

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	<u>MONDAY, MARCH 14, 2016 6:30 p.m.</u>
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC 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 Chairman's discretion; be further advised that there may not be any discussion of the information received and no action taken. (15 minutes)
- IV. **APPROVAL OF MINUTES:**
 - A. February 8, 2016
- V. **OLD BUSINESS**
 - A. Reconsideration of approval of December 14, 2015 meeting minutes granted at the January 11, 2016 meeting.
- VI. **NEW BUSINESS:**
 - A. Daniel & Kim Skrober - N136 W21801 Bonniwell Road. Conditional Use Permit (CUP) Application for Recreational Vehicle and Boat Storage (A-2: Agricultural Zoning District).
 - B. Presbyterian Homes of Wisconsin, Inc. for Germantown Commerce Center, LLC & Romano & Schmidt, LLC - N112 W17300 Mequon Road. Blackstone Creek Planned Development District (PDD) Amendment Consultation (190-unit Senior Living Residential Community).
 - C. CJ Engineering for Gehl Foods, LLC – N116 W15953 Main Street. Site Plan Review and Conditional Use Permit Amendment (Expansion of Existing Off-Site Parking Lot).
 - D. Skyline Development Corp. – N104 W13885 Donges Bay Road. Comprehensive Plan 2020 Land Use Plan Map Amendment (“Commercial” to “Industrial/Office” Classification) & Rezoning Application (B-1: Neighborhood Business to M-1: Limited Industrial).
- VII. **ANNOUNCEMENTS**
- VIII. **ADJOURNMENT**
The next Plan Commission Meeting will be on April 11, 2016 at 6:30 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. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

**PLAN COMMISSION MINUTES
FEBRUARY 8, 2016**

CALL TO ORDER: 6:31 pm

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Bill Shadid, Mary Ellen Gray, Peter Nilles and Tony Laszewski were present. Also present were Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: Dan Wing, N116 W16044 Main Street, spoke regarding the Saxony Village proposal on December 14, 2015 and the motion to approve the project. Chairman Wolter clarified the minutes could not be reconsidered at this meeting but could be reconsidered on the next agenda.

MOTION Baum second Laszewski that last week's minutes be brought forward for reconsideration at the next meeting.

Chairman Wolter explained Mr. Wing is asking how the 142 came about in the motion. He said his intent was to take the number of units under 150, but he used the old acreage from the original proposal of the PDD when he did the math. He said a reconsideration of the vote of the approval of the minutes could be placed on the March Plan Commission meeting. The motion could be clarified or the minutes could be amended to state the clarification.

MOTION carried (4-2, Gray, Shadid),

PREVIOUS MINUTES: *MOTION Baum second Shadid to Approve the minutes from 1-11-16.*

MOTION carried unanimously.

Gabor Design Build, W156 N11238 Pilgrim Road. Nathan Gabor, property owner, is requesting approval of a new monument and wall signage. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed monument and wall sign for Gabor Design Build located at W156 N11238 Pilgrim Road subject to the following conditions:

- 1. A separate electrical permit shall be obtained from Inspection Services prior to installation for any new or modified exterior lighting.***
- 2. A detailed landscaping and lighting plan meeting the requirements of the Village's sign regulations shall be reviewed and approved by the Village Planner prior to installation.***
- 3. Modifications to the monument sign location (removal of one parking stall) shall be limited as shown on the site plan.***

MOTION carried unanimously.

Steve & Victoria Wirth for Josh & Kate Wirth – N116 W12711 Elm Lane. The property owners of a 14.7 acre parcel located on Elm Lane are requesting approval of a rezoning and

2 lot Certified Survey Map (CSM) in order to create two residential parcels. Josh and Kate Wirth are also seeking approval of a Conditional Use Permit (CUP) to operate a “major” home occupation landscape and hardscape service business. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve rezoning the parcel from A-2: Agricultural to Rs-1: Single-Family Residential.

Commissioner Laszewski asked how home occupations are monitored. Planner Retzlaff explained he does a follow up inspection after any observations in the field or investigates complaints as they come in, or operations self-report like Wirth.

MOTION carried unanimously.

MOTION Baum second Nilles to Approve the proposed 2 lot Certified Survey Map (CSM) as drafted subject to the following conditions:

- 1. All requirements and technical corrections identified in the Village Surveyor's January 8, 2016 memo shall be addressed in a revised CSM prior to Village Board approval.***
- 2. The artificial wetland and 25' setback shown on the preliminary CSM shall be deleted from the final CSM, or, clearly noted as being an artificial wetland not subject to DNR and the Village's Shoreland-Wetland Zoning Code.***

MOTION carried unanimously.

MOTION Baum second Shadid to Approve a Conditional Use Permit (CUP) for the existing landscape services operation to operate as a “major” home-occupation subject to the following conditions:

- 1. The landscape services operation shall meet and continuously comply with all applicable provisions, limitations and regulations in Section 17.61 (Home Occupations and Professional Home Office) of the Zoning Code.***

Planner Retzlaff confirmed there had been no complaints on this business. He said this property is surrounded by intense vegetation and should not impact the neighborhood.

MOTION carried unanimously.

Steven Stoffel – N104 W14281 Donges Bay Road. Tim Hiller, agent for Steve Stoffel, property owner of a 7.14 acre parcel located on Donges Bay Road, is requesting approval of a 4-Lot Certified Survey Map application for a 7.14 acre parcel. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed 4-lot certified survey map (CSM) subject to the following conditions:

- 1. All requirements and technical corrections identified in the Village Surveyor's January 8, 2016 memo shall be addressed in a revised CSM prior to Village Board approval;***

- 2. A notation shall be placed on the CSM prohibiting access to Donges Bay Road from Lot 2 and Lot 3 except for the 20' shared driveway ingress/egress easement as shown.**
- 3. A shared driveway installed within the ingress/egress easement proposed to serve Lots 2 & 3 and Lots 1 & 4 must meet the design requirements in Section 18.07 of the Subdivision Code, including the preparation and recording of a shared driveway/access easement agreement. Said access easement agreement shall be submitted to the Village for approval and recording concurrent with recording of the CSM.**
- 4. The developer shall construct a permanent closure at the end of Gatewood Place and dedicate it to the Village as a permanent closure to the public street. The design of said closure shall be approved by the Village Public Works Department. In the event that said closure requires additional right-of-way to accommodate the design, orientation and/or extent, the right-of-way shall be designed and taken from the subject property and dedicated to the Village. At a minimum, said closure shall be adequate in size, geometry and construction materials to adequately and safely accommodate the Village's emergency and public works vehicles. Said closure should be installed concurrent with the installation of other public utilities, and, prior to the issuance of a building permit for the development of Lot 1 or Lot 4.**
- 5. The developer shall be responsible for installing/extending public water main through the property in the easement as shown on the CSM, and, in compliance with the terms and requirements of a Developer's Agreement between the owner/developer and the Village. Said agreement to be prepared and approved in accordance with Village procedures prior to the commencement of any development activities and/or building permits for any of the four (4) residential lots. Sanitary sewer laterals serving the four lots and connecting to the exiting sewer line in Gatewood Place shall be installed within the easement as shown except that the existing lateral in the line located in the Donges Bay Road right-of-way in the vicinity of Lot 3 may be utilized with approval from the Public Works Department.**

Discussion followed. Commissioner Shadid said he didn't feel good about closing Gatewood Place. Planner Retzlaff said a cul de sac bulb was discussed with the Department of Public Works and they will try to stay out of the wetland setback. Chairman Wolter said he had talked to some residents from the area and those that live further away from the end of Gatewood Place always assumed the street would go through while those that live closer do not want the road to go through. Discussion continued. Commissioner Gray was in favor of the road going through and would like to see a fifth lot. Planner Retzlaff explained going from 4 to 5 lots would require subdivision plat approval. Mr. Hiller said a five lot configuration won't happen because it would be a financial constraint for the developer. Planner Retzlaff commented that the CSM would require Village Board approval without a public hearing unless the Plan Commission wants that. Chairman Wolter said a lot of people remember the last plan and noticing the neighbors would inform them of the new plan and how it impacts their property. He understood the expense is limiting the development. Planner Retzlaff said the wetland regulations state wetlands now need to be located on a separate outlot unless the lot is over 2 acres in size and the location of the wetlands on this property are restricting the number of lots that can be developed. Chairman Wolter asked if smaller lots were

considered. Mr. Hiller said smaller lots were considered but the cost versus sales didn't justify the change. Planner Retzlaff explained a Planned Development District could be created to be more flexible but rezoning to a higher density may not be consistent with the Land Use Plan. Chairman Wolter said he understands why the property is being developed this way but is it the best plan for the Village. He indicated he is torn between forcing someone to do something on their property that doesn't give them any value but is a better plan for the Village. Commission Laszewski said the plan is not that out of character with the neighborhood and the property may sit for another 20 years if this proposal is not approved. Planner Retzlaff asked how many of these properties do we give up on in exchange for some development. Trustee Baum commented that these remnant infield lots are always a problem and the economics never work. Commissioner Gray said this development doesn't belong in this place. Chairman Wolter said it ties into the larger lot properties on Fond du Lac Avenue.

MOTION to Amend Wolter second Baum to send notice to the people in the area before the Village Board meeting, within 300 feet, so they are aware of any change that is happening.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried (4-2 Nilles, Gray).

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

PLAN COMMISSION MINUTES
December 14, 2015

CALL TO ORDER: 6:30 pm

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Bill Shadid, Tim Yokes, Mary Ellen Gray, Peter Nilles and Tony Laszewski were present. Also present were Village Planner Jeff Retzlaff, Village Engineer Brionne Bischke, Village Attorney Brian Sajdak and Planning Assistant Lori Johnson.

PUBLIC INPUT: The following people spoke regarding the Saxony Village proposal on the agenda:

- James Kapus, N114 W15909 Hilbert Lane, suggested removing Building #6, the surface garages, parking lot, and driveway from the southeast corner as well as the extension to Hilbert Lane.
- Loren Doll, W159 N11447 Red Oak Circle, asked what will happen to the runoff if Building #6 is constructed and said he and other residents don't want to see this area developed.
- Don Reinbold, N116 W16137 Main Street, Barley Pop Pub, said he supported development downtown and said the goal is to improve Germantown and help small businesses thrive.
- Dick Kent, N114 W15920 Hilbert Lane, said this is an overly dense development and asked why accommodate the developer rather than the community.
- Scott Pecor, Bubs Irish Pub, N116 W16218 Main Street, said he is in favor of something being done to this property and bringing people into the area.
- Nicki Broetzmann, W163 N11502 Windsor Court, said residents do not want this development and additional multi-family housing. She is concerned with density, traffic and the health of residents because of the brownfield located on the property.
- Dan Wing, N116 W16044 Main Street, said the Plan Commission needs to listen to the residents concerns and consider the history of the past proposals for the property. He said the density has never been proposed this high in past.
- Art Zabel, N97 W156737 Burr Oak Road said development is going to occur, but the argument is what density is allowed. He had concerns with the private driveway and said the street should be public.
- Jason Otto, W156 N11810 Pilgrim Road, co-owner of the Barley Pop said residents have valid concerns but something on Main Street needs to change and development needs to happen so businesses can continue. He hopes something is done that resembles what Germantown will look like in the future.

PREVIOUS MINUTES: ***MOTION Baum second Gray to Approve the minutes from 11-9-15.***

MOTION carried unanimously.

Cambridge Major Laboratories – W132 N10550 Grant Drive. The applicant is seeking approval of a site development and building plan for a 15,000 gallon above ground storage tank. Planner Retzlaff summarized the proposal.

MOTION Baum second Yokes to Approve the site development and building plans for the addition of one (1) 15,000 gal liquid nitrogen storage tank, vaporizer unit and associated distribution lines and equipment, security fencing and bollards at the southwest corner of the building as proposed subject to the following conditions:

- 1. *State approval of and a Village building permit for the concrete pad and tank installation is required.***

Commissioner Laszewski said if the tank was the same color as the building it wouldn't be as noticeable. He added that using Colorado blue spruce trees may be a better choice for screening the tank. Rick Roofe, Airgas, explained the tanks are white to prevent UV light from getting into the tank. Trustee Baum asked for some background on the Park. He said his understanding was the Park was supposed to be more business park than industrial. He said this building started as an office building and is now more industrial. Planner Retzlaff said over time this project has developed and production changed. The Village has been accepting and flexible to accommodate them. He said the southerly part of the Park has been more accepting to these types of uses and the northern half is more business. Trustee Baum asked why a screen wall can't be built. Mr. Roofe said the louvers won't allow sunlight in that is needed to help melt ice on the vaporizer unit. He explained if ice forms it is difficult to get in and move around and added that oxygen deficiency is also a concern. Trustee Baum confirmed that there is no additional space on the property to put the tank.

MOTION carried unanimously.

**JBJ Development for Heritage Place Joint Venture, MC Investments and Land 15, LLC
23.7 acres on Main Street (approximately N116 W16200). Site and Sign Plan
Review/Action for a 172-Unit Multi-Family Residential Development (Saxony Village).**

Scott Bence, JBJ Development and agent for Heritage Place Joint Venture, MCB Investments LLC and Land 15 LLC, property owners, has submitted site development, building and sign plans for a proposed 172-unit multi-family apartment community called Saxony Village on a 22.73 acre parcel on Main Street. Planner Retzlaff summarized the proposal. Scott Bence, JBJ Development, said he had met with various committees and boards and thinks this is a good project saying it provides great pedestrian access, vehicle access, walk ability to Main Street and changes a Brownfield to a green field. Gene Guskowski, AG Architecture, said the development has a modern look with amenities people are looking for and is designed to meet the needs of the potential market.

MOTION Baum second Shadid to APPROVE the site development, building and sign plans for the proposed 172-unit Saxony Village development subject to the following conditions:

- 1. All items and requirements recommended by the Public Works Department/Village Engineer in the December 8, 2015 review memos shall be addressed as part of additional and/or revised detailed construction plans prior to commencement of construction. Final approval for all utility plans, including the need for a developer's agreement with the Village, shall be approved prior to commencement of construction.***
- 2. Approval is subject to Village Board approval of a conditional use permit (CUP) for the proposed development within the Village's 25' wetland setback. In the event CUP approval is not granted, revised site development plans must be submitted for further review and consideration by the Plan Commission.***
- 3. Approval is subject to the DNR and/or ACOE granting approval of the Waterway General permits necessary for the proposed culvert replacement, wetland fill, and storm water basin construction.***
- 4. Approval is subject to the DNR granting approval of the required soil management, vapor mitigation and any other remediation plans, measures, improvements and/or***

other “continuing obligations” required under the “closure letters” issued for the former Jacobus Oil Co. and CMC Heartland Partners parcels.

- 5. The Developer shall provide the following as required by the Fire Department: Fire protection equipment panels and FDC locations to be approved by GFD inspection; GFD-approved stand pipes in each building stairway on every floor in lieu of providing full paved road access around the buildings.***
- 6. State-approved building plans shall be provided with all building permit applications for all of the six buildings (excluding the detached accessory maintenance building and garages that will only require Village-approved plans).***

A lengthy discussion followed. Commissioner Shadid asked if the project is in compliance with the current zoning or offends any policies with the Village. Planner Retzlaff confirmed the proposal is in compliance with existing Village regulations after working through various plan revisions and concerns with staff. Commissioner Shadid stated that he is here to administer the policy, not change it.

Trustee Baum said he was now against this project and does not like the contemporary buildings for this location. He feels that Building #6 on the southeast corner is an appendage that doesn't tie into anything. He did not like the aluminum siding or independent parking structures and feels they are there to negotiate something else. He recommended eliminating those buildings and dropping the total number of units from 172 to 160 units to work more towards what the residents want. He has additional concerns with crossing the wetland and the road connection to Hilbert Lane. He is agreeable with the general layout but asked for the Village Attorney's legal opinion regarding connecting streets. Village Attorney Sajdak summarized the provisions of Chapter 18 that talk about certain improvements. Discussion followed. Planner Retzlaff said the plan would need to be modified to meet Village standards if a public street is required. He said a public street would appear on various maps and GPS systems thereby creating the potential for more through traffic across Hilbert Lane by linking Main Street to Hilbert Lane. Retzlaff pointed out other developments including Blackstone Creek, Riversbend and development west along Main Street that all have private streets connecting to a public street with no problems. Trustee Baum said the development is now missing things that made it a benefit to the Village.

Chairman Wolter asked for clarification from the Village Attorney regarding Section 18 confirming that this development is not a subdivision so the connectivity of a private road to public road does not apply here. Attorney Sajdak said the requirements of Chapter 18 do not specifically apply because this development is not a subdivision, but this body could turn to this Section as a form of guidance. Chairman Wolter asked if the connection to Hilbert Lane would be needed if the building in the southeast corner is removed, thereby eliminating the public street connectivity and thoroughfare. He said there would be additional queuing and traffic at Main Street with Castle Drive becoming an outlet. He agreed with Planner Retzlaff saying a public street would draw people to it. Trustee Baum was concerned with all the traffic from the development using Main Street and said a new traffic study would be needed.

Mr. Bence said the materials on the building in the southeast corner are the same as his building on Fond du Lac Avenue. He said this building is not visible from the other 5 buildings and is more accommodating to the buildings on Hilbert Lane. He indicated he could mimic the architecture on the other buildings but did not want to eliminate the 6th building. He said he would be disappointed if a public street was required because that was never discussed previously.

Commissioner Yokes questioned the need for the surface stalls for building #6. Mr. Bence explained the average parking allowance he uses for this type of development is 2.5 cars per unit. The additional parking allows for parties, snow storage and move in/move out parking. Commissioner Yokes said he was in favor of the road connecting to Hilbert Lane but questioned if the road design could decrease in width. He was not sold on the architecture stating he would have preferred 3-story buildings. Chairman Wolter explained the 3-story buildings were removed because the PDD was not approved.

Commissioner Nilles did not care for Building #6 and asked if the developer was intent on keeping it. Mr. Bence said the land was usable and that building is part of the project.

Commissioner Laszewski said there was some compelling history that this project was always approached using net density, not gross. Chairman Wolter said this project falls under the old code definition and the Plan Commission decides what to approve. He explained that some previous planners had interpreted the code differently than Planner Retzlaff. He said the Village Attorney's opinion is that because of how the code is actually written the Village has the ability to consider this project based on gross density. Planner Retzlaff said that the previous proposals for this property were submitted before the current Comprehensive Land Use Plan map and policies were adopted in 2004 and that the current 2020 Land Use Plan for the Village shows this area as mixed-use intended for development of a higher quality and higher density residential housing that would lend further support to the commercial district. He indicated that it is not appropriate to consider previous proposals for development of this property submitted before the current comprehensive plan was adopted because we now have a plan in place to guide current and future decisions.

Commissioner Gray had no problem with crossing wetlands and liked the connection to Hilbert Lane. She liked the architecture and urban feel of the development but had some concerns with the clubhouse saying it didn't seem to have the same character as the other buildings. She said the landscape plan needs some shade trees.

