

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	<u>MONDAY, APRIL 25, 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:** April 11, 2016
- V. **OLD BUSINESS**
 - A. Skyline Development Corp. – N104 W13885 Donges Bay Road. Revised Architectural Site Plans for a 32,000 SF Industrial Warehouse/Office Building
 - B. CJ Engineering for Gehl Foods, LLC – N116 W15953 Main Street. Revised Site Plans. (Expansion of Existing Off-Site Parking Lot).
- VI. **NEW BUSINESS**
 - A. Appleton Sign Company for SCS, LLC & Stryker Spine – W189 N11100 Kleinmann Drive. Sign Review Application
 - B. Margaret & Keith Kiehnau – N108 W15620 Hudson Drive. Zoning Permit Approval for a 6' Privacy Fence in Front Yard
- VII. **ANNOUNCEMENTS**
- VIII. **ADJOURNMENT**

The next Plan Commission Meeting will be on May 9, 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
APRIL 11, 2016

CALL TO ORDER: 6:30 pm

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

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Shadid second Laszewski to Approve the minutes from 3-14-16.***

MOTION carried unanimously.

Steve Stoffel – N104 W14281 Donges Bay Road. The property owner is requesting approval of a revised Certified Survey Map in order to create 4 residential parcels under the existing Rs-4 Single-Family Zoning District. Planner Retzlaff summarized the proposal. He said the Village Board tabled action on the proposed 4 lot CSM at the March meeting in order for the Plan Commission to review and forward a revised recommendation of approval on the revised 4 lot layout.

Discussion followed. Planner Retzlaff said the abutting property owners that attended the Village Board meeting all supported the road not going through. Chairman Wolter said the Village Board had no negative input on the new plan, but thought it should go back to Plan Commission for review because the new plan was drastically different than what was originally seen. Planner Retzlaff explained the staff report supports the issue of constructing a sidewalk. He said the Public Works Committee had discussed the issue of installing a sidewalk on this property at their meeting because the Department of Transportation will be extending sidewalk from the round-about westerly to the point of the east property line. The sidewalk requirement would fill the missing link between properties.

Commissioner Nilles asked why the watermain extension was rescinded. Tim Hiller, The Hiller Company, said the Public Works Committee liked the cul de sac plan better and thought the layout was a better way to serve the lots. Trustee Zabel said the Water Superintendent thought it would be better to not have the water main run through the lots because it would be better to fix any maintenance problems. Planner Retzlaff said the cul de sac still exceeds the 500 foot maximum length limitation but the overwhelming response from those who attended the Village Board meeting was to not extend the road to Donges Bay. Trustee Zabel added that the neighbors were concerned the housing architecture would fit in with the area and match what is currently there. Mr. Hiller said he had received a copy of the Berrywood subdivision covenants and would match those requirements.

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

- 1. All requirements and technical corrections identified in the Village Surveyor's April 7 ~~January 8~~, 2016 memo shall be addressed in a revised CSM prior to recording the CSM Village Board approval;***

- ~~2. A notation 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 Lot 2 & 3 and Lot 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.~~
2. 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~~ Lot 2, 3 or Lot 4.
3. The developer shall enter into ~~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 regarding the construction of the cul-de-sac, water and sewer improvements, storm water improvements, sidewalk, and any other requirements under Section 18 of the Village Code.~~ 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.~~
4. The developer shall prepare detailed construction plans for the cul-de-sac, water and sewer lateral extensions/connections, and a storm water management and grading plan for the cul-de-sac road closure. Said plans shall also address and include required improvements to correct the existing drainage issue at the end of Gatewood Place.

Mr. Hiller said he is willing to work with staff to install the sidewalk. Trustee Zabel said sidewalks were brought up at the Public Works meeting as part of the project for Donges Bay Road and this sidewalk could be included in that project and assessed back to the developer.

MOTION carried 4-1 (Gray)

Think Design, LLC for MD Development & Moore Designs – W193 N10980 Kleinmann Drive. MD Development is seeking approval of a monument sign for the office/storage building located in the Lannon Road Business Center. Planner Retzlaff summarized the proposal.

MOTION Gray second Laszewski to Approve the proposed monument sign for the existing storage/office building located at W193 N10980 Kleinmann Drive subject to the following conditions:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation.***
- 2. All electronic components shall be inspected and labeled by a licensed lab.***
- 3. Address coordinates and street name with minimum 5" lettering shall be installed on the monument sign base.***

Commissioner Nilles asked if the sign face needs to be reviewed by the Plan Commission when it comes in. Chairman Wolter said the review could be approved by the Planning Department.

MOTION carried unanimously.

Innovative Signs for Bethlehem Evangelical Lutheran Church – N108 W14290 Bel Aire Lane. The property owner is requesting approval of modifications to an existing monument sign for the existing church/school facility. Planner Retzlaff summarized the proposal.

Commissioner Gray said some landscaping should be added to the sign area. Planner Retzlaff discussed the sign not meeting the 150 foot setback requirement in the code. He discussed the 8 criteria for electronic message boards in the code and said there is some latitude for interpretation of whether or not the operational characteristics of the sign can be considered regarding the impact on the residential area or denied. Discussion continued regarding if the sign would affect the neighboring properties. He added the light level of the sign is required to be reduced at night as part of the approval. He said the sign could be approved as is and come back in a year to see if there are any complaints or issues. Commissioner Laszewski was concerned with the frequency the sign changes and suggested the text changing every 60 seconds instead of every 3 seconds. Chairman Wolter said many churches are using this type of sign to attract parishioners and other events. He said Plan Commission should consider is the right place for this sign and will it be intrusive to neighbors across the street based on its distance. Commissioner Shadid agreed the sign is too close to the property on the south but his concern also depends on how the message center would be used.

Chad Schultz, Innovative Signs, explained the sign is computer programmed and has the ability to automatically dim. He said the church has asked for display text with a single amber color. Commissioner Gray said more plantings would help like a crab apple tree. Mr. Schultz said the church is willing to put a landscape plan together.

MOTION Shadid second Nilles to Approve the proposed message board modification to the existing monument sign for Bethlehem Lutheran Church located at N108 W14290 Bel Aire Lane subject to the following conditions:

- 1. A separate electrical permit shall be obtained from Inspection Services prior to installation.***
- 2. All electronic components shall be labeled by a licensed lab and inspected prior to or concurrent with installation.***
- 3. The owner/operator shall provide an "electronic message board use & maintenance agreement" to the Village Planner prior to issuance of an electrical permit as required under 17.46(7)(h) of the Zoning Code.***

- 4. The owner/operator shall provide written evidence to the Zoning Administrator from the sign manufacturer and/or installer that the electronic message board complies with the automatic light level adjustment and other operational requirements prior to issuance of an electrical permit as required under 17.46(7)(h)6. and (h)7. of the Zoning Code.**
- 5. The owner/operator shall operate and maintain the electronic message board in compliance with the message display appearance, duration/timing and all other requirements under 17.46(7)(h) at all times.**
- 6. The monument sign shall be moved to a point where the minimum setback distance from the nearest residential zoning district boundary is 150 feet or greater.**

Chairman Wolter said Condition #6 is an added expense for the church because the base is already there and he would rather find a solution that works for what they're proposing. He said he would prefer to have a condition to see if any complaints are registered after 1 year regarding the brightness or proximity of the sign and then move the sign to what the code requires. Discussion continued where the sign would need to be located to reach the 150 foot setback.

MOTION to Amend Gray second Shadid that the sign be allowed to remain where it is for a year and if there's feedback from the public and it cannot be resolved the Plan Commission will reconsider with the option of having it moved to comply with the code.

Commissioner Laszewski asked what happens when a complaint is received. Planner Retzlaff said he would do an investigation and find out what the basis for the complaint is and approach the church or installer/manufacturer and try and address the issue. Chairman Wolter explained if someone brings forward a complaint that is being impacted directly by the sign and it cannot be resolved between the Church and the complainant, and then it will come before the Plan Commission in order to look at ways to resolve that issue including making it comply to the minimum 150 foot setback requirement.

MOTION to Amend carried unanimously.

MOTION to Amend Gray second Laszewski that the landscaping around the sign be enhanced to include a variety of materials, some perennials, something that's colorful and to include at least one ornamental tree in relationship to the sign so it doesn't stand there all alone. The revised plan should be reviewed and approved by the Village Planner.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Innovative Signs for Cambridge Major Laboratories – W130 N10497 Washington Drive.

The property owner is seeking approval of replacement monument signs for the campus of buildings located in the Germantown Business Park. Planner Retzlaff summarized the proposal.

MOTION Nilles second Shadid to Approve the proposed replacement monument signs for the existing three (3) buildings on the Cambridge Major Laboratories campus in the Germantown Business Park subject to the following conditions:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation.***
- 2. All electronic components shall be inspected and labeled by a licensed lab.***

MOTION carried unanimously.

Aaron & Emily Diener – W168 N12330 Century Lane. The property owners have submitted a petition to discontinue a public street right-of-way “reservation” that abuts their residential property. Planner Retzlaff summarized the proposal.

MOTION Gray second Nilles to Approve the petition and application submitted by Aaron & Emily Diener, Craig & Diana Ostovich and Dave Kontz to discontinue the 66’ wide public street right-of-way “reservation” that abuts their property located on CSM No. 191.

MOTION carried unanimously.

Skyline Development Corporation – N104 W13885 Donges Bay Road. Sports Specialists of Milwaukee has submitted Certified Survey Map, Conditional Use Permit and Site Plan Applications for a 32,000 sqft warehouse distribution and office building on a 4.7 acre parcel located on Donges Bay Road & STH 145/Fond du Lac Avenue in the Germantown Business Park. Planner Retzlaff summarized the proposal.

Mike Krenz, Skyline Development, commented on Condition #8 requiring additional architectural features be added to the building. He said this project is on a fast pace has had a lot of challenges. He commented that they want to be treated fairly from the standpoint of aesthetics of the building and how it compares to other buildings in the Business Park. He hopes the Plan Commission understands timing is crucial to the client who needs to get in by early September and are hoping to not have to change anything architectural on the building. Commissioner Gray said this building is on the road to Germantown and is more of a public space. She said the building needs something pushed out. Mr. Krenz they had discussed adding more reveals with the architect.

MOTION Shadid second Gray to Approve the proposed Certified Survey Map (CSM) to divide the property into 2 parcels subject to the following conditions:

- 1. All technical corrections listed in the Village Surveyor's March 22, 2016 review memo shall be addressed and/or reflected in a revised CSM prior to recording the CSM.***

MOTION carried unanimously.

MOTION Gray second Shadid APPROVE a Conditional Use Permit to allow development within the 25’ wetland setback areas and proposed compensation as presented in the Wetland Mitigation Plan pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

- 1. The owner shall prepare and submit an annual monitoring report to the Village and local DNR staff concerning the various management activities proposed in***

the plan, including the planting/restoration of native vegetation. Said report shall, at a minimum, detail the type and amount of plantings, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities to be carried out, and a list of planned activities for the upcoming year. Said report shall be submitted annually at the end of each year beginning in 2017 for a period of three (3) years.

MOTION carried unanimously.

MOTION Gray second Shadid to Approve the site development and building plans for the proposed 32,000 sqft warehouse distribution and office building on a 4.7-acre parcel located on Donges Bay Road @ STH145/Fond du Lac Avenue in the Germantown Business Park subject to the following conditions:

- 1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated stamped April 5, 2016 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. The following items shall be provided as required by the Village Fire Department: (a) one Knox box shall be installed at a location approved by the Fire Department; (b) the Fire Department Connection (FDC) and alarm panel locations shall be approved by the Fire Department.***
- 4. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
- 6. All technical corrections raised in the Village Engineer's February 23, 2016 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.***
- 7. The requirement for architectural screening of any roof-mounted HVAC equipment shall be re-assessed by Skyline and the Plan Commission within one (1) year after issuance of an occupancy permit. If deemed necessary by the Plan Commission, the owner shall submit plans and renderings for said screening to the Plan Commission for review/approval with any required screening to be installed within two (2) years after issuance of an occupancy permit.***
- 8. To comply with the Business Park covenants and restrictions, additional architectural devices, e.g. pilaster, more pronounced reveals, wall panel articulation, material changes or other architectural features or enhancements shall be added to the south and west elevations that also wrap the northwest corner of the north expansion wall. The proposed smooth-finish wall panels***

shall include an additional architectural finish that is not limited to just different color. A revised elevation/architectural plan and rendering showing these changes shall be prepared and submitted to the Plan Commission for review/approval prior to issuance of a building permit.

Chairman Wolter recognized Kathy Jahn, W140 N10363 Fond du Lac Avenue, who said she was concerned about her property value because of the 24 foot building being located across the street from her property.

Commissioner Gray said the landscape was nice but doesn't understand why there are no evergreens in the plan. She said the southwest corner would be a good spot for a couple evergreens and also something from the north. Mr. Krenz said some plants could be switched out for evergreens.

MOTION to Amend Gray second Shadid to add 5 Black Hills Spruce evergreen trees to the landscape plan.

MOTION to Amend carried unanimously.

Discussion followed regarding condition #8 to revise the building plan and add architecture. Chairman Wolter said Skyline has done a good job of placing this building on the property and appreciates Sports Specialists staying in Germantown. He's excited about this site because of the activity going on in the area including the round-about, Donges Bay Road completion and the infrastructure going in to help initiate additional expansion and development in this area. He said he considers this project a catalyst to help develop the 145 corridor as it heads toward Mequon Road. He added that he does not consider Hwy. 145 a gateway to Germantown and is willing to accommodate some if the condition of how this building looks. He said this is a warehouse distribution center and would wait until the building expansion to ask for additional building features. Commissioner Gray agreed it may not be a gateway but the building will make a strong and obvious statement. Chairman Wolter said Skyline has worked very hard to work through all of the wetland issues, the round-about and additional setbacks to make this site work.

Planner Retzlaff agrees this business is a catalyst for the area, but is concerned the bar being set for the area is relatively low because this building doesn't have the articulation, material change or roof features for accents that other buildings in the Park have. He appreciates the owner's perspective with what he would prefer to see on his property, but he is charged with enforcing the zoning code and the Business Park Covenants that call for better architecture that face the public way. Discussion continued.

Mr. Krenz said this project is ready to start and they do not have time to go to another meeting because they need to keep a September deadline for the client. He said they are willing to work with staff and add reveals or another color architecturally to enhance the building more, keep the cost minimal but keep the schedule on track. Commissioner Gray and Laszewski said they were in favor of Condition #8. Planner Retzlaff said Airgas and other businesses in the Park have included articulation, pilasters, color changes, material changes, reveals or shadow lines to their buildings. Commissioner Gray said the changes should be in the hands of the architect and brought back to Plan Commission for review. Chairman Wolter said another meeting could be scheduled to review the plans, possibly the last week of April.

