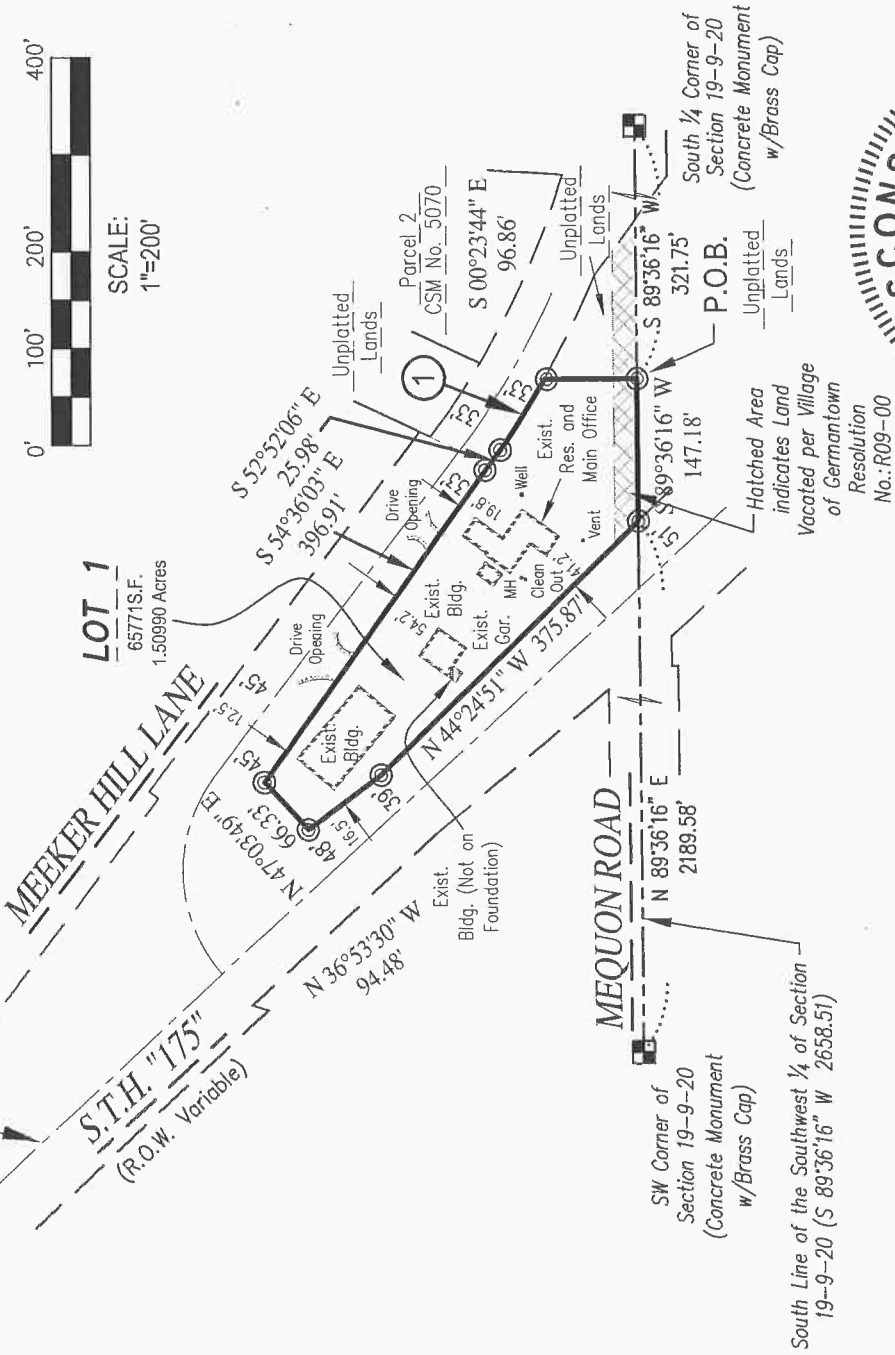
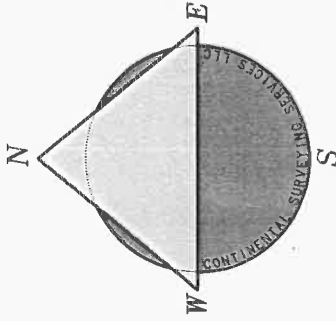
Curve Data

RAD. = 987.93'
ARC = 86.57'
CHD. = 86.54'
BRG. = S 58°05'05" E
TAN. BRG. = S 55°34'28" E
TAN. BRG. = S 60°35'43" E

B-3 Zoning
Principal Building
Front - None
Side - None
Rear - 25'

B-3 Zoning
Accessory Buildings
Front - 5'
Side - 5'
Rear - 5'

D.O.T. Reference Line
taken from Right of
Way Map regarding
Project No.:
3360-09-22 Dated
December 17, 2012
and revised on
November 4, 2014



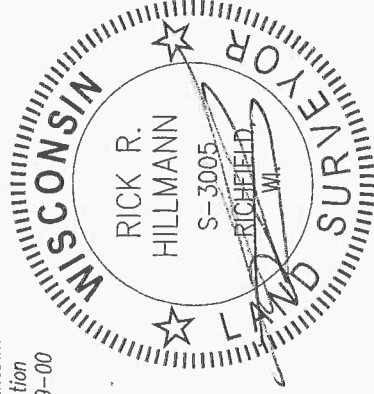
Elder Surveying Services

A CONTINENTAL SURVEYING SERVICES LLC Company
Doing Business As Elder Surveying Services

"The Tradition Continues"

2386 Boll Drive
Richfield, WI. 53076
PHONE (262) 628-1409
Website: www.ess-surveys.com
Email: survey@ess-surveys.com

OWNER
Jeffery & Kelyn Meyer
W213 N11231 Meeker Hill Lane
Germantown, WI. 53022
Phone: (262) 255-4250



NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, in which the South line of the SW 1/4 of Section 19, Township 9 North, Range 20 East bears S 89°36'16" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 15th day of April, 2015

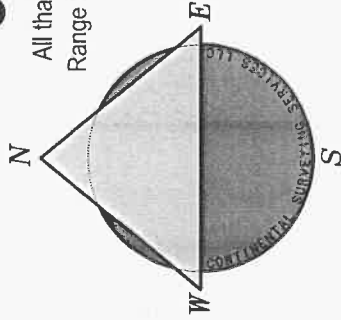


Project No.: 2015016_CSM0001

Sheet 1 of 5

Certified Survey Map

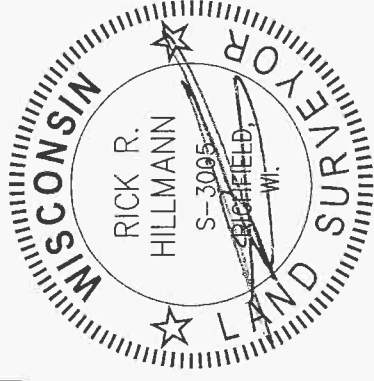
All that part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.



SCALE:
1"=60'

LEGEND

- 1" Iron Pipe Found
- 20"x 1" Iron Pipe Set (1.13 lb/foot)



MEEKER HILL LANE

Unplatted
Lands

1" I.P. FOUND AND ACCEPTED
45 FEET AT A RIGHT ANGLE
TO THE CENTERLINE OF
MEEKER HILL LANE

Parcel 2
CSM No. 5070

LOT 1

1" I.P. FOUND 21.9' AT A
RIGHT ANGLE TO THE
SOUTH LINE OF THE SW
 $\frac{1}{4}$ OF SECTION 19-9-20

1" I.P. FOUND 22.9' AT A
RIGHT ANGLE TO THE
SOUTH LINE OF THE SW
 $\frac{1}{4}$ OF SECTION 19-9-20

1" I.P. FOUND
3.3' SOUTH

1" I.P. FOUND AND
ACCEPTED AS BEING THE
SOUTHEAST CORNER OF
PARCEL 2, CSM No. 5070

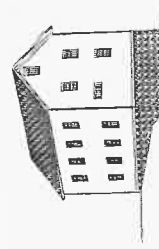
Unplatted
Lands

1" I.P. FOUND 32.5' AT A
RIGHT ANGLE TO THE
REFERENCE LINE OF S.T.H.
"175" LEANING WESTERLY

24.75'

24.75'

Hatched Area indicates
Land Vacated per Village
of Germantown
Resolution No.: R09-00



Elder Surveying Services

A CONTINENTAL SURVEYING SERVICES LLC Company
Doing Business As Elder Surveying Services

"The Tradition Continues"

2386 Ball Drive
Richfield, WI. 53076
PHONE (262) 628-1409
Website: www.ess-surveys.com
Email: survey@ess-surveys.com

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, in which the South line of the SW $\frac{1}{4}$ of Section 19, Township 9 North, Range 20 East bears S 89°36'16" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 15th day of April, 2015
Sheet 2 of 5



Project No.: 2015016_CSM0001

Certified Survey Map

All that part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land being a part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin Wisconsin, now being more particularly bounded and described and follows:

Commencing at the South $\frac{1}{4}$ Corner of said $\frac{1}{4}$ Section, thence South 89°36'16" West on and along the South Line of said $\frac{1}{4}$ Section, 321.75 feet to the Point of Beginning of lands hereinafter described;

Thence continuing South 89°36'16" West on and along said South Line, 147.18 feet to a point on the Easterly Right of Way Line of S.T.H. "175"; thence North 44°24'51" West on and along said Easterly Line, 375.87 feet to an angle point on said Easterly Line; thence North 36°53'30" West on and along said Easterly Line, 94.48 feet to a point on the Southerly Right of Way Line of Meeker Hill Lane; thence on and along said Southerly Line the following courses: thence North 47°03'49" East, 66.33 feet to a point; thence South 54°36'03" East, 396.91 feet to a point; thence South 52°52'06" East, 25.98 feet to a point on a curve; thence Southeasterly along the Arc of a Curve 86.57 feet, whose Center lies Northeasterly, whose Radius is 987.93 feet, whose Chord bears South 58°05'05" East, 86.54 feet to a point; this ends the courses along Meeker Hill Lane; thence South 00°23'44" East, 96.86 feet to a point on the South Line of said $\frac{1}{4}$ Section, said point is the place of beginning of this description.