*MOTION to Amend Gray second Shadid to add 6 shade trees to the landscape plan.
MOTION Withdrawn.*

Discussion continued.

MOTION to Amend Baum second Nilles that the exterior appearance on the architecture on the renderings be switched from a flat roof to a gable roof.

MOTION to Amend carried (6-1 Gray).

MOTION to Amend Baum second Nilles to remove all the development on southeast corner of the property, the 12 unit apartment building and the two 10 unit garages.

Commissioner Gray said the developer has a right to develop the land and he can put an apartment building on it. Chairman Wolter explained Trustee Baum doesn't want to see a building on that end of the site plan.

MOTION to Amend carried (6-1 Gray).

MOTION to Amend Baum second Nilles to eliminate the connection to Hilbert Lane and a new traffic study be done showing a single way in.

Trustee Baum was concerned that because of the overwhelming denial of the PDD by the Village Board, he doesn't think the permit to allow the wetland crossing will be approved and he would like to see a plan that doesn't have that connection. Planner Retzlaff asked if a revised traffic study will be needed because the original concern was how the existing street system can support this amount of development. Attorney Sajdak said if a revised traffic study is wanted, it should be included in the motion. Planner Retzlaff asked Trustee Baum if the Village Board approves the wetland crossing permit and the connection would he accept the current site plan alternative. Trustee Baum said the Village Board has final say on the wetland crossing and Hilbert Lane connection. Chairman Wolter said that review process is removed through this motion. Trustee Baum withdrew the motion to amend.

MOTION to Amend Withdrawn.

MOTION to Amend Baum second Shadid that the connection of the entrance drive lane to Main Street be widened up so there's a left turn lane, a right turn lane and an inbound lane.

MOTION to Amend carried unanimously.

Mr. Guskowski, asked if the Plan Commission would be open to exploring a design that would have a combination of flat and pitched roofs. Trustee Baum said that design would not tie into the neighboring developments, but he's open to looking at that possibility. Attorney Sajdak clarified the motion is to approve the plan as presented with a motion to remove the flat roofs and add gable roofs. He said it doesn't mean it needs to come back to the Plan Commission for review.

MOTION to Amend Wolter second Baum to lower the density to 6 units per acre, taking it off of the 7.2 making available units buildable at 142.

Chairman Wolter said this body has the ability to approve up to 8 units per acre and this proposal is currently proposed at 7.2. He indicated his motion is to take it to 6 units per acre taking it under 150 and addresses some of the concerns from residents and others about density in the area.

Scott Bence said looking back at the August 10th meeting minutes the biggest topic was how many connections there were and where will the connections go. He asked what changed from that meeting. He stated 172 units is his breaking point for the total number of units because the environmental costs and easements to Main Street are very expensive. He said he is willing to make a commitment and finish the project and do it right, but he needs 172 units. He said the Comprehensive Plan tells you to put the highest number of units there and reducing the number of units is not consistent with the Plan. He said developers use the Plan as a guideline. Business owners here are looking for development and he is supplying the need. He said he has invested money and time, listened to residents and had many meetings with Village officials and staff only to have the plan picked apart at this meeting.

Attorney Sajdak said this body doesn't have the benefit of holding a public hearing prior to taking action but they likely have reviewed the notes and minutes of previous meetings and

received guidance as to what happened at the public hearing. So it is appropriate for them to consider those issues that have been raised. He said he didn't believe the master plan says to maximize every possible unit out of the space available. It just says to put in a high quality, high density development within the location. High density is going to be relative and this body is setting that bar to what they feel is appropriate to the area.

Mr. Bence said when he started this project a year and a half ago the Village called him and asked what his plans were. He said his plan was for 172 units and in the next 6 to 7 months, through the Village's input, he changed the plan to the Village's liking. He added units, he added a regional pond, and he acquired the brownfield land all because that's what the Village was asking for. His plan didn't look like this plan. All the public hearings held were needed because of what the Village wanted and because 80 people out of 32,000 complained, the plan now needs to change. He said he is excited about the architecture and the walk ability of the project and is disappointed after all the effort he's gone through.

MOTION to Amend carried (5-2 Yokes, Gray).

MOTION to Amend Baum second Shadid that the parking ratio be 2.5 to 1.

MOTION to Amend carried unanimously.

MOTION to Amend Yokes second Shadid that both signs be design #2 as shown on sheet G230.

MOTION to Amend Fails (5-2 Yokes, Shadid)

MOTION to Approve as Amended carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:38 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

CONDITIONAL USE PERMIT APPLICATION

3/14/16 Plan Commission Meeting

Daniel & Kim Skrober

Village Planner Report

Germantown, Wisconsin

Summary

Daniel and Kim Skrober, property owners of a 21.6-acre property, are seeking a Conditional Use Permit to allow “recreational vehicle and boat storage” and “storage of commercial vehicles and equipment” from the existing property located at N136 W21801 Bonniwell Road.

Property Location: N136 W21801 Bonniwell Road

Applicant/

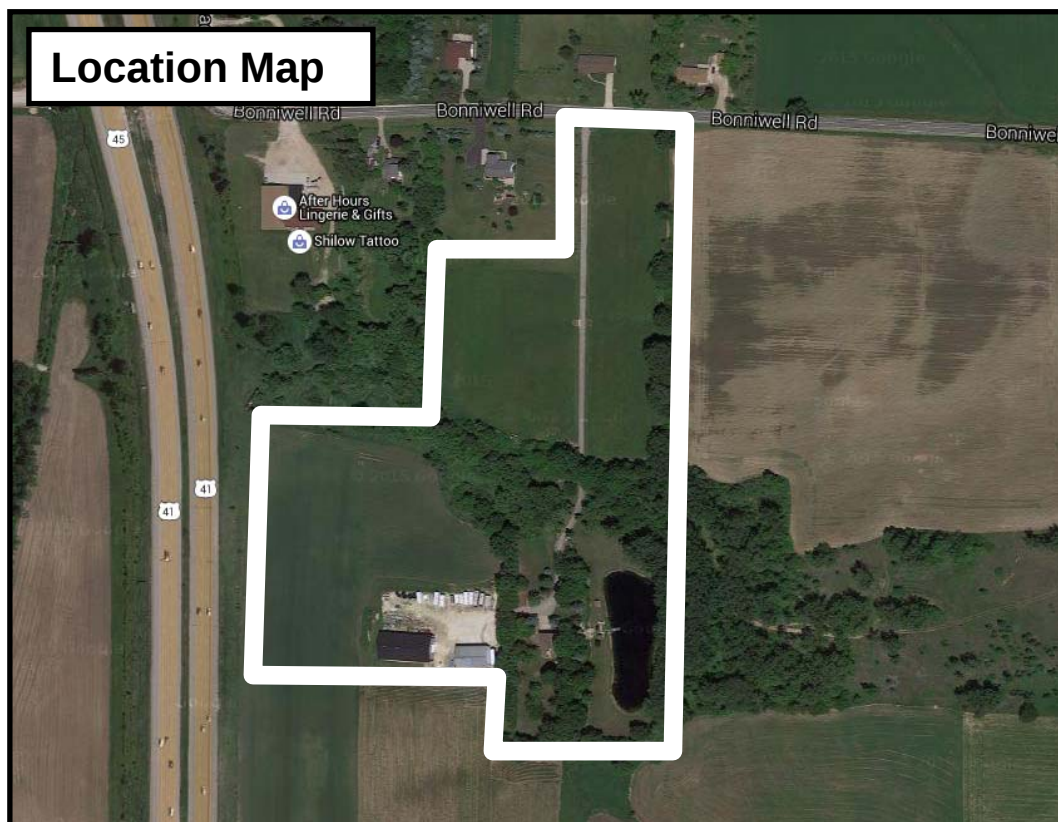
Property Owner:

Daniel & Kim Skrober
N136 W21801 Bonniwell Road
Richfield, WI 53076

Current Zoning: A-2: Agricultural District

Adjacent Land Uses		Zoning
North	Residential/Industrial	Rs-3/M-1
South	Commercial/Industrial	M-1
East	Agricultural	A-2
West	Residential	Rs-4

Location Map



Proposal/Background

Daniel and Kim Skrober, property owners of a 21.6-acre property, are seeking a Conditional Use Permit to allow “recreational vehicle and boat storage” and “storage of commercial vehicles and equipment” from the existing property located at N136 W21801 Bonniwell Road.

In October 2015, the Skrober’s were issued a building permit for a new 60’x120’ (7,200 sqft) metal pole building for their property (Building “C” on the attached site plan). At that time, the permit was approved with a condition that the building cannot be used for commercial vehicle storage without the requisite conditional use permit (CUP). A follow-up inspection and file inspection revealed that, although the Skrober’s originally applied for a permit from the Village for commercial storage from a building on their property back in 1990, they withdrew the application given the lack of appropriate zoning and parcel size (at that time the land was only 9 acres and zoned Rs-1: Single-family. In the years since that time, the Skrobers acquired additional land to the west, combined and rezoned the entire 22.6-acre property to A-2: Agricultural. The Skrobers obtained a permit to build a 45’x72’ (3,240 sqft) metal building in 1991 and began using that building for commercial storage (Building “A” on the site plan). They did not, however, pursue the necessary CUP for commercial storage. In 1997 the Skrobers built another 60’x120’ metal building on the property (Building “B” on the site plan).

As discussed in the application materials and follow-up email information (e-mail dated February 24), the Skrobers are seeking permission to use all three buildings totaling 17,640 sqft for “recreational vehicle and boat storage” as provided for under Section 17.13(2)(s) and (mm) of the Zoning Code. No other services are provided by the Skrobers and no other or uses within the buildings are allowed by those renting space in the buildings or property.

Staff Comments

At the time the Skrobers applied for a permit from the Village in 1990, there was not a specific provision in the Zoning Code to accommodate their request. Like other non-specified uses, the Skrobers request for a commercial storage use from their property was processed under the “Unclassified or Unspecified Use” allowance in Section 17.07(3)(a)2. of the Zoning Code. However, sometime in 1990 (and maybe as a result of the Skrober’s original request that was withdrawn), the Village amended the Zoning Code and added the allowance for commercial storage to the A-1 and A-2 Agricultural Zoning District regulations.

Section 17.13(2) of the A-2 District regulations provides the following:

- (s) *Recreational vehicle and boat storage if completely enclosed within a building.*
- (mm) *Storage of commercial vehicles and equipment if completely enclosed within a building.*

Note that both sub-sections require said storage to be “completely enclosed within a building”. To date, the Skrobers have used both the existing buildings and adjoining land to be used for both enclosed and outside storage of recreational vehicles. In light of the requirements, staff supports the Skrobers request provided that the items being stored are kept within the building(s).

In addition, the Fire Department has reviewed the proposal and is recommending approval subject to the following conditions:

- Commercial buildings require a semi-annual fire safety inspection by the GFD;
- An approved fire lane per NFPA 18-2012 Chapter 18 shall be provided, including the trimming or removal of any trees and other vegetation in order to provide a minimum overhead clearance of 13.5 feet;
- An approved turnaround area for emergency vehicles shall be provided;
- The gravel access fire lane and parking lot area needs to be rated for the weight of fire trucks or a hard surface shall be provided;
- The security gate is currently too narrow; if a security gate/fence continues to be used, it will need to be widened and a Knox Box provided in a manner approved by the GFD;
- Storage of any items or vehicles between the three (3) buildings shall not be allowed;
- An approved exit sign shall be installed over all exit doors as approved by the GFD.

Village Planner Recommendation

APPROVE a Conditional Use Permit for Daniel & Kim Skrober to allow “recreational vehicle and boat storage” and “storage of commercial vehicles and equipment” from the existing property located at N136 W21801 Bonniwell Road subject to the following conditions:

1. This permit authorizes the uses and activities set forth in the permit application dated February 8, 2016 and in the supporting documents made part of the application, including the February 24, 2016 e-mail and operation information provided therein.
2. If the use, activities and/or operation of the storage facility 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 activities that 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. The owner/operator shall cooperate with the Fire Department to conduct a pre-occupancy and semi-annual fire safety inspections and provide/install whatever fire safety measures are required under the Village and other applicable codes.
4. All of the following items shall be provided as required by the Fire Department:
(a) an approved fire lane per NFPA 18-2012 Chapter 18 shall be provided, including the trimming or removal of any trees and other vegetation in order to provide a minimum overhead clearance of 13.5 feet; (b) an approved turnaround area for emergency vehicles shall be provided; (c) the gravel access fire lane and parking lot area needs to be rated for the weight of fire trucks or a hard surface shall be provided; (d) the security gate is currently too narrow; if the security gate continues to be used, it will need to be widened and a Knox Box provided in a manner approved by the GFD; (e) storage of any items or vehicles between the three buildings shall be prohibited; (f) an approved exit sign shall be installed over all exit doors in all buildings used for storage as approved by the GFD.
5. The CUP shall not be transferrable to any other entity, organization or business operator. The CUP shall become null and void in the event the Skrobers sell or are no longer residents of the subject property.
6. All exterior signs shall comply with the Village's sign regulations including obtaining approval and/or permits from the Community Development Department.



Village of
★★★
Germantown
Willkommen

Fee must accompany application

\$1460 Paid h Date 2-8-16

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT
Daniel and Kim Skrober
N136W21801 Bonniwell Rd
Richfield, WI 53076
Phone (262) 628-2406
Fax ()
E-Mail kskrober@yahoo.com

PROPERTY OWNER
Daniel and Kim Skrober
N136W21801 Bonniwell Rd
Richfield, WI
Phone (262) 628-2406
Dan's Cell: 262-993-0662

2 TO WHOM SHOULD THE PERMIT BE ISSUED?
Daniel and Kim Skrober

PROPERTY ADDRESS	TAX	KEY NUMBER
N136W21801 Bonniwell Rd	Parcel #	GTNV 072990

4 DESCRIPTION OF EXISTING OPERATION
Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages if necessary.
Storage of personal property and mostly recreational type vehicles. Lot area approx. 200ft x 300ft which includes 2 buildings totalling 10,000 sq. ft. No employees, operation hours seasonal/on-call

5 DESCRIPTION OF PROPOSED OPERATION
Write the name of the proposed conditional use exactly as it appears in the Municipal Code.
Commercial storage of vehicle & equipment
Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.
Storage of personal property and mostly recreational type vehicles. Lot area approx. 200ft x

continued next page

300ft includes 3 buildings total 17,000 sq ft. No employees, operation hrs seasonal/on-call

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See included survey

7 SUPPORTING DOCUMENTATION:

☒ Site Plan and elevations for new construction (can be conceptual)

☒ Photos of existing use and/or proposed use operating elsewhere

☐

☐

8 READ AND INITIAL THE FOLLOWING:

DBS I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

DBS I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

DBS I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Daniel E Skrober 2-6-16 Daniel E Skrober 2-6-16
Applicant Date Owner Date
Kim M Skrober 2-6-16 Kim M Skrober 2-6-16

From: Kim S [mailto:kskrober@yahoo.com]
Sent: Wednesday, February 24, 2016 6:33 AM
To: Jeff Retzlaff
Cc: Lori Johnson
Subject: Re: CUP Application; Additional questions

1. How long have you been operating the storage business?
Since 1990

2. Do you provide any other services or operate any other business from the property?
No other services or other active business from property

3. As far as storing RV's, do you provide any sort of service such as winterizing or cleaning sanitary tanks?
No

4. Do you store any hazardous or flammable materials? Any bulk containers of gasoline, diesel fuel, oil, etc.? No hazardous materials. Small amounts of petroleum product

5. The allowance for commercial storage in the A-2 Zoning District, within which your property is located, only allows storage in an enclosed building. With that said, you can expect a condition of approval to require all items to be stored in the building(s).
Can outside storage be requested under any condition, such as a variance or special exception or by different zoning?

6. What, if any, emergency methods or procedures do you have in place? Fire alarm? Fire extinguishers? Other security measures?
Fire extinguisher in each building and outside security gate

7. Do you allow people who lease space to conduct any sort of business operation from the building? Are your "tenants" allowed access for anything other than moving their vehicles in/out of storage? If so, what activities?
Tenants are not allowed to conduct any sort of business from the buildings. Tenants are not allowed access for anything other than moving their vehicles in/out of storage.

Dan Skrober 262-993-0662



Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.village.germantown.wi.us
FAX: (262) 253-8255 E-mail: jretzlaff@village.germantown.wi.us

January 21, 2016

Daniel Skrober
N136 W21801 Bonniwell Road
Richfield, WI 53076

RE: Code Violation; Storage-UPDATE

Mr. Skrober:

As we discussed, the use of your property for commercial storage of recreational vehicles requires a conditional use permit (CUP). I am including a copy of the CUP application form that you will need to complete and submit the Planning & Zoning counter at Village Hall.

A CUP requires both Plan Commission and Village Board approval. A schedule of upcoming Plan Commission meeting dates and application deadlines is also enclosed.

Since we've discussed this manner, I see no reason to issue a formal letter or code violation notice at this time. Please see to it that you submit a CUP application as soon as possible if you intend to continue using your property and building(s) for storage purposes.

Please contact me if you have any questions or concerns.

Respectfully,

Jeffrey W. Retzlaff, AICP
Zoning Administrator

Copies: Brian Sajdak, Village Attorney
Mike Guttman, Building Inspector



Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.village.germantown.wi.us
FAX: (262) 253-8255 E-mail: jretzlaff@village.germantown.wi.us

January 11, 2016

Daniel Skrober
N136 W21801 Bonniwell Road
Richfield, WI 53076

COPY

RE: Code Violation; Storage

Mr. Skrober:

While reviewing your recent building permit application (new pole shed) for zoning code compliance, I noticed that the inspector included a "no commercial use allowed" restriction on the approved permit application. Knowing that you have historically been using the existing property for commercial storage of recreational vehicles, I reviewed our files for information about previous permits granted by the Village and what, if any, restrictions there may be on the use of your property for the commercial storage use.

As you may be aware, commercial storage of recreational vehicles on property located in the A-2 Zoning District, within which your property is located, requires a conditional use permit (CUP). To my surprise, I cannot find any evidence of you having obtained a CUP from the Village that specially permits you to use your property for commercial storage. While there is information about the rezoning and CUP applications for commercial storage that you filed in 1990 and then withdrew without action by the Village, and, Plan Commission meeting minutes from July, 1990 at which the PC denied your request for an "unspecified use" of commercial storage, there is nothing in our records that indicates you did, in fact, obtain the necessary permit or approval for commercial storage on your property.

Before taking any further action, I would appreciate it if you would contact me to discuss this matter. I can be reached at (262) 250-4735 or by email: jretzlaff@village.germantown.wi.us.