Bill Burkhart, Skyline Development, suggested language be put in the approval saying that upon building expansion it should replicate what is now on the southeast corner of the building. Gregg Prossen, Consortium, thinks he can solve the request with reveals and paint colors. Chairman Wolter asked Skyline if they have enough information to move forward. Mr. Prossen said he will look at adding more reveals and adding paint colors.

MOTION to Amend Shadid second Nilles to meet on April 25, 2016 to review revised architectural plans based on the Planner's recommendation for architectural changes in Condition #8.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

The Custom House for Chaz Hastings & Von Rothenburg Bier Stube & Jerry Grosenick N116 W15841 Main Street. The property owner is requesting feedback on a proposal to expand the Von Rothenburg beer garden and install a temporary gravel parking lot on a 1 acre vacant area located south of the property. Planner Retzlaff summarized the proposal.

Plan Commission members had the following comments and concerns:

- o Gravel provides parking but takes out trees and is not attractive
- o Agrees parking is a problem
- o How will storm sewer issue be handled, parking shouldn't make issue worse
- o The shelter looks like a horse shelter, should have a more character
- o Are 87 parking stalls sufficient
- o There is a need for additional parking for the business to expand
- o How will parking be controlled so it is organized
- o Will the stage change direction to address noise
- o Is a traffic study needed
- o Fire Department is asking for a second driveway out to Main Street or Fond du Lac Avenue.
- o More parking is needed on both sides of Main Street, but needs to be well organized.
- o The code requires a parking lot to be paved within one year; how long can we wait before requiring paving for off-site parking lot
- o Likes that plan can still be changed in future
- o More trees are needed
- o Storm water management will need to be addressed when parking lot is paved
- o Steel plates could be used on gravel

Planner Retzlaff said a Conditional Use Permit and Site Plan Review applications would be required. This item was for discussion. No action was taken.

ANNOUNCEMENTS:

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

SITE PLAN REVIEW

4/25/16 Plan Commission Meeting

Skyline Development Corp. / Sports Specialists of Milwaukee Inc.

Village Planner Report Germantown, Wisconsin

Summary

Skyline Development Corp. property owner and agent for Sports Specialists of Milwaukee Inc., has submitted revised building elevations as part of a Site Plan application for a 32,000 sqft warehouse distribution and office building on a 4.7-acre parcel located on Donges Bay Road @ STH145/Fond du Lac Avenue in the Germantown Business Park.

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: M-1: Limited Industrial

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



Update

At previous meetings including the April 11 meeting, the Plan Commission (PC) recommended approval of a series of development applications required for the proposed warehouse development, including: a Comprehensive Land Use Plan Map amendment, a Rezoning Petition, a Certified Survey Map (CSM), and a Conditional Use Permit (CUP). However, the PC tabled action on the Site Plans to the April 25 meeting with specific instruction to review “...revised architectural plans based on the Planner’s recommendation for architectural changes in Condition #8”.

Revised building elevations have been provided by the Applicant (see enclosed elevations):

- Option "A" (the owner’s preferred option) is the same smooth concrete wall panels with additional vertical reveals below the windows. Also, the windows have been lowered to allow additional color on the building above the windows; and
- Option “B” includes the same additional reveals and lowered windows as Option "A" except that a third color has been added to the wall panels under the vertical windows. This color would be either a light grey to match the clear anodized window frames, or, a color that is in-between the two colors already proposed for the building.

Background

Skyline Development Corp. property owner and agent for Sports Specialists of Milwaukee Inc., has submitted Certified Survey Map (CSM), Conditional Use Permit (CUP), and Site Plan applications for a 32,000 sqft warehouse distribution and office building on a 4.7-acre parcel located on Donges Bay Road @ STH145/Fond du Lac Avenue in the Germantown Business Park.

Sports Specialists is distributor of approximately 30,000 different fishing tackle and related items in the upper Midwest. Sports Specialists relocated to Germantown in 1993 to their existing facility in the Germantown Industrial Park. As discussed in the project summary, Sports Specialists has outgrown their existing location and are looking to double their warehouse floor space with the proposed high bay facility at the Donges Bay Road site. Sports Specialists estimates the new facility can/will employ up to 24 employees.

Site Development & Building Plans

As presented in the detailed site plans and other supporting information, Skyline proposes to develop the site with a 32,000 sqft warehouse/office building with the following features:

- 32,000 gross sqft (w/ potential 20,000 sqft future expansion)
 - o 26,200 sqft 1st floor
 - o 7,578 sqft mezzanine
 - o 4,660 sqft office
- Smooth Pre-cast concrete 28' wall panels w/ reveals (2-color architectural finish)
- Anodized aluminum solar screen over office area windows (southeast corner)
- (2) recessed truck docks & (1) at-grade overhead door
- (2) Roof-Top Mechanicals over office area

Access & Parking. The development will be served by one (1) driveway onto Donges Bay Road. A total of (40) parking stalls are proposed in two separate lots east of the building. An area for additional future parking is provided on the south side of the building to be installed if/when needed.

Storm Water Management. A total of 69,260 sqft (34%) of impervious surfaces are proposed for the 4.7-acre site leaving 66% in open space. The site is served by an existing regional storm water basin located east of the storage facility at the end of Spaten Court. Existing and additional storm sewer will be installed to convey run-off from the site to the off-site regional basin to the south.

Landscaping. An extensive landscaping plan is proposed consistent with the street tree and overall landscaping requirements of the Business Park covenants. Landscaping is comprised of deciduous shade and ornamental trees, evergreen trees, and deciduous and evergreen shrubs, and ornamental grasses. A total of (42) street trees will be installed along the frontage of STH145 and the north property line (south of the navigable stream and Donges Bay Road).

As discussed above, invasive species will be removed from and native prairie vegetation will be established in the disturbed portions of the wetland and navigable stream setback areas as compensation for encroachment into the 25' wetland setback areas as a protective transition to the existing wetlands and stream along the east side of the parcel.

Lighting. Exterior lighting of the building and site will include:

- (3) 168W LED 5700K “cool white” cut-off fixtures mounted at a height of 25’ on exterior poles in the parking area;
- (7) 42W LED 5700K “cool white” cut-off fixtures mounted on the building at heights varying from 8’ at the entrance doors and 14’6” over the loading dock doors.

Signage. No signage is proposed at this time.

Staff Comments

Site Development & Building Plans

In 2013, the Plan Commission discussed a similar 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 site plan). Since then and as shown in the 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 4.7 acres due to additional right-of-way taken by the WisDOT for the STH145 roundabout improvement and DNR's realignment of the navigable stream along Donges Bay Road, and additional easements granted for the high-pressure gas main project running across the property.

To counter some of these impacts, the Village agreed to make changes to the minimum building setback requirements affecting development in the Business Park for those parcels abutting Donges Bay Road and STH145/Fond du Lac Avenue. Last year the Village obtained permission from land owners in the Business Park to revise the covenants and restrictions by reducing the minimum building setback abutting Donges Bay Road and STH145 from 75 feet to 30 feet. In so doing, it is staffs understanding and intent that in exchange for a reduced building setback, additional landscaping and architectural enhancements would be made to the sites and buildings developed on those properties that benefit from the reduced building setback. Unlike other Business Park properties fronting a major arterial such as Mequon Road, this site and others along Donges Bay Road and STH145 do not have the benefit of a 10-25' high and extensively landscaped berm or the minimum 75' setback.

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 the site development and building plans for development of this site include significant landscaping, architectural enhancements and high-quality exterior materials equal to and even greater than that provided elsewhere in the Business Park.

While the proposed landscaping plan does include significant landscaping that more than meets the Business Park covenants and staff concerns, the building architecture and exterior materials do not. Some type of architectural devices, e.g. pilaster, more pronounced reveals and/or articulation, material changes, etc., or other architectural features and/or enhancements should be added to the building, specifically to the south and west elevations (that also wrap the northwest corner of the north expansion wall). Also, the wall panels proposed are comprised of smooth concrete painted two different colors. While the Business Park covenants allow tilt-up concrete wall panels, the covenants discourage the use of smooth masonry block as a primary material. Staff is not sure what the difference truly is between smooth concrete block and smooth concrete wall panels, but the appearance is likely not any different. Given the above concerns, if wall panels are acceptable for this building, some sort of architectural finish in addition to color should be required.

The building plans indicate that at least two (2) RTU's up to 4'6" high (over the office area) will be installed. A sight line exhibit has been prepared that attempts to show that RTU's would not be visible from STH145. Nonetheless, the use of RTU's without some method of screening is unacceptable if the RTU's are visible from the public right-of-way. As with similar Business Park projects, staff recommends that the need for architectural screening be reassessed by Skyline after the building has been constructed and operation with the Plan Commission determining the possibility of screening being required in the future.

Engineering

The Engineering Department has identified a number of technical corrections and construction plan/permitting requirements (see February 23, 2016 memo) that will need to be addressed prior to any construction. The current set of plans been revised to address all of the items listed; however, final confirmation from the Engineering Department has not yet been received.

Fire Department

The Fire Department has the following comments and requirements:

- Knox Box is required with the location approved by the Fire Department. The Fire Department Connection (FDC) and alarm panel locations also need to be approved by the Fire Department.

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

Inspection Services

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

NOTE: THE FOLLOWING STAFF RECOMMENDATION CONTAINS THE SAME RECOMMENDED CONDITIONS AS CONTAINED IN THE ORIGINAL STAFF REPORT FROM THE APRIL 11, 2016, EXCEPT THAT CONDITION #9 IS ADDED AS A RESULT OF THE PLAN COMMISSION'S DISCUSSION AND MOTIONS MADE PRIOR TO TABLING ACTION ON THE PLANS.

Village Planner Recommendation

APPROVE the site development and building plans for the proposed 32,000 sqft warehouse distribution and office building on a 4.7-acre parcel located on Donges Bay Road @ STH145/Fond du Lac Avenue in the Germantown Business Park subject to the following conditions:

1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated stamped April 5, 2016 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. The following items shall be provided as required by the Village Fire Department: (a) one Knox box shall be installed at a location approved by the Fire Department; (b) the Fire Department Connection (FDC) and alarm panel locations shall be approved by the Fire Department.
4. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
6. All technical corrections raised in the Village Engineer's February 23, 2016 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.
7. The requirement for architectural screening of any roof-mounted HVAC equipment shall be re-assessed by Skyline and the Plan Commission within one (1) year after issuance of an occupancy permit. If deemed necessary by the Plan Commission, the owner shall submit plans and renderings for said screening to the Plan Commission for review/approval with any required screening to be installed within two (2) years after issuance of an occupancy permit.
8. To comply with the Business Park covenants and restrictions, additional architectural devices, e.g. pilaster, more pronounced reveals, wall panel articulation, material changes or other architectural features or enhancements shall be added to the south and west elevations that also wrap the northwest corner of the north expansion wall. The proposed smooth-finish wall panels shall include an additional architectural finish that is not limited to just different color. A revised elevation/architectural plan and rendering showing these changes shall be prepared and submitted to the Plan Commission for review/approval prior to issuance of a building permit.
9. Five (5) additional Black Hills Spruce trees shall be added to the landscape plan.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Village Planner/Zoning Administrator

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

Date : February 23, 2016

Re : Skyline Development for Sports Specialists, SE corner of Donges Bay Road and Fond du Lac Ave. Site Plan Review

After reviewing drawings and documents (Harwood, 02/08/2016), 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. The swale along the west and south sides of the building presumably discharge into existing Catch Basin #101; however, the surface surrounding this catch basin isn't properly shaped to intercept runoff from the swale nor build hydraulic head over the rim. However, it is also imperative that the sanitary manhole rim not be submerged. Extension of a storm sewer branch and/or surface grading must be rethought and a design presented that will adequately intercept runoff from the swale without submerging the sanitary manhole rim.

B) STORM SEWER, ROOF DRAINS & LATERALS:

1. Wisconsin DSPS will require drainage fixture unit computations.

C) SANITARY SEWER & LATERALS:

1. Germantown Wastewater Utility does not permit lateral connections to manholes. The following connection methodology is permitted:
 - a. 8"x6" Wye for Exist Sewer = 8"x6" factory wye with 2 repair couplings
 - b. > 8"x6" Wye for Exist Sewer = Inserta-Tee conforming to Standard Specifications Ch. 5.3.2 and Table 10 cored in the upper pipe quadrant (30°) with 45° bend
2. Annotate invert elevations to the design.
3. Annotate that GIS presents the existing sanitary sewer as 8" dia. without specifying a material.
4. Wisconsin DSPS will require drainage fixture unit computations.

D) WATER MAIN & LATERALS:

1. The new hydrant will be a privately-owned hydrant. Germantown Water Utility requires that an easement overlays the hydrant lead and requires a maintenance agreement (example attached) for the hydrant.
2. Annotate nozzle and invert elevations to the design.
3. Annotate that GIS presents the existing water main as 12" dia. PVC.
4. Wisconsin DSPS will require water supply fixture unit computations.

E) STORMWATER MANAGEMENT:

1. The storm water management analysis (Seubert, 02/18/2016) demonstrates adequate storm water management for this development.

F) ROADWAYS, DRIVEWAYS & PARKING LOTS:

1. An AutoTurn model for driveway turning movement from eastbound to southbound indicates that a non-conforming driveway width may be needed. The developer can apply for a variance through the Planning Dept., which would then be reviewed by the Plan Commission.

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.
- 4) Exterior plumbing plan review from Wisconsin DSPS is required for private utilities construction.

Private Water Main
Operation/Inspection/Maintenance Agreement

Document Number

Document Title

1301595



RECORDED

April 02, 2012 9:30 AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$25.00

Please see attached Private Water Main Operation, Inspection, and
Maintenance Agreement

*Ellsworth Adhesives
Heather Lake LLC*

Recording Area

Name and Return Address

7

Village of Germantown
P.O. Box 337

Germantown, WI 53022

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). WRDA HB Rev. 1/8/2004

PRIVATE WATER MAIN
OPERATION, INSPECTION, & MAINTENANCE AGREEMENT
Village of Germantown

THIS AGREEMENT is between Heather Lake, LLC ("Property Owner"), and the Village of Germantown, (the "Village"). It is based upon the following:

- A. The Property Owner is the owner of certain real property (the "Property") located in the Village of Germantown, which is further described as follows: Lot 38 of Certified Survey Map No. 6446 as recorded in the office of the Register of Deeds of Washington County, Wisconsin on February 21, 2012 as Document Number 1298092.
- B. The Property Owner intends to install a private water main on the Property within the easement areas shown in Exhibit "A" in accordance with the construction plans (the "Plan") approved by the Village and the Wisconsin Department of Commerce on file in the Village Engineering office.
- C. The Plan provides for the construction of the private water main including all hydrants and valves associated with private water main (the "Private Water System") within the confines of the Property.
- D. The Village requires that the Private Water Main as shown on the Plan be constructed, operated and adequately maintained by the Property Owner.