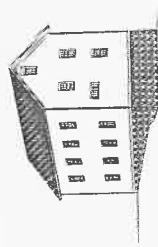
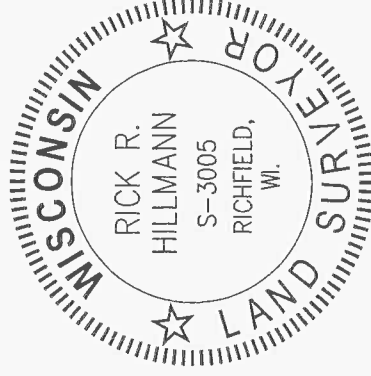
The gross area of said parcel contains 65,771 Square feet or 1.50990 Acres of land more or less.

That I have made such survey, land division and map by the direction of Jeffery & Kelyn Meyer, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Village of Germantown in surveying, dividing and mapping same.

Dated this 15th day of APRIL, 2015.



Rick R. Hillmann PLS
Professional Land Surveyor S-3005



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This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 15th day of April, 2015
Sheet 3 of 5



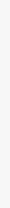
Certified Survey Map_____

All that part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE:

As owner, I hereby certify that I have caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and ordinances of Village of Germantown, this 21 day of April.

2015


Jeffery L. Meyer, Owner

Kelley C. Meyer

Kelyn C. Meyer - Owner

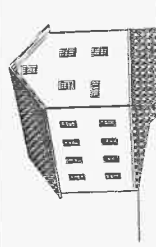
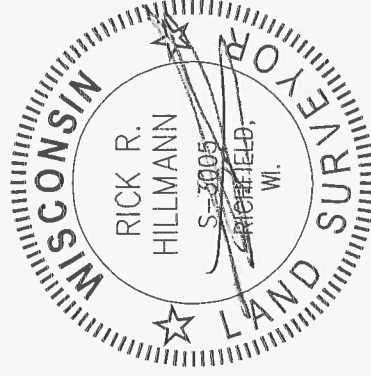
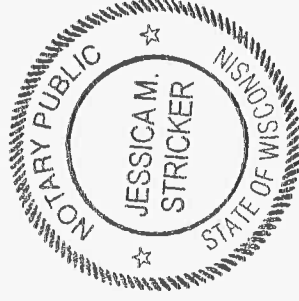
STATE OF WISCONSIN)
) ss
County of Washington)

Personally came before me this 21 day of April, 2015, the above named Jeffery & Kelyn Meyer, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Print Name Jessica M Stricker

Notary Public, Washington
County, WI.

My Commission Expires: 6/2/2018



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This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor,
S-3005 on this 15th day of April, 2015



Certified Survey Map _____

All that part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Germantown on this _____ day of _____, 20_____.

Dean Wolter, Chairman

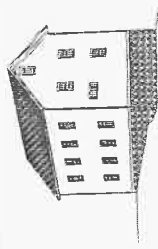
Laura A. Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL:

This Certified Survey Map, being a part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 20_____.

Dean Wolter, Village President

Barbara K.D. Goekner, Village Clerk

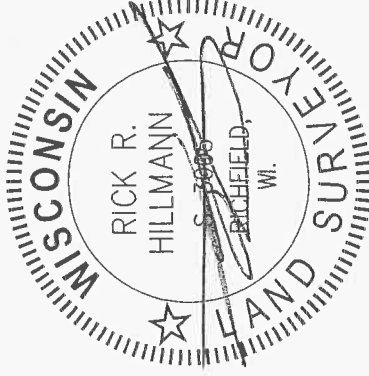


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This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 15th day of April, 2015
Sheet 5 of 5



X.F

BUSINESS OF THE VILLAGE BOARD OF TRUSTEE'S
GERMANTOWN, WI
Fire Department

MEETING DATE: May 4, 2015

AGENDA ITEM: New Business

ITEM TITLE: Employee Vacancy Replacement Request

SUBMITTED BY: Chief Gary L. Weiss 

SUMMARY EXPLANATION:

The Fire Department respectfully requests permission to move forward to the Police & Fire Commission the replacement of a Regular Part Time Position (Firefighter/EMT). This position became vacant by the resignation of an 11.75 year member of the department. We plan on filling the vacancy from our pool of qualified POC members. This will save money in training and equipping the firefighter plus all us to have a seamless transition.

ATTACHMENT: ORDINANCE___ RESOLUTION___ OTHER_X___

Employee Vacancy Justification Worksheet

RECOMMENDATION:

The Fire Department respectfully requests the permission to move forward to the Police & Fire Commission the replacement of a Regular Part Time Position (Firefighter/EMT).

EMPLOYEE VACANCY JUSTIFICATION WORKSHEET

All positions left vacant by retirement, quitting, or termination need to complete the following worksheet before the vacant position may be advertised or filled. This worksheet shall not pertain to temporary, seasonal, and sworn public safety employees.

Position to be filled: Regular Part Time Firefighter/EMT

Department: Fire Department

Pay: See Attached Contract Section on Wages

How long was the previous personnel in position: 11.75 year of employment

Can the Position be:

Deferred for a period of time? ☐ Yes ☒ No: *April* *JS*

Why: The current employee will be resigning on March 28, 2015. The position has a very high level of responsibility with operations of the ambulance and fire apparatus. It is imperative the position is filled quickly to avoid a decrease in operations. The goal is to have a person in place by early to mid-March.

Transferred or shared with existing staff: ☐ Yes ☒ No:

Why: It is not feasible to transfer or share the position with other Departments as this position required Firefighter 2, Motor Pump Operator and EMT IV Technician Certifications. Additionally the workload dictates a standalone position. The position requires the individual to master all of the department's apparatus and equipment, know Village geography, operational procedures and regulations in a fast pace and highly evolving emergency and non-emergency hazardous environment.

Consolidated with another position? ☐ Yes ☒ No:

Why: The position cannot be consolidated as workloads dictates replacement position.

Privatized/Contractual? ☐ Yes ☒ No:

Why: This position has multiple responsibilities within the fire department including but not limited to Ambulance responses and patient care, fire response with fire pumper truck and specialized apparatus, fire ground operations, fire inspections, prefire plans, training of Paid on Call Members, station and vehicle basic maintenance and assisting the Fire Chief (as all members do) in completing the Mission of the Fire Department and Village. A person from a private company may not function properly if all other co-workers are not privatized.

Gary W. Allen

Department Director

Signature/Approval

S. J. Schrand

Village Administrator

Signature/Approval

4-17-15

Date

4-27-15

Date

APPENDIX A

WAGE SCALE

Full-Time Employees

May 1, 2004 – Dec. 31, 2004	Jan. 1, 2005 – Dec. 31, 2005	Jan. 1, 2006 – Dec. 31, 2006
\$15.50	\$16.04	\$16.60

Part-Time Employees

May 1, 2004 – Dec. 31, 2004	Jan. 1, 2005 – Dec. 31, 2005	Jan. 1, 2006 – Dec. 31, 2006
\$13.00	\$13.50	\$14.00

During the first six months of employment for new full-time employees and part-time employees who start during the term of this Agreement, the new employee shall receive 90% of the wage rate offered. During the second six months of employment, the employee shall receive 95% of the wage rate offered.

After January 1, 2006, part-time employees working in paid-on-call status shall receive the part-time employee wage offered by the Village for any hours worked in paid-on-call status.

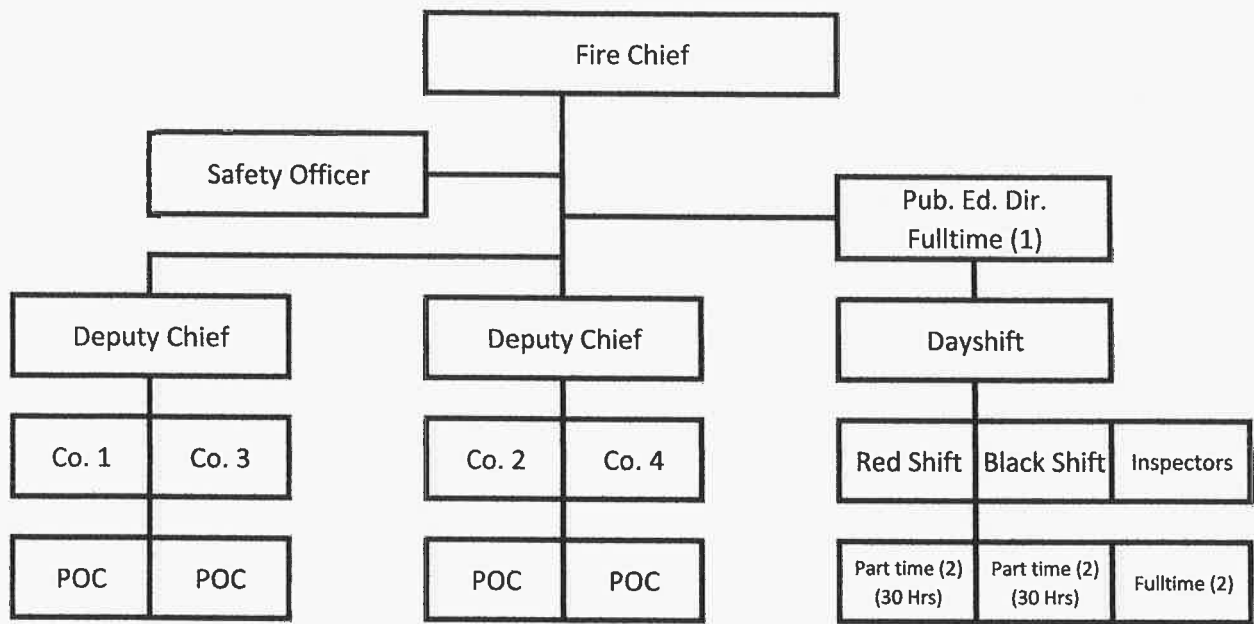
Current Pay Rate

First Six Months (90% Rate) = \$15.65

Second Six Months (95% Rate)= \$16.52

Start of Second Year Rate= \$17.38

All Pay Rate are as per Finance Department



X. G

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: May 4, 2015

AGENDA ITEM: New Business

ITEM TITLE: Police Department Salary Adjustments

SUBMITTED BY: Dave Schornack, Village Administrator
Kim Rath, Finance Director
Peter Hoell, Police Chief