Respectfully,

Jeffrey W. Retzlaff, AICP
Zoning Administrator

Copies: Brian Sajdak, Village Attorney
Mike Guttman, Building Inspector





WASHINGTON COUNTY CERTIFIED SURVEY MAP NUMBER _____

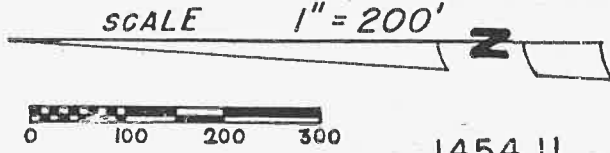
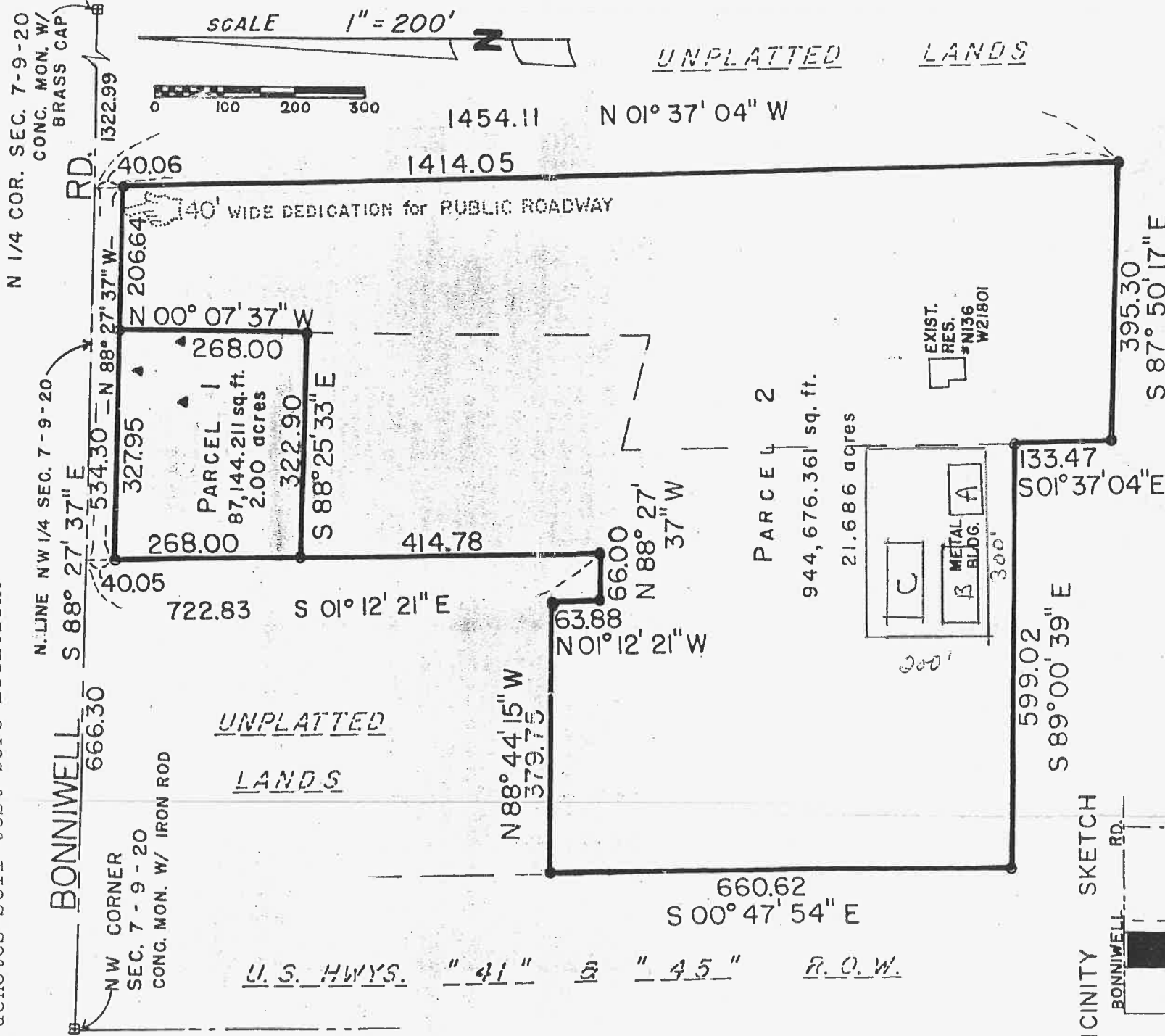
BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 7, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

All bearings referenced to Grid North of the Wisconsin State Plane Co-ordinate system, South zone.

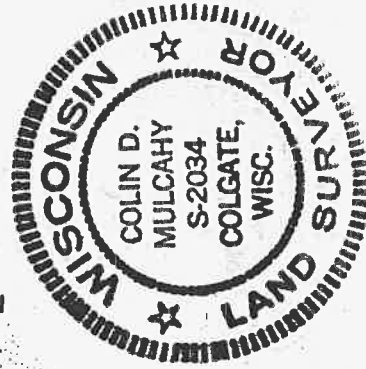
o — denotes set 1" iron pipe, 24" long, weight 1.13 lbs. per lineal foot.

● — denotes found 1" iron pipe.

▲ — denotes soil test bore location.



UNPLATTED LANDS



UNPLATTED LANDS

UNPLATTED LANDS

CORNERSTONE SURVEY
3660 COUNTY LINE RD.
COLGATE, WI 53017
(414) 628-1165



BLACKSTONE CREEK PLANNED DEVELOPMENT DISTRICT (PDD) CONSULTATION

3/14/16 Plan Commission Meeting

**Germantown Commerce Center LLC & Romano & Schmidt LLC/
Presbyterian Homes of WI Inc.**

Village Planner Report

Germantown, Wisconsin

Summary

Presbyterian Homes of Wisconsin Inc., agent for Germantown Commerce Center LLC and Romano & Schmidt LLC, property owners, has requested a consultation with the Plan Commission to discuss possible amendments to the Blackstone Creek Planned Development District (PDD) General Development Plan and Conditions & Restrictions Resolution in order to develop a 190-unit senior living residential community on approximately 30 acres of land located along Mequon Road.

Property Location: Mequon Road @ Division Road

Property Owner/

Agents: Jim Sedgwick Troy Schmidt
Germantown Center LLC Romano & Schmidt LLC
W233 N2847 Roundy Circle Germantown, WI
Pewaukee, WI

Current Zoning: B-1: Neighborhood Business w/ PDD Overlay (Commercial)
Rd-2: Two-family w/PDD Overlay (Residential)

Adjacent Land Use		Adjacent Zoning
North	Recreational/Golf Course	Rd-2
South	Commercial/Institutional	B-1 / B-2 / B-4 / I
East	Commercial/Residential	B-1/Rm-2
West	High School	I



Background

The Blackstone Creek Planned Development District (PDD) was created in 2006 with specific conditions and restrictions governing use and development within this special zoning district adopted under Resolution No. R24-06. Blackstone Creek is comprised of approximately 251 acres of land including the former Lake Park Golf Course straddling the Menomonee River. Blackstone Creek is planned as a mixed-use development comprised of three components: (1) a 136-unit single-family & duplex residential condominium and subdivision development ("The Glen at Blackstone Creek"); (2) an 18-hole golf course with an expanded, year round clubhouse and banquet facility; and (3) a 10-acre, multi-building commercial/retail campus near the Mequon Road/Division Road intersection ("The Shops at Blackstone Creek"). Since 2006, the Blackstone Creek PDD and development regulations have been amended nine times with various changes being made to both the residential and commercial/retail components of the overall development. The most recent amendments include converting a portion of the residential condominium area to a single-family subdivision, and, changes to the number, size and orientation of retail buildings in the commercial area along Mequon Road. In 2012, the Village Board expanded the area zoned for retail/commercial uses from 9.8 acres to 35 acres and incorporated the Village's EH: Elderly Housing District use allowances and development restrictions within the Blackstone Creek PDD.

Proposal

At this time, Presbyterian Homes of Wisconsin Inc., agent for Germantown Commerce Center LLC (owner of the 10-acre commercial parcel) and Romano & Schmidt LLC (owner of the 180-acre Blackstone Creek Golf Course), has requested a consultation with the Plan Commission to discuss possible amendments to the Blackstone Creek Planned Development District (PDD) General Development Plan and Conditions & Restrictions Resolution in order to develop a 190-unit senior living residential community on approximately 30 acres of land located on portions of the golf course and commercial area along Mequon Road.

As highlighted in the submittal, Presbyterian Homes and Services (PHS) is a non-profit, faith-based organization that provides a variety of housing, care and service options to over 25,000 older adults in 43 PHS-affiliated living communities throughout Wisconsin, Minnesota and Iowa. Senior Housing Partners (SHP), the development division of PHS, will design and develop the 190-unit living community with the following characteristics:

- ❖ 190 total dwelling units
 - 92 apartment-style "independent" senior living units (Phase I)
 - 42 assisted-living apartments (Phase I)
 - 18 assisted-living/memory care apartments (Phase I)
 - 38 "Brownstone" apartment units (Phase II)
- ❖ 24,000 sqft Town Center
 - Bistro Café
 - Chapel
 - Movie Theatre
 - Shopping Market
 - Wellness Center
 - Beauty Salon
 - Bank/Business Center

Meals, activities and housekeeping services are included in the rent. Homecare services and on-site staff are available 24/7 on a fee-for-service basis. Once completed, the living community is expected to employ 41 full-time employees.

The color renderings provided show two buildings on the site; Phase I to include a 3-story building to the west comprised of the 92 apartment-style, independent senior living units; 42 assisted-living units; and 18 memory care units. The second building to the east will be constructed in Phase II and be comprised of the 38 “Brownstones” units (Brownstones are living units for older, more independent residents who need fewer services or less proximity to services where the building will contain fewer public spaces, including a lobby, mail area and a gathering room).

The 190-unit living community would be served by a 90-stall parking lot with direct access to Mequon Road across from Stonewood Drive (no information regarding possible intersection improvements are known at this time). A cross-access connection to the existing golf course parking area would also be provided.

As presented in the preliminary revised General Development Plan (see February 5 Site Plan), a 30-acre parcel would be created as shown on the Property Delineation Plan. With the EH: Elderly Housing district regulations effectively added to the Blackstone Creek PDD, development is proposed under the EH regulations that allow an average of 10 units per acre with 25% of wetland and floodplain areas to be included in the calculation of density. Based on current information, approximately 14.7 acres of the 30 acre area is located within wetland and/or floodplain; yielding 3.7 acres that can be included in the density calculation. Combined with the remaining 15.3 acres of “buildable” land area, a total of 19.0 acres yields 190 total units.

Also, under the revised General Development Plan, the golf course would remain in operation with plans to relocate one of the holes/greens and make exterior renovations to two of the existing buildings for the golf course operation.

Finally, a 1-2 acre parcel will be created in the northwest corner of the Mequon @ Division Road intersection for future commercial uses.

As detailed in the application, a series of amendments to the General Development Plan and specific conditions and/or restrictions in the Blackstone Creek PDD will be required in order to develop the senior living community as presented. The most significant of which would be amending the maximum building height allowance from 35 feet to 44 feet to accommodate a 3-story building with a pitched roof (as shown in the building renderings).

Staff CommentsFire Department

The Fire Department has provided the following comments:

1. An approved fire lane should circle around north sides of buildings interconnecting to west intersection with Mequon Road (per NFPA 1-2010 Chapter 18);
2. A Fire Department connection, fire hydrant, Knox box and alarm panel locations will be required and approved by GFD;
3. Elevators should be large enough for ambulance cots;
4. A complete emergency plan will be required prior to occupancy;
5. Waste/recycling dumpers should be stored outside or located in fire rated rooms;
6. There are no existing fire hydrants placed along Mequon road in this area;
7. Approvals by all other state agencies including state-approved commercial building plans will be required prior to occupancy;
8. High tension power lines limit access to the north side of Mequon Road

Public Works Department/Village Engineer

In a memo dated February 16, 2016, (copy attached), the Village Engineer has identified a series of technical concerns, considerations and requirements that will have to be satisfied as development proceeds through the review and permitting process.

At this time, the Plan Commission is not required to take any formal action but should be prepared to ask questions and provide feedback concerning the senior living community proposal and possible amendments to the Blackstone Creek PDD General Development Plan and conditions and restrictions that govern development therein.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Community Development Director

From : Brionne R. Bischke, P.E., Village Engineer 

Date : Feb. 16, 2016

Re : Blackstone Creek, N112 W17300 Mequon Rd. PDD Amendment Consultation

Several iterations of this development have been brought to the development review team for review, including 11/22/2010, 01/10/2011, 03/26/2012, and 06/10/2013. The following comments were generated and perpetuated through those past iterations and remain applicable in this iteration:

1. Applicant will need to prepare a Storm Water Management Plan compliant with the newly revised MMSD Chapter 13 and the Village's Chapter 27 & Storm Water Management Requirements.
2. Applicant shall submit a geotechnical report to the Village Engineering Department. The geotechnical report shall include storm water facility recommendations, infiltration recommendations, and pavement recommendations
3. Applicant will need to enter into a Declaration of Covenant for Storm Water Management Maintenance with the Village, which will be recorded at Washington County.
4. Applicant will need to prepare and submit at a minimum the following engineering drawings: Initial Erosion Control plan, Interim Erosion Control plan, Final Erosion Control plan, Interim Grading plan with earthwork balance computations, Final Grading plan with earthwork balance computations, Final Paving plan, Traffic Control plan, AutoTurn Firetruck Turning Movements exhibit, Private Utility plan (private sanitary sewer, water services, and storm sewer), Public Sanitary Sewer plan & profile with capacity computations, Public Water Main plan & profile, and Public Storm Sewer plan & profile with capacity computations.
5. Village Water Utility will require a looped system connecting the Division Rd system to the Stonewood Dr system.
6. Village Water Utility will require all water main feeding hydrants to be public and overlain with public easements.
7. Village Fire Department will require fire flow computations for both 500 gpm and 3,000 gpm.
8. Village Wastewater Utility will require one sanitary sampling manhole for each building.
9. Village Wastewater Utility suspects that the sanitary sewer in Stonewood Dr. may not have adequate capacity. The Utility suspects that the sanitary sewer in Division Rd would have adequate capacity. Applicant will need to prepare and submit capacity computations.
10. Driveways shall match existing sidewalk grades, with existing concrete sidewalk preserved and continuing through driveways to give pedestrians priority.
11. Wisconsin DOT will require access permits and an abbreviated Traffic Impact Analysis. TIA may identify necessary improvements to Mequon Rd and Division Rd.
12. Wisconsin DOT notes that the east-most entrance does not align with the median break. Changes (if feasible) may require CSM revisions and median alterations.

13. Wisconsin DNR will require a Wisconsin Pollutant Discharge Elimination System Notice-of-Intent.
14. Wisconsin DNR and MMSD will require public sanitary sewer extension application documents. Applicant's consultant shall prepare these documents for Village review. Village will then provide Applicant an Owner letter for Applicant to make submittal to the Wisconsin DNR and MMSD.
15. Wisconsin DNR will require water main extension application documents. Applicant's consultant shall prepare these documents for Village review. Village will then provide Applicant an Owner letter for Applicant to make submittal to the Wisconsin DNR.
16. Wisconsin Department of Commerce will require Plumbing Review of private sanitary, water and storm services.
17. Village Inspection Department will require an erosion control permit.
18. Village DPW will require a Developer's Agreement with cost estimate and a form of surety (e.g., letter of credit, etc.).
19. Village DPW will require excavation within the right-of-way permits.
20. Village DPW will require sanitary sewer and water service connection and impact fees.
21. Village DPW will invoice Applicant for time expended on plan reviews, meetings, and inspections.
22. All plans and drawings at any stage shall be sealed & signed by a Wisconsin Professional Engineer or Applicant's engineering consultant will be summoned to seal & sign them before the Village begins reviewing the documents.



Village of
Germantown
Wisconsin

FEES MUST BE PAID AT TIME OF APPLICATION

- ☒ \$200 Plan Commission Consultation
☐ \$1,085 Rezoning
☐ \$1,240 PDD < 5 acres
☐ \$2,095 PDD 5-20 acre site
☐ \$3,460 PDD > 20 acre site

Date Paid: 2-8-16 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT <u>Presbyterian Homes of Wisconsin, Inc.</u> <u>2845 Hamline Ave. N. Suite 100</u> <u>Roseville, Minnesota 55113</u> <u>Phone (651) 631-6329</u> <u>Fax (651) 631-6301</u> <u>E-Mail: [unclear] Senior purchase agent</u>	PROPERTY OWNER <u>Germantown Commerce Center, LLC</u> <u>Attn: Jim Sedgwick 262.446.6408</u> <u>jse@jwickdevelopment.com</u> <u>Romano Schmidt, LLC</u> <u>Phone: [unclear] Attn: Troy Schmidt</u> <u>262.510.7710</u> <u>tschmidt@blackstonecreekkgc.com</u>
--	--

2 PROPERTY ADDRESS OR GENERAL LOCATION <u>1112 W17300 Mequon Rd</u>	TAX KEY NUMBER <u>GTNV 211986</u> <u>GTNV 211985</u>
--	---

3 REZONING REQUEST

FROM PDD	TO PDD-Amended
--------------------	--------------------------

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

Part of Lot 2 and Lot 3 of CSU 6072 to be modified and confirmed via new survey.

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

see attached

6 SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ _____
- ☐ _____

7 READ AND INITIAL THE FOLLOWING:

CS I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

CS I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

CS I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

CS 2.5.16
Owner Agent Date

Germantown Commerce Center, LLC

Tony Schmitt 2/5/16

Romano & Schmidt, LLC Date

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

6 SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ _____
- ☐ _____

7 READ AND INITIAL THE FOLLOWING:

_____ I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

_____ I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

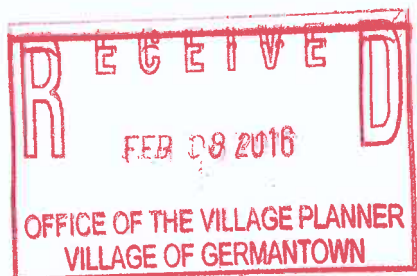
_____ I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

8 SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant  Date 2/5/14 Owner _____ Date _____

Blackstone Creek Planned Development District
Proposed Amendments
February 8, 2016

1. Amend Section 1 General Development Plan to incorporate the following:
 - a. The General Development Plan shall be the Development Plan dated February 5, 2016.
 - b. The General Development Plan shall allow for the following uses:
 - i. 136 total residential dwelling units consisting of 62 one and two family condominium units and 74 single family platted lots at the Glen at Blackstone Creek.
 - ii. Three (3) commercial buildings
 - iii. Three (2) elderly housing buildings with 190 dwelling units, consisting of independent living, assisted living and memory care units along with supportive functions. The primary building will have 152 units and the second building will have 38 units.
 - iv. 18-hole golf course.
 - c. The commercial area shall no longer be referred to as "The Shops at Blackstone Creek"
2. Amend Section 5, Architectural Design, Exterior Materials and Building Height to allow a maximum building height of 42 feet to allow a portion of the elderly housing building to support a third level and pitched roof.
3. Amend Section 10, Building Regulations to incorporate the following:
 - a. Change the maximum building height related to the elderly housing building to be 44 feet (42' typical with 44' at the peaks).
 - b. Amend the parking description to reflect 90 surface stalls and 130 underground stalls to support the elderly housing, and approximately 150-170 surface stalls to support the golf course and other commercial uses.