NOW, THEREFORE, based on the above, the parties agree as follows:

- 1. The Private Water Main shall comply with all current Department of Commerce requirements as well as the requirements of Village of Germantown Design, Drafting and Construction Standards and Specifications, and shall be constructed by the Property Owner in compliance with Village approved plans and specifications identified in the Plan.
- 2. The Property Owner shall supply the Village with complete set of construction as-built drawings in ink on standard size mylar, and in AutoCAD format (*.DWG) on computer disk or CD of the Private Water Main within thirty (30) days of completion of the project. The as-built plan will be used by the Village to determine if the Private Water Main was constructed according to the Village approved plans. The Private Water Main will be considered complete by the Village upon the Village's approval of the as-built plan.
- 3. The Property Owner shall not construct, place or allow or suffer the construction or placement of structures and/or landscaping over the Private Water System that will affect the operation and maintenance of the Private Water System without the specific written approval of the Village except for the bituminous asphalt pavement that had been previously approved.

4. The Property Owner shall adequately maintain the Private Water System. Adequate maintenance shall mean the preservation of the functional integrity and efficiency of a water conveyance facility, including its valves and hydrants. The term includes preventive maintenance, correctional maintenance and replacement of defective components. Maintenance includes but is not limited to; exercising valves and hydrants annually and repairing leaks.
5. The Village will inspect and flush the Private Water System every year. The Village will work with the Property Owner to determine if any additional maintenance is necessary after said inspection. The purpose of the inspection is to assure safe and proper functioning of the facilities.
6. The Property Owner will perform or otherwise be responsible for any work necessary to keep the Private Water System in good working order. This obligation includes making all the necessary repairs and/or improvements to correct damages, both natural and man made, and disrepair. If disrepair, damages or other deficiency shall be discovered by the Village pursuant to its annual inspection under ¶5 or at any time the Village becomes aware of such defect in the Private Water System, a written report shall be promptly furnished to the Property Owner advising of the defect(s) and the Property Owner shall have thirty (30) days from the date of receipt of the report to take appropriate measures to correct any deficiencies or damages. The Property Owner shall promptly advise the Village of the actions taken to respond to, address or correct any deficiencies or complaints.
7. The Property Owner hereby grants to the Village a perpetual easement on, over, and under the easement area described in Exhibit A for the purpose of access to the Private Water System by its authorized employees and contractors, as well as for the purpose of physical inspection and repair work, as provided in §§ 5 through 8 of this Agreement, to enter upon the Property and to inspect the Private Water System on an annual basis as provided in § 5, and at any other time when the Village reasonably deems necessary.
8. If the Property Owner fails to maintain the Private Water System in good working condition reasonably acceptable to the Village and fails to make all the reasonably necessary repairs and/or improvements to correct damages, both natural and man made, then the Village, upon thirty (30) days written notice to the Property Owner, may but shall not obligated to enter upon the Property and take whatever steps necessary to correct deficiencies. In addition, if the Village performs work of any nature, or expends funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Village may impose upon the Property Owner a special charge for the cost of said work, pursuant to Section 66.0627, Wisconsin Statutes.
9. Except to the extent of the negligent or willful acts or omissions of the Village, its board members, employees, agents, or officers, the Property Owner agrees to hold harmless the Village, its board members, employees, agents, and officers from any costs, damages, loss claim suit, liability or award which may arise, be brought or incurred or assessed because of the existence of the Private Water System, or any act or omission in the

operation of the Private Water System by Property Owner. The Village shall, upon receiving notice of or otherwise being informed of an injury or damage which might lead to a claim, suit or assessment, or such a claim, suit or assessment (unless such claim, suit or assessment arises out of the negligence or misconduct of the Village), shall tender the defense of any such claim, suit or assessment to the Property Owner, who shall fully defend the Village by counsel reasonably satisfactory to it, and who shall be responsible for any and all costs and/or expenses, including but not limited to reasonable attorney's fees, damages, awards, verdicts or settlements resulting or arising from such claims, suits or assessments.

10. This Agreement shall become effective as of the date it is approved by the Village or executed by the Property Owner, whichever is later.
11. By signing below, the person signing on behalf of the Property Owner represents that he has authority to act on behalf of the Property Owner, and has authority to sign this Agreement on the Property Owner's behalf.
12. This Agreement shall be recorded with the Register of Deeds of Washington County, Wisconsin, and shall constitute a covenant running with the land, and shall be binding on both parties, their successors or assigns.
13. Whenever in this Agreement the consent or approval of the Village is required, same shall not be unreasonably withheld, conditioned or delayed.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

Dated at Germantown, Wisconsin this 5 day of March, 2012.

VILLAGE OF GERMANTOWN

Dean M. Wolter
Dean Wolter, President

Elizabeth Knaack
Elizabeth Knaack, Clerk

HEATHER LAKE, LLC

By: Paul Ellsworth
Name: Paul Ellsworth
Title: Manager

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

Personally appeared before me this 5 day of March, 2012, the above-named Dean M. Wolter and Elizabeth Knaack, the President and Village Clerk, respectively, of the Village of Germantown, Wisconsin, to me known to be the persons who executed the foregoing agreement on behalf of the Village and by its authority.

John L. Desteranis
Name: JOHN L. DESTERANIS
Notary Public, State of Wisconsin
My Commission Expires: is permanent

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

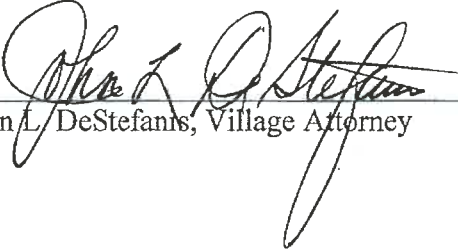
Personally appeared before me this 7th day of March, 2012, the above-named Paul Ellsworth, the Manager, of Heather Lake, LLC, to me known to be the person who executed the foregoing agreement on behalf of said corporation and by its authority.

Rita M. Callen
Name: rita m. callen
Notary Public, State of Wisconsin
My Commission Expires: 8/4/13

Approved by the Village Board of the Village of Germantown on the 5 day of

MARCH, 2012.

Approved as to form:


John L. DeStefanis, Village Attorney

This instrument was drafted by
The Village of Germantown
Date: February 28, 2012



EXHIBIT A
20' WATER MAIN EASEMENT
LOT 38 OF CERTIFIED SURVEY MAP NO. 6446
VILLAGE OF GERMANTOWN

DESIGNED BY	JSD	UNKNOWN
DRAWN BY	RCB	3/5/12
APPROVED BY	RCB	3/5/12
CADFILE	SCALE	
\\ells\wm\exh	1" = 80'	
PROJECT NO.	SHEET NO.	
1201	1	



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
- ☒ \$125 Fire Department Plan Review

PAID \$

DATE 2-8-16

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	PROPERTY OWNER
<u>Skyline Development Corp.</u>	<u>Skyline Development Corp.</u>
<u>9400 North 107th Street</u>	<u>9400 North 107th Street</u>
<u>Milwaukee, WI 53224</u>	<u>Milwaukee, WI 53224</u>
Phone (414) <u>354-2880</u>	Phone (414) <u>354-2880</u>
Fax (414) <u>354-2885</u>	Fax (414) <u>354-2885</u>
E-Mail <u>mrk@skylinedc.com</u>	E-Mail <u>bill@skylinedc.com</u>

2 PROPERTY ADDRESS

SE Corner of Donges Bay Rd. and Fond du Lac Ave.

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

North Residential	South Industrial/Vacant	East Industrial	West Business
--------------------------	--------------------------------	------------------------	----------------------

4 READ AND INITIAL THE FOLLOWING:

mrk I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

mrk I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

mrk 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.

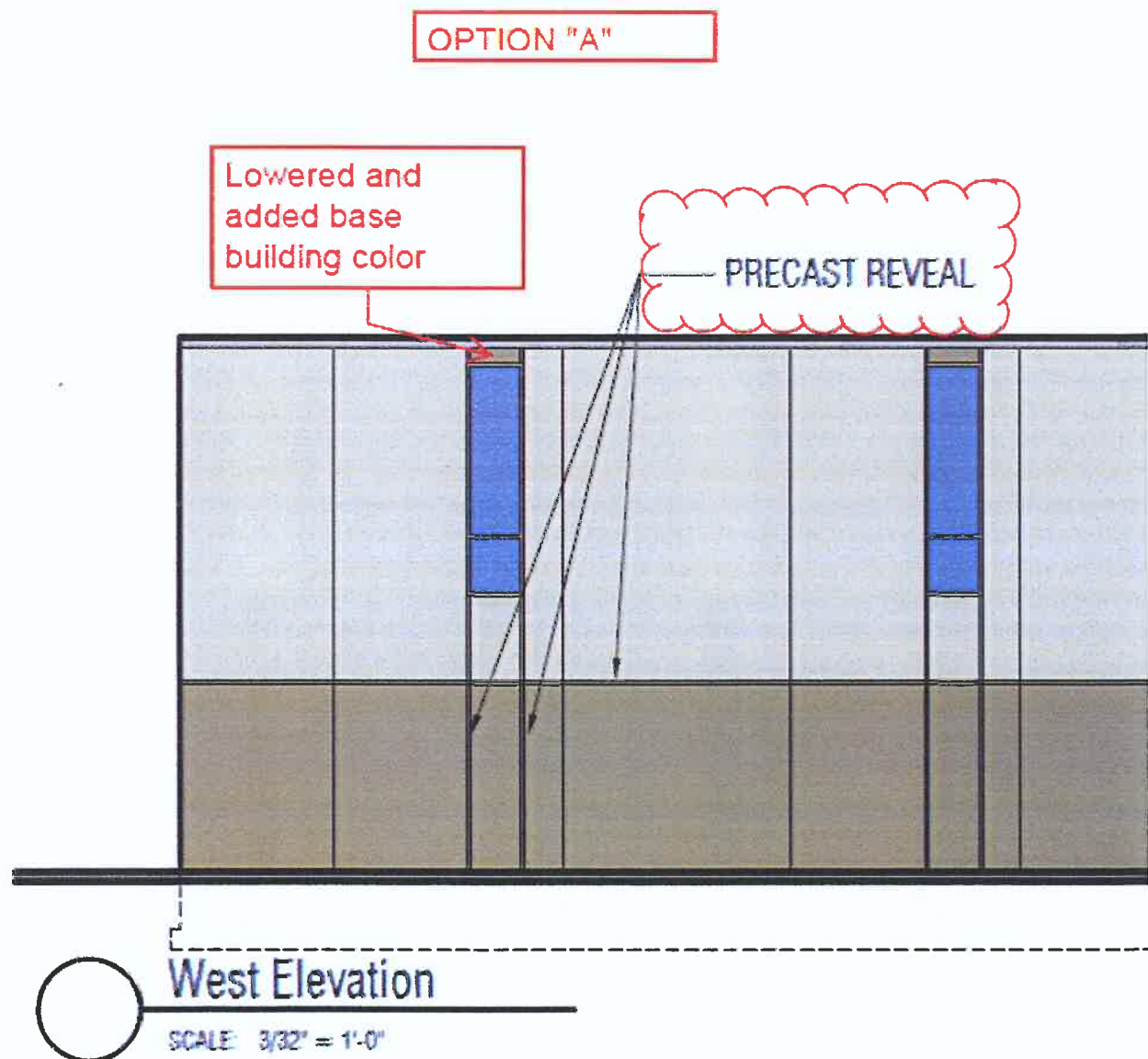
5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

<u>Michael Krueger</u> <u>2/8/2016</u> Applicant Date	<u>Skyline Development Corp</u> <u>W. S. Burkhardt</u> Owner <u>W. S. Burkhardt</u> Date <u>2/8/16</u>
---	---

From: Mike Krenz [mailto:mrk@skylinedc.com]