SUMMARY EXPLANATION:

As the Village Board has been aware there is severe salary compression happening in the Police Department as a result of the Police Union receiving larger percentage raises than the non-represented management staff. This is especially noticeable when the salaries of the detectives are compared to the salaries of their supervisors which are lieutenants. Currently the salaries for the management staff and Police Detective Sergeant are listed below.

2015 Salaries and Wages

Police Chief	\$94,860
Police Captain (2)	86,888
Police Lieutenant (5)	83,060
Police Detective Sergeant (1)	80,642 <u>plus</u> \$2,000 to \$3,000 overtime (non-union position)

The Detective Sergeant position will receive a 3% increase on January 1, 2016 as the Village Board approved giving the Police Union a 3% raise effective January 1, 2016. On a 2 to 1 vote the General Government and Finance Committee recommended that the Village Board consider adding \$2,000 to the Lieutenant salaries so that they are earning slightly more than the positions that they supervise. Also, in order to keep the same dollar amount difference between the other police management positions, the General Government and Finance on a 2 to 1 vote recommended that the Village Board consider adding \$2,000 to both the Police Captains compensation and the Police Chief's compensation. As there are five lieutenants the cost of doing this is \$16,000.00 plus \$3,652.80 in additional Village paid Social Security and WI retirement for a total of \$19,652.80. In order to keep the remainder of the funds budgeted to give the non-represented a .5% adjustment based on merit, the Village Board should consider that the funds to make the Police Department salary adjustments come out of General Fund cash reserves.

ATTACHMENT: ORDINANCE _____ RESOLUTION X OTHER X

- 2015 Police Management Salary Increase
- 2015 Salary Study-Position of Police Shift Commander
- 2015 Salary Study-Captain or Second in Command
- Resolution Amending Salary Resolution for Increase to police Management Staff Calendar Year 2015

RECOMMENDATION:

Motion to approve increasing the 2015 salaries for the positions of Police Lieutenant, Police Captain and Police Chief by \$2,000.00 plus the Village's portion of Social Security and WI retirement for a total of \$19,652.80 with this amount coming from General Fund cash reserves.

RESOLUTION NO. 17 - 15

**AMENDING SALARY RESOLUTION FOR INCREASE TO POLICE MANAGEMENT STAFF
CALENDAR YEAR 2015**

WHEREAS, the Village of Germantown employs both union and non-union personnel;
and,

WHEREAS, it is necessary that the Village Board establish or approve compensation
levels for all exempt and non-union support staff personnel, and,

WHEREAS, the Village Board has authorized a ____ increase to Police Management
positions of Police Chief, Captain and Lieutenant, plus the addition of a non-represented
Detective Sergeant position on _____ and to be effective _____, and,

NOW THEREFORE BE IT RESOLVED that the attached Amended Salary and
Compensation Schedule for fiscal year January 1 through December 31, 2015 is approved.

Introduced by:

Adopted:

Vote: Ayes: Nays:

Dean M. Wolter, President

ATTEST:

Barbara K. D. Goeckner, Village Clerk

2015 Police Management Salary Increase

Position	Current Wage	Suggested Increase	Soc Security 0.0765	WI Retirement 0.1518	Cost to Employer	Salary after Increase
Police Chief	94,860.00	3,000.00	229.50	455.40	3,684.90	97,860.00
Police Captain (2)	86,888.00	3,000.00	229.50	455.40	7,369.80	89,888.00
Police Lieutenant (5)	83,060.00	3,000.00	229.50	455.40	<u>18,424.50</u>	86,060.00
					29,479.20	
Police Chief	94,860.00	2,000.00	153.00	303.60	2,456.60	96,860.00
Police Captain (2)	86,888.00	2,000.00	153.00	303.60	4,913.20	88,888.00
Police Lieutenant (5)	83,060.00	2,000.00	153.00	303.60	<u>12,283.00</u>	85,060.00
					19,652.80	

	2015	2016
Detective Sergeant	80,642.00	83,035.20
Detective Union	79,643.20	82,035.20
Full Years Specialty Officer	72,614.40	74,756.80
Full Years Officer	71,614.40	73,756.80

* Above Subject to Overtime

Amount available in 2015 from contingency

\$18,433.00

2015 SALARY AND COMPENSATION SCHEDULE

1. Legislative			
a. Village President	\$8,000	annually	
b. Village Trustees	5,500	annually	
2. Village Offices - General			
a. Public Works Secretary	\$21.93	per hour	
b. Deputy Treasurer	23.50	per hour	
c. Deputy Clerk	\$19.62 - 23.08	per hour	
d. Accounts Payable Clerk	\$15.72 - 18.50	per hour	
3. Administrative & Related			
a. Village Administrator	\$98,707	annually	
b. Village Clerk	64,706	annually	
c. Village Finance Director	71,546	annually	
4. Public Works			
a. Director of Public Works	\$91,957	annually	
b. Village Engineer	75,565	annually	
c. Superintendent Highways, Parks & Bld. Ground	64,712	annually	
d. Superintendent Water	64,712	annually	
e. Foreman - Hwy, Parks, Bldg., Grds	63,032	annually	
f. Superintendent Wastewater	64,712	annually	
g. Community Development Director/Planning	73,513	annually	
h. Building / Electrical Inspector			
i. Part-time Public Works Dept			
Range - low	8.74	per hour	
Range - high	12.18	per hour	
5th Year -- Recycling Aids ONLY	11.23	per hour	
j. Summer Intern - Engineering	10.50	per hour	
k. Utility Accounts Clerk	\$19.33 - 20.07	per hour	
l. Building Inspection Secretary	\$17.54 - 20.63	per hour	
m. Planning/Zoning Assistant	\$17.54 - 20.63	per hour	
n. Land Surveyor	\$25.93 - 30.50	per hour	
o. Engineering Assistant	\$23.25 - 27.35	per hour	
p. Civil Engineer	\$23.077 - \$24.2789	per hour	
5. Public Safety			
a. Police Chief	\$94,860	annually	
Addl \$ _____ Effective _____			
b. Police Captain	86,888	annually	
Addl \$ _____ Effective _____			
c. Police Lieutenant	83,060	annually	
Addl \$ _____ Effective _____			
d. Police Detective Sergeant	38.77	per hour	
e. Communications Supervisor	55,913	annually	
f. Police Secretary	22.42	per hour	
g. Police Dept Clerk	\$16.92 - \$17.56	per hour	
H. Fire Chief - Eff 5/15/15	86,275	annually	
g.1 P.T. Deputy Fire Chief	3,904	annually	
g.2 During Weekend Staffing	7,800	annually	
h. P.T. Fire Dept. Captain	1,853	annually	
i. P.T. Fire Dept Lieutenants	1,111	annually	
5a Telecommunicators			
a. Start	\$18.00	per hour	
b. One Year	18.82	per hour	
c. Two Year	19.67	per hour	
d. Three Year	20.52	per hour	
e. Four Year	21.34	per hour	
f. Five Year	22.17	per hour	
g. Seven Year	23.01	per hour	
6. Parks, Recreation & Senior Center			
a. Recreation Director -	\$61,819	annually	
b. Recreation Supervisor	49,193	annually	
c. Recreation Supervisor - New Empl Eff 2/16/15	44,721	annually	
d. Senior Program Coordinator	35,362	annually	
e. Senior Center Assistant PT	10.87	per hour	
f. Recreation Secretary	\$13.20 - \$18.42	per hour	
7 Board, Commissions & Election Workers			
a. Plan Commission (limit 2 mtgs./month)	\$20.00	per mtg.	
b. Police & Fire Commission Member	20.00	per mtg.	
c. Police & Fire Commission Chairperson	25.00	per mtg.	
d. Police & Fire Commission Secretary	22.00	per mtg.	
(paid for max of 12 mtgs./year)			
e. Board of Zoning Appeals	20.00	per mtg.	
f. Board of Zoning Appeals - Chairman	25.00	per mtg.	
(paid for max of 12 mtgs./year)			
g. Park & Recreation Commission Member	20.00	per mtg.	
h. Park & Recreation Commission Chairperson	25.00	per mtg.	
(paid for max of 12 mtgs./year)			
i. Library Board Member	20.00	per mtg.	
j. Library Board Chairperson	25.00	per mtg.	
(paid for max of 12 mtgs./year)			
k. Election Inspectors	9.50	per hour	
l. Election Inspectors Chairperson	11.00	per hour	
m. Board of Review	50.00	per day	
n. Historic Preservation Commission	20.00	per mtg.	
Effective 4/15/2014			
9. Mileage - Expense			
Per IRS Schedule for official approved use of private auto			