ABOUT THE COMMUNITY

The proposed Presbyterian Homes and Services senior living community located at the corner of Mequon and Division Road will consist of 190 total units. Phase one (1) will have 92 independent living units consisting of one bedroom, one bedroom den and two bedroom apartment options, with 760-1740sf depending on apartment style. Phase 1 also includes 42 traditional assisted living and 18 assisted living memory care apartments. Studio, one bedroom, one bedroom den and 2 bedroom apartment offerings are available with a square footage range of 445-850sf depending on apartment style. Meals, activities and weekly housekeeping are included in the rent. Homecare services and on-site staff are available 24/7. Care is provided on a fee for service basis. The proposed community will employ 41 full time employees. The second phase will include 38 brownstone units.

In addition to private apartments, residents and guests experience the luxury of convenience in the 24,000sf Town Center. The Town Center is the heartbeat of the campus where residents and guests can enjoy a variety of activities including:

- Weekly ecumenical services in the Chapel,
- Daily continental breakfast or lunch in the bistro café 7 days/week
- Fine dining in the formal dining room
- Movie theatre
- Shopping in the Market
- Wellness Center: The state-of-the-art wellness center includes weight machines, cardio machines and numerous classes led by our fitness instructors
- Full service beauty salon
- Personal banking services available at the bank/business center
- Diverse activity programming offered daily
- Happy hour in the Club Lounge
- Paved, easy to navigate walking trails along the scenic golf course and the beautifully landscaped grounds

ABOUT PRESBYTERIAN HOMES AND SERVICES

Presbyterian Homes and Services (PHS), based in St. Paul, Minnesota, has been serving seniors for over 60 years. PHS is a non-profit, faith-based organization providing a broad array of high quality housing choices, care and service options for older adults. The mission of PHS is to honor God by enriching the lives and touching the hearts of older adults. Our 5,900 employees serve over 25,000 older adults through 43 PHS-affiliated senior living communities in Wisconsin, Minnesota and Iowa and through Optage® home and community services, the homecare division of PHS.

ABOUT SENIOR HOUSING PARTNERS

As a full service organization, Senior Housing Partners (SHP) provides turn-key project development. From strategic planning and product positioning to site selection and zoning and regulatory compliance, SHP works through all the details. When it comes to anticipating and planning for tomorrow, the development staff at SHP recognizes the value of long range planning. Each project is designed to be highly competitive in the market place for years to come. Senior Housing Partners is the development division of Presbyterian Homes and Services.

BENEFITS TO GERMANTOWN

The addition of a new Presbyterian Homes Community in the Village of Germantown offers several benefits to the Village, as well as the surrounding communities in the following ways:

- Offers Germantown and the surrounding area state-of-the-art senior living in a thoughtfully designed, comfortable and beautiful setting.
- Expands resources for and services to older adults in Germantown and the surrounding area.
- Creates employment opportunities and health-care career development, increase revenues generated in the local economy.



Blackstone Creek Development

Germantown, Wisconsin

Presbyterian Homes

Site Plan
February 5, 2016



in site
architects



Blackstone Creek Development

Germantown, Wisconsin

Presbyterian Homes

Enlarged Site Plan

February 5, 2016



in site
architects



Blackstone Creek Development

Germantown, Wisconsin

Presbyterian Homes

Entry View
February 5, 2016



in site
architects



Blackstone Creek Development

Germantown, Wisconsin

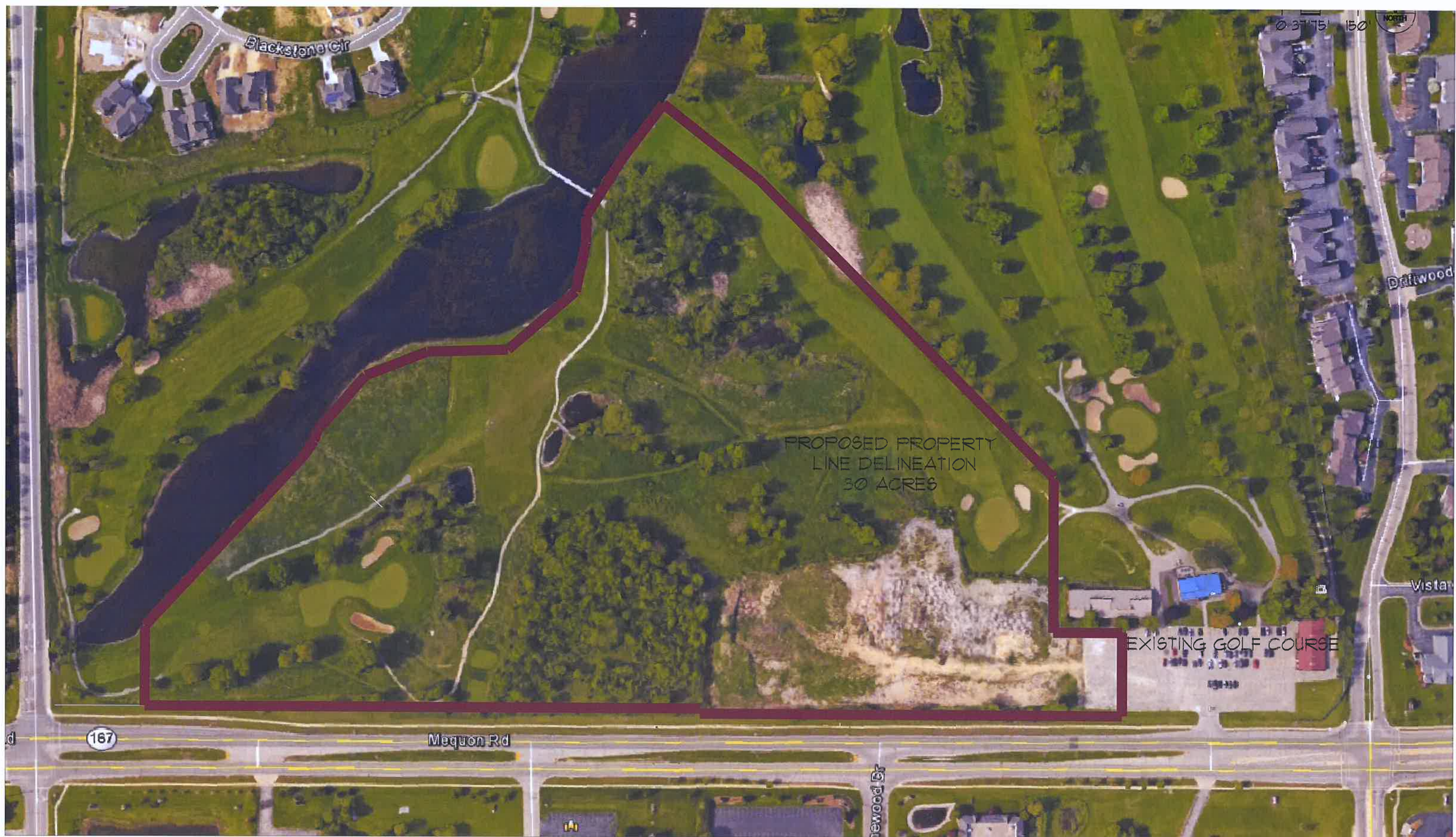
Presbyterian Homes

View from Mequon Rd

February 5, 2016



in site
architects



CONDITIONAL USE PERMIT & SITE PLAN REVIEW

3/14/16 Plan Commission Meeting

Gehl Foods LLC

Village Planner Report

Germantown, Wisconsin

Summary

CJ Engineering, agent for Gehl Foods LLC, property owner, is seeking approval of an amended conditional use permit and revised site development plan to add 24 parking stalls to an existing 39-stall "off-site" parking area on the .91-acre lot located at N116 W15953 Main Street.

Property Location: N116 W15953 Main Street

Applicant/

Property Owners:

CJ Engineering
9205 W. Center St
Milwaukee, WI 53222

Gehl Foods LLC
N116 W15970 Main Street
Germantown, WI 53022

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Residential	Rm-2
East	Residential / Commercial	B-3
West	Residential / Commercial	B-3

Location Map



Proposal/Background

In November, 2010, the Village approved Conditional Use Permit No. 07-10 to allow Gehl Foods to install and operate a 41-stall “off-site” parking lot the parking lot that was/is intended to: (1) serve existing parking needs by allowing 2nd shift employees an alternative location to park and avoid overlap problems at the time of shift changes; (2) improve on-site truck maneuvering in the existing parking areas around the plant; and (3) free up parking spaces on Main Street that were currently used by Gehl’s employees.

At this time, CJ Engineering, agent for Gehl Foods LLC, property owner, is seeking approval of an amended conditional use permit and revised site development plan to add 24 parking stalls to the existing 39-stall “off-site” parking area on the .91-acre lot located at N116 W15953 Main Street.

As indicated in the project summary (February 7, 2016 letter), growth in the Gehl Foods operation and hiring of additional employees has resulted in the need to provide additional parking for employees. Gehl Foods intends to demolish and remove the existing 2-story residential duplex, detached garage and driveway approach. Utility connections to the duplex will be abandoned in accordance with Village Code requirements.

As shown in the “revised” site plan (dated February 1, 2016), the additional 24 parking stalls (for a total of 63 vehicle stalls plus a small area for motorcycle and bicycle parking) will yield a net increase of 2,720 sqft of impervious area (58% of the total site vs. a maximum allowance of 90% in the B-3 Zoning District). Access will continue to be by way of a separate driveway to/from Main Street on the west side of the lot (relocated slightly east of the existing location).

Concrete curb/gutter will be continued around the perimeter of the paved lot with a small section of sidewalk leading to/from a handicapped accessible stall near the entrance. As is the case with the existing pavement, the expanded parking area will be graded with the lot elevated from north to south to direct run-off from the parking lot to the south and the existing storm sewer inlet in the southernmost end of the property. There is also an existing depression/ditch created along the east property line that collects and carries any remaining run-off from the site (including snow storage run-off from the east side of the parking lot) via a 12” storm sewer south to an area just ahead of the existing storm sewer inlet on the south side of the property.

As far as buffering of the expanded parking area from the existing residence to the east, a 10’ wide perimeter buffer comprised of turf grass and evergreen trees (five 5’-6’ tall *Techny Arborvitae*), will be installed along the east property line. As indicated in a February 4, 2016 letter received from the adjacent property owner, they are requesting an evergreen buffer vs. a privacy fence along the common property line (as was provided with the original parking lot project).

Additional landscaping will be provided around the perimeter and along Main Street as shown in the landscaping plan (Sheet L1.0).

With respect to lighting, one existing (1) pole will be relocated to serve the expanded parking area which is comprised of two pole-mounted LED fixtures mounted at a height of 22' (20' pole with 2' concrete base). As is the case with the existing lights (and required under the existing CUP), all light fixtures will continue to have a timer or "high-low" feature to minimize light impacts on the neighbors in the evening.

Staff Analysis

At the time the original off-site parking lot was proposed, a unique aspect of that original proposal was Gehl Foods' desire to keep the existing residential duplex on the property as a rental property. In an effort to reduce the visual impact of a commercial parking lot on Main Street, Gehl's proposed to keep the duplex for residential use while installing some landscaping and a privacy fence to separate the two uses. That is obviously not the case any longer.

Ordinarily, incompatible uses are either kept separate through different zoning or development districts, or, buffered from one another through landscaping, fences, walls, etc. (or both). In addition, minimum lot sizes, setbacks and landscaping requirements are all used to ensure residential lots provide the minimum acceptable and/or necessary space and distance so that the occupants can live comfortably and, as the saying goes "*...promote the health, safety, morals, prosperity, aesthetics, and general welfare...*" for the residents and property owners in the Village. While the existing Main Street area and residential dwellings along it were developed many years ago and before our current (or any) Zoning Code was created to accomplish these goals, it is a stated goal in the Land Use plan that the Village should strive to preserve the existing character and quality of life along Main Street.

For that reason, staff is of the opinion that a greater effort is needed to further buffer the parking lot from the residences to the east. Although the proposed 5' tall Arborvitae along the east property line will eventually grow taller and fill out to make a hedge, the proposed 8-9' planted spacing will not allow the plants to fill in to make that hedge for some time. A minimum 4-5' planted spacing is recommended along with a minimum height of 7-8' (vs. the 5-6' proposed). Other existing trees and shrubs along the common property line will likely be removed as part of the construction project (including a rather large Pine in the vicinity of the existing garage). Therefore, additional evergreen trees should be planted along the common property line and within the proposed 10' buffer yard in an amount, type and minimum size once the parking lot has been installed and what's left of the existing vegetation along the east property line is inventoried.

Also, there are three (3) well-established street trees between the existing house and sidewalk. It is not known if those trees will be preserved or not according to the landscaper. Every attempt should be made to preserve all or as many of those trees as possible and incorporated into the landscape plan. As shown in the plan on Sheet L1.0, the plan is to replace the existing street trees with two (2) new street trees (1 Maple and

1 Linden) in the event the existing trees cannot be saved.

Overall, the proposed parking lot expansion is consistent with the Zoning Code requirements for off-site parking areas. With regard to required setbacks from the property line, the existing residential dwellings to the east of this parcel are NOT located in a residential zoning district. Consequently, the min. 50' setback to the proposed commercial parking lot does not apply (although that does not mean the Village cannot require whatever setback is deemed necessary and appropriate given the proximity of the existing residences).

With respect to lighting, the original lighting plan that was approved required the light fixtures to not exceed a mounting height of 18' (15' pole and 3' base). The relocated light pole and fixture should not exceed that approved height.

The Engineering Department has identified a number of technical requirements and conditions that will need to be satisfied before commencement of construction (see February 24, 2016 memo from Village Engineer Bischke).

Village Planner Recommendation

APPROVE an amendment to Conditional Use Permit No. 07-10 and the revised Site Development Plans for Gehl Foods LLC and the proposed 24-stall expansion to the existing “off-site” parking area located at N116 W15953 Main Street subject to the following conditions:

1. This conditional use permit allows the development and operation of an off-site parking area as shown in the site plan set dated as received on March 7, 2016, subject to any further requirements and revisions adopted by the Plan Commission or Village Board and as required herein.
2. All landscaping, grading, and paving improvements shown on the approved site plans shall be installed as proposed within six (6) months after the plan approval date. To ensure completion by the required deadline, 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 shall be submitted to the Village within thirty (30) days after said approval date.
3. A revised landscape plan shall be prepared and submitted to the Village Planner for review/approval prior to commencement of construction. Said landscape plan shall include additional landscaping along the west property line and along the privacy fences required herein (Condition #6) and be comprised of evergreen trees and shrubs.
4. The landscape plan shall be revised to include evergreen trees along the east property line (Techny Arborvitae are currently proposed) planted at a maximum spacing of 4-5' on-center along with a minimum planted height of 7-8' (vs. the 5-6' proposed). The purpose is to require the planting of a more “instantaneous” and continuous landscape screen. In addition, additional evergreen trees meeting these min. planting requirements shall be planted along the east property line and within the proposed 10' buffer yard in an amount, type and minimum size once the parking lot has been installed and what's left of the existing vegetation along the east property line is inventoried. A revised landscape plan showing the additional landscaping shall be prepared with input from the adjacent property and reviewed and approved by the Village Planner.
5. The relocated/new light pole and fixtures shall not exceed a mounting height of 18' (15' pole and 3' base) in order to match the approved height for the original plan.
6. The parking lot shall only be used for Gehl Foods, Inc. employee parking and shall not be used for the storage of equipment, materials, trucks or trailers. Use of the parking lot for vehicle parking by neighborhood residents and/or businesses may be permitted with permission or agreement by and between Gehl Foods, Inc. and said residents and businesses.
7. Any signage of the off-site parking area shall be reviewed and approved by the Plan Commission.
8. All of the technical requirements and conditions of approval set forth in the Engineering Department's February 24, 2016 memo shall be addressed prior to commencement of construction.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Village Planner/Zoning Administrator
From : Brionne R. Bischke, P.E., Village Engineer 
Date : February 24, 2016
Re : Gehl Foods, N116 W15953 Main St. Site Plan Review for parking lot expansion

After reviewing drawings and documents (CJ Engineering, 02/01/16), the Village DPW/Engineering Dept. offers the Plan Commission the following conditions that **must** be satisfied before approval of a Village building permit application:

A) GRADING & EROSION CONTROL:

1. Acceptable.

B) STORM SEWER, ROOF DRAINS & LATERALS:

1. N/A.

C) SANITARY SEWER & LATERALS:

1. Contact Germantown Wastewater Utility Superintendent Tim Zimmerman (262-253-7765) and Engineering Dept.'s Frank Rosecky (262-250-4722) to coordinate abandonment of sanitary lateral(s).

D) WATER MAIN & LATERALS:

1. Contact Germantown Water Utility Superintendent Jim Driver (262-253-8254) and Engineering Dept.'s Frank Rosecky (262-250-4722) to coordinate abandonment of water lateral(s).

E) STORMWATER MANAGEMENT:

1. Storm water analysis (Bruckner, 08/17/10) demonstrated that storm water runoff and surcharge conditions do not endanger nearby structures.

F) ROADWAYS, DRIVEWAYS & PARKING LOTS:

1. Contact Engineering Dept.'s Eric Bartlein (262-250-4723) to coordinate driveway relocation requirements.

G) WISCONSIN PROFESSIONAL ENGINEER SEAL & SIGNATURE:

1. The plan set must be sealed and signed by a Wisconsin Professional Engineer on the title sheet near the index. Neither an architect seal nor a surveyor seal can substitute for the professional engineer seal.

H) VILLAGE DESIGN, DRAFTING & CONSTRUCTION STANDARDS & SPECIFICATIONS

- 1) Include a note that requires contractor conformance with these Village standards and specifications, and including their locations on the Village's web page:
 - a) Section 3.0: Grading and Erosion Control Requirements:
<http://www.village.germantown.wi.us/DocumentCenter/View/74>
 - b) Section 4.0: Storm Water Conveyance System Requirements:
<http://www.village.germantown.wi.us/DocumentCenter/View/75>
 - c) Section 5.0: Sanitary Sewer System Requirements:
<http://www.village.germantown.wi.us/DocumentCenter/View/76>
 - d) Section 6.0: Water Distribution System Requirements:
<http://www.village.germantown.wi.us/DocumentCenter/View/77>
 - e) Section 7.0: Storm Water Management Requirements:
<http://www.village.germantown.wi.us/DocumentCenter/View/78>
 - f) Section 8.0: Roadway Requirements:
<http://www.village.germantown.wi.us/DocumentCenter/View/79>

I) PERMITS:

- 1) Driveway permit from Village Engineering Dept. is required for the new driveway.
- 2) Erosion control permit from Village Building Inspection Dept. is required for land disturbance > ½ ac.
- 3) General WPDES Construction NOI permit from Wisconsin DNR is required for land disturbance > 1 ac.