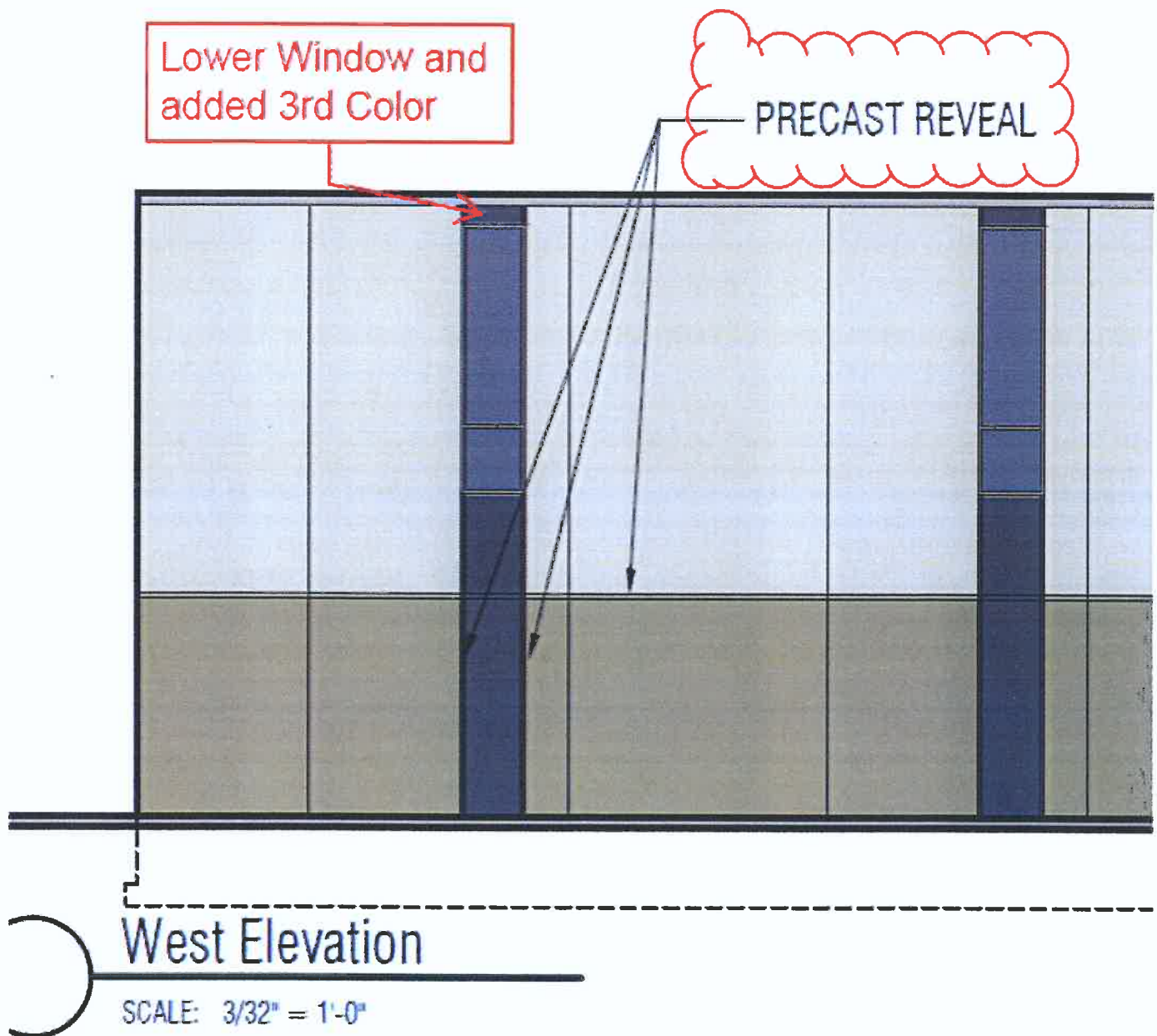
Sent: Tuesday, April 19, 2016 11:54 AM

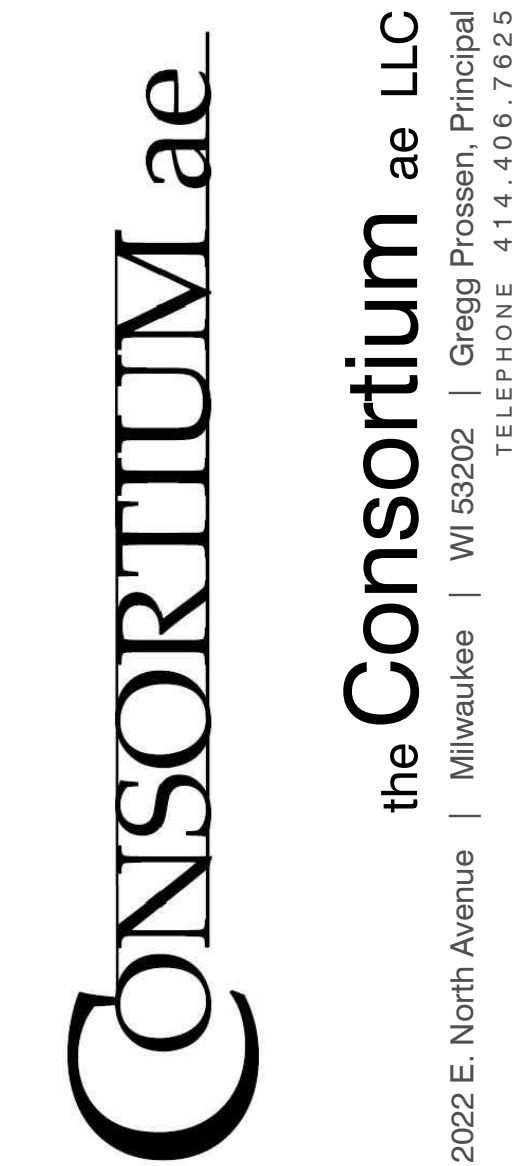
Option "A" - Is really what they clients wants to do to help satisfy the PC Commission. What we have done as described in my email yesterday, is provided additional vertical reveals below the windows (Full height) to provide the look of pilasters and we have lowered the windows to allow us to add the lower color on the building to above the windows.



Option "B" - Same as Option "A" except we have introduced and third color to the area of the vertical windows. This color would be either a light grey to try and match the clear anodized frames or a color the between the two that's already on the building. Option "B" is not one the owner prefers, but if it satisfies the Village, then he will live with it.

OPTION "B"





DONGES BAY ROAD

Location:
GERMANTOWN WI



Sheet:

ELEVATIONS

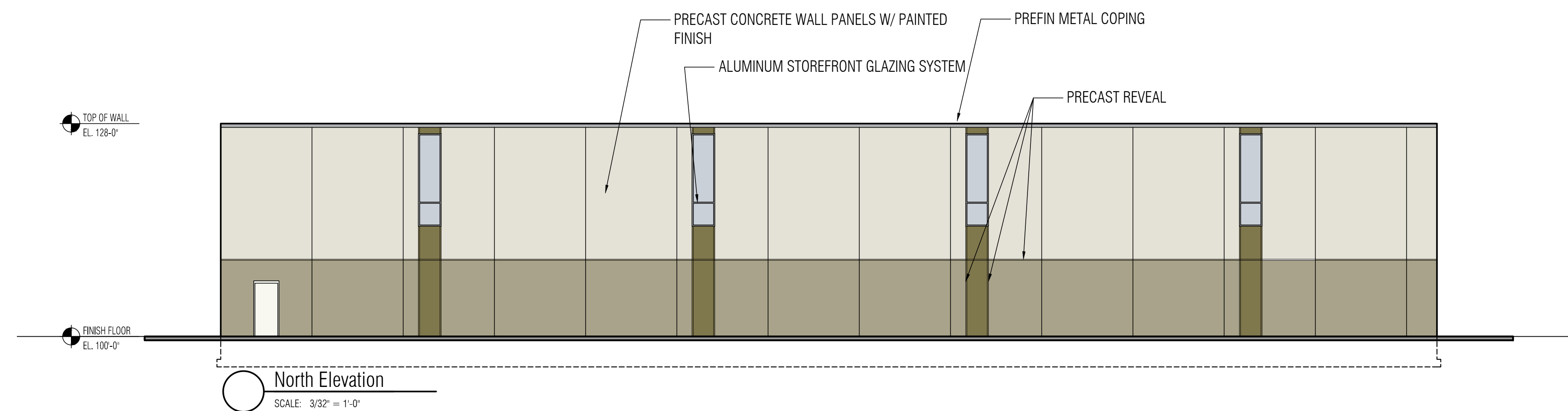
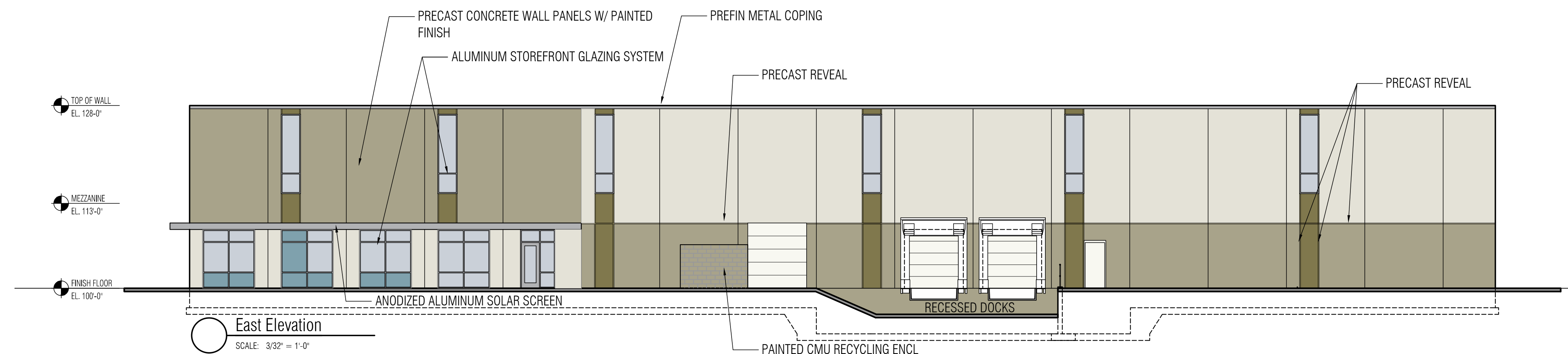
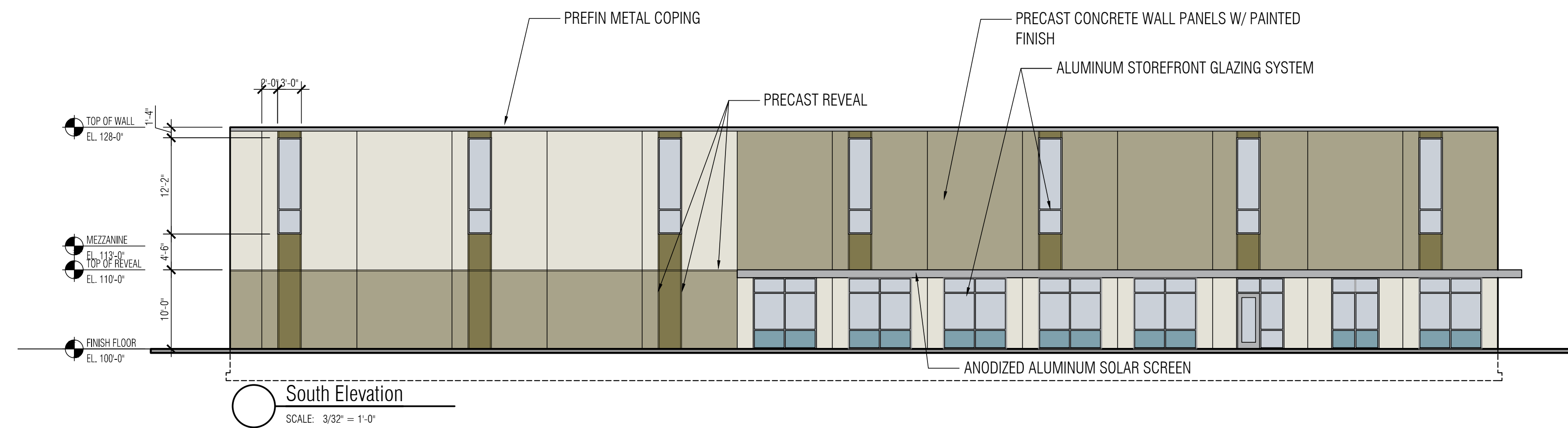
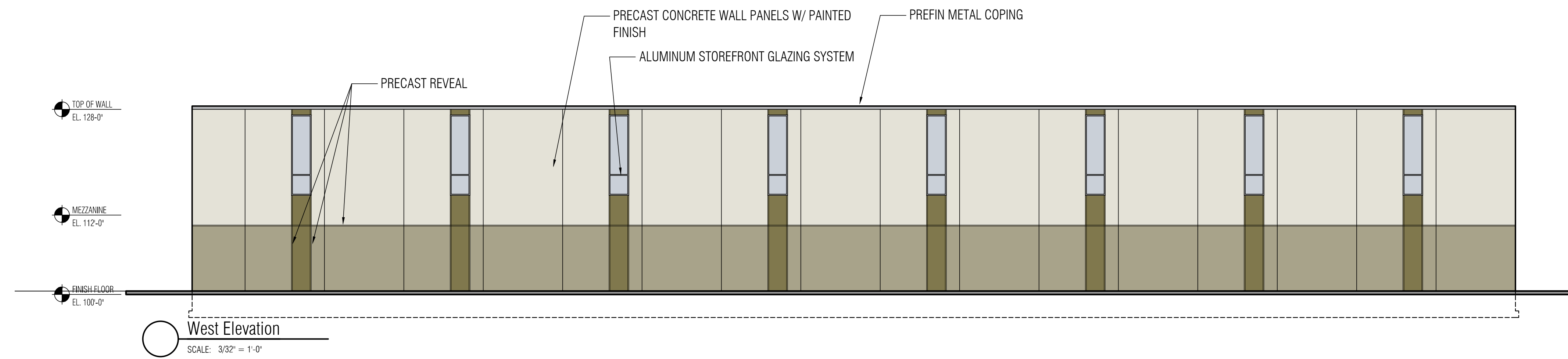
[illegible]

Date:
 2016-04-15 PC EL REV

Project No.:	
0016-05	

Sheet No.:

A4.0



CONDITIONAL USE PERMIT & SITE PLAN REVIEW

4/25/16 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 a 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



Update

At the March PC meeting, the PC recommended denial of an amendment to the existing conditional use permit (CUP #07-10) that was needed as a pre-requisite to expanding the existing parking lot (The PC also took action on the site plans that ultimately failed on a 3-3 tie vote on a motion to approve). However, at their April 18 meeting, the Village Board voted to approve the CUP amendment. In anticipation of that possibility, the PC discussed the fact that, if the CUP amendment was approved, the site plan would have to come back to the PC for further review and action.

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 latest “revised” site plan (dated April 21, 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, the landscape plan has been revised to address concerns raised during the March PC meeting. A 10' wide perimeter buffer comprised of turf grass and (16) evergreen trees (7'-8' planted height Techny Arborvitae). Also, a 4' aluminum, wrought-iron design decorative fence will be installed along the north edge of the paved parking stalls.

Additional landscaping will be provided around the perimeter and along Main Street as shown in the revised landscaping plan (Sheet L1.0 dated 4-20-16).

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

As was the case at the March PC meeting, the adjacent property owner to the east, Nancy Lietzau, appeared before the Village Board during the conditional use permit public hearing and expressed support for the expanded parking lot.

The landscape plan has been revised to include additional evergreen trees along the east property line at a minimum 4-5' spacing and a minimum height of 7-8' (vs. the 5-6' height and 8' spacing originally proposed).

As previously discussed, 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 them 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 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. 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.
2. 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.
3. Any signage of the off-site parking area shall be reviewed and approved by the Plan Commission.
4. 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 W15970 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. The storm water management analysis (Bruckner, 02/01/16) demonstrates adequate management of 10-year storm event equivalent to a municipal storm sewer.
2. A storm water management maintenance agreement (attached) is required for the storm water basin.

F) ROADWAYS, DRIVEWAYS & PARKING LOTS:

1. Acceptable.

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.



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 SF
- \$200 Plan Commission Consultation

Paid

Date

[Signature] 2-4-16

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 (M-1) Main St. / Gehls - Manufacturing	South Railroad ROW	East Leitzau - Business (B-3)	West (B-3) Schilke - Business
---	-----------------------	----------------------------------	----------------------------------

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!