See attached Park & Recreation Seasonal Salary Schedule

GERMANTOWN POLICE DEPARTMENT - SALARY STUDY 2015

POSITION OF POLICE SHIFT COMMANDER

AGENCY	TITLE OF SHIFT COMMANDER	BASE PAY (NO OTHER BENEFIT PAY)	OVERTIME
1. Caledonia	Lieutenant	Salaried: \$77,233	Yes, straight time.
2. Cedarburg	Sergeant	Hourly: \$77,684	Yes
3. Franklin	Captain	Salaried: \$89,377	No
4. Germantown	Lieutenant	Salaried: \$81,833	No
5. Grafton	Sergeant	Hourly: \$78,840	Yes
6. Greenfield	Captain	Salaried: \$106,407	
7. Hartford	Lieutenant	Salaried: \$80,576	No
8. Janesville	Lieutenant	Salaried: \$86,149	Only for 4 hour blocks for major incidents.
9. Mequon	Sergeant	Hourly: \$82,480	Yes
10. Menomonee Falls	Lieutenant	Salaried: \$91,208	No
11. Muskego	Lieutenant	Hourly: \$95,845	Yes
12. Menasha	Lieutenant	Salaried/Hourly: \$75,490	Yes
13. Neenah	Lieutenant	Hourly: \$81,581	Yes
14. New Berlin	Captain	Salaried: \$92,300	No
15. Pleasant Prairie	Lieutenant	Salaried: \$80,079	
16. Port Washington	Lieutenant	Hourly: \$76,744	Yes
17. Sheboygan	Lieutenant	Hourly: \$80,362	Yes
18. South Milwaukee	Lieutenant	Salaried: \$80,049	Yes, at straight time.
19. Wausau	Lieutenant	Hourly: \$77,958	Yes
20. West Bend	Lieutenant	Salaried: \$84,221	Yes, capped at 150 hours pay.

GERMANTOWN POLICE DEPARTMENT - SALARY STUDY 2015

CAPTAIN OR SECOND IN COMMAND

AGENCY	TITLE SECOND IN COMMAND	BASE PAY (NO OTHER BENEFIT PAY)	OVERTIME
1. Caledonia	Captain	Salaried: \$82,750	Straight time overtime.
2. Cedarburg	Captain	Salaried: \$88,046	No
3. Franklin	Inspector	Salaried: \$102,532	No
4. Germantown	Captain	Salaried: \$85,604	No
5. Grafton	Captain	Salaried: \$86,923	No
6. Greenfield	Assistant Chief	Salaried: \$110,082	No
7. Hartford	Captain	Position Open	
8. Janesville	Deputy Chief	Salaried: \$98,739	No
9. Mequon	Captain	Salaried: \$92,621	No
10. Menomonee Falls	Assistant Chief	Salaried: \$102,502	No
11. Muskego	Captain	Salaried: \$103,214	
12. Menasha	Captain	Salaried: \$81,608	No
13. Neenah	Captain	Salaried: \$85,660	No
14. New Berlin	Deputy Chief	Salaried: \$97,376	
15. Pleasant Prairie	Deputy Chief	Salaried: \$90,043	No
16. Port Washington	Captain	Salaried: \$ 89,971	No
17. Sheboygan	Captain	Hourly: \$86,577	Yes
18. South Milwaukee	Captain	Salaried: \$91,449	
19. Wausau	Captain	Salaried: \$88,358	No
20. West Bend	Captain	Salaried: \$88,941	Can earn an additional \$6,414 in OT

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: May 4, 2015

AGENDA ITEM: New Business

ITEM TITLE: Approval of Contract for Solid Waste and Recycling Collection/Disposal

SUBMITTED BY: Dan Ludwig, P.E., Director of Public Works

SUMMARY EXPLANATION:

The current contract with Waste Management for solid waste collection/disposal and recycling expires October 1, 2015. Proposals were requested from three area waste/recycle haulers and Waste Management had the lowest cost proposal. A new contract for five years is attached for automated waste/automated recycle collection and disposal.

The Public Works Committee voted in favor of having an automated waste/automated recycle contract since it is the least expensive alternative saving \$194,708 over 5 years compared to manual/automated contract, provides a no-cost bulky drop-off weekend for Village residents and provides bulky drop-off year-round at \$0.025 per pound at the Waste Management facility along County Line Road. Solid waste carts would remain the property of Waste Management. This is the appropriate time to switch collection methods.

ATTACHMENT: ORDINANCE _____ RESOLUTION _____ OTHER X

- 1) Automated solid waste/automated recycling contract
- 2) Summary of Proposals submitted to Village on 12/12/14
- 3) April 16, 2015 email from Tony Knoeck, indicating Waste Management accepts the removal of the Fuel Surcharge section in the proposed contract.
- 4) Minutes from the March 3, 2015 Public Works and Highway Committee meeting.

RECOMMENDATION:

The Public Works Committee recommends the Village Board to approve the contract with Waste Management to provide solid waste and recycling collection/disposal service to the Village of Germantown as per the attachments shown above.

BOARD ACTION:

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

CONTRACT FOR THE COLLECTION, TRANSPORTATION AND DISPOSAL OF RESIDENTIAL REFUSE, GARBAGE, TRASH AND RECYCLABLE MATERIALS

This Contract made this ____ day of _____ 2015 by and between Waste Management of Wisconsin, Inc. whose address is W132 N10487 Grant Drive in Germantown (Contractor) and the Village of Germantown (Municipality), a municipal corporation located in Washington County whose address is N112 W17001 Mequon Road.

SCOPE OF SERVICES

I. Solid Waste

- 1.1 General. The Contractor shall perform all necessary services to provide the orderly and weekly collection and disposal of refuse, trash, garbage, and recyclables from residences and Village owned facilities in the Village of Germantown, Wisconsin as specified in this contract. The Contractor shall furnish and provide all necessary labor, material, tools, equipment and transportation services required to accomplish the foregoing.
- 1.2 Residential Collection. For purposes of this contract, residential units from which refuse, garbage, trash, and recyclables shall be collected include single-family, two-family and three-family dwellings. Accordingly, all commercial and industrial facilities are excluded from this agreement as well as multi-family dwellings having four or more units, except that for purposes of this contract and subject to Article VI of this contract, the individual units of Lake Park Homes Condominiums shall be considered residential units from which refuse, garbage and trash shall be collected.
- 1.3 No Charge Trash Services.
 - a. Library: 2 yard with one pickup per week
 - b. Village Hall: 2 yard with one pickup per week
 - c. Alt Bauer Park: 6 yard with one pickup per week
 - d. Dheinsville Park: 6 yard with one pickup per week
 - e. Fire Station #1: 2 yard with one pickup per week
 - f. Fire Station #2: 2 yard with one pickup per week
 - g. Fireman's Park: 6 yard with one pickup per week
 - h. Friendfeld Park: 6 yard with one pickup per week
 - i. Haupt Park: 6 yard with one pickup per week
 - j. Kinderburg Park: 6 yard with one pickup per week
 - k. Village Little League: 6 yard with one pickup per week
 - l. Policed Dept: 2 yard with one pickup per week
 - m. Senior Citizen Center: 2 yard with one pickup per week
 - n. Spassland Park: 6 yard with one pickup per week
 - o. Fire Dept Survive Alive House: 6 yard with one pickup per week
 - p. Wiedenbach Park: 6 yard with one pickup per week
 - q. Recycle Center: 6 Yard with two pickups per week

- r. DPW: 6 yard with pickups once per week
- s. DPW: 30 yard roll off dumpster with two pickups in spring for right of way clean up
- t. Fireman's Park: 30 Yard roll off dumpster, one time pickup over July 4th
- u. Dheinsville Park: 30 yard roll off dumpster, one time pickup over Oktoberfest
- v. Senior Center/ War Memorial: 6 yard dumpster once per week

- 1.4 Trucks and Equipment. Contractor shall provide and shall use covered truck bodies of the packer type for normal day-to-day collection and shall clean up any garbage, trash, refuse or recyclables which drop, leak, or are blown off the trucks or containers while loading the trucks or traveling on the roads and streets of the Community. All containers shall be in good repair, neat in appearance and in conformance with all Federal, State, and Local Codes.
- 1.5 Time and Location of Pickup. Collection shall be on a regularly scheduled basis with each property being served once each week and the same day of the week unless adjustments in the schedule are approved by the Director of Public Works. All pickups shall be between the hours of 7:00 AM and 6:00 PM. All refuse shall be picked up at the driveway entrance within five (5) feet of the curb line or edge of street or road. In case of a weekday holiday or time lost due to weather or other conditions beyond the control of the Contractor, the Contractor may adjust the schedule with a one work day (including Saturday) delay. For purposes of this section, "holiday" means New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.
- 1.6 Routes and Schedules. The Contractor, prior to commencement of this contract, shall furnish to the Municipality a route schedule map which shall show the days of pickup for the various sections within the Municipalities. The Municipality may, upon showing hardship to individual residences or sections within the map, request modifications to the route schedule map provided by the Contractor. The parties agree that in the event there is a dispute over the route scheduling map, they will negotiate in good faith any modifications to the route map, taking into account the interests of both the individual residents and the needs of the Contractor to provide orderly pickup. Prior to making any changes in the routes as agreed to by the Municipality and the Contractor, the Contractor shall prepare route maps indicating changes thereto for approval by the Director of Public Works. In the event changes are agreed upon by the Municipality and the Contractor, the Contractor shall notify each customer who is affected by the change in writing at least one week prior to the change taking effect.
- 1.7 Disposal Sites. All wastes, which are the subject of this contract, shall be disposed of at a location chosen by the Contractor.
- 1.8 Indemnification. The Municipality shall be held harmless or indemnified for all costs of cleanup or remedial mandates by State or Federal Agencies to the extent caused by the activities of Contractor.