CUP # 7 - 10

Document No.

CONDITIONAL USE PERMIT

Document Title

1271239

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMITJanuary 14, 2011 9:30 AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$30.00

Whereas the Property Owner:

Gehl Foods, Inc. (Property Owner)

agrees 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 Property Owner for the development of an "off-site" parking area pursuant to Section 17.45(5) of the Village's Zoning Code.

Name & Return Address:

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

Parcel Identification No:

GTNV 224-017

4

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

Outlot 2 in Assessor's Plat, Village of Germantown, and that part of the Northeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Twenty-Two (22), Township (9) North of Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin.

Tax Key No. 224-017; N116 W15953 Main Street

Pursuant to the following condition(s):

1. This conditional use permit allows the development and operation of an off-site parking area as shown in the plan set date stamped "received" October 18, 2010, subject to any further requirements and revisions set forth or required herein.
2. All landscaping, grading, and paving improvements shown on the approved site plans shall be installed as proposed within six (6) months after the plan approval date. To ensure completion by the required deadline, 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 shall be submitted to the Village within thirty (30) days after said approval date.
3. A revised landscape plan shall be prepared and submitted to the Village Planner for review/approval prior to commencement of construction. Said landscape plan shall include additional landscaping along the west property line and along the privacy fences required herein (Condition #6) and be comprised of evergreen trees and shrubs.

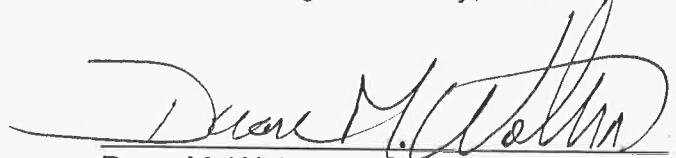
4. The unimproved portions of the lot beyond the parking lot and adjacent to the residential duplex and adjoining residential lots to the east and west shall not be used for parking, storage (other than snow storage) and shall be kept clean, appropriately landscaped and continuously maintained.
5. The parking lot shall only be used for Gehl Foods, Inc. employee parking and shall not be used for the storage of equipment, materials, trucks or trailers. Use of the parking lot for vehicle parking by neighborhood residents and/or businesses may be permitted with permission or agreement by and between Gehl Foods, Inc. and said residents and businesses.
6. The existing wooden privacy fence along the west property line shall be repaired or replaced and be a minimum of 6' high (maximum 10'). The same wooden privacy fence shall also be installed along the east property south from a point nearest the existing detached garage. Both fences shall be extended along the property lines to ensure headlights and pedestrian traffic does shine onto or intrude into the adjoining residential dwellings and lots. Said fences shall be installed in accordance with applicable zoning
7. Any signage of the off-site parking area shall be reviewed and approved by the Plan Commission.
8. Erosion control and driveway permits from the Village are required prior to commencement of construction.
9. All of the technical corrections and easement issues raised in the Engineering Department's October 1, 2010 approval memo shall be addressed prior to commencement of construction.
10. All lighting shall be installed as shown in the approved site development plan. Lighting operation shall include having all light fixtures regulated with a timer and/or a "high-low" feature to ensure a safe lit environment for employees using the parking lot at night while minimizing light impacts on the adjacent properties. A lighting operation plan identifying which lights will be lit and at what times and at what "high-low" settings shall be reviewed and approved by the Village Planner.

CUP # 7-10
Gehl Foods, Inc.
Village of Germantown, Washington County, Wisconsin
Page 3 of 4

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the 15th day of November, 2010.

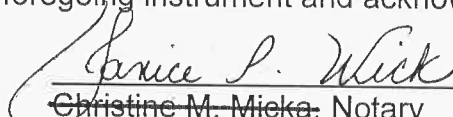
ATTEST:


Elizabeth Knaack
Village Clerk


Dean M. Wolter
Village President

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 7th day of JANUARY, 2010, the above
named Dean M. Wolter, Village President, and Elizabeth Knaack, Village Clerk, to me known
to be the persons who executed the foregoing instrument and acknowledged the same.

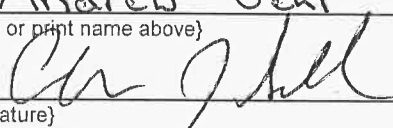

~~Christine M. Micka~~, Notary JANICE P. WICK
My Commission Expires: Dec. 4, 2010

CUP # 7-10
Gehl Foods, Inc.
Village of Germantown, Washington County, Wisconsin
Page 4 of 4

ACCEPTANCE OF TERMS AND CONDITIONS BY APPLICANT

I, as authorized representative for Gehl Foods, Inc. 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 17th day of December, 2010

Andrew Gehl
(type or print name above)

(signature)
For Gehl Foods, Inc.

STATE OF WISCONSIN)
)SS
WASHINGTON COUNTY)

Personally came before me this 17th day of DECEMBER, 2010 the above named ANDREW GEHL, (title) to me known to be the person who executed the foregoing instrument and acknowledged the same.

Michael A Stewart
Print Name of Notary: Michael A. Stewart

Notary Public, State of Wisconsin

My Commission Expires: 04/24/11

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



Village of
Germantown
Willkommen

Fee must accompany application

- ☐ \$700 Minor Addition
- ☐ \$1,240 Construction <10,000 SF
- ☒ \$2,095 Construction 10,000 SF to 50,000
- ☐ \$3,460 Industrial Construction >50,000 SF
- ☐ \$3,460 Commercial Construction >50,000
- \$200 Plan Commission Consultation

Paid

Date

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Christopher Jackson
CJ Engineering
9205 W. Center St., Suite 214
Milwaukee, WI 53222
Phone (414) 443-1312 x222
Fax ()
E-Mail chris@cj-engineering.com

PROPERTY OWNER

Gehl Foods, LLC
N116 W15970 Main Street
Germantown, WI 53022
Contact - Lyle Roecker - Facility Manager
Phone (262) 735-7179
lroecker@gehlfoods.com

2 PROPERTY ADDRESS

N116 W15953 Main Street

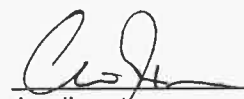
3 NEIGHBORING USES — Specify name and type of use, e.g. Enviro Tech — Industrial, Smith — Residential, etc.

North Main St. / Gehls - Manufacturing	(M-1)	South Railroad ROW	East Leitzau - Business (B-3)	West Schilke - Business	(B-3)
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4 READ AND INITIAL THE FOLLOWING:

- _____ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- _____ I understand that all new development is subject to a Reserve Capacity Assessment (RCA) that must be paid before building permits will be issued.
- _____ I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES — ALL APPLICATION MUST BE SIGNED BY OWNER!


Applicant
2-4-16
Date


Owner
2-4-16
Date



Village of
★★★
Germantown
Willkommen

Fee must accompany application

~~\$~~1460

Paid \$

Date

2-4-16

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Christopher Jackson

CJ Engineering

9205 W. Center St., Suite 214

Milwaukee, WI 53222

Phone (414) 443-1312 x222

Fax ()

E-Mail chris@cj-engineering.com

PROPERTY OWNER

Gehl Foods, LLC

N116 W15970 Main Street

Germantown, WI 53022

Contact - Lyle Roecker - Facility Manager

Phone (262) 735-7179

lroecker@gehlfoods.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Gehl Foods, LLC

3 PROPERTY ADDRESS

N116 W15953 Main Street

TAX KEY NUMBER

224-017

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages if necessary.

Duplex and off site parking

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

Removal of the Duplex and expansion of the off-site parking area

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

Adding 26 off-site parking spaces for the employees of Gehl Foods

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Outlot 2 in Assessor's Plat, Village of Germantown, in the Northeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North of Range 20 East, Village of Germantown, Washington County, Wisconsin

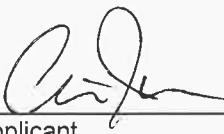
7 SUPPORTING DOCUMENTATION:

- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

- _____ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- _____ I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- _____ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!


Applicant
2-4-16
Date


Owner
2-4-16
Date



February 7, 2016

Plan Commission
Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

RE: Gehl's Parking Expansion Letter of Intent
Germantown, Wisconsin

Dear Commission Members:

Please accept this as the Letter of Intent for Gehl Foods Parking lot expansion.

Gehl Foods has experienced recent growth in their industry and as a result has hired additional employees at their facility located at N116W15970 Main Street. This growth has led to a shortage in off street parking at and near this facility and their intent with this submittal to expand one of their current off street parking lots to accommodate the shortage.

The parking lot that Gehl Foods plans to expand is located at N116W15953 Main Street (South) where a 39 stall parking lot was constructed back in 2010. The expansion on this lot will consist of an additional 24 new parking stalls along with a motorcycle and bicycle parking area on the north side of the existing lot. The existing duplex home, garage and associated driveway and walks totaling approximately 4,000 s.f. will be removed for the expansion yielding a net increase of impervious surface of 2,720 s.f.

Thank you for your consideration,

Randy Bruckner, P.E.
Project Engineer

9205 W. Center Street, Suite 214
Milwaukee, WI 53222
Ph: (414) 443-1312



Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735

Website: www.village.germantown.wi.us

FAX: (262) 253-8255

E-mail: jretzlaff@village.germantown.wi.us

February 19, 2016

Chris Jackson
CJ Engineering
9205 W. Center Street Suite 214
Milwaukee, WI 53222

RE: Gehl Foods LLC; Parking Lot Expansion (N116 W15953 Main Street)
CUP & Site Plan Application Review Comments

Mr. Jackson:

Village Staff has reviewed the application, plans and supporting information for the above-cited project. The following outstanding items/issues need to be addressed prior to scheduling your project for review by the Plan Commission. Please provide the requested information, corrections, revisions, etc., or document how the issue(s) discussed will be addressed as part of your application(s).

Planning Department

1. The plan set indicates calculations for impervious areas before and after the proposed expansion, but the calculations do not include the total area & percentages of the site, impervious and green/open space before and after development. Please revise. The site is zoned B-3: General Business with a maximum impervious area allowance of 90%.
2. The layout of parking stalls is obviously a challenge given the existing improvements, however, how will vehicles parked in the two (2) stalls proposed in the small appendage near the relocated light pole/power pad actually navigate in/out of those spaces? This area seems to more logical serve as an area to back into from the other stalls in order to get in/out, or, for snow storage.
3. Sheet E1 indicates lighting levels that exceed the recommended .5 fc level at the east property line. While being relocated from an existing location, the new location is closer to the dwelling to the east and there will no longer be a 2-story building to shield view of the light fixture. Shielding appears to be needed to reduce the lighting level along the east property line.
4. The CUP granted for the original parking lot contains a condition requiring all light fixtures to have a timer or "high-low" feature to minimize light impacts on the neighbors. Use of a high-low feature was originally proposed by a Gehl Foods representative who indicated that the LED fixtures would have the capability to be adjusted to a lower light level after 10:00pm. The last time I met with reps for Gehl Foods regarding this proposal, they didn't seem to know anything about the parking lot lights actually being adjusted or even adjustable. Please respond as to how you intend to address the existing CUP requirement with the revised/expanded plan.
5. The amount of landscaping proposed for the site along Main Street and along the east property line is inadequate. Please show how the minimum landscaped area requirements for the

parking lot in Zoning Code Section 17.45 are being met. Additional landscaping is required. Specifically, the 10' wide area between the sidewalk and parking area adjacent to Main Street should have more evergreen shrubs to create a year-round screening. Showing full-grown plantings on the plan is somewhat deceiving; 2'-3' shrubs planted 5' on center are minimal; the planting beds will become worn paths created by drivers short-cutting from the parking lot to the building across the street. A continuous hedge and/or row of varying-sized plantings is recommended.

6. Crab trees are not an allowable street tree. With 125' of frontage, at least two (2) street trees need to be planted along Main Street. However, there are already three well-established street trees in the terrace area between the house and sidewalk; can all or any of those trees be saved and incorporated into the landscaping plan?
7. What about the existing trees along the east property line; will any be saved? There appears to be a large evergreen that straddles the property line but leans over into the future parking area. Will that tree be removed or saved?
8. Has there been any discussion with the property owner to the east about possibly installing a privacy fence?

Engineering Department

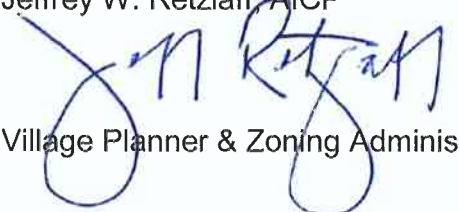
9. The Village Engineer has not provided comments at this time.

Fire Department

10. The Fire Department has not provided comments at this time.

When submitting you plans and additional information, please submit thirteen (13) full-size and (13) reduced-size plan sets (or 26 sets of all other documents) to the Planning Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,
Jeffrey W. Retzlaff, AICP



Village Planner & Zoning Administrator

CJ Engineering, LLC
9205 W. Center Street, Suite 214
Milwaukee, WI 53222
Phone (414) 443-1312
randy@cj-engineering.com



Revision Memorandum

To: Jeff Retzlaff, Village of Germantown
CC:
From: Randall S. Bruckner, P.E.
Date: 3/6/2016
Re: Revisions to Gehls South Parking Lot Expansion

The following revisions are based on comments dated February 19, 2016 to the submitted plans:

Planning Department:

- Item 1: The total site area and impervious/open space area calculations shown on the site plan.
- Item 2: After review of the plans, this area has been relabeled as Motorcycle/Bicycle Parking where ingress/egress will be easier.
- Item 3: After review, the fixture orientation and the distribution type of the proposed light has been changed which has reduced the lighting levels at the east property line. See revised photometric plan and cut sheets.
- Item 4: After conversation with the lighting contractor and the installer, it has been confirmed that the "high-low" feature has been installed and operating and will also be featured on the proposed light pole.
- Item 5: See separate response from landscaper.
- Item 6: See separate response from landscaper.
- Item 7: See separate response from landscaper.
- Item 8: The neighbors have expressed a desire for a landscape buffer in lieu of a fence. See attached signed letter.

If you should have any additional questions or comments, please feel free to contact me directly.

Randy Bruckner, P.E.



Hanson's Landscaping

101 Dairy Ave.

Waukesha, WI 53188

Ph: (262) 271-8765

Fax: (262) 574-9288

e-mail: hansonslandscapinginc@gmail.com

3/3/16

Chris Jackson
CJ Engineering
9205 W. Center St., Suite 214
Milwaukee, WI 53222

RE: Gehl Foods LLC; Parking Lot Expansion (N116 W15953 Main St.)

South Lot – Landscaping Comments and Follow Up

5. The amount of landscaping proposed for the site along Main Street and along the east property line is inadequate. Please show how the minimum landscaped area requirements for the parking lot in Zoning Code Section 17.45 are being met. Additional landscaping is required. Specifically, the 10' wide area between the sidewalk and parking area adjacent to Main Street should have more evergreen shrubs to create a year-round screening. Showing full-grown plantings on the plan is somewhat deceiving; 2'-3' shrubs planted 5' on center are minimal; the planting beds will become worn paths created by drivers short-cutting from the parking lot to the building across the street. A continuous hedge and/or row of varying-sized plantings is recommended.

Response: According to Zoning Code Section 17.45, the minimum ratio of landscaping to new parking lot area is 5%. We have achieved 8% of landscape area. Please see the table on the landscaping plan sheet. Also note that we are achieving 8% landscape area for the total parking lot area, not just the proposed additional parking.

A total of (5) additional deciduous and (8) additional evergreen shrub has been added to the area between the proposed parking area and Main Street. The shrubs have been spaced closer together, 3-4' on center,

6. Crab trees are not an allowable street tree. With 125' of frontage, at least two (2) street trees need to be planted along Main Street. However, there are already three well-established street trees in the terrace area between the house and sidewalk; can all or any of those trees be saved and incorporated into the landscaping plan?

Response: It is unclear at this time whether or not the existing street trees along Main St. will be saved. In case they cannot be saved, we have changed the crab trees to be 3" caliper maple and linden trees to serve as acceptable street trees.

7. What about the existing trees along the east property line; will they be saved? There appears to be a large evergreen that straddles the property line but leans over into the future parking area. Will that tree be removed or saved?

Response: The large evergreen that straddles the east property line will be removed.

Sincerely,

Joe Hanson, PE

2/4/16

Village Germantown,

We understand that the
house to the west of us will
be taken down for an extension
to the parking lot.

We are asking you to approve
a pine tree buffer (as in back)
instead of a fence. The pines
make of softer, more appealing
buffer

Thank you for
the consideration,

Jeff & Nancy Kegan

7116 W 15925 Main

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 15,100 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls

The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming

(MSP/DIM) operation. The optional LumaWatt system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting

Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty

Five-year warranty.



PRV PREVAIL

LED

AREA / SITE / ROADWAY
LUMINAIRE



CERTIFICATION DATA

UL and cUL Wet Location Listed
IP66 Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

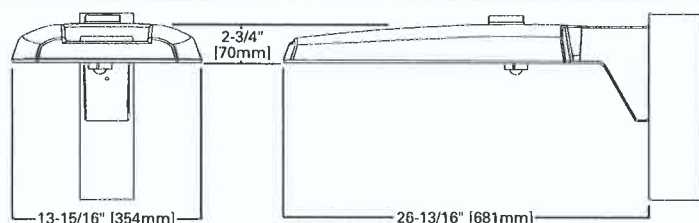
EPA

Effective Projected Area (Sq. Ft.): 0.75

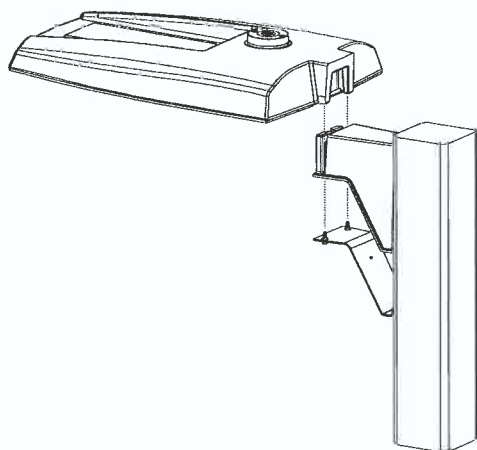
SHIPPING DATA

Approximate Net Weight:
20 lbs. (9.09 kgs.)