[Signature] 2-4-16
Applicant Date

[Signature] 2-4-16
Owner Date

- Is this the highest and best use for this property?
- What type of arrangement will be negotiated in lieu of property taxes
- This is a highly visible property and this development is not someplace to stop at.
- The 3 story building and parking space look huge and do not have a feeling of a campus or have a human scale.
- The EH zoning is in place and allowed. Does this development fit within the regulations that are in play?
- The PDD and Conditions & Restrictions would need to be amended if the buildings are taller than 35 foot height limitation.
- No other development has come forward for this property so would support this development. Commercial would be a better opportunity.
- Not keen on the parking lot, the center section entrance canopy, hip roof, Gingerbread inside the hip roof design and dormers on either side give Germanic feel but then falls off on the rest of the building and is needed. Terrace is a good amenity but not illustrated thoroughly. The outdoor gazebo area needs to be enhanced. The pond at the entrance needs to show how it will be fully developed.
- Concerned residents to the west of golf building may be disturbed by outdoor events.
- The parking area is massive and needs to be more park like and integrated more.
- Concerned with the building height and what the view will look like from Mequon Road. The towers accentuate the height at the gables and would be in favor of subduing that. The architectural design looks like more of the same already on Mequon Road and there are other ways to do that. Height and parking should be softened from how it looks from Mequon Road. A composite video from street should be provided to help envision how development will look.

Planner Retzlaff said a development plan is needed to show how the design and exterior materials of the golf course buildings will be incorporated to match the senior housing buildings.

This item was a consultation. No action was taken.

8:15 p.m. 2 minute break.



Gehl Foods LLC – N116 W15953 Main Street. The 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. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to 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.*

Trustee Baum said he cannot support this plan because it's in conflict with the Main Street concept master plan that came forward previously. Commissioner Gray agreed adding that removing the building changes a piece of the feeling of Main Street. She understands parking is a problem but putting a parking lot there doesn't do anything for Main Street or the master plan around the back. Chairman Wolter asked why the additional 24 parking spaces are needed and if the lot was currently full. Lyle Roecker, Facility Manager Gehl Foods, said the lot is full on all three shifts and indicated that Gehl's will be hiring more people. Planner Retzlaff pointed out that another parking lot expansion to add 58 additional stalls will be coming forward at the next meeting to be located on the property to the east of the main building. Mr. Roecker said Gehl's is trying to alleviate their parking problems and indicated the duplex is not being lived in because it is in a fall down state. Attorney Sajdak stated there are two separate issues before the Plan Commission, the conditional use permit and the site plan. He summarized the Chapter 17 code provisions as they pertain to conditional use permit and site plan approval. Discussion continued regarding the need to be in compliance with the comprehensive master plan and the future plan the Plan Commission has come up with for the Main Street area. Planner Retzlaff said he doesn't see how this site plan is consistent with the plan that has already been reviewed as a re-development plan for the Main Street area. Attorney Sajdak said a more appropriate motion may be to add an

additional condition that puts some sort of time on the conditional use that it be reviewed and renewed after a period of time to bring it more into compliance, but would allow the applicant to move forward now.

Discussion continued. Mr. Bruckner said the building will be razed and the parking lot is there already with a need for additional parking. The intent is to remove the employee parking on Main Street. He said the neighbor to the east as requested trees as a buffer to the parking lot. Chairman Wolter asked what Gehl's will do to have employees use the parking lot and not park on the street. Mr. Roecker said they will post and enforce in house.

MOTION to Amend Baum second Shadid to separate the two motions and Approve the conditional use permit for revised site plans for a 24 unit parking expansion.

MOTION to Amend carried (5-1 Baum).

MOTION to Approve as Amended failed (unanimous).

MOTION Baum second Shadid to Approve the site plan as presented with the conditions as presented by Planner Retzlaff.

MOTION to Amend Gray second Baum that the new plant design should not include spirea, potentilla or grasses and include larger shrubs to make the screening along the road much stronger.

Commissioner Gray said she wanted to see strong shrubs screened along the road like viburnum and a cute wrought iron fence may be nice. Daylilies in front along the sidewalk would be also be fine. Planner Retzlaff said a wrought iron fence was a good idea and would tie in with the residential area. Mr. Bruckner said the Police Department had indicated it did not want large screenings so they could see the end of the parking lot.

MOTION to Amend the Amendment Baum second Gray to leave the 5 TA's, tighten them up as indicated in #4 but extend them the entire length of the new parking area.
MOTION to Amend the Amendment carried unanimously.

MOTION to Amend carried (5-1 Baum).

MOTION to Amend Baum second Shadid to require a decorative fence be added along Main Street 4 feet tall the full length of the parking area.

MOTION to Amend carried unanimously.

MOTION to Amend Baum second Laszewski to have the final landscape plan brought back to Plan Commission for approval.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended failed (3-3 Walter, Baum, Nilles against).

Planner Retzlaff explained if the Village Board approves the conditional use permit for the expanded parking, then the site plan will need to come back to the Plan Commission for approval including a revised landscaping plan.

Skyline Development Corporation – N104 W13885 Donges Bay Road. The 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 Donges Bay Road @ STH 145/Fond du Lac Avenue intersection in order to develop a 32,000 sqft industrial building. Planner Retzlaff summarized the proposal.

Discussion followed. Trustee Baum asked for clarification on what was being asked for approval, a Land Use Plan Amendment and Rezoning, and nothing to do with the landscaping and architecture concerns as detailed in the staff report. Planner Retzlaff explained a rezoning request typically requires some sort of site plan to give some clarity as to why and what the rezoning is being asked for even though the plan may not be the same plan eventually submitted for approval. The site plan could be used to help make a decision on the request to rezone. Chairman Wolter felt the landscaping and architecture concerns were discussed at the previous consultation meeting in 2013 and was concerned that Planner Retzlaff may be somewhat telegraphing the next step to this body without them seeing a site plan. Planner Retzlaff agreed he is telegraphing what he considers to be his concerns and is only giving the members the opportunity to provide feedback before final plans are submitted.

MOTION Baum second Shadid to Approve the proposed 2020 Land Use Plan Map amendment to reclassify the 4.7 acre area from "Commercial" to "Industrial/Office".

Motion to Amend Shadid to include the stipulation from the Village Planner's recommendation.

Motion fails no second.

Commissioner Gray said the plans for a future industrial building will need more detail and more interesting landscaping if it is located on that corner.

Bill Burkhart, Skyline Development, said the commercial use of the property was greatly diminished by the State of Wisconsin with the improvement of the round about and no driveway allowance to Fond du Lac Avenue. Most commercial uses of this size would require a better driveway access. He indicated he has worked very hard to obtain a commercial use for this property without success. He indicated he has an existing user that wants to move in this fall and understands the concerns about landscaping and architecture.

MOTION carried unanimously

MOTION Baum second Nilles to Approve the proposed rezoning of the 4.7 acre area from B-1: Neighborhood Business to M-1: Limited Industrial.

MOTION carried unanimously.

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 Legaw

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

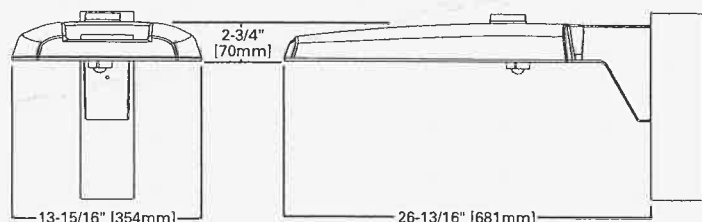
EPA

Effective Projected Area (Sq. Ft.): 0.75

SHIPPING DATA

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

DIMENSIONS



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.

Effective Projected Area (At Pole Top)

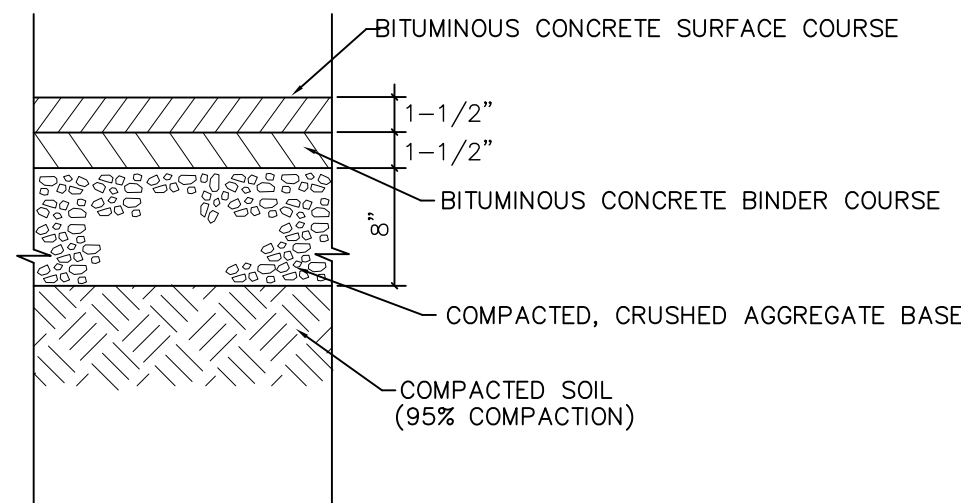
Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. 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

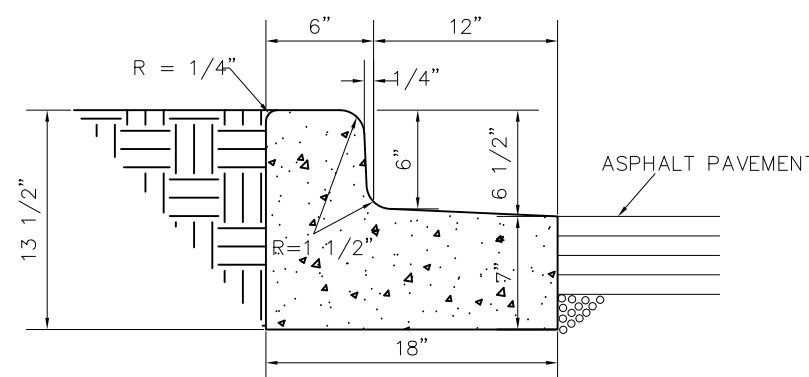
NOTES:

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.



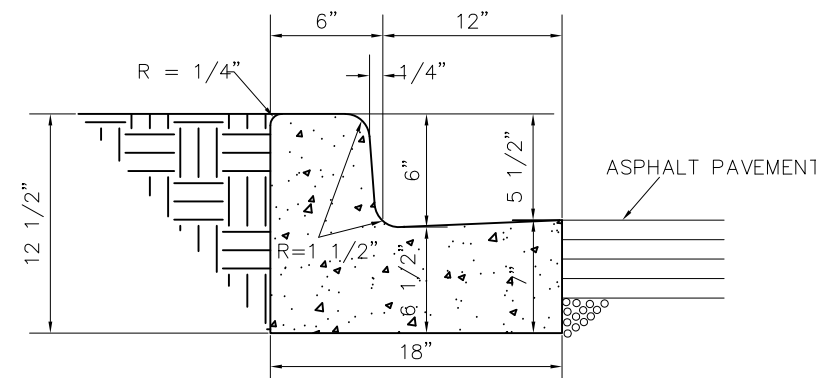
ASPHALT PAVEMENT

NOT TO SCALE



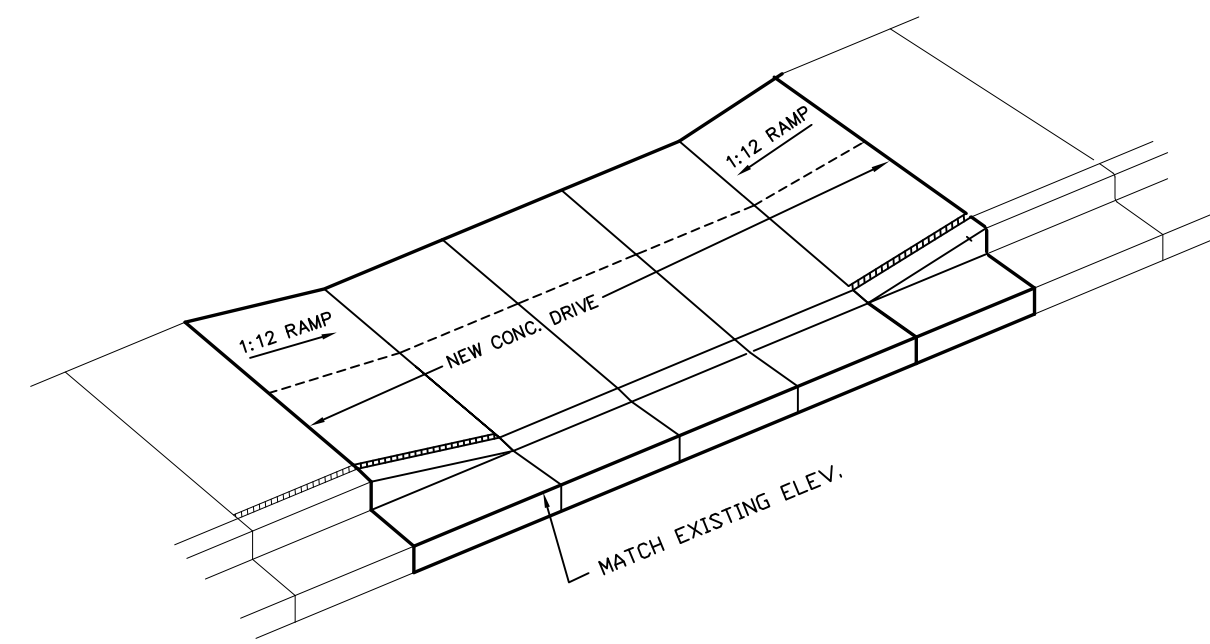
HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL

NOT TO SCALE



LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL

NOT TO SCALE



CONCRETE DRIVE APPROACH

NOT TO SCALE

NOTE:

CONTRACTOR SHALL PERFORM THE WORK IN CONFORMANCE WITH THE VILLAGE STANDARDS AND SPECIFICATIONS:

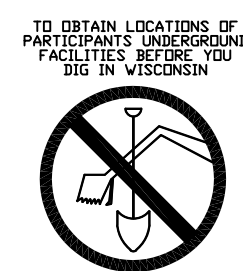
SECTION 3.0: GRADING AND EROSION CONTROL REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/74>

SECTION 4.0: STORM SEWER CONVEYANCE SYSTEM REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/75>

SECTION 5.0: SANITARY SEWER SYSTEM REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/76>