II. WASTE REGULATIONS AND REQUIREMENTS

- 2.1 Wastes to be collected. Subject to Sections 2.2, 2.3, and 2.4, the Contractor agrees to collect normal household refuse, garbage, and trash from residences within the Village. This includes, but is not limited to, the following items:

- a. Small appliances that are not banned from landfills (toasters, radios, etc.)
- b. Furniture (3' x 5' or smaller)
- c. Small auto parts in containers, other than non-alkaline batteries
- d. Carpet, rolled and sized appropriately for handling by one person
- e. Christmas trees (weekly collection January 1st – January 31st each year)

- 2.2 Wastes not to be collected. The following items need not be picked up by the Contractor:

- a. Stone, concrete, rubble, earth or sod
- b. Material in containers or bundles exceeding the limits of Section 2.4
- c. Construction debris
- d. Large auto parts (engine blocks, fenders, etc.)
- e. Tree trunks or stumps
- f. Branches, tree trimmings, leaves, grass clippings, yard and garden debris, brush
- g. Large appliances and white goods (refrigerators, freezers, washers, dryers, air conditioners, water heaters, etc.)
- h. Electronic waste items commonly referred to as ewaste (computers, televisions, monitors, etc)
- i. Non-Alkaline Batteries

- 2.3 Containers. Contractor will supply each residential unit with one 64-gallon residential waste cart. Carts are the property of the contractor. Contractor will maintain carts throughout the term of this contract, including repair and replacement of carts due to normal wear and tear. If any carts become lost, stolen, or non useable due to resident abuse the resident will be required to purchase a new cart at a rate of \$65.00 per cart regardless of size.

All residential waste materials, listed above, must be in the proper carts. Items outside of the cart will not be collected by the Contractor during normal curbside collection service. The contractor's employees shall return all containers to the point of pickup in an orderly manner. All carts must be provided by the Contractor. Resident owned carts will not be serviced by the Contractor

The Village agrees to work with the Contractor in regards to creating and supplying educational material and information to the Village's residents.

After the initial delivery of 64-gallon carts to residents is completed, there will be a sixty (60) day trial period for residents, during this time all residents will utilize the 64-gallon residential waste cart. Following the sixty (60) day trial period the Village of Germantown staff will solicit requests from residents seeking to exchange their 64-

gallon cart for a 96-gallon cart. The resident solicitation period will be for 15 days following the above stated trial period.

This cart exchange opportunity will be a one-time event. Following the 15-day solicitation period, no additional cart exchanges will be granted for the remaining term of the contract. The cart will remain the property of the Contractor at all times.

If the Village issues a new residency permit, the Village will be responsible for informing the Contractor of the new permit, providing the address of the residential unit, and the residential unit's chosen cart size. The Contractor will deliver the chosen cart size along with the appropriate educational material to the new residential unit. The new residential unit will be added to the route and to the unit count for billing purposes by the Contractor.

Residents can make a request through the Village for an additional cart, and upon confirmation by the Village, the Contractor will provide and deliver to the residential unit an additional 64-gallon waste cart at no charge. The Village will be billed an additional \$5.00 per month, for each additional cart that is requested and delivered. This fee will be at a fixed rate throughout the expiration of the contract.

- 2.4 Hazardous waste. The Contractor and the Municipality agree that in no event shall the Contractor's responsibility extend to the acceptance of any hazardous or toxic wastes or substances as defined by any applicable Federal, State, or Local regulation.
- 2.5 Special wastes. Special wastes as defined as: Discarded appliances bulk items, and white goods, yard waste, dirt, concrete and construction debris shall not be required to be picked up under the proposed contract, however, a special pick up of discarded appliances and other items upon the request of and with direct billing to the property owner shall be an optional service provided by the Contractor. It is understood and agreed that acceptance and disposal of said "special waste" shall be negotiated between the party representing the wastes and the Contractor. The Municipality shall not be a party to any such agreement and shall not bill or collect any monies related thereto.
- 2.6 Bulk Items. Items exceeding four feet in length and sixty (60) pounds in weight described in section 2.6 will be billed direct to the resident at a rate of twenty five dollars per item. This rate will remain the same for the duration of the contract.
- 2.7 Bulk Items Continued. The Village and the Contractor will schedule, on an annual basis, a one time per year, Bulk Item Drop Off Collection. The Contractor will deliver up to four (4), thirty-yard (30 yard) containers to the Village's Public Works facility. Residents will be able to bring bulk items, as described in Section 2.5, excluding yard waste, tires, and electronics, to the Village Public Works facility and dispose of them in the Contractor provided containers.

The Village will be responsible for staffing of this event. Contractor will collect containers upon completion of this annual event. This annual Bulk Item Drop Off Collection will be at no additional charge to the Village nor its residents.

- 2.8 Landfill Access - Throughout the term of this contract, residents of the Village will be granted access to dispose of bulk items, as described in Section 2.5, at the Contractor owned and operated Orchard Ridge Landfill, located at N96w13503 County Line Rd, Menomonee Falls, WI, during Landfill business hours. Residents will be charged at a rate of \$.025 per pound, and must follow Landfill disposal processes and procedures. Contractor reserves the right to reject any material it deems unfitting or illegal to dispose of at the Landfill per DNR rules and regulations.

III. RECYCLING

- 3.1 General. In addition to the solid waste disposal services, the Contractor shall provide biweekly collection of recyclable materials as specified in this article.
- 3.2 Residential collection. Recyclable materials shall be collected curbside from all single-family, two-family and three-family dwellings and in accordance with Contractor directions from Multi-family dwellings.
- 3.3 Recycling Carts. For single-family, two-family and three-family units, recyclable materials shall be stored in and collected from 96-gallon carts supplied by the Contractor. For multi-family dwellings, the Contractor shall provide the necessary containers or dumpsters as deemed appropriate by the Contractor, the Building Management, and with Village approval.
- 3.4 No Charge "Recycling Services"
- a. DPW: 6 yard with one pickup per week
 - b. Library: 2 yard with one pickup per week
 - c. Village Hall: 2 yard with one pickup per week
 - d. Fire Station #1: 2 carts with one pickup per week
 - e. Fire Station #2: 2 yard with one pickup per week
 - f. Police Dept: 2 yard with one pickup per week
 - g. Senior Citizen Center: 2 yard with one pickup per week
- 3.5 Materials. The Contractor for recycling curbside shall collect the following materials:
- a. Glass; brown, green, and clear
 - b. Bimetal and aluminum cans
 - c. Plastics numbers 1 through 7
 - d. Paper, newsprint and magazines
 - e. Cardboard (flattened)
 - f. Asceptic Containers such as juice cartons

g. Other materials as may be mandated by State or Federal Agencies

3.6 Additional Recycling Carts. For resident's who request an additional 96 gallon recycling cart through the Village, the Village will be invoiced an additional Two Dollar (\$2.00) flat monthly rate per extra recycling cart. This rate will be at a fixed cost through the contract term.

3.7 Reports of Recyclables Collected. Contractor shall prepare a monthly report detailing the amount of recyclables collected and submit same to the Director of Public Works. The monthly report shall be in a format acceptable to the Director of Public Works and shall include the following non-inclusive items:

- a. Newsprint
- b. Cardboard
- c. Mixed glass
- d. Tin
- e. Aluminum
- f. Plastics (#1 -#7)
- g. Asceptic Containers such as juice cartons
- h. Other materials as may be mandated by State or Federal Agencies

IV. TERM OF CONTRACT

4.1 This contract shall commence as of October 1, 2015 and shall continue in force for the period ending September 30, 2020.

4.2 The term of this contract may be extended by mutual agreement between the Contractor and the Municipality.

V. COST OF SERVICES

5.1 Monthly Rates for Year One (October 1, 2015 to September 30, 2020)

Weekly trash	\$ 7.57 per unit per month
Biweekly recycle Service	\$ 3.35 per unit per month
Wisconsin State Generator Tax	<u>\$ 0.99 per unit per month</u>
	\$11.91 per unit per month

Contractor and Municipality agree that as of March 1, 2015 there are 5470 trash units, 7785 recycle units, and 5470 Wisconsin Generator Tax units. Each year on October 1st Contractor and Municipality will mutually agree on new unit counts.

5.2 Annual Increases

Rates increases for the second, third, fourth, and fifth years, will occur on October 1st of each year, and will be as follows:

Year	2016	2017	2018	2019
Weekly Trash	7.74	7.91	8.08	8.25
Bi-weekly Recycle	3.42	3.49	3.57	3.65
WI Tax	0.99	0.99	0.99	0.99
Total \$/unit /month	12.15	12.39	12.64	12.89

5.3 Fuel Surcharge

A fuel adjustment charge will remain a part of the contract. All unit rates quoted for refuse and recycling will be subject to a fuel surcharge. If diesel fuel remains below \$5.00 per gallon, the fuel surcharge will be 0 percent. If diesel fuel is at or above \$5.00 per gallon, the following percentages will apply.

Diesel Fuel Price per Gallon	Fuel Surcharge
<\$5.00	0 Percent
\$5.00 to \$5.24	2 Percent
\$5.25 to \$5.49	3 Percent
For each additional \$0.25 increment, as shown above, the fuel surcharge will increase by 1 Percent	

~~- DELETE -~~
(As per 4-16-15
email from Tony Kneek)

For example if fuel were \$5.12 per gallon, the surcharge would be two percent of the rate. The published index for determining monthly diesel fuel prices will be the Department of Energy's (DOE) "Weekly Retail On-Highway Diesel Prices" for the Midwest region. The price published for the first Monday of the month will be used as that month's diesel fuel price. The prices can be viewed at the DOE's website: <http://tonto.eia.doe.gov/oog/info/wohdp/diesel.asp>.