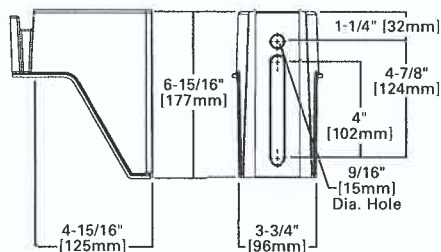
DIMENSIONS



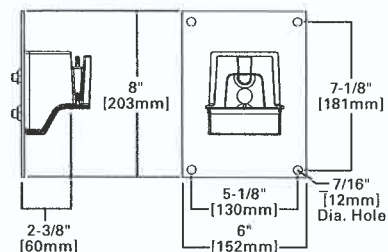
VERSATILE MOUNT SYSTEM



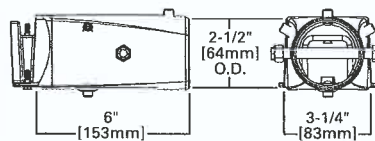
POLE MOUNT ARM



WALL MOUNT



MAST ARM MOUNT



MOUNTING CONFIGURATIONS AND EPAS

Wall Mount

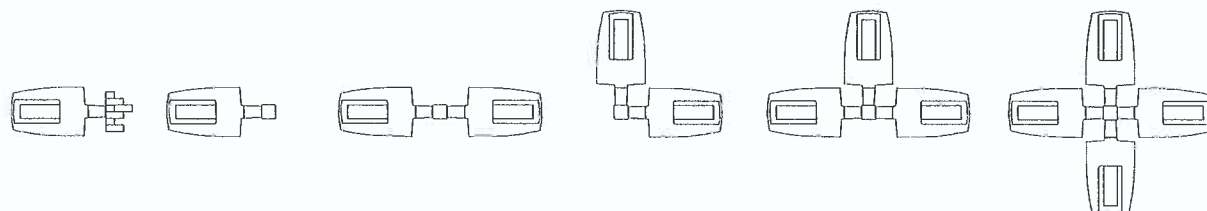
Arm Mount Single
EPA 0.75

Arm Mount 2 @ 180°
EPA 1.50

Arm Mount 2 @ 90°
EPA 1.50

Arm Mount 3 @ 90°
EPA 2.25

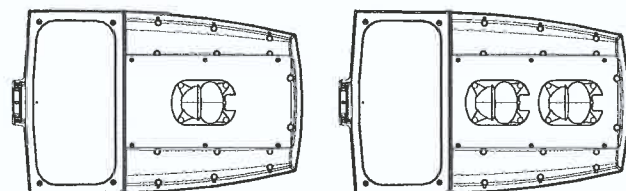
Arm Mount 4 @ 90°
EPA 3.00



OPTICAL CONFIGURATIONS

A15 (6,100 Nominal Lumens)

A25/A40 (10,200/15,100 Nominal Lumens)



POWER AND LUMENS

Light Engine		A15	A25	A40
Nominal Power (Watts)		57W	87W	143W
Input Current @ 120V (A)		0.49	0.76	1.23
Input Current @ 277V (A)		0.22	0.35	0.54
Input Current @ 347V (A)		0.18	0.28	0.45
Input Current @ 480V (A)		0.13	0.21	0.33
Type II	Lumens	6,139	10,204	15,073
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3
Type IV	Lumens	6,173	10,261	15,157
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4
Type V	Lumens	6,393	10,627	15,697
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4

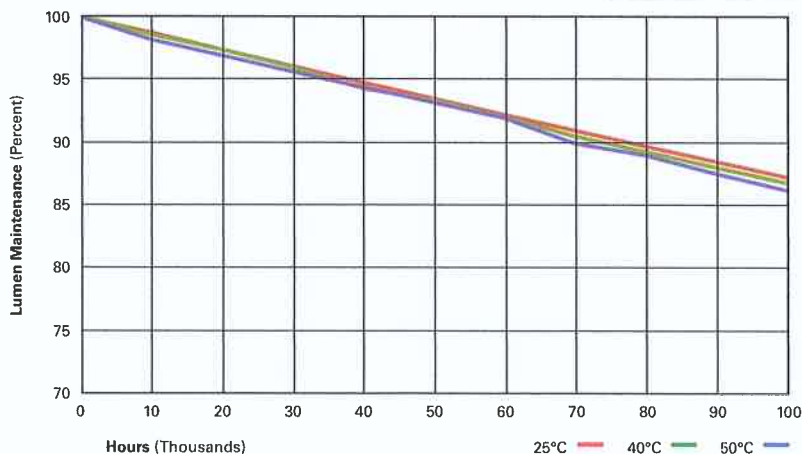
NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	Theoretical 100,000 Hours	Theoretical L70 (Hours)*
25°C	> 96%	> 93%	> 92%	> 87%	> 260,000
40°C	> 96%	> 93%	> 92%	> 87%	> 255,000
50°C	> 95%	> 92%	> 91%	> 86%	> 250,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



ORDERING INFORMATION

Sample Number: PRV-A25-D-UNV-T3-SA-BZ

Product Family ^{1,2}	Light Engine ³	Driver ⁴	Voltage	Distribution	Mounting	Color ⁵
PRV=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁵	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze (Standard) BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ¹¹		
7030=70 CRI / 3000K CCT ⁷ 7050=70 CRI / 5000K CCT ⁷ 10K=10kV/10kA UL 1449 Fused Surge Protective Device DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{8,9} DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{8,9} MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height PER=NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰ HSS=House Side Shield HA=50°C High Ambient Temperature				PRVWM-XX=Wall Mount Kit PRVMA-XX=Mast Arm Mounting Kit PRVSA-XX=Standard Arm Mounting Kit HS/VERD=House Side Shield MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V ISHH-01=Integrated Sensor Programming Remote		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Standard 4000K CCT and 70 CRI.
- Consult factory for driver surge protection values.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.
- Extended lead times apply. Use dedicated IES files for 3000K and 5000K when performing layouts. These files are published on the Prevail luminaire product page on the website.
- LumaWatt wireless sensors are factory installed and require network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See website for LumaWatt application information.
- LumaWatt wireless system is not available with photocontrol receptacle (Not needed).
- Not available with MSP or DIMRF options.
- Replace XX with paint color.

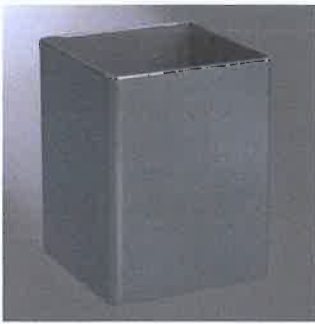
STOCK ORDERING INFORMATION

Stock Sample Number: PRVS-A25-UNV-T3

Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens	UNV=Universal (120-277V) 347=347V	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height

NOTE: Bronze only, 4000K CCT, 120-277V, 347V, standard mounting arm, standard non-fused 10kV MOV and 0-10V dimming.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

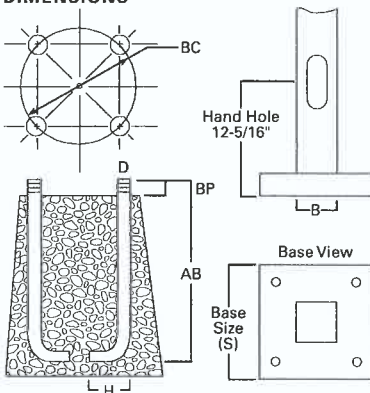
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (inches) ¹	Wall Thickness (inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple? 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

Installation Instructions - Integrated sensor (supplementary) Instructions d'installation - Détecteur intégré (complémentaire) Instrucciones de instalación - Sensor integrado (complementario)

WARNING

Make certain power is OFF before starting installation or attempting any maintenance.

WARNING

Risk of fire/electric shock. If not qualified, consult an electrician.

WARNING

Risk of Electric Shock – Disconnect power at fuse or circuit breaker before installing or servicing.

WARNING

Risk of Burn – Disconnect power and allow fixture to cool before servicing.

WARNING

Risk of Personal Injury – Fixture may become damaged and/or unstable if not installed properly.

- Do not mount luminaire within 6" of a combustible surface.
- Do not touch LEDs.

NOTE: These instructions do not claim to cover all details or variations in the equipment, procedure, or process described, nor to provide directions for meeting every possible contingency during installation, operation or maintenance. When additional information is desired to satisfy a problem not covered sufficiently for user's purpose, please contact your nearest representative.

NOTE: Specifications and dimensions subject to change without notice.

IMPORTANT: Read carefully before installing fixture. Retain for future reference.

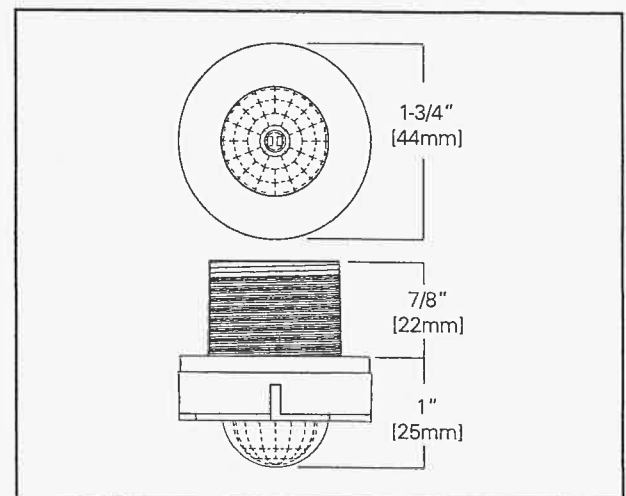
GENERAL: Upon receipt of the fixture, thoroughly inspect for any freight damage which should be brought to the attention of the delivery carrier. Compare the catalog description listed on the packing slip with the fixture label on the housing to assure you have received the correct material.

SAFETY: This fixture must be wired in accordance with the National Electrical Code and applicable local codes and ordinances. Proper grounding is required to insure personal safety. Carefully observe grounding procedure under installation section.

INSTALLATION

Operation

This product comes with a factory installed and pre-configured occupancy/photocontrol and does not require additional field wiring. The occupancy sensor uses passive infrared (PIR) technology with auto-on/auto-off (MSP), or bi-level dimming (MSP/DIM) operation. The bi-level dimming operation automatically dims the fixture to approximately 50% light output after 10 minutes of no occupancy. The sensor also includes a photo sensor that will only operate the product from dusk-to-dawn.



Integrated sensor dimensions

Installation Instructions – Integrated sensor (supplementary)

The white lens in the center of the sensor directs the view of a passive infrared occupancy detector to sense occupants moving through the space. To trigger the light on, an occupant must cross at least two passive infrared beams. When motion in the coverage area ceases, the sensor logic determines the space is unoccupied and begins a count-down timer (10 minutes default). Any motion detected using the count-down will cause the light to remain on and resets the timer. When motion is detected, a red LED will blink within the sensor. The sensor detects motion within the full range of the coverage pattern diagrams shown in Figure 1. (excluding obstructions).

Daylight harvesting

Daylight harvesting systems use daylight to offset the amount of electric lighting needed to properly light a space, reducing energy consumption. This is accomplished using lighting control systems that are able to dim or switch electric lighting in response to changing daylight availability. The integrated sensor is a daylight switching solution. For some applications saving energy by using daylight harvesting is required by a number of local building and energy codes (e.g., ASHRAE 90.1 2013 or Title 24).

The integrated sensor has a built in photocontrol that continuously monitors the light conditions to determine occupied light levels. Based on these values the photocontrol ensures that the luminaire turns off for 30 minutes when the light level measures 150 percent of the maximum luminaire output with no daylight contribution. This value is re-evaluated each day by capturing the lowest light level when the fixture is at its maximum output (i.e., at night when the fixture is at full bright). After 30 minutes the photocontrol re-evaluates the lighting conditions and will turn the luminaire on if the light level is below 150 percent value and the space is still occupied.

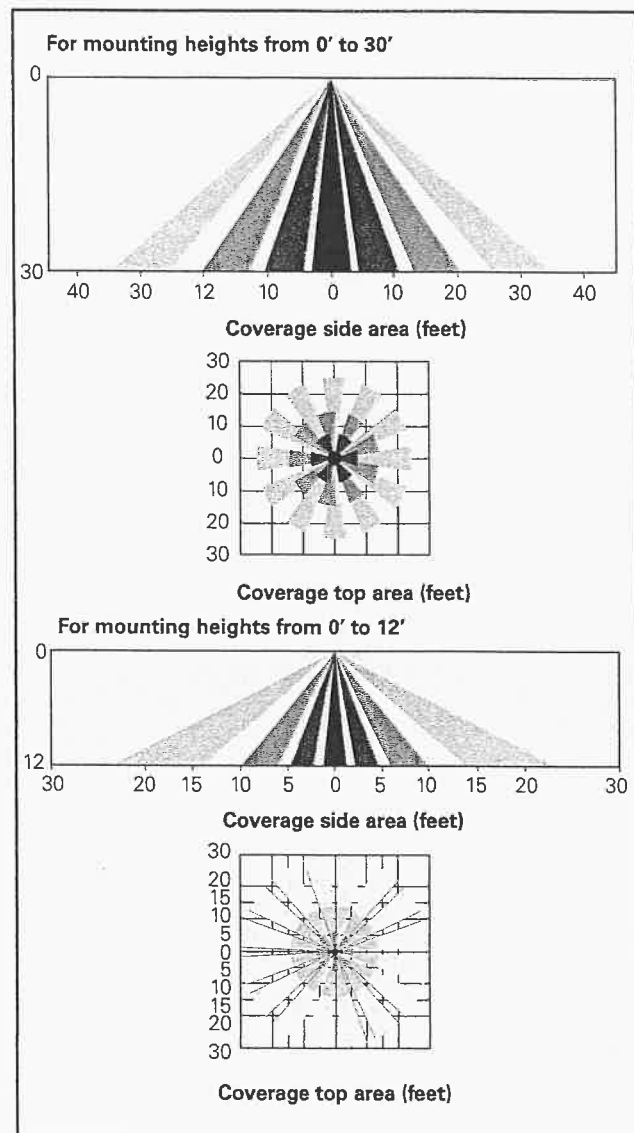


Figure 1. Occupancy sensor detection patterns

COMPREHENSIVE PLAN AMENDMENT & REZONING APPLICATION

3/14/16 Plan Commission Meeting

Skyline Development Corporation

Village Planner Report

Germantown, Wisconsin

Summary

Skyline Development Corp., property owner, is seeking approval of an amendment to the Village's 2020 Future Land Use Plan map ("Commercial" to "Industrial/Office") and a rezoning application ("B-1: Neighborhood Business" to "M-1: Limited Industrial") for portions of an 11.2-acre property located in the Germantown Business Park at the southeast corner of the Donges Bay Road @ STH145/Fond du Lac Avenue intersection in order to develop a 32,000 sqft Industrial building.

Property Location: Donges Bay Road @ STH145/Fond du Lac Avenue

Applicant/

Property Owner: Mike Krenz
Skyline Development Corp.
9400 N. 107th St
Milwaukee, WI 53224

Current Zoning: B-1: Neighborhood Business District

Adjacent Land Uses		Zoning
North	Residential & Institutional	Rs-4 & I
South	Industrial	M-1
East	Industrial	M-1
West	Commercial & Residential	B-3 & Rs-4

Location Map



Proposal/Background

Skyline Development Corp., property owner, is seeking approval of an amendment to the Village's 2020 Future Land Use Plan map ("Commercial" to "Industrial/Office") and a rezoning application ("B-1: Neighborhood Business" to "M-1: Limited Industrial") for portions of an 11.2-acre property located in the Germantown Business Park in the southeast corner of the Donges Bay Road @ STH145/Fond du Lac Avenue intersection in order to develop a 32,000 sqft Industrial building.

As presented in the enclosed preliminary site plan, Skyline is proposing to develop approximately 4.7 acres of an existing 11.2-acre parcel (Lot 1 of CSM #5464) with a 32,000 sqft industrial building with associated parking and loading docks. Eventually, the 4.7-acre area will be divided as a separate parcel. In addition to the 2020 LUP map amendment and rezoning, the following approvals will be required:

- Certified Survey Map (CSM) to divide the 11.2-acre parcel
- Conditional Use Permit (CUP) for encroachment into a 25' wetland and 75' navigable waterway setback
- Site Development & Building Plans

In 2013, Skyline appeared before the Plan Commission to discuss a similar industrial development proposal for the property. At that time, as well as in the current plan amendment and rezoning applications, Skyline indicated that they have owned the property for some time (since 1998), had the land rezoned from M-1: Limited Industrial to B-1: Neighborhood Business, and have marketed the property for retail/business use to no success. According to Skyline, the only interest in developing the property over the last 5 years is/has been for possible industrial uses. At this time, there's a prospective industrial user interested in constructing an industrial warehouse/office building in order to relocate and expand an existing business from the Germantown Industrial Park to this location.

In addressing the question of why a 2020 LUP map amendment and subsequent rezoning would be in the best interest of the Village, Skyline indicates that an industrial building such as the 32,000 sqft facility proposed *"...will enhance the scenery for existing owners in the Business Park... and help open the door for additional businesses to come into the area"*.

Staff Comments

As discussed above, this proposal involves a number of development approvals from the Village. Currently, the 4.7-acre area is designated as "Commercial" on the 2020 Future Land Use Plan, and, located within a B-1 Zoning District. Both the 2020 LUP map amendment and rezoning are pre-requisites for any industrial development of this area.

In 2013, the Plan Commission discussed the proposal and expressed the following comments and concerns:

- Industrial use preferred versus commercial use
- Schematics look good
- Concerned with tall vertical façade so close to Fond du Lac Ave.
- The building is at an entrance to Germantown – should have more landscaping

and better aesthetics

- Move building farther south on lot
- The building is very close to road and will be overbearing
- Wetland issues need to be addressed
- Surrounding residential owners may oppose an industrial use
- May be some challenges with size of trucks used and potential issues that may occur with the future round-about.

At that time, the proposed building had 24' high vertical walls and was oriented with the primary entrance and office area in the northwest corner nearest to the Donges Bay Road @ STH145 intersection (soon-to-be re-constructed with a round-about as depicted on the preliminary site plan). Since then and as shown in the preliminary site plan, the orientation of the building has been "reversed" with the primary entrance and office area in the southeast corner of the property, the height of the exterior walls has increased to 28', access to Spaten Court to the south has been removed as a secondary means of access, the parcel size has been reduced from 5.5 to 4.6 acres due to additional right-of-way taken by the WisDOT for the STH145 and round-about improvement and by the DNR for re-aligning the navigable stream along Donges Bay Road, and additional easements granted for the high-pressure gas main project running across the property. In staff's opinion, all of these factors have had the effect of reducing the suitability of this quadrant of the intersection for such a large, intensive industrial use.

To counter these impacts, the Village did make a change to the minimum building setback requirements affecting development in the Germantown Business Park (GBP) development for those parcels abutting Donges Bay Road and STH145/Fond du Lac Avenue. In the GBP covenants and restrictions, the building setback abutting Donges Bay Road and STH145 was reduced from 75 feet to 30 feet. In so doing, it is/was staff's understanding that in exchange for the reduced building setback, additional landscaping and architectural enhancements would be made to the sites and buildings for those properties that would benefit from the reduced building setback. Unlike other GBP properties fronting a major arterial such as Mequon Road, this property and others along Donges Bay Road and STH145 do not have the benefit of an existing 10-25' high and extensively landscaped berm. These concerns were brought up back in 2013 by the Plan Commission and are equally if not more important today given what has transpired since 2013 in terms of the development ability of this property; notwithstanding this properties relative location as an entrance into the Village and proximity to existing residential uses west of STH145.