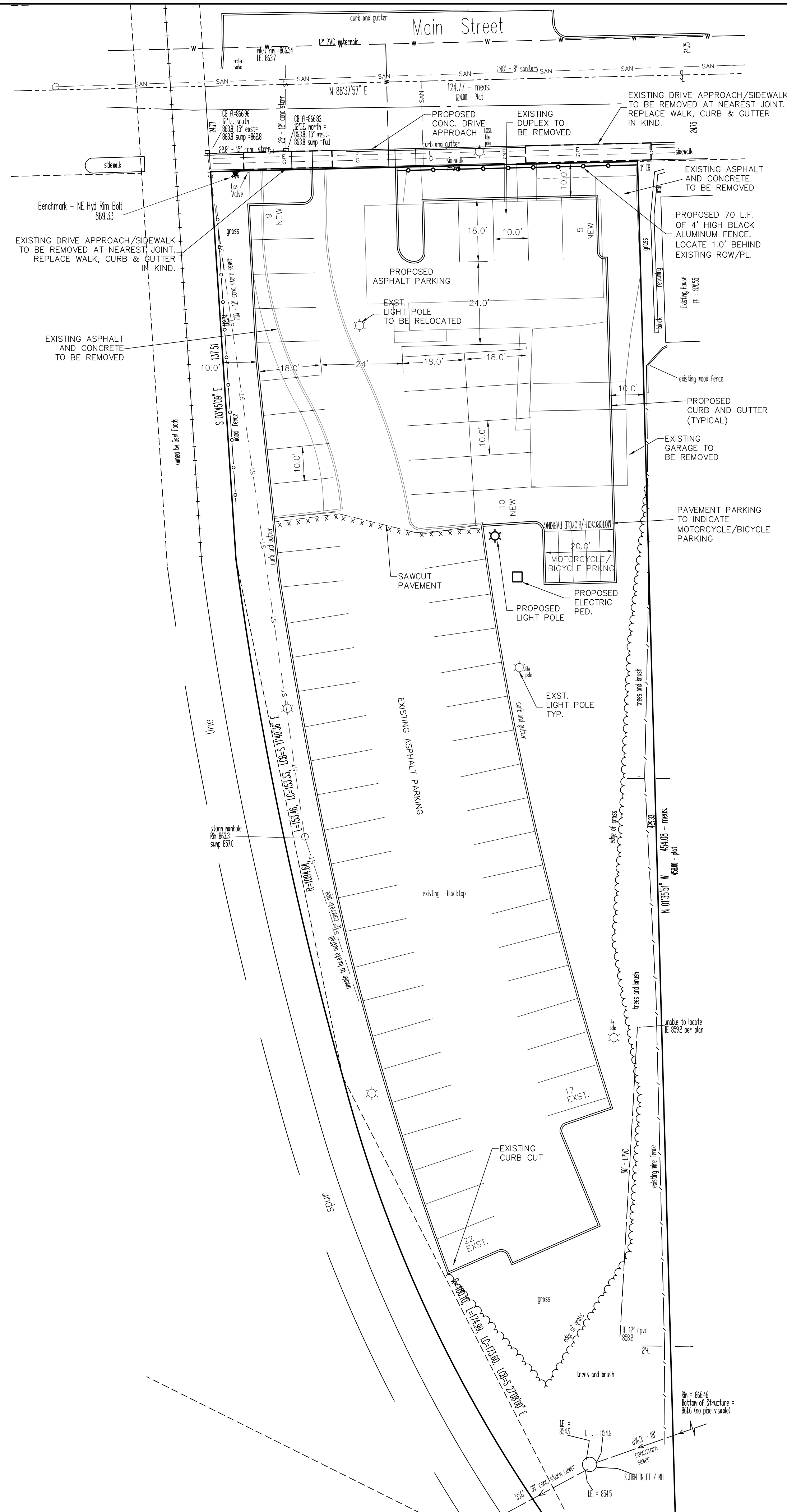
SECTION 6.0: WATER DISTRIBUTION SYSTEM REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/77>

SECTION 8.0: ROADWAY REQUIREMENTS:
<http://www.village.germantown.wi.us/DocumentCenter/View/79>



CALL DIGGERS HOTLINE

1-800-842-8811
TOLL FREE
VILL. STATUTE: 800.250.0070
NOTICE: 800.250.0070
MILW. AREA: 259-1181



NOTES:

1. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY ON TARGET SURVEYING.
2. AREAS:
DISTURBED AREA = 12,950 S.F. (0.30 ACRES)
NET INCREASE IN IMPERVIOUS AREA = 2,720 S.F. (0.06 ACRES)
3. PARKING:
39 EXISTING SPACES
24 NEW SPACES + MOTORCYCLE/BICYCLE PARKING
63 TOTAL SPACES + MOTORCYCLE/BICYCLE PARKING
4. EXISTING SANITARY SEWER AND WATER LATERALS THAT SERVICED THE EXISTING DUPLEX TO RAZED SHALL BE ABANDONED PER VILLAGE SPECIFICATIONS.
5. FOR EXISTING ROADWAY INLET WITHIN THE DRIVE APPROACH TO BE REMOVED: REPLACE FRAME AND GRATE WITH VILLAGE APPROVED TO ACCOMMODATE CURB AND GUTTER.

IMPERVIOUS SURFACE CALCULATIONS

EXISTING ON JANUARY 1ST, 2002 = 4,550 SQ. FT.

ADDED AUGUST 2010 = 15,900 SQ. FT.

ADDED PER THIS PLAN (JANUARY 2016) = 2,720 SQ. FT.

TOTAL IMPERVIOUS SURFACE = 23,170 SQ. FT. (0.53 AC.)

PER MMSD CHAPTER 13 ALLOWABLE
IMPERVIOUS SURFACE = 1/2 ACRE OF ADDITIONAL IMPERVIOUS SURFACE
FROM JANUARY 1ST, 2002 CONDITIONS

**TOTAL ALLOWABLE IMPERVIOUS SURFACE =
21,780 SQ. FT. (0.5 ACRE) + 4,550 SQ. FT. = 26,330 SQ. FT. (0.60 AC.)**

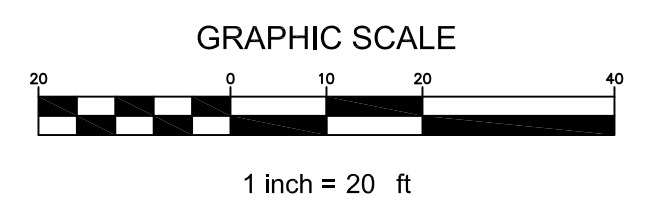
****THEREFORE, NO ADDITIONAL STORM WATER
MANAGEMENT NECESSARY.**

TOTAL LOT AREA = 39,847 SQ. FT.

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE FOR B-3 (90%) = 35,862 SQ. FT.

TOTAL IMPERVIOUS SURFACE ON THIS PLAN = 23,170 SQ. FT. (58.1%)

****THEREFORE, SITE PLAN MEETS IMPERVIOUS SURFACE
ALLOWANCE FOR B-3 ZONING.**



SITE PLAN

C1.0

SHEET 1 OF 2

CJE NO.: 1543RI
JANUARY II, 2016
REV. JAN. 26 2016
REV. FEB. I 2016
REV. APRIL 21, 2016

SILT FENCE
PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE

C2.0

The site plan illustrates the proposed parking lot layout. Key features include:

- EXISTING ASPHALT PARKING:** Located to the right of the proposed lot, containing 10 existing spaces.
- EXISTING TREES TO REMAIN:** Indicated by two sun-like symbols, one near the top left and one near the bottom center of the proposed lot.
- EXISTING CURB CUT:** Located on the left side of the proposed lot, with a width of 28 ft.
- PROPOSED LOT DIMENSIONS:** The lot is 17 ft wide and 28 ft deep.
- PROPOSED LOT LAYOUT:** The lot is divided into 10 spaces, with 5 spaces on the top row and 5 spaces on the bottom row.
- PROPOSED LOT BOUNDARIES:** The lot is bounded by a dashed line on the top and left, and a solid line on the right and bottom.
- PROPOSED LOT ADJACENTS:** The lot is adjacent to a road on the left and a road on the bottom.

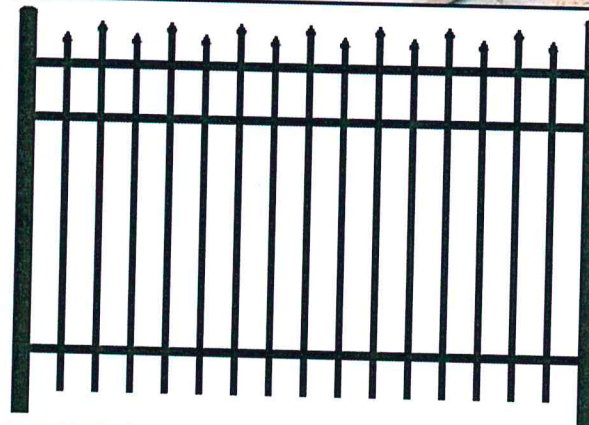
L-1

[Vinyl Fences](#) | [Jerith Aluminum Fence](#) | [Chain Link](#) | [Aluminum Gates](#) | [Specialty Fencing](#) | [Automatic Gate Operators](#) | [Portable Temporary Fence Panels](#)

☒ [Pool Fence, Aluminum Fence, Vinyl Fence, Chain Link Fencing and Gates](#)

HOME >> ALUMINUM FENCE >> JERITH >> 100 SERIES

100 Style



Jerith 100 Style

[Pricing Info](#)



Traditional Elegance

100 Style is a traditional wrought iron design with staggered picket points for a distinctive look.

Available Heights

3'	4'	4' 9"	5'	*6"
*CPSC Pool Compliant				

Styles

[200 Series](#)
[400 Series](#)
[Regency Series](#)
[Concord](#)
[Ovation Series](#)
[Pool Safety](#)
[Gates](#)
[Accessories](#)

Information

[Specifications](#)
[Warranty](#)
[Installation](#)
[Order Online](#)



Luminaire Schedule						
Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
2	A2	SINGLE	15073	143	0.900	LUMARK + (1) PRV-A40-D-UNV-T2-BZ (ON EXISTING POLE)
1	A3	SINGLE	15203	143	0.900	LUMARK + (1) PRV-A40-D-UNV-T3-BZ (20' POLE, 2' BASE)
1	A4	SINGLE	15157	143	0.900	LUMARK + (1) PRV-A40-D-UNV-T4-BZ (20' POLE, 2' BASE)
1	B4	BACK-BACK	15157	143	0.900	LUMARK + (2) PRV-A40-D-UNV-T4-BZ (20' POLE, 2' BASE)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NORTH LOT + PARKING	Illuminance	Fc	2.04	7.8	0.2	10.20	39.00
SOUTH LOT + PARKING	Illuminance	Fc	1.21	6.9	0.1	12.10	69.00



GEHLS
PARKING LOT EXPANSION
GERMANTOWN, WISCONSIN

SITE LIGHTING PLAN

DATE	SCALE	SHEET NUMBER
FEB. 23, 2016	1/16" = 1'-0"	E1

SIGN PERMIT REVIEW

4/25/16 Plan Commission Meeting

SCS LLC Kleinmann Center / Stryker Spine Corp.

Village Planner Report

Germantown, Wisconsin

Summary

Appleton Sign Company, agent for the Kleinmann Center (SCS LLC), property owner, is requesting sign approval for Stryker Spine Corp. a new tenant in the office building located at W189 N11100 Kleinmann Drive.

Property Location: W189 N11100 Kleinmann Drive Suite 107

Applicant/

Property Owner: Jodi Lehner SCS LLC
Appleton Sign Co. c/o Jo Sadownikow
2400 Holly Road 3350 S. River Road
Neenah, WI West Bend, WI

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Commercial	B-5
South	Commercial	B-5
East	Commercial	B-3
West	Commercial	B-5

Location Map



Proposal

Appleton Sign Company, agent for the Kleinmann Center (SCS LLC), property owner, is requesting sign approval for Stryker Spine Corp. a new tenant in the office building located at W189 N11100 Kleinmann Drive:

- 2' 4" high x 8' 10" wide (20.25 sqft) wall-mount sign comprised of an internally-illuminated channel lettering with day/night vinyl film.

Staff Comments

The proposed wall sign meets the sign requirements including the allowance for 1.5 sqft of sign area for every 1 linear foot of building frontage (20.25 sqft proposed vs. the maximum allowance of 45 sqft).

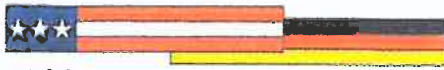
Village Planner Recommendation

APPROVE the proposed wall sign and monument insert for Stryker Spine Corp. in the Kleinmann Center located at W189 N11100 Kleinmann Drive subject to the following conditions:

1. Electrical permits shall be obtained from the Inspection Services prior to installation.
2. All electronic components shall be inspected and labeled by a licensed lab.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 3-22-16

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

JODI LEHNER @
APPLETON SIGN COMPANY
2400 HOLLY RD
NEENAH WI 54946
Phone (414) 442-2533
Fax (920) 734-1622
E-Mail jodil@appletonsign.com

PROPERTY OWNER

JO SADOWNIKOW (AGENT)
SCS LLC
3350 S RIVER RD
WEST BEND WI 53095
Phone (414) 303-1037

2

PROPERTY ADDRESS OR GENERAL LOCATION

Kleinmann Center - Stryker Spine
W189 N11100 Kleinmann Dr, Suite 107 Germantown, WI

3

SIGN INFORMATION

Sign Dimensions 2'-3-1/2" height x 8'-10" width Single/Multi Tenant (circle one)
Number of Sides one Building Frontage SF 234 (EAST)
Total Square Footage of Sign (include all sides) 20.24 96 (NORTH)
Total height of the Sign Building mounted approx. 11'-10" above grade to top
Is the Sign to be illuminated x yes no
Type of Sign Construction Materials Face lit channel letters, on a raceway
Distance to Closest Property Line unknown

Are there any existing signs on the property not for this tenant
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down _____ Remain _____

