

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: SPECIAL MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, August 29, 2016 7:00 p.m.

LOCATION: Germantown Village Hall Board Room

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

II. **ROLL CALL**

III. **PLEDGE OF ALLEGIANCE**

IV. **PRESIDENT'S REPORT**

V. **APPOINTMENTS**

- | | | |
|----|--|---------------------------------------|
| 1. | <u>General Government & Finance</u> | |
| | Trustee | Alan Campbell 08/29/2016 – 04/17/2017 |
| 2. | <u>Public Safety</u> | |
| | Trustee | Alan Campbell 08/29/2016 – 04/17/2017 |
| 3. | <u>Economic Development Committee</u> | |
| | Trustee – Chair | Jeff Hughes 08/29/2016 – 04/17/2017 |
| | Trustee | Alan Campbell 08/29/2016 – 04/16/2018 |
| 4. | <u>Senior Center Advisory Committee</u> | |
| | Trustee – Chair | Dennis Myers 08/29/2016 – 04/16/2018 |
| | Trustee | Alan Campbell 08/29/2016 – 04/16/2018 |

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

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

VII. **CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**

Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)

VIII. **CONSENT AGENDA:**

- A. Approval of Village Board Minutes: July 18, 2016, August 1, 2016 and August 15th Special Village Board

VIII. CONSENT AGENDA continued:

- B. Accounts payable/payroll
 - 1. August 23, 2016 Payroll (hourly) \$ 292,977.93
- C. Operator Licenses: August 30, 2016 to June 30, 2017:
Joshua Fedele; Tyler Deida; Carol A. Phillips [Recommended Approval]

IX. UNFINISHED BUSINESS: None

X. PUBLIC HEARINGS – 7:00 P.M. OR LATER: *The purpose of said hearing(s) is to hear any and all parties, their attorneys or agents, for or against the application(s) filed by the petitioner(s).*

- A. Presbyterian Homes of WI Inc., Petitioner and Agent for Germantown Commerce Center LLC, Property Owner and Romano & Schmidt LLC, Property Owner and applicant for (1) to rezone from the Rd-2/PDD District to the B-1/PDD District under the Blackstone Creek Planned Development District (PDD); and (2) Amendments to the Blackstone Creek PDD General Development Plan and list of Conditions and Restrictions that Would Allow the Development of a 190-Unit Senior Living Community Proposed by Presbyterian Homes of Wisconsin Inc. the following area Located at Approximately N112W17300 Mequon Road, Tax Key Nos. 211-985 and 211-986

XI. NEW BUSINESS:

- A. Presbyterian Homes of WI Inc., Applicant and Agent for Germantown Commerce Center LLC and Romano & Schmitt LLC, Property Owners, N112W17300 Mequon Road; Rd-2/PDD to B-1/PDD; **Ordinance** Rezoning and Amendments to the Blackstone Creek Planned Development District (PDD), and a 2-Lot Certified Survey Map (CSM);
- B. **Resolution** Amending No. 19-12(As Amended) Continuing Conditions and Restrictions for the Blackstone Creek Planned Development District (PDD); Amending Certain Conditions Contained Therein Pertaining to the Development of a 190-Unit Senior Living Community by Presbyterian Homes of WI Inc.; and Granting an Exception to the Location Restriction for Community-Living Facilities Under Wis. Stats. Chapter 62.23(67)(i)
- C. Charles Rusch, Property Owner of a 34.8-acre Parcel Located at N144W16300 Pioneer Road (1/4-mile east of CTH G; Parcel GTNV#031-990); 2-Lot Certified Survey Map (CSM)
- D. 2017 COW Budget Review Dates
- E. Create Phasing of Approved Development Agreement Saxony Village
- F. Application for Public Grant Program – Kiwanis Club of Germantown
- G. The Germantown Professional Police Association Local 306. The Village Board may enter into closed session per Wi. Stats. §19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, when competitive or bargaining reasons require a closed session and may re-enter open session to take such action as it deems appropriate.

XII. ADJOURNMENT

The next Village Board meeting will be a Special Village Board meeting on September 19, 2016 at 7:00 p.m.