Consequently, staff feels strongly that, if the 2020 LUP map amendment and subsequent rezoning are approved in order for this property to develop with an industrial use, the detailed site development and building plans need to include significant landscaping, architectural enhancements and high-quality exterior materials equal to and even greater than that provided elsewhere in the Business Park.

The existing B-1 Zoning District is intended for individual or small groups of retail and customer service establishments in a shopping center setting. Given that the parcel has been zoned and marketed for commercial development for with no success in the past,

reclassification from "Commercial" to "Industrial/Office" on the LUP and rezoning from B-1: Neighborhood Business to M-1: Limited Industrial appears reasonable and appropriate. However, that factor alone is not necessarily a reason to change the classification if the Plan Commission feels the property and relative location within this corridor is suitable for commercial/retail land uses in the future. Arguably, the surrounding area has not fully developed with planned residential and industrial uses that may create a demand for commercial/retail uses in the future.

The Plan Commission should also consider the following issues:

- The need/desire to retain this quadrant of the intersection for future commercial development (given the availability of the other quadrants of the intersection for commercial development)
- Visual impact of an industrial building close to the intersection and roadway
- Possible architectural & exterior material requirements
- Type, amount and location of landscaping & buffering
- Compatibility with adjacent land uses

Village Planner Recommendation:

Land Use Plan Map Amendment

Recommend **APPROVAL** of the proposed 2020 Land Use Plan Map amendment to reclassify the 4.7-acre area from "Commercial" to "Industrial/Office" subject to the following stipulations:

1. Detailed site development and building plans for the subject property need to include significant landscaping, architectural enhancements and high-quality exterior materials equal to or greater than the requirements in the Germantown Business Park covenants and restrictions applicable to the property to improve appearance and compatibility with surrounding land uses.

Village Planner Recommendation:

Rezoning

Recommend **APPROVAL** of the proposed rezoning of the 4.7-acre area from B-1: Neighborhood Business to M-1: Limited Industrial.

Skyline Development Corporation – Donges Bay Road/Fond du Lac Avenue

Intersection. Site Plan Consultation for the possible development of a 56,000 sqft industrial building on a 5.5 acre parcel. Planner Retzlaff summarized the proposal.

Bill Burkhardt, Skyline Development, said he has been unable to attract a commercial user for this location since 2000. He has an existing Germantown Business Park client who is in the process of negotiating the sale of their existing operation and is interested in remaining in the Germantown area. He is looking for input from Plan Commission to see if there's enough support to rezone this parcel.

Plan Commissioners had the following comments and concerns:

- Industrial use preferred versus commercial use
- Schematics look good
- Concerned with tall vertical façade so close to Fond du Lac Ave.
- The building is at an entrance to Germantown – should have more landscaping and better aesthetics
- Move building farther south on lot
- The building is very close to road and will be overbearing
- Wetland issues need to be addressed
- Surrounding residential owners may oppose an industrial use
- May be some challenges with size of trucks used and potential issues that may occur with the future round-about.

Chairman Wolter said he appreciates Mr. Burkhardt looking at this lot and coming up with this idea. He thanked him for his attempt to keep a business in Germantown and wished him good luck with the process.

ANNOUNCEMENTS: Chairman Wolter said he remembered Trustee Baum was out of the country on vacation and apologized for saying he was not excused from the meeting earlier.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

Village of



Germantown

...Willkommen

Fee Must Accompany Application

☐ \$1,165 Paid _____ Date 3-4-16

☐ \$200 PC Consultation Only
Paid _____ Date _____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:

Skyline Development Corp

PROPERTY OWNER(S):

Skyline Development Corp

Address: 9400 N. 107th STREET
MILWAUKEE, WI 53024

Phone: 414-354-2880

FAX: 414-354-2885

E-Mail: MARK@skylinecorp.com

Address: 9400 N. 107th STREET
MILWAUKEE, WI

Phone: 414-354-2880

FAX: 414-354-2880

E-Mail: Bill@skylinecorp.com

☒ REQUEST TO AMEND LAND USE MAP

Current Land Use Map Designation(s): B-1

Proposed Land Use Map Designation(s): M-1

Address of Property, Parcel ID Number(s) or General Location (1/4 section 1/4 section):

SE Corner of Dunes Bay Rd & Fond du Lac Ave

Legal Description of Property or Area (metes and bounds description):

Attach separate legal description if necessary

See Attachment

Size of Property or Area:

Acres: 4.684 Square Feet: 204,227

Comprehensive Plan Amendment Application

Page 2 of 3

Land Use and Zoning of Adjacent Properties (example: residential; Rs-2):

Adjacent Property Land Uses		Zoning
North	Res	R-4
South	IND	M-1
East	IND	M-1
West	Com / Res	B-3

☐ REQUEST TO AMEND PLAN TEXT

Section(s) of Comprehensive Plan to be Amended:

Commercial to Industrial

Proposed Text Amendment:

Attach separate pages as necessary

Detailed Explanation and Justification for Proposed Amendment(s):

Required for both Land Use Amendment and Text Amendments

Attach separate pages as necessary

Skyline has been marketing this parcel for over 13 years as it is currently zoned B-1. Over the past 5 years, only "industrial users" have been interested in the parcel. We now have an offer to purchase the parcel to build a new 32,000 sq. ft. bldg.

Comprehensive Plan Amendment Application

Page 3 of 3

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- ☒ Complete Application Form (Affidavit of Understanding and signatures required)
- ☒ Application Fee
- ☒ Additional Sheet(s) for explanation of and justification for proposed amendment(s)

Land Use Plan Map Amendment Only:

- ☒ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☒ Detailed Plat of Survey or Site Plan of the land subject to the map amendment at a scale of 1" = 50' or other suitable scale necessary to accurately present:
 - o Exterior boundary of the land subject of the map amendment
 - o Concept plan showing general size, shape and relative location of existing and future roads, lots, structures, wetlands, floodplain or other natural features, environmental etc. as may be necessary to further explain and/or support the proposed map amendment.

AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):



I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;



I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;



I am aware that the approval of an application to amend the Land Use Plan Map only amends the Land Use Map and does not otherwise revise or change the zoning of the land affected by the Map amendment, and, if I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, site plan, etc.) from the Village or other agencies as a prerequisite to the development of such land.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Mike Kony (SDE) 3-4-16
Applicant/Agent Date

Applicant/Agent Date

Skyline Development Corp.
W.S. Bullhart, President
Property Owner Date

3/4/16
Property Owner Date

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUDNED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE S 01° 26'11" E 721.87 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE N 88° 33'48" E 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF FOND DU LAC AVENUE (ALSO KNOWN AS S.T.H. "145") AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 01° 26'11" W 278.91 FEET; THENCE N 10° 15'45" E 53.15 FEET; THENCE 188.92 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 925.00 FEET, AND WHOSE CHORD BEARS N 04° 24'52" E 188.59 FEET; THENCE N 01° 26'11" W 73.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF DONGES BAY ROAD; THENCE N 88° 09'19" E 346.52 FEET ALONG SAID SOUTH LINE; THENCE S 01° 50'41" E 595.00 FEET; THENCE N 88° 09'19" E 845.28 FEET TO THE WEST LINE OF A WISCONSIN D.O.T. RIGHT OF WAY; THENCE ALONG SAID WEST LINE 173.65 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 2281.71, AND WHOSE CHORD BEARS S 17° 55'15" E 173.61 FEET; THENCE S 88° 12'24" W 249.44' FEET; THENCE S 01° 47'36" E 95.95 FEET; THENCE S 88° 12'24" W 339.53 FEET; THENCE S 78° 01'18" W 56.55 FEET TO THE NORTH RIGHT OF WAY LINE OF SPATEN COURT; THENCE ALONG SAID NORTH LINE 153.95 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 60 FEET, AND WHOSE CHORD BEARS N 85° 29'13" W 115.06 FEET; THENCE CONTINUING ALONG SAID NORTH LINE 124.78 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 230.00 FEET, AND WHOSE CHORD BEARS S 58° 44'56" W 123.26 FEET; THENCE CONTINUING ALONG SAID NORTH LINE S 43° 12'24" W 141.97 FEET; THENCE N 59° 11'45" W 89.07 FEET; THENCE N 15° 21'43" W 159.36 FEET; THENCE N 37° 04'08" E 47.67 FEET; THENCE N 01° 26'12" W 181.26 FEET; THENCE S 88° 33'48" 226.16 FEET TO THE POINT OF BEGINNING.



Fee must accompany application

\$1085 Paid _____ Date 3-4-16
\$200 Plan Commission Consultation

APPLICATION TO REZONE PROPERTY

Pursuant to Section 17.51 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1

APPLICANT OR AGENT

Skyline Development Corp

9400 N. 107th Street

Milwaukee, WI 53224

Phone (414) 354-2880

Fax (414) 354-2885

E-Mail mrk@skylinedc.com

PROPERTY OWNER

Skyline Development Corp.

9400 N. 107th Street

Milwaukee, WI 53224

Phone (414) 354-2880

Email: bill@skylinedc.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

SE Corner of Donges Bay Rd & Fond du Lac Ave

TAX KEY NUMBER

GTNV362983

3

REZONING REQUEST

FROM

B-1

TO

M-1

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See Attachment

4

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

This property has been zoned commercial for over the last 10 years with no interest in developing on it. Now we (Skyline Development) has a very interested existing Germantown Business Park owner that would like to build a new 32,000 sq. ft. building at this location and stay in the Germantown Business Park. They currently have 24 employees that work out of their existing facility.

Not only is this project important to Skyline Development and our client, but we feel this project is very important to Germantown as well. Being that this facility is being proposed at the South corridor to the Business Park, we feel it will enhance the scenery for the business parks existing owners that are currently there and help open the door for additional businesses to come into the area.

5

SUPPORTING DOCUMENTATION:

- ☒ Plat of Survey (1:100)
- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☐ _____
- ☐ _____

6

READ AND INITIAL THE FOLLOWING:

mk I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

mk I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

mk I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

7

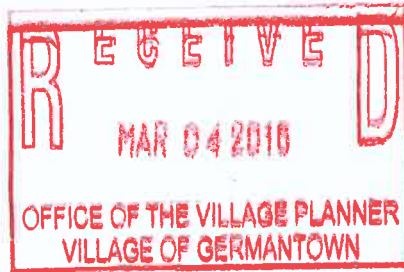
SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Mike Krueger 3-4-16
Applicant Date

W.S. Bruehlman 3/4/16
Owner Date

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5464 IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE S 01° 26'11" E 721.87 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE N 88° 33'48" E 60.00 FEET TO THE EAST RIGHT OF WAY LINE OF FOND DU LAC AVENUE (ALSO KNOWN AS S.T.H. "145") AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 01° 26'11" W 278.91 FEET; THENCE N 10° 15'45" E 53.15 FEET; THENCE 188.92 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 925.00 FEET, AND WHOSE CHORD BEARS N 04° 24'52" E 188.59 FEET; THENCE N 01° 26'11" W 73.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF DONGES BAY ROAD; THENCE N 88° 09'19" E 346.52 FEET ALONG SAID SOUTH LINE; THENCE S 01° 50'41" E 595.00 FEET; THENCE N 88° 09'19" E 845.28 FEET TO THE WEST LINE OF A WISCONSIN D.O.T. RIGHT OF WAY; THENCE ALONG SAID WEST LINE 173.65 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 2281.71, AND WHOSE CHORD BEARS S 17° 55'15" E 173.61 FEET; THENCE S 88° 12'24" W 249.44' FEET; THENCE S 01° 47'36" E 95.95 FEET; THENCE S 88° 12'24" W 339.53 FEET; THENCE S 78° 01'18" W 56.55 FEET TO THE NORTH RIGHT OF WAY LINE OF SPATEN COURT; THENCE ALONG SAID NORTH LINE 153.95 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 60 FEET, AND WHOSE CHORD BEARS N 85° 29'13" W 115.06 FEET; THENCE CONTINUING ALONG SAID NORTH LINE 124.78 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 230.00 FEET, AND WHOSE CHORD BEARS S 58° 44'56" W 123.26 FEET; THENCE CONTINUING ALONG SAID NORTH LINE S 43° 12'24" W 141.97 FEET; THENCE N 59° 11'45" W 89.07 FEET; THENCE N 15° 21'43" W 159.36 FEET; THENCE N 37° 04'08" E 47.67 FEET; THENCE N 01° 26'12" W 181.26 FEET; THENCE S 88° 33'48" 226.16 FEET TO THE POINT OF BEGINNING.



February 8th, 2016

Planning Department
Jeffrey Retzlaff
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Sports Specialists of Milwaukee, Inc. – 32,000 Sq. Ft. Facility Located at N104 W13885 Donges Bay Road (SE Corner of Donges Bay Rd and Fond Du Lac Avenue)

Dear Mr. Retzlaff,

This letter is to describe to you the intent and scope of the project that is being presented for Plan Commission for review and approval.

Project Name: **Sports Specialists of Milwaukee, Inc.**
Project Address: **N104 W13885 Donges Bay Rd (SE Corner of Donges Bay Rd & Fond Du Lac Avenue)**
Project Size: **32,000 Sq. Ft.**

The intent of this project is to build a new facility for Sports Specialists of Milwaukee, Inc., who currently has outgrown their existing facility located on McCormick Drive, in the Germantown Business Park. The project will consist of Precast Walls Panels (28' in height) that will be painted with (2) colors on all four sides of the building.

Other architectural features that will be incorporated into the new facility, will be high bay vertical windows on all elevations, as well as lower windows at the office areas to help enhance the appearance of the facility as well as let natural light into the warehouse/mezzanine/office areas. There will be (2) RTU's on the facility located on the south end above the office area, which will not be visible due to their size and location on the building. Warehouse area to be heated only, with NO RTU's. A dumpster enclosure has been shown on the East side of the facility next to the loading docks (which there will be 2 docks and 1 at grade door), which will be constructed out of masonry, painted to match.

Parking spaces there will be 40 stalls of which, 2 will be ADA, all of which will be on the east side of the facility.

The site for this project has been selected due to the following reasons:

- 1) – Site provides adequate space for the proposed facility and for future expansion capabilities to the north, with future parking area on the south and north sides.
- 2) – Site also provides a wilderness setting and seclusion.



Sports Specialists is a full-line distributor of fishing tackle and related equipment. They stock approximately 30,000 different items for sale to their retail customers (who are primarily in the upper Midwest). In 1993 the owners of the Company, Tom and Susan Ducrest, moved the business from Milwaukee to a new 12,000 sq. ft. building they had built in the Germantown Industrial Park. About seven years later a 10,000 sq. ft. addition was added to the building. That facility represents the Company's only location.

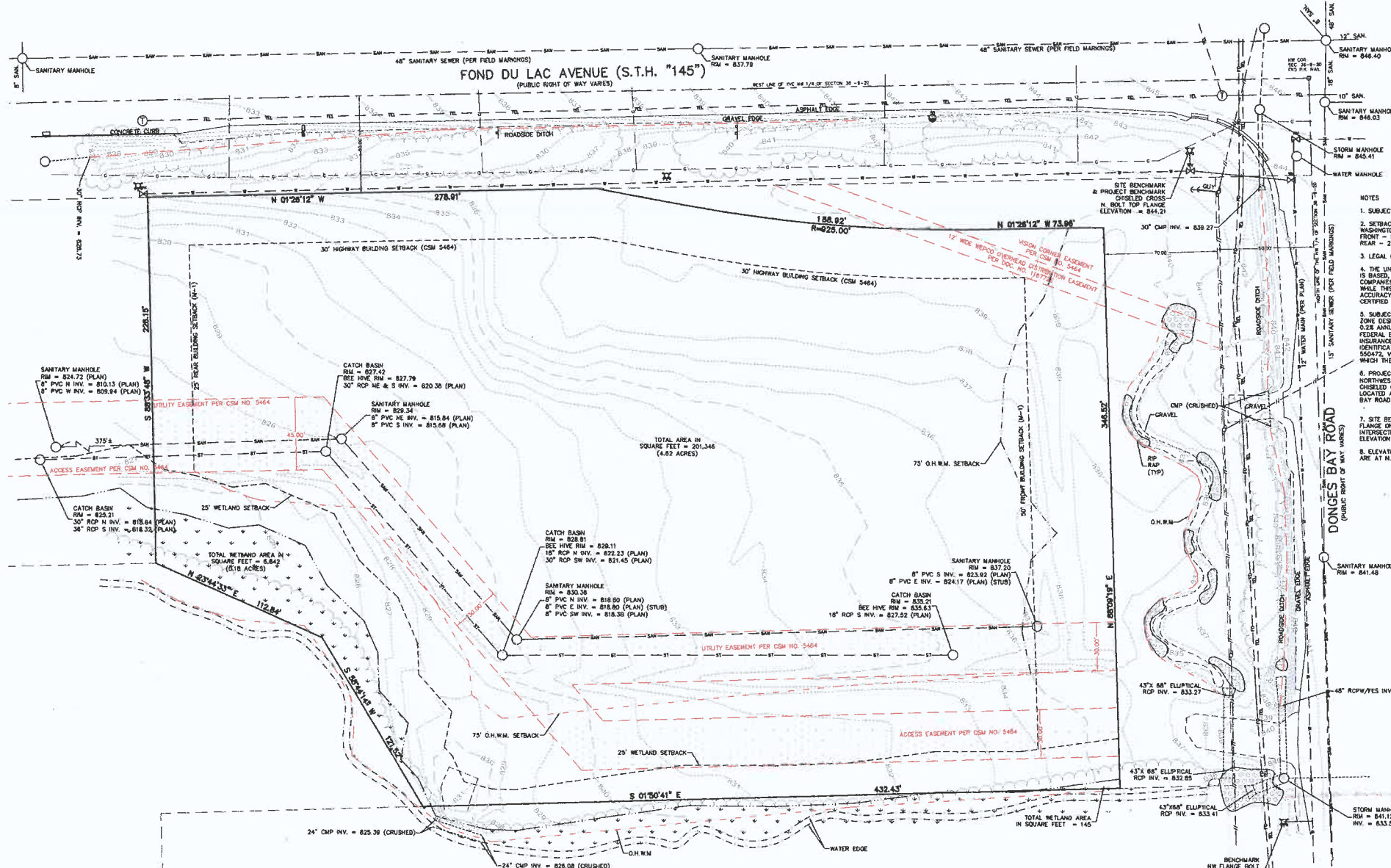
The business has outgrown its current facilities, and has engaged Skyline Development Corporation to build a "high bay" facility in a 32,000 sq. ft. footprint (including an 8,000 sq. ft. mezzanine). The new facility will (approximately) double the Company's current warehouse floor space and provide significant additional cubic feet of storage as a result of the high eaves. Sports Specialists believes this new facility will allow them to continue their modest, but steady growth, and the expansion room that the new site offers will allow for additional future growth.

If you have any questions, please feel free to give me a call to discuss.

Sincerely,

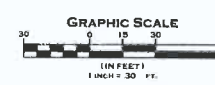
SKYLINE DEVELOPMENT CORP.