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

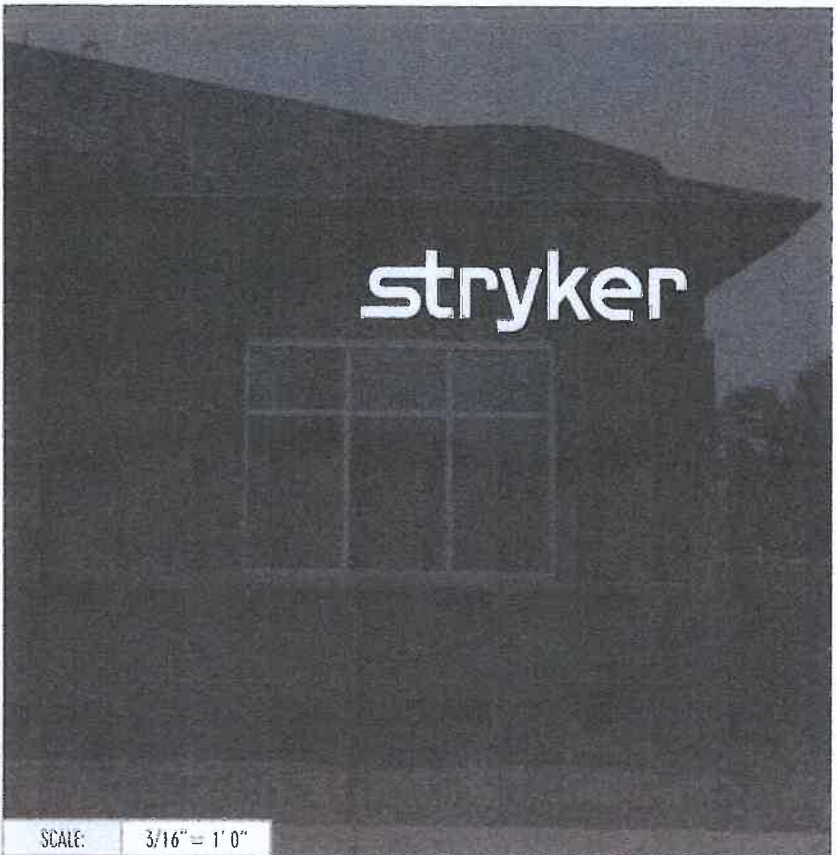
Jodi Lehner
Applicant 11/20/15
Date

Jo Sadownikow
Owner 11-25-15
Date
AGENT FOR SCS, LLC

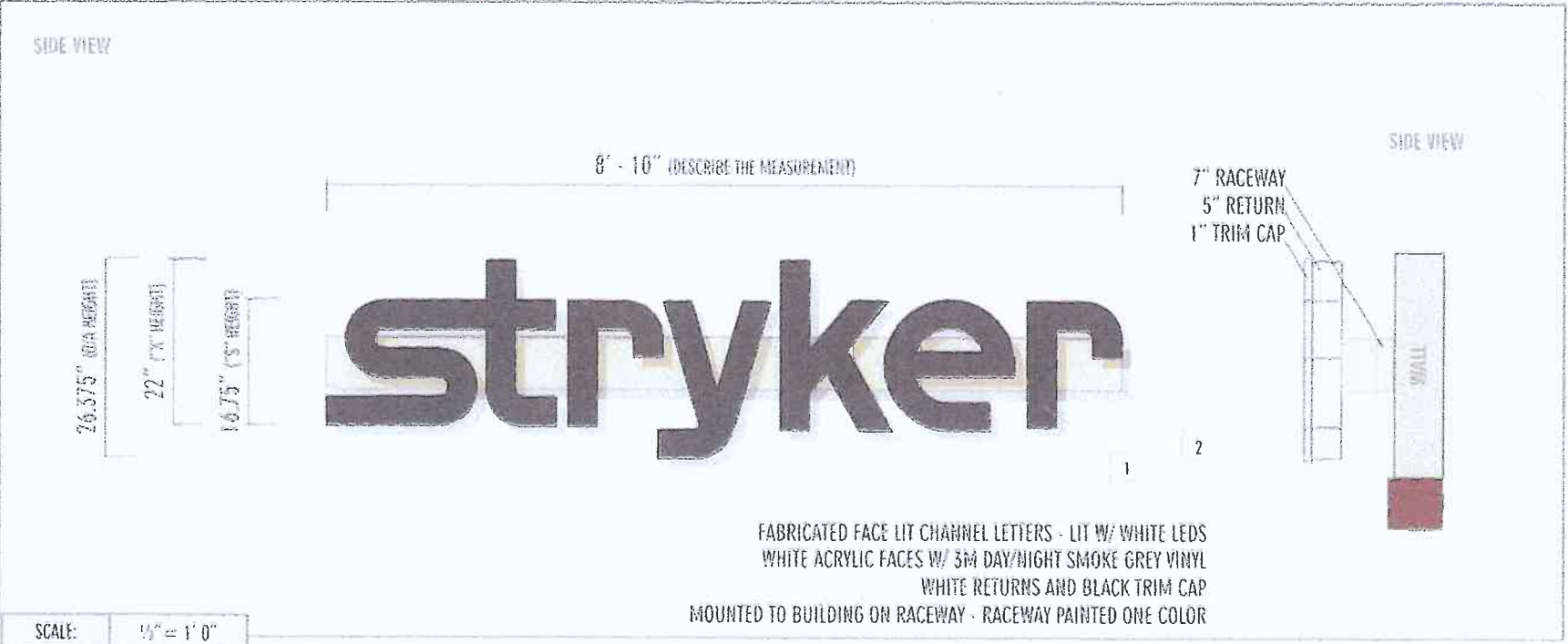
LOCATION VIEW



NIGHT VIEW



SIDE VIEW



SIDE VIEW



2400 Holly Road • Neenah, WI 54956
Tel: 920.734.1601 • Fax: 920.734.1622

www.AppletonSIGN.com

CLIENT: STRYKER SPINE
STREET ADDRESS: W189 N11100 KLEINMANN DR
CITY / STATE: GERMANTOWN, WI
SCOPE: 2016 - CHANNEL LETTERS
DATE: 2/3/16
SALES: JODI LEHNER
DESIGNER: MIKE FRASSETTO

GENERAL SPECIFICATIONS

VOLTAGE:
POWER DRAW:
SQUARE FOOTAGE:

COLOR SCHEDULE

1 3M DAY/NIGHT SMOKE GREY
2 PAINT TO MATCH BUILDING

REQUIRED ITEMS

CLEAN ART?
FIELD SURVEY?
COLORS?
MISC. ITEMS?

REVISION SCHEDULE

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X

BY SIGNING THIS DOCUMENT YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK DESCRIBED ON THIS DRAWING & THE PROPOSAL MATCHING THE DESIGN ID #. PRODUCTION OF THIS PROJECT WILL NOT BE ALLOWED WITHOUT A SIGNATURE.

FABRICATE (1) FACE LIT CHANNEL LETTER SET ON RACEWAYS - DAY NIGHT FILM

DISCLAIMERS:

THIS DOCUMENT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. ©
COLORS SHOWN ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUTS/COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU NEED TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE.

OPT. #1

8819-2

1

CONCEPTUAL DESIGN ONLY!
NOT TO BE USED FOR PRODUCTION

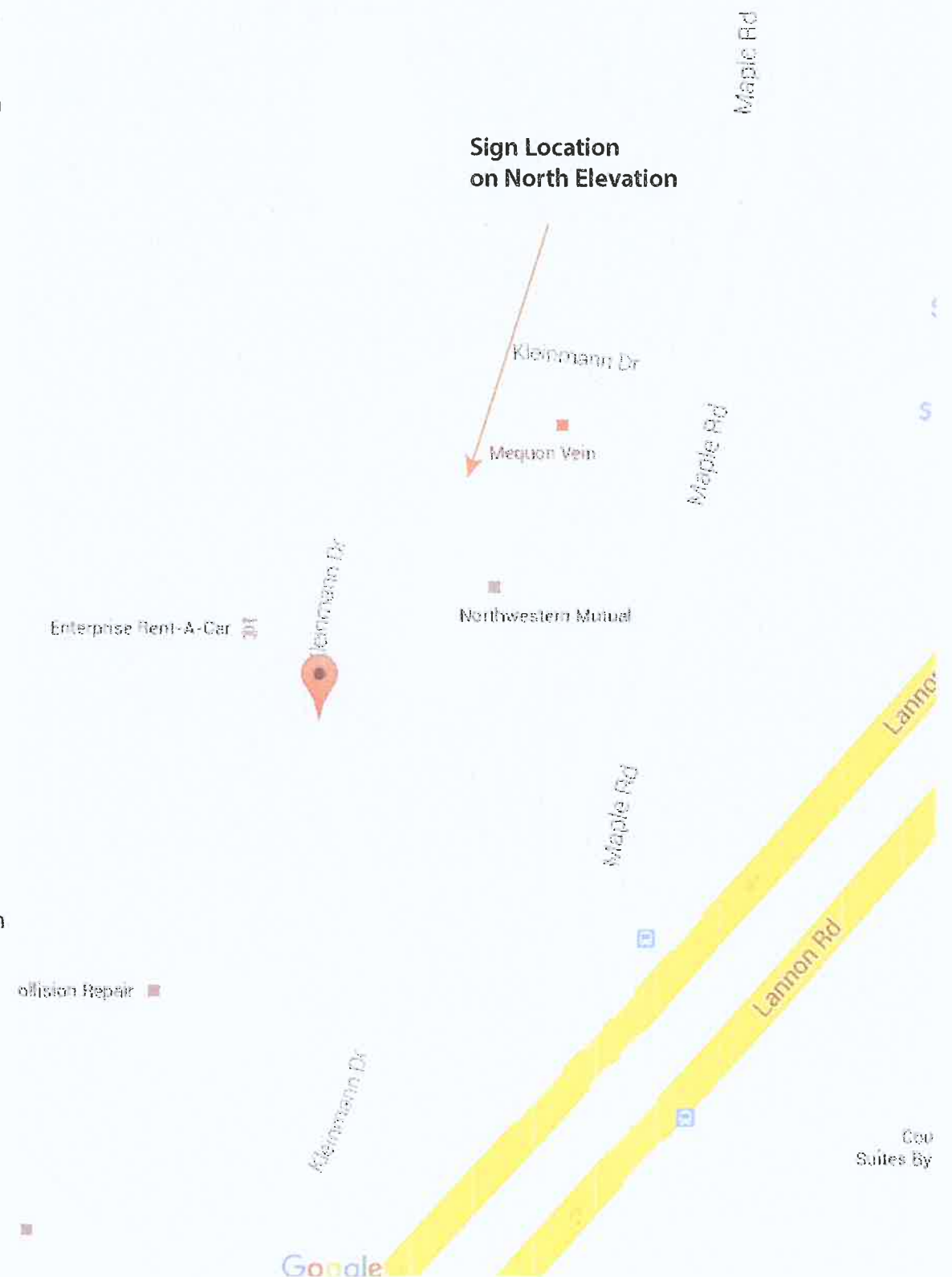
East Elevation, other tenants



Sign Location
on North Elevation



Sign Location
on North Elevation



ZONING PERMIT REVIEW

4/25/16 Plan Commission Meeting

Margaret & Keith Kiehnau

Village Planner Report

Germantown, Wisconsin

Summary

Margaret & Keith Kiehnau, property owners, are seeking approval to replace an existing section of privacy fence in a front yard at a height of 6' on their residential lot located at N108 W15620 Hudson Drive.

Property Location: N108 W15620 Hudson Drive

Applicant/

Property Owners: Margaret & Keith Kiehnau
N108 W15620 Hudson Drive
Germantown, WI

Current Zoning: Rs-5: Single-family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-4
South	Residential	Rs-3
East	Agricultural	A-1
West	Residential	Rs-4



Proposal

Margaret & Keith Kiehna, property owners, are seeking approval to replace an existing section of privacy fence in a front yard at a height of 6' on their residential lot located at N108 W15620 Hudson Drive.

As indicated in their supporting information, the Kiehna's want to replace eight to ten 6' panels of existing 6' high fence that was damaged by high winds on their property (see photos).

Staff Comments

The Kiehna's property is located in the northwest quadrant of the Hudson Drive Road @ Pilgrim Road intersection (see enclosed survey). By Zoning Code definition, the road frontage along Pilgrim Road is a "front" or "street" yard. As indicated below, Section 17.50(2)(f) of the Zoning Code prohibits fences over 4' in height in a front yard unless approved by the Plan Commission:

(f) Fences in Residential Districts.

1. *All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.*
2. *Fences in rear or side yards may be up to 6 feet in height.*
3. *Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.*
4. *No fence shall be closer than 2 feet to a public right-of-way.*
5. *Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.*
6. *Fences and easements.*
 - (i) *Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.*
 - (ii) *If the Planning Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.*
 - (iii) *If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.*
7. *It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.*
8. *Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.*

As indicated above, the Planning Commission may authorize the installation of a residential fence up to 6' in height after considering such things as visibility, privacy and access.

Further, Section 17.50(2)(f)4. indicates that all fences regardless of height are required to be setback at least two (2) feet from a road right-of-way. Section 17.50(2)(f)8. states that the costs associated with the Village needing to remove a fence shall be borne by the owner of the fence.

The Public Works Department has confirmed that the proposed fence location and required 2' property line setback is such that the fence does/will not obstruct vision up/down Pilgrim Road from Hudson Drive.

Village Planner Recommendation

APPROVE the proposed installation and replacement of fence up to a height of 6' in the Pilgrim Road front yard for the residential lot located at N108 W15620 Hudson Drive subject to the following conditions:

1. Installation of the fence shall meet the minimum required 2' setback from the property line along Pilgrim Road.

ZONING COMPLIANCE / OCCUPANCY PERMIT

Date of Application: 4-7-16

Fee Received By: [Signature]

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

PROPERTY or Business OWNER:

Name: MARGARET KIEHNAU Name: KEITH KIEHNAU

Address: N108 W15620 HUDSON DR Address: SAME

Phone: 262-251-9936 Phone: _____

Fax: N/A Fax: _____

E-Mail: MMKIEHNAU@WI.RR.COM E-Mail: _____

PROPERTY ADDRESS OR Tax Parcel ID#:

N108 W15620 HUDSON DR.

DESCRIPTION OF PROPOSED USE (Describe hours of operation, activities conducted, services provided, products made or sold, # of employees, etc, that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

See attached

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff 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 understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the zoning district and/or other Village Code requirements that may apply to the subject property (See Zoning Code Section 17.07(5))

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☐ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☐ \$175 Application Fee
- ☐ Other Information required by Zoning Administrator

VILLAGE USE ONLY

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Margaret T Kiehman 4/5/16
Applicant Date
Keith C Kiehman 4/5/16
Property Owner Date

N108 W15620 Hudson Dr. Germantown, WI 53022

We are requesting approval to replace an existing 6 ft. privacy fence which surrounds our entire backyard. The fence has been damaged by high winds and hail this winter season. Currently there are 8 to 10 fence panels down.

The fence provides privacy and serves as a sound barrier from the highly travelled Pilgrim Rd., as well as provides security to our home. When we purchased our home 14 years ago the fenced in backyard was a large selling feature to us and we believe that without the fence we will not be able to utilize and enjoy our yard with it open and exposed to Pilgrim Rd. (SEE ATTACHED PICTURES)

We will replace the existing fence with Western Red Cedar 6 Ft. privacy fence with a curved or beveled top and two gates identical to what has been there since the original fence was installed. (SEE ATTACHED PICTURES OF PROPOSED FENCE)

We were not aware that when the existing fence was installed there was an issue with the fence placement and we will conform to any and all right-of-way restrictions. (SEE ATTACHED LETTER DATED JAN.27, 1994).