5.4 Payment. The Municipality agrees to pay, within thirty (30) days of presentation by the Contractor, the monthly invoice for services provided pursuant to this agreement. The Municipality agrees that in the event an invoice is not paid within thirty (30) days of presentation, the Municipality will pay the Contractor the sum of the original invoice plus a 1% monthly service charge.

5.5 Wisconsin Generator Tax. The Wisconsin State Generator tax rate of \$13.00 per ton on all solid waste disposed of in Wisconsin ("Current Taxes"), is shown in the rates above, (Section 5.1). All rates are firm with the exception of any increases in Current Taxes or

any new fees or taxes imposed on the collection and disposal of the Village's solid waste ("New Taxes"). In the event Current Taxes are increased or New Taxes are imposed, the Village and Waste Management agree to negotiate in good faith an adjustment in all rates such that the increases in Current Taxes and/or New Taxes are passed through to the Village in their entirety.

VI. INSURANCE

- 6.1 Workers Compensation. The Contractor shall, prior to October 1, 2015 provide the Municipality with evidence that it has in effect worker's compensation insurance for all of its employees involved in the performance of this contract. The Contractor shall provide the Municipality with evidence of the renewal and continuation of such insurance annually during the term of this contract.
- 6.2 Liability Insurance. Prior to October 1, 2015 the Contractor shall provide the Municipality with evidence that it has in effect public liability and property damage insurance which will protect the Contractor and any sub-contractor during the performance of work covered by this agreement from claims or damages for personal injury including accidental death as well as claims for property damages which may arise from the performance of this agreement by the Contractor. Such policy or policies of insurance shall have limits of not less than \$1,000,000 for injuries including accidental death to any one person and property damage coverage of not less than \$100,000. The Municipality shall be an additional insured under such policy or policies. The Contractor shall provide the Municipality with evidence of such insurance annually during the term of this agreement.
- 6.3 Motor Vehicle Insurance. Prior to October 1, 2015 the Contractor shall provide the Municipality with evidence that it has in effect motor vehicle liability and property damage insurance with limits of not less than \$500,000/\$1,000,000 for the vehicles to be used in performing this agreement. The Municipality shall be an additional insured under such policy or policies. The Contractor shall provide the Municipality with evidence of such insurance annually during the term of this agreement.

VII. CONTRACTORS DEFAULT

- 7.1 Contract Termination. The Municipality, at its option, may terminate this agreement upon the occurrence of any of the following events:
- a. Any substantial failure to perform any term or condition to be performed by Contractor under the terms of this agreement for more than five (5) days after written notice of such default shall have been given to Contractor by the Municipality;
 - b. Contractor's adjudication as a bankrupt or insolvent;

- c. Assignment for the benefit of Contractor's creditors;
- d. Appointment of a trustee or receiver for Contractor's property, and such receiver or trustee, as the case may be, shall not have been discharged within ten (10) days after such appointment.

7.2 Liquidated Damages. The Municipality shall notify the Contractor of each reported violation of the Agreement. It shall be the duty of the Contractor to take whatever steps may be necessary to remedy the cause of the complaint and notify the Municipality within 48 hours after receipt of the complaint, confirming action taken.

Failure to remedy the cause of the complaint shall be considered a breach of the contract for the purposes of computing damages under the provision of this section. It is agreed that the Municipality may deduct from payments due or to become due the contract, the following amounts as liquidated damages (in addition to a deduction of unit prices);

- a. Failure to clean up spilled refuse within 24 business hours of notification \$ 50.00
- b. Failure to collect refuse, after notification by the Municipality \$100.00
- c. In addition to the above, failure or neglect to correct chronic problems will be considered a breach of contract. Chronic complaints shall be construed to be three or more similar instances at the same location within a sixty (60) day period. \$200.00

Liquidated damages shall be determined by the Municipality and deductions made from the payment each month to the Contractor. The Contractor may appeal the findings to the Village Board in writing within ten (10) days after notice.

VIII. FORCE MAJEURE

8.1 In the event the Contractor is delayed in or prevented from performing its obligations hereunder, whether in whole or in part, by reason of or as a result of any force majeure, the Contractor shall be excused from performing such obligations during such force majeure and for up to ten (10) days thereafter. The term force majeure as used herein means acts of public enemies, blockades, wars, insurrections, governmental restraints, whether Federal or State, civil or military, civil disturbances, explosions, labor strikes not involving the Contractor, the inability to obtain necessary materials, including fuel, tires and supplies, and such other causes which are beyond the control of the Contractor.

IX. OTHER PROVISIONS

9.1 Entire Agreement. This instrument embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained

herein and this agreement shall supersede all previous communications, presentations, or agreements, either verbal or written between the parties hereto.

9.2 Assignment. This agreement shall not be assignable.

9.3 Notices. All notices given hereunder shall be in writing and shall be sent by certified mail to the parties at their respective addresses herein given.

IN WITNESS WHEREOF, the undersigned parties have caused this instrument to be executed by their duly authorized representatives on the date first written above.

Contractor: Waste Management of Wisconsin, Inc.

By: _____
Chuck Rynda, VP-Assistant Secretary

Municipality: Village of Germantown

By: _____
Dean Wolter, Village President

By: _____
Barbara Goeckner, Village Clerk

Proposals opened on 12/12/14

SOLID WASTE AND RECYCLE PROPOSALS FOR 2015 - 2020

	<u>WM</u>	<u>Advanced</u>	<u>Johns</u>
Non automated Solid Waste			
Automated Recycle			
2015/2016			
Guaranteed Revenue	\$ 986,986.00	No Bid	\$ 1,055,832.00
Gross Revenue to Contractor	912,259.00	No bid	980,161.00
5-Year Totals			
Guaranteed Revenue	5,136,315.60	No Bid	5,595,581.40
Gross Revenue to Contractor	4,747,386.64	No Bid	5,217,230.40
Automated Solid Waste			
Automated Recycle			
Guaranteed Revenue	949,571.00	\$ 1,028,489.00	996,756.00
Gross Revenue to Contractor	874,835.00	952,819.00	921,085.00
5-Year Totals			
Guaranteed Revenue	4,941,607.49	5,406,078.17	5,289,042.60
Gross Revenue to Contractor	4,552,678.50	5,008,330.73	4,910,691.60

Dan Ludwig

From: Knoeck, Tony [TKnoeck@wm.com]
Sent: Thursday, April 16, 2015 1:12 PM
To: Dan Ludwig
Subject: RE: New Contract

We are good to go with striking the fuel surcharge portion. ☺

From: Dan Ludwig [mailto:dludwig@village.germantown.wi.us]
Sent: Tuesday, April 14, 2015 3:47 PM
To: Knoeck, Tony
Subject: New Contract

Tony,
Any word from your legal department regarding the fuel surcharge?
I'd like to move this contract forward before June if possible.
Thanks.
Dan

Recycling is a good thing. Please recycle any printed emails.

Judy Walz, W158 N11139 Legend Avenue, noted that all of the curbs cutouts for the driveways were in place for the three properties along Mequon Road. Her concern was at Pilgrim and Mequon when vehicles made a right hand turn heading east bound, they were not paying attention. No matter how careful you are as a pedestrian, the vehicle is on top of you before you know it. Currently there is sidewalk in front of two abandoned homes but not where there was traffic and business. She was concerned about her safety and questioned the safety of others and therefore wanted to bring it to the Committee's attention. Committee discussion included;

- The 2009 Sidewalk Plan did include a sidewalk on the south side of Mequon Road east of Pilgrim Road;
- Direct staff to research Developer Agreements or Sidewalk Agreements that may reference sidewalks for each subject properties;
- Look at special assessing subject properties;
- Look for extra funds from other projects to fund a sidewalk;
- If no agreements on file, consider having the business pay half of the installation costs and the Village pay half of the installation costs;
- Update the Committee at the next Public Works Committee meeting.

SOLID WASTE COLLECTION/DISPOSAL AND RECYCLING CONTRACT:

Dir. Ludwig reported the current contract with Waste Management was set to expire Oct. 1, 2015. The Committee received draft copies of contracts which would provide one of the following: manual trash pickup and automated recycling pickup or automated trash pickup and automated recycling pickup. Additional services provided with the *automated* trash and recycling pickup contract included a \$194,000 savings over the five year contract period, a bulk drop off station one time per year, and the ability to take your bulk items to the service center for a cost of 2.5cents per pound. Changes to the manual trash pickup/automated recycling pickup contract included reducing the trash container weight limit from 80 lbs. to 60 lbs. and increasing the number of containers serviced curbside from 4 to 5 maximum weekly. Also added to the contract was a Fuel Surcharge table to reflect how much was attributed to trash pickup, recycle pickup and to the WI tax.

Committee discussion included;

- Chm. Kaminski suggested the manual trash and automated recycling pickup contract and suggested staff educate the residents on the automated trash option for one year. The proposed five year contract would allow the Village to switch from a manual to automated trash service any time within the five year period.
- If the Village chose the automated trash feature, bulky items would either be placed in the cart or the resident would need to take the items to the service center.
- Trustee Vanderheiden recommended the resident education process take place now prior to signing a new contract.
- Trustee Zabel suggested changing the Village Ordinance to reflect the trash container weight limit from 80 lbs. to 60 lbs. and to discontinue recycling services for units greater than five. State Law limits 4 units or less. The Village did not have to pick up recycling for units greater than 5. By reducing the number of units greater than five would save the Village a lot of money.
- Chm. Kaminski stated if the Village would remove pickup for units greater than five AND go with the automated trash pickup, the Village could save a lot of money. Those additional funds could pay firefighter salaries and suggested looking at both options.