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

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
July 18, 2016**

DRAFT

CALL TO ORDER: The meeting was called to order at 7:01 p.m. by Village Clerk Barbara Goeckner.

ROLL CALL: President Wolter was absent and excused. Trustees Baum, Daniels, Hughes, Kaminski, Miller, Myers, Warren and Zabel. Also present: Attorney Sajdak, DPW Director Ratayczak, CDD/Planner Retzlaff, Fire Chief Weiss, DPW Director Ratayczak and Clerk Goeckner

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

Clerk Goeckner asked for a motion to appoint the President Pro-Tem for the meeting. **MOTION (Warren/Hughes) for Trustee Baum to be President Pro-Tem, carried.**

PRESIDENT'S REPORT: None

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/COMMITTEE REPORTS: Trustees provided information on upcoming meetings and events.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing: None
Lynn Grgich – W168 N11062 Ashbury Circle #5, Germantown – thanked all those on behalf of the Kiwanis of Germantown for all the hard work they did for the 4th of July festivities.

CONSENT AGENDA:

A. Approval of Village Board Minutes: June 20, 2016

B. Accounts payable/payroll

1.	June 25, 2016	Accounts Payable	\$ 483,190.01
2.	June 28, 2016	Payroll (hourly)	\$ 237,928.65
3.	June 30, 2016	Payroll (salary)	\$ 84,554.65
4.	June 2016	Accounts Payable	\$ 26,064.99
5.	July 10, 2016	Accounts Payable	\$ 429,929.69
6.	July 12, 2016	Payroll (hourly)	\$ 249,329.49
7.	July 15, 2016	Payroll (salary)	\$ 85,622.69

C. Operator Licenses: July 19, 2016 to June 30, 2017: [Recommended Approval]

New Applicants: David Abuya, Carissa Blaha, Kevin Conley, Molly Ebert, Cassandra Feuerstahler, Allyah Ford, Kimberly Fraser, Cynthia Heyman, Michael Hogan, Justine Keller, Susan Lauterbach, Ruth Lunde, Joshua Murphy, Lisa Phetvisay, Susan Roxbury, Brenda Schultz, Kayla Staroseiec, Alexandria Steinke, Dane Storck, Marissa Vita

Renewal Applicants: Amin Al-hassan, Kevin Debroux, Megan Depies, Lisa Dhein, Carolyn English, Christine Feuerstahler, Sharon Hagenkord, Alan Marquardt, Luis Ortega, Jill Peters, Christopher Reason, Sharna Sinjakovic, Mehul Soni, Patricia Stengel, Sara Turner

CONSENT AGENDA continued:

The following items were forwarded from the Public Works Committee with a unanimous recommendation:

- D. Authorize Payment of HD Supply Invoice in Amount of \$5,041.00 For Purchase of Various Materials for Unforeseen Water Main Repairs and 2016 Road Reconstruction Projects with Funds to Be Allocated from Acct. #50-743-530-6730. [Recommended Approval]
- E. Recommendation to Contract M&M Tree Service for EAB Ash Tree Treatments at an Approximate Total Cost of \$5,776.10 With Funds to Be Allocated from Account #10-553-530-5290. [Recommended Approval]

The following items were forwarded from the General Government and Finance Committee with a unanimous recommendation:

- F. Approve Purchase of 18 Security Cameras at a Cost not to Exceed \$15,548 School District Facility with Funds to Be Allocated from Recreation Facility Fee Fund [Recommended Approval]
- G. **Resolution No. xx-16**, Approving Amendments to the 2016 Budget, Line Item Transfer to Allocate Contingency Funds to Departments to Cover Wage Increase [Recommended Approval]
- H. Approve Amendment to Village of Germantown Code of **Ordinances, Section 12.17 Junk/Recycling Dealers** Clarifying Steps Taken for Initial License, Annual Renewals, Inspections Required and Other Language Clarifications [Recommended Renewals]

MOTION (Miller/Kaminski) to approve Consent Agenda Items A-H, roll call vote, carried.

UNFINISHED BUSINESS:

- A. In The Matter of the Complaint Against: Maple Road, LLC, Holder of "Class B" Alcohol Beverage Licenses for Buzdum's Pub