Thank you for your consideration of this request and if there are any questions we can be reached at 262-251-9936.

Keith and Margaret Kiehnau

N108 W15620 Hudson Dr.

Germantown, WI 53022



Village of

★★★
Germantown
... Willkommen

N122 W17177 Fond du Lac Avenue P.O. Box 337
Germantown, Wisconsin 53022-0337
Phones: (414) 253-8250 or 677-2177 FAX (414) 253-8255

January 27, 1994

Mr. Mike Stone
N108 W15620 Hudson Drive
Germantown, WI 53022

Re: Recent Fence Installation

Dear Mr. Stone:

I recently issued a permit for a fence to be constructed on your property. Somehow I missed the fact that you were fronting on three streets; Hudson Drive, the cul-de-sac and Pilgrim Road. I missed Pilgrim Road on the survey and saw that the fence was not near the right-of-way on the court or on Hudson Drive. I thought the fence was on regular lot lines, not a right-of-way. Because a two foot setback is required on all right-of-ways, your fence along Pilgrim Road is non-conforming. If your fence is damaged up to 50% or more of its value, or any replacement over its life exceeds 50% of its value, it will have to be moved to the required setback.

Should you have any further questions or concerns, please feel free to contact me.

Sincerely,

Robert A. Myers
Robert A. Myers
Building Inspector

✓ cc: Property File

VILLAGE OF GERMANTOWN

APPLICATION FOR BUILDING PERMIT

NO. **719-93**

DATE **12/27/93** 19....

The undersigned hereby applies for a permit to build, construct, remodel and occupy, or to install according to the following statement:

- Owner **MIKE & MARCY STONE** Address **N108 W15620 HUDSON DR.**
- Location of Structure **SAME** Zoning District.....
- Permit For **FENCE** Cost **\$4550**
- Footings.....Wall.....Joist.....Studs.....Rafters.....
Sheeting.....Roof Boards.....Sub Floor.....
- Size of Building - Sq. Ft. of Proposed Building/Other.....Height **6'**
- Set-Backs of Building - Front.....Side.....Rear.....
- Name & Address of Contractor **A-1 FENCE Co.**

It is hereby agreed between the undersigned, as owner/agent and the Village of Germantown for and in consideration of the premises and of the permit to construct, erect, alter, or install and the occupancy of building as above described, to be issued and granted by the Village Building Inspector, that the work thereon will be done in strict compliance with the Ordinances of the Village of Germantown and to obey any and all lawful orders of the Village Building Inspector and all State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment. IF APPLICABLE, YOU SHOULD CONTACT YOUR HOMEOWNER'S ASSOCIATION FOR ANY APPROVAL THAT MAY BE REQUIRED.

Name **MIKE & MARCY STONE** Address **N108 W15620 HUDSON DR**
Phone **255-9025** City & State **GERMANTOWN WI** Zip Code **53022**

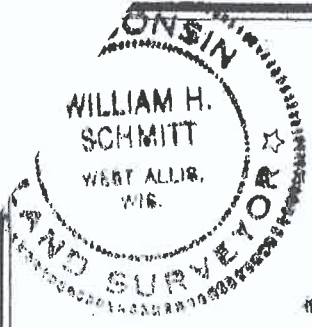
SCHEDULE OF BUILDING PERMIT FEES

Building	\$.....	State Permit	\$.....	Sign	\$.....
Re-Inspections	\$.....	Plan Exam	\$.....	Swim. Pool	\$.....
Fireplace	\$.....	Htg. & Air	\$.....	Storage Shed	\$.....
Garage	\$.....	House No.'s	\$.....	Decking	\$.....
Pond Excavating	\$.....	Tax	\$.....	Fence	\$ 1000
Sewer Hookup	\$.....	Occupancy Permit	\$.....	Siding	\$.....
Park & Blvd.	\$.....	Remodeling	\$.....	Re-Roofing	\$.....
School Fee	\$.....	Early Start -		Razing	\$.....
	\$.....	Commercial Only	\$.....		
				TOTAL FEES	\$ 1000 ^{OK} _{12/30/93} _{RAM}

REMARKS **1/24/94 - I OK'D this in error - I did not realize the one lot line was along pilgrim Rd. which requires a 2' setback come after me if there is a complaint - Robert M. Maus**

SEPERATE ELECTRICAL, PLUMBING, AND HEATING PERMITS MAY BE REQUIRED.

88844888 12/30/93 BCDP 10.00



WILLIAM H. SCHMITT & ASSOCIATES
SURVEYORS — DESIGNERS — PLANNERS

445-3833

6330 W. APPLETON AVENUE
MILWAUKEE, WISCONSIN 53210

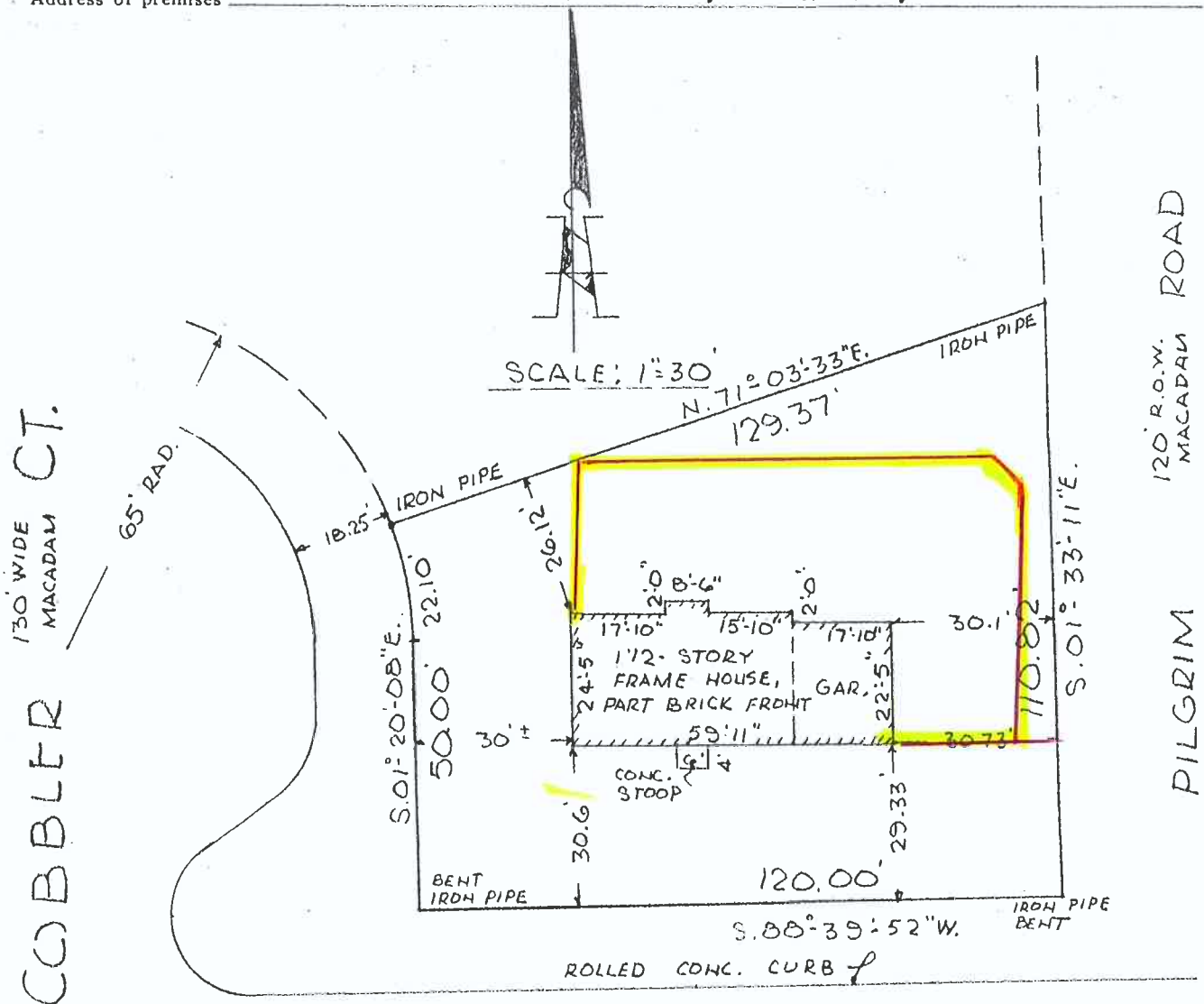
PERTHEL CUSTOM HOMES
PLAT NO. _____

PLAT OF SURVEY

Description of lot or parcel of land Lot 39 in Block 1 in "LEGEND ACRES", being a
subdivision of part of the Northeast 1/4 of Section 27, Township 9
North, Range 20 East, in the Village of Germantown, Washington County,
Wisconsin.

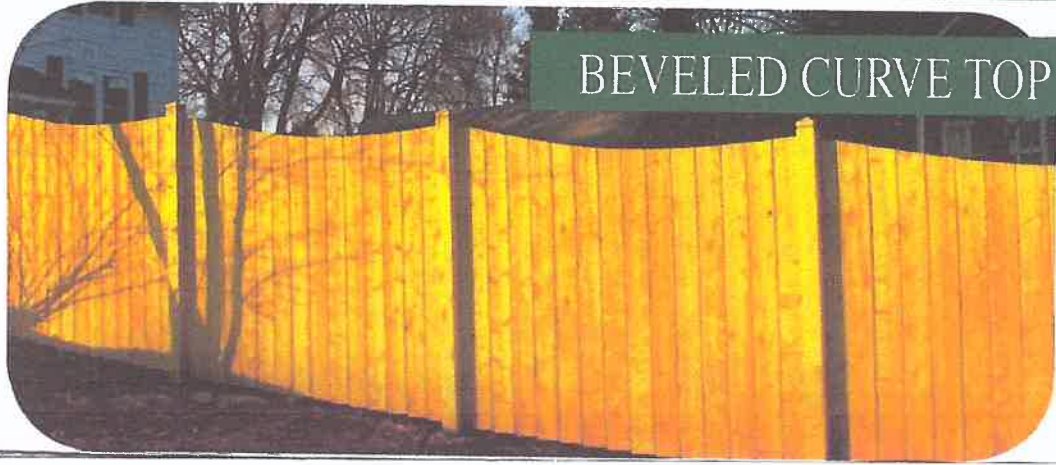
Name and address of owner _____

Address of premises No. Hudson Drive, Germantown, Wisconsin



PRIVACY FENCES

BEVELED CURVE TOP



Curve Top Solid



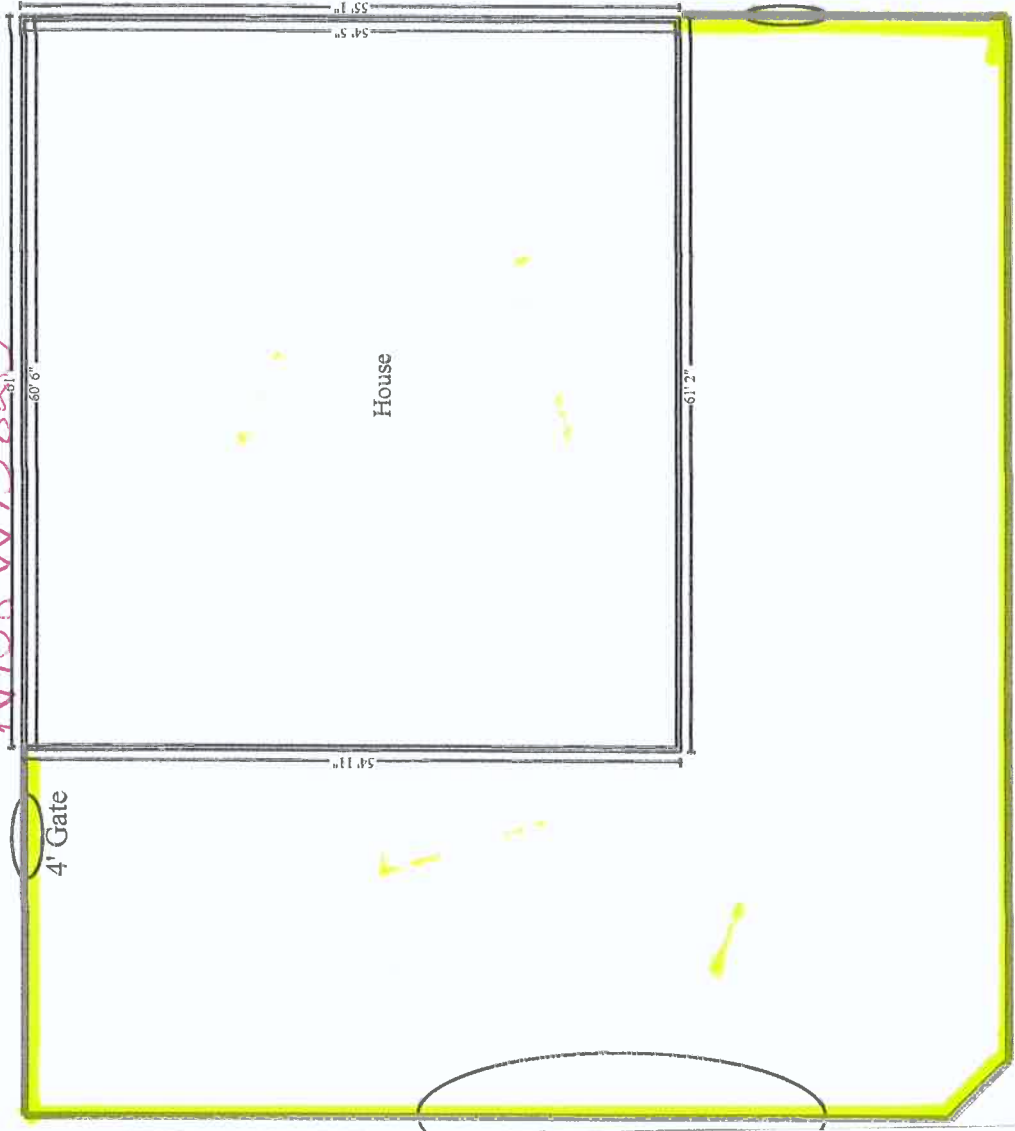
PRIVACY FENCES

BEVELED CURVE TOP



HUDSON DR.

N108 W15630



Total Fencing: 226.10 feet

COBBLER CT.



Main Level

PILGRIM RD.