- Trustee Zabel did not like the aesthetics of carts stored outside.
- Trustee Warren stated the trash carts would be more stable in high winds which would reduce cans and trash in the street.

Tony Knoeck, Public Sector Rep. for Waste Management stated the automated trash carts would be 64 gallons in size. If residents chose, they could default to the 96 gallon trash cart after 60 days. Additional trash carts requested by the resident will be billed to the Village for an additional \$5.00 per month.

MOTION made by Warren, seconded by Kaminski to forward to the Village Board with a positive recommendation to approve a contract with Waste Management to provide *automated* solid waste and *automated* recycling services with Germantown.

Trustee Zabel noted the other bidding contracts did not disclose a fuel charge and calculations of fuel charges the past year was \$21,000. When you add those costs to the other contract bids, you get close enough to make the bid somewhat similar. He questioned whether the Committee wanted the Fuel Surcharge section removed from the contract. The other two bids did not disclose a fuel surcharge. Dir. Ludwig stated none of the contractors bid on the fuel surcharge. The Contractors were told not to include the fuel surcharge in their bid. The Village would work with the selected contractor on what they thought would be the fuel surcharge. The Waste Management contract does include Section 5.3-“Fuel Surcharge” which was fashioned after the existing contract. The price per gallon would start at \$5/gal.

Tony Knoeck, Public Sector Rep. for Waste Management, stated each one of the contractors bidding had a fuel surcharge as part of their municipal contracts. As part of the RFP's, the contractors were asked not to put the fuel surcharge in the proposal. Discussions after the Village's recommendation to work with Waste Management then included the Fuel Surcharge Table at \$5/gal. Waste Management had never seen diesel fuel at \$5.00 in WI.

Trustee Zabel stated if \$5/gal. was such a good number, why did it have to be included in the contract? Maybe the Table should start at \$6/gal. It doesn't hurt to ask. Mr. Knoeck, W.M. stated he could look at changing the Fuel Surcharge to \$6/gal. once he conferred with W.M. attorneys.

MOTION made by Zabel to amend the Motion requesting Waste Management eliminate Section 5.3 –Fuel Surcharge language from the Waste Management contract.

Motion as amended fails for lack of a second.

Original Motion carried 3-1 (Zabel)

AWARD OF CONTRACT – WELL #4 (ALT BAUER PARK) FROM OIL LUBE TO WATER LUBE: Supt. Driver requested approval to convert Well #4's deep line shaft pump from an oil to water lubrication method which was a method used at all other well station locations. Currently the oil which drips down the shaft to keep the well bearings lubricated deposits approximately 50 gallons of oil yearly to the surface of the aquifer. Four proposals were received ranging from \$81,500 to \$99,475. Water Supt. Driver noted a Sanitary Survey just completed by the WDNR highly recommended the Utility switch from an oil lube to water lube method. Even though this method was not mandated by the WDNR, they encouraged the conversion.

X.I

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: May 4, 2015

AGENDA ITEM: New Business

ITEM TITLE: Authorization to Advertise for the Position of Director of Parks and Recreation

SUBMITTED BY: David R. Schornack, Village Administrator

SUMMARY EXPLANATION:

With the resignation of Director of Parks and Recreation Justin Casperson the Village should immediately start to advertise for a new Director. It is customary to include in the advertisement a starting salary or starting salary range. The current Director is making \$61,819. Earlier this year when the Village conducted a salary survey of municipalities in the area, the median salary for a Director of Parks and Recreation was \$69,959. I am trying to follow the non-union pay plan as much as possible to keep some uniformity among the different positions. The position of Director of Parks and Recreation is in pay grade 19. I would recommend that the advertisement include the following salary range of \$61,819 (Pay Range-minimum) to \$69,915 (Pay Range-mid-range).

Once applications have been received, the Village Board will conduct interviews and select a new Director of Parks and Recreation.

ATTACHMENT: ORDINANCE _____ RESOLUTION _____ OTHER X

- Copy of 2015 Non-Union Compensation Plan
- Employee Vacancy Justification Worksheet
- Director of Parks and Recreation Position Description
- Tentative Timeline for Filling Director of Parks and Recreation Position

RECOMMENDATION:

Authorize advertising for a new Director of Parks and Recreation with a starting salary range of \$61,819 to \$69,915.

2015
Village of Germantown
Non-Represented Positions
Pay Grade Assignments

<u>Position</u>	<u>Paygrade</u>
Recreation Secretary*	4
Accounts Payable Clerk*	6
Police Department Clerk*	6
Senior Coordinator	7
Building Inspection Secretary*	8
Planning/Zoning Assistant*	8
Utility Accounts Clerk*	8
Communication Officers (up to 2 years)*	9
Communication Officers (2 years and after)*	10
Public Works Secretary*	10
Administrative Assistant Police*	10
Recreation Supervisor	10
Deputy Clerk*	10
Civil Engineer*	12
Deputy Treasurer	13
Engineering Assistant*	13
Assistant to the Administrator	16
Foreman of Parks, Highways, Buildings & Grounds	16
Land Surveyor*	16
Communication Supervisor	17
Highway Superintendent	18
Water Superintendent	18
Wastewater Superintendent	18
Village Clerk	19
Director of Parks & Recreation	19
Finance Director	20
Planner/Zoning Administrator	20
Police Lieutenant	20
Police Captain	22
Village Engineer	23
Fire Chief	24
Police Chief	25
Director of Public Works	25
Village Administrator	27

* Non-Exempt Employees

2015
Village of Germantown
Non-Represented Positions
Pay Grade Structure

Matrix was increased by 1.5% which was
approved by the Village Board on 3-2-15

Pay Grade	Pay Range		
	Minimum	Mid-Range	Maximum
1	25,045	28,325	30,811
2	26,334	29,784	32,397
3	27,690	31,317	34,063
4	29,116	32,929	35,817
5	30,614	34,624	37,661
6	32,190	36,405	39,600
7	33,847	38,280	41,638
8	35,589	40,250	43,782
9	37,421	42,322	46,036
10	39,348	44,501	48,405
11	41,374	46,791	50,896
12	43,503	49,201	53,517
13	45,743	51,733	56,272
14	48,097	54,397	59,168
15	50,573	57,196	62,214
16	53,176	60,141	65,416
17	55,913	63,236	68,784
18	58,792	66,492	72,325
19	61,819	69,915	76,048
20	65,000	73,514	79,963
21	68,346	77,298	84,079
22	71,865	81,277	88,407
23	75,564	85,461	92,959
24	79,454	89,860	97,744
25	83,545	94,486	102,775
26	87,845	99,349	108,066
27	92,367	104,464	113,628

EMPLOYEE VACANCY JUSTIFICATION WORKSHEET

The Department Director and/or Supervisor for any position left vacant by retirement, resignation, or termination shall complete this worksheet before the vacant position can be advertised or filled. This worksheet does not pertain to temporary, seasonal, and sworn public safety employees. Submit the current position description and department organizational chart with this worksheet to the Village Administrator.

Vacancy Justification Worksheet

Position to be filled: Director of Parks and Recreation

Department: Parks and Recreation

Pay: Pay Grade 19 (Pay Range-minimum \$61,819 to Pay Range-mid-range \$69,915)

How long was the previous person in the position?: 2 years

Can filling the position be deferred for a period of time? No

Can the position be transferred or shared with existing staff? No

Can the position be consolidated with another position? No

Can the position be privatized or contractual? No

Recommendation(s): Advertise for a new Director of Parks and Recreation

Respectfully Submitted:

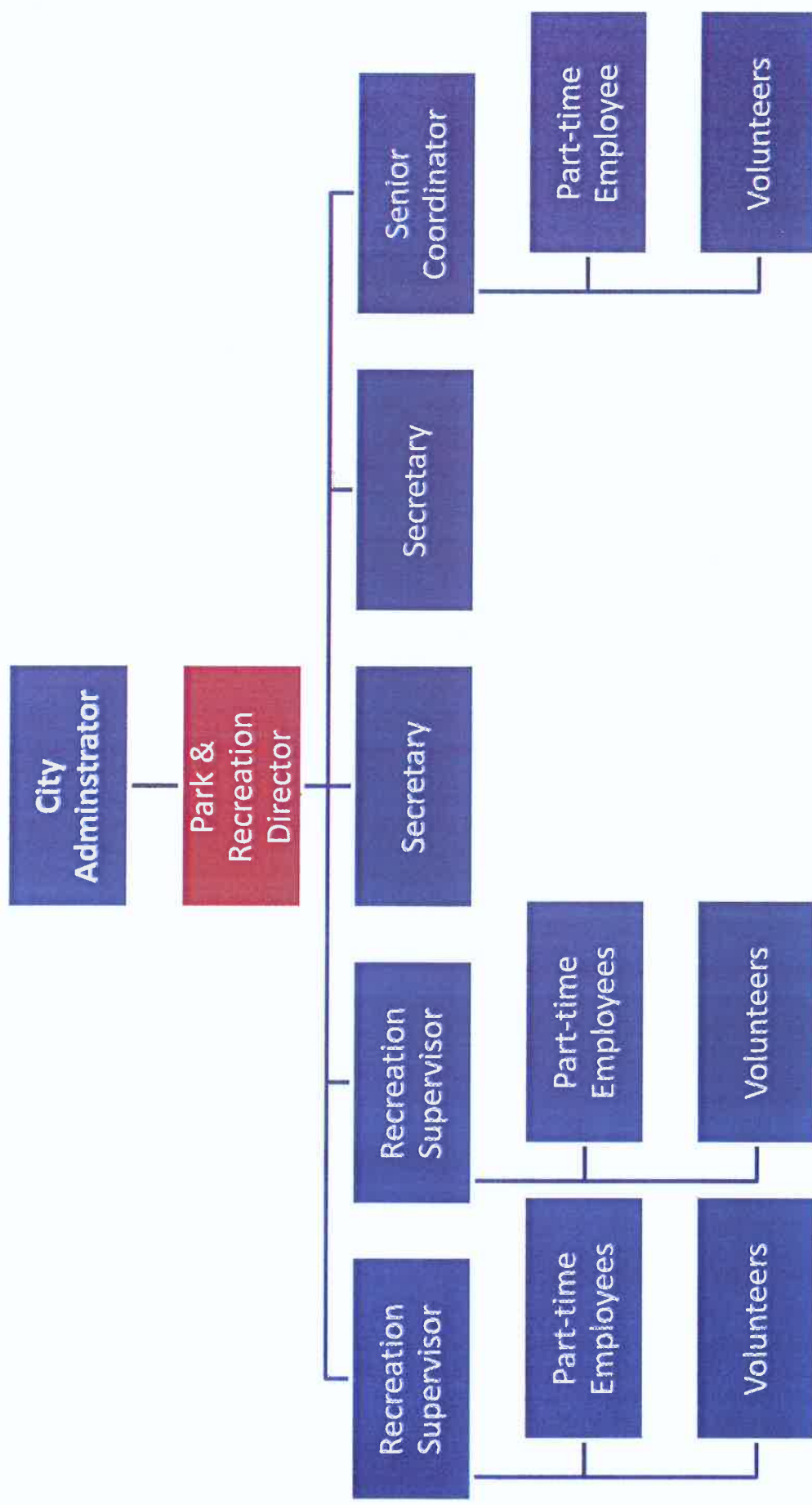
David R. Schornack

David R. Schornack, Village Administrator

April 29, 2015

Date

PARK & RECREATION DEPARTMENT ORGANIZATION CHART



**Village of Germantown
Job Description**

Job Title: Director of Parks and Recreation

Department: Parks and Recreation

Reports To: Village Administrator

Compensation Plan: Non-Union Compensation Plan

FLSA Status: Exempt

Dates Modified: Approved by Village Board on March 18, 2013

Selection: Village Board

GENERAL STATEMENT OF DUTIES:

The Parks and Recreation Director is a member of the Village's management team. The position reports to the Village Administrator, providing vision and serving as a strong advocate for parks and recreation within the community.

DISTINGUISHING FEATURES OF THE CLASS:

The work entails general planning, development and supervision of recreation programs at various locations throughout the Village, including interpreting the need and scope of future recreation programs for the community. The work also entails the general planning, administration, and implementation of park acquisition and development projects for the Village.

SUPERVISION RECEIVED:

Works under the general supervision of the Village Administrator.

SUPERVISION EXERCISED:

Exercises supervision over Recreation Supervisors, Senior Coordinator (Senior Center), Parks & Recreation Secretary, Parks & Recreation part-time Office Assistant, and any other assigned staff.

Director of Parks and Recreation Position Description

EXAMPLES OF DUTIES PERFORMED:

Directs and oversees the coordination of a well rounded schedule of recreation programs and activities for all age groups and interest levels.

Interprets the scope and need for park and recreation programs and activities.

Works with the Recreation Supervisors to keep an up-to-date inventory of program equipment and supplies.

Works with the Recreation Supervisors to evaluate and select personnel hired for park and recreation programs and activities.

Oversees the collection of and accounting for revenues due from park and recreation programs and facilities rentals.

Responds to citizen requests and complaints concerning park and recreation programs and facilities.

Evaluates the effectiveness of park and recreation programs and facilities and makes necessary progress reports to the Village Administrator and Parks and Recreation Commission.

Prepares an annual operating budget including General Fund, Capital Projects and Park Acquisition and Development Fund Accounts; controls expenditures of funds per Village Purchase Authorization Policy.

Works cooperatively with the Foreman-Highways, Parks, Buildings and Grounds and staff in the utilization, preparation, and maintenance of park and recreation facilities.

Plans and coordinates the development and/or improvement of existing park areas i.e. (athletic fields, play areas, tennis courts, shelters, etc.).

Plans and coordinates the acquisition and development of new park sites and facilities.

Coordinates the development of written plans and specifications for various park and recreation projects.

Coordinates the development, updating and implementation of the Village Five Year Comprehensive outdoor Recreation Plan.

Keeps the Village informed of any available State or Federal funding programs for parks and recreation, and applies for grant funding as appropriate.

Director of Parks and Recreation Position Description

Administers the Village's Annual Tree Planting Program, works with the Foreman-Highways, Parks, Buildings, and Grounds for inspection of Village tree planting projects.

Works with Village staff, Parks and Recreation Commission, and Public Works officials to implement recommendations of the Tree Inventory Report and Strategic Plan.

Develops departmental policies and procedures pertaining to park and recreation programs, services and facilities.

Prepares and informs the public regarding the rules and regulations governing the use of park and recreation facilities.

Maintains a friendly and cooperative relationship with Village and School District officials, community organizations and the public.

Attends Parks and Recreation Commission, Village Board, and various committee meetings as required.

Attends conferences, workshops and meetings to further educate and keeps current by reading periodicals and related publications.

Develops all sponsorship and marketing programs within the Village.

Perform related duties as directed by the Village Administrator.

ESSENTIAL KNOWLEDGE, SKILLS AND ABILITIES:

Thorough knowledge of all phases of community recreation activities; thorough knowledge of the principles and methods of playground planning and program development; good knowledge of park planning and development; ability to develop and execute a well-rounded program of recreation activities; ability to cooperate with and interpret recreation philosophies to Village officials, public and private groups and agencies, and the general public; ability to develop and maintain an effective relationship with community schools; ability to plan and supervise the work of others; ability to secure sound professional expertise in regard to park planning methods and principles; ability to keep records and prepare reports; ability to communicate effectively both orally and in writing; good judgment. Must be computer literate and be able to use Rec Trac and various other computer software.

Director of Parks and Recreation Position Description

DESIRED EXPERIENCE AND TRAINING:

A Bachelor's Degree in Parks and Recreation Management or related field is preferred. Along with three to five years' experience as either a parks and recreation director or recreation supervisor or an equivalent combination of training and experience. Encourage to obtain certification as a "Certified park and Recreation professional" (CPRP) within two years of employment.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of the job, the employee is frequently required to sit and talk or hear, use hands to finger, handle, feel or operate objects, tools, or controls; and reach with hands and arms. The employee is occasionally required to walk.

The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision and the ability to adjust focus.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. This work environment has a moderate noise level.

Nothing in this job description limits management's right to assign or reassign duties and responsibilities to this job at any time. The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position. The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Director of Parks and Recreation Position Description

Prepared by the Village Administrator on January 2013

Reviewed and Approved by the Parks & Recreation Commission on: February 13, 2013

Reviewed and Approved by the General Government and Finance Committee on: February 26, 2013

Reviewed and Approved by the Village Board: March 18, 2013

Tentative Timeline for Filling Director of Parks and Recreation position

4-29-15

April	Meet with Park and Rec staff to let them know what is going on
April	Prepare Village Board agenda narrative Prepare Employee Vacancy Justification Worksheet Prepare Ad
May 4 th	Village Board-authorization to advertise for Director
May	Review/update position description, if needed
May/June	Advertise The Municipality Magazine Public Sector Job Bulletin Village Web Site WPRA Website, www.wpraweb.org , go to "Job Center," member \$75 one month posting
May	Prepare Village Board agenda narrative for Interim Director
May 18 th	Village Board-appoint interim Director and establish pay for interim Director
June	Select candidates to interview
Late June	First round of interview
Early July	Second round of interviews, if needed
Early July	Extend offer to successful candidate
Early July	Mail letters to unsuccessful candidates
August 15 th	New Director starts

X. J

BUSINESS OF THE VILLAGE BOARD OF TRUSTEE'S
GERMANTOWN, WI
Fire Department

MEETING DATE: May 4, 2015

AGENDA ITEM: Old Business

ITEM TITLE: Draft Referendum Language

SUBMITTED BY: Chief Gary L. Weiss

SUMMARY EXPLANATION:

As directed by the Village Board, attached is the draft language for the Fire Department Referendum. This was drafted with the assistance of the Village Attorney.

ATTACHMENT: ORDINANCE___ RESOLUTION___ OTHER_X___

Draft language for the Fire Department Referendum.

RECOMMENDATION:

The Fire Department respectfully requests the Village Board approve this draft language.

Village of



Germantown

Fire Department

N115 W18752 Edison Drive
Germantown, Wisconsin 53022
Phone: (262) 502-4701
Fax: (262) 502-4744

Gary L. Weiss
Fire Chief

Draft Language for the Referendum

Note: Area highlighted in yellow is required State language.



The Village of Germantown is presently served by a paid on-call (volunteer) fire department. In order to add full-time staff to provide 24-7 coverage, the Village's costs would exceed the maximum allowable levy. Under state law, the increase in the levy of the Village of Germantown for the tax to be imposed for the next fiscal year, 2016, is limited to _____ %, which results in a levy of \$ _____. Shall the Village of Germantown be allowed to exceed this limit and increase the levy for the next fiscal year, 2016, and each subsequent fiscal year thereafter, by a total of _____ %, which results in a levy of \$ _____ for the purposes of providing full-time fire department personnel to augment the paid on call (volunteer) members.