Michael Krenz
Project Manager



LEGEND		
--- SAN ---	--- ST ---	--- STORM ---
--- 8" ---	--- 12" ---	--- 18" ---
--- 24" ---	--- 30" ---	--- 36" ---
--- 42" ---	--- 48" ---	--- 54" ---
--- 60" ---	--- 72" ---	--- 84" ---
--- 96" ---	--- 108" ---	--- 120" ---
--- 132" ---	--- 144" ---	--- 156" ---
--- 168" ---	--- 180" ---	--- 192" ---
--- 216" ---	--- 232" ---	--- 248" ---
--- 264" ---	--- 280" ---	--- 296" ---
--- 312" ---	--- 328" ---	--- 344" ---
--- 360" ---	--- 376" ---	--- 392" ---
--- 408" ---	--- 424" ---	--- 440" ---
--- 456" ---	--- 472" ---	--- 488" ---
--- 504" ---	--- 520" ---	--- 536" ---
--- 552" ---	--- 568" ---	--- 584" ---
--- 600" ---	--- 616" ---	--- 632" ---
--- 648" ---	--- 664" ---	--- 680" ---
--- 696" ---	--- 712" ---	--- 728" ---
--- 744" ---	--- 760" ---	--- 776" ---
--- 816" ---	--- 832" ---	--- 848" ---
--- 864" ---	--- 880" ---	--- 896" ---
--- 912" ---	--- 928" ---	--- 944" ---
--- 960" ---	--- 976" ---	--- 992" ---
--- 1008" ---	--- 1024" ---	--- 1040" ---
--- 1056" ---	--- 1072" ---	--- 1088" ---
--- 1104" ---	--- 1120" ---	--- 1136" ---
--- 1152" ---	--- 1168" ---	--- 1184" ---
--- 1200" ---	--- 1216" ---	--- 1232" ---
--- 1248" ---	--- 1264" ---	--- 1280" ---
--- 1296" ---	--- 1312" ---	--- 1328" ---
--- 1344" ---	--- 1360" ---	--- 1376" ---
--- 1416" ---	--- 1432" ---	--- 1448" ---
--- 1464" ---	--- 1480" ---	--- 1496" ---
--- 1512" ---	--- 1528" ---	--- 1544" ---
--- 1560" ---	--- 1576" ---	--- 1592" ---
--- 1608" ---	--- 1624" ---	--- 1640" ---
--- 1656" ---	--- 1672" ---	--- 1688" ---
--- 1704" ---	--- 1720" ---	--- 1736" ---
--- 1752" ---	--- 1768" ---	--- 1784" ---
--- 1800" ---	--- 1816" ---	--- 1832" ---
--- 1848" ---	--- 1864" ---	--- 1880" ---
--- 1920" ---	--- 1936" ---	--- 1952" ---
--- 1968" ---	--- 1984" ---	--- 2000" ---

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511



PLAT OF SURVEY	
FOR	
SPORTS SPECIALISTS	
DOMES BAY RD	
GERMANTOWN, WI	
DRAWN BY:	RAP
DATE:	10-28-15
CHECKED BY:	MJB
DRAWING NO.:	P-1
CSE JOB NO.:	15-091
SHEET	1 OF 1



2022 E. North Avenue Suite 300
Milwaukee | WI 53202
Gregg Prossen, Principal

TELEPHONE 414.406.7625
www.consortiumae.com

the Consortium ae LLC

A NEW BUILDING FOR:

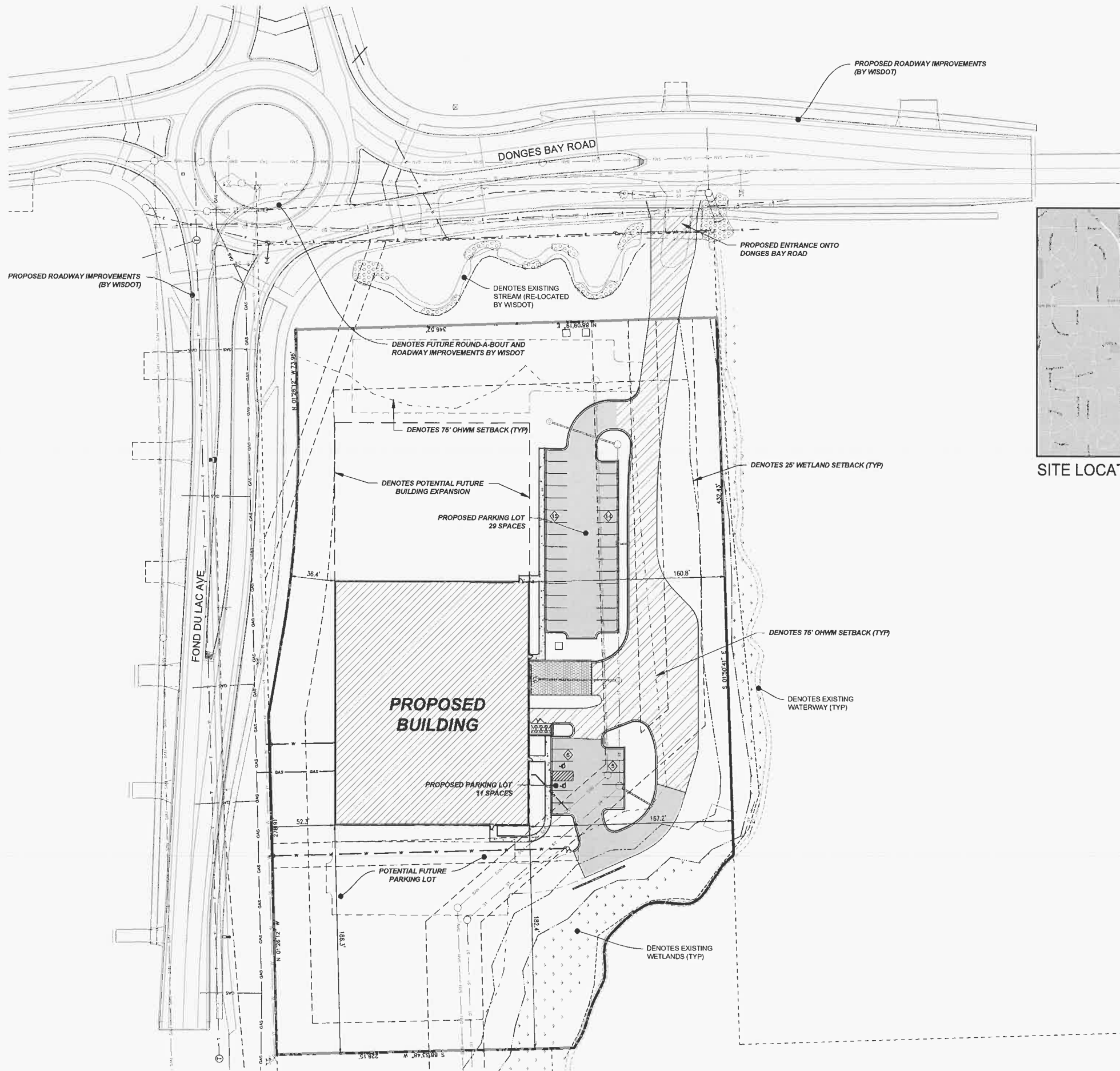
SPORTS SPECIALISTS

DONGES BAY ROAD
GERMANTOWN WI

the CONSORTIUM ae PROJECT #:0016-05



SPORTS SPECIALISTS
2016-02-25 PC UPDATE



SITE LOCATION MAP

SITE ZONING AND LOCATION TABLE	
PROPERTY LOCATION:	DONGES BAY ROAD & FOND DU LAC AVENUE, GERMANTOWN, WI
EXISTING ZONING:	B1
PROPOSED ZONING:	M1 - LIMITED INDUSTRIAL
ZONING SETBACKS:	
BUILDING SETBACK:	50 FEET (DONGES BAY ROAD) 30 FEET (FOND DU LAC AVE) 20 FEET (REAR YARD)
PROPERTY OWNER:	SPORTS SPECIALISTS
PROPOSED USAGE:	WAREHOUSE

SITE CALCULATION TABLE	
SITE DATA:	
TOTAL SITE AREA	4.69 AC
TOTAL DISTURBED AREA	2.80 AC
EXISTING IMPERVIOUS AREA	0.00 AC
PROPOSED IMPERVIOUS AREA	1.59 AC
PROPOSED GREENSPACE	3.10 AC
PROPOSED GREENSPACE %	66%
MAXIMUM LOT COVERAGE ALLOWED	75%
BUILDING DATA:	
BUILDING FOOTPRINT	32,000 GROSS FT2
GROUND FLOOR WAREHOUSE	26,209 NET FT2
OFFICE AREA (FINISHED SPACE)	4,661 NET FT2
MEZZANINE LEVEL WAREHOUSE	7,578 NET FT2
PRIMARY FLOOR AREA (FOR PARKING)	3,994 NET FT2
PARKING DATA:	
PROPOSED REGULAR PARKING SPACES	38
PROPOSED HANDICAP PARKING	2
PROPOSED TOTAL PARKING	40
REQUIRED PARKING(1/500 FT2 PRIMARY FLOOR AREA)	8 SPACES
EXPECTED EMPLOYEES	24

CIVIL SHEET INDEX:	
C1.00	SITE PLAN - OVERALL
C1.01	SITE PLAN - DETAILED SOUTH
C1.02	SITE PLAN - DETAILED NORTH
C1.03	GRADING PLAN - DETAILED SOUTH
C1.04	GRADING PLAN - DETAILED NORTH
C1.05	EROSION CONTROL PLAN
C1.06	EXISTING SURVEY
C5.00	CONSTRUCTION DETAILS

UTILITY LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING ELECTRICAL LINE
	PROPOSED ELECTRICAL LINE
	EXISTING GAS MAIN
	PROPOSED GAS MAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	OVERHEAD WIRES
	EXISTING POWER POLES
	EXISTING LIGHT POLES
	SANITARY MANHOLE
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING STORM STRUCTURE
	PROPOSED STORM STRUCTURE
	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
	PROPOSED & EXISTING SPOT GRADE



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



SPORTS SPECIALISTS



GERMANTOWN, WI

Revisions

PLAN COMMISSION SET
NOT FOR CONSTRUCTION
DATE: FEBRUARY 26, 2016

SCALE: 1" = 40'

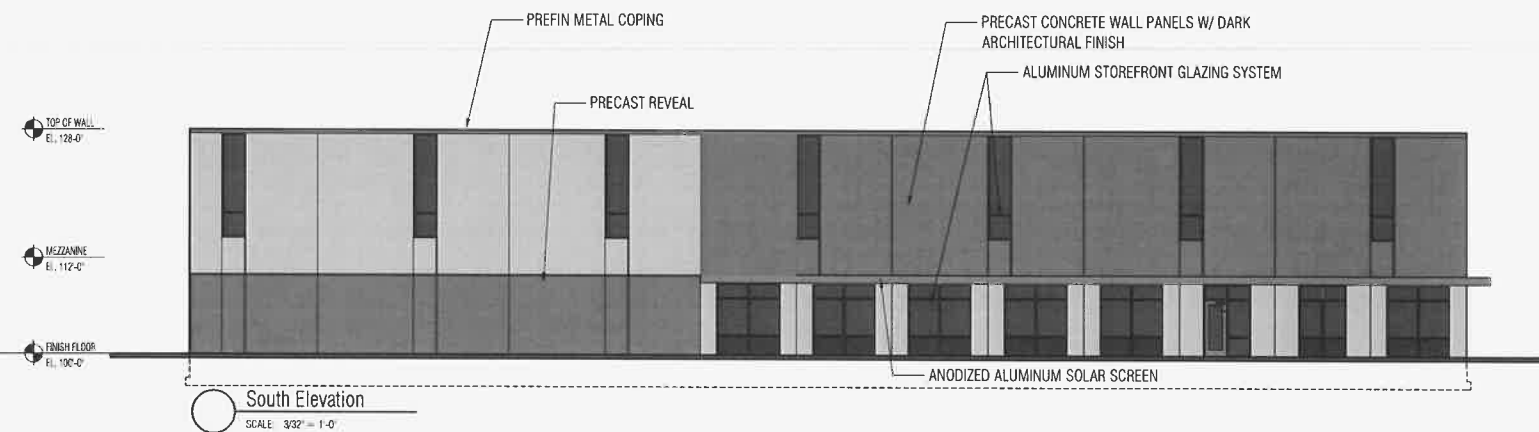
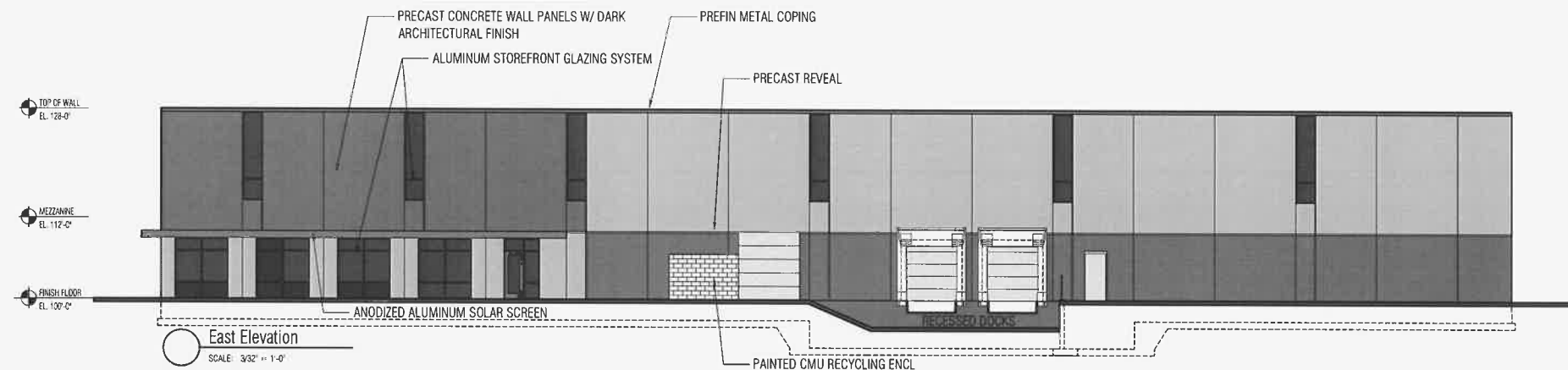
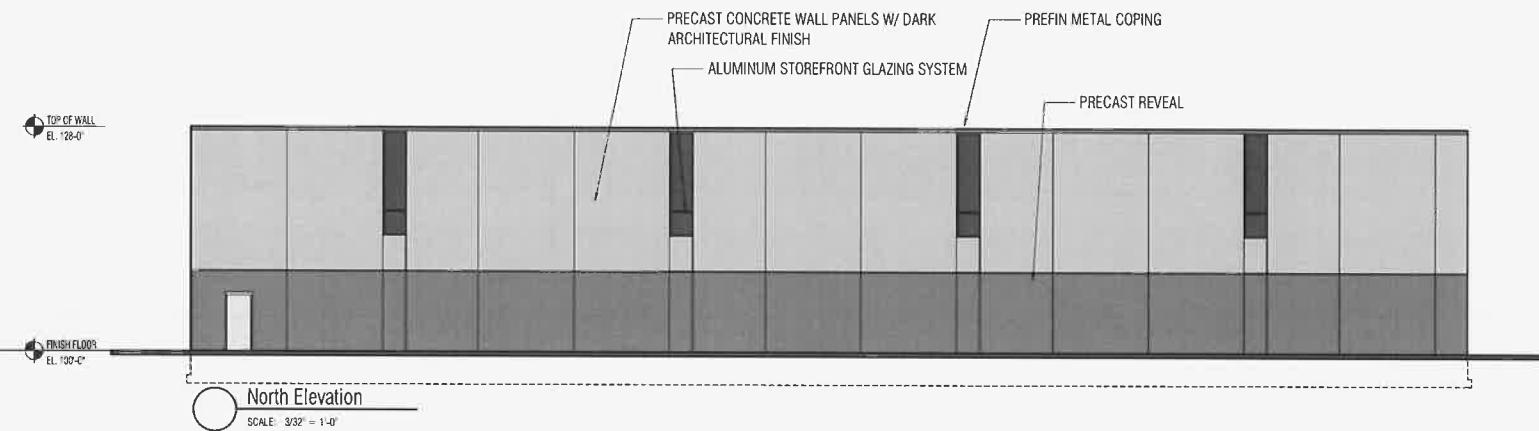
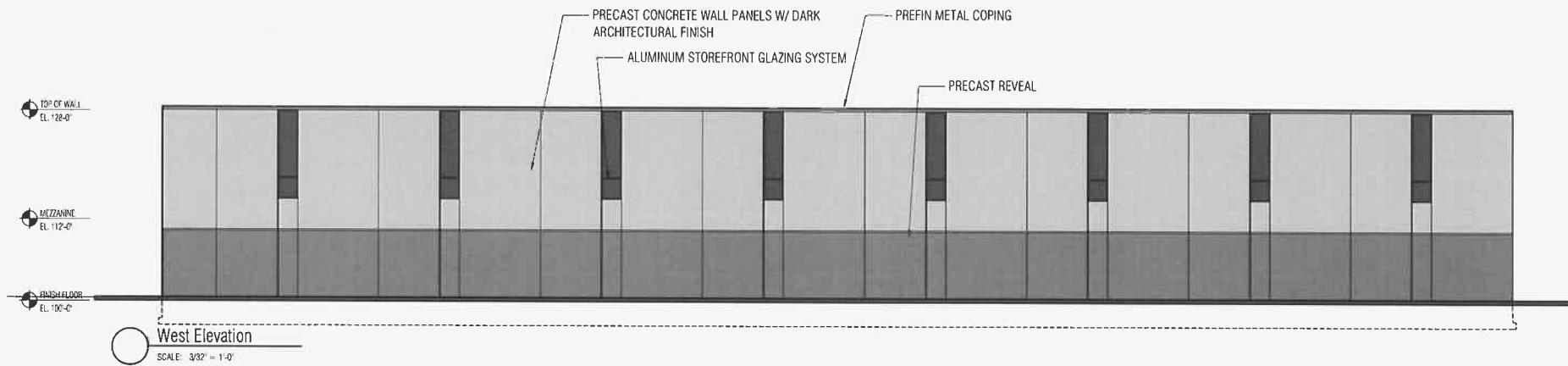
Site Plan - Overall

2016-02-25 PC UPDATE

Project No.
15-1170.00

Sheet No.

C1.00



CONSORTIUM ae

the Consortium ae LLC
2022 E. North Avenue | Milwaukee | WI 53202 | Gregg Prossen, Principal
TELEPHONE 414.406.7625

Project
SPORTS SPECIALISTS

DONGES BAY ROAD
Location
GERMANTOWN WI



Sheet
ELEVATIONS

Date	Issue Set

Date:
2016-02-08 GERMANTOWN PC

Project No.:
0016-05

Sheet No.:

A4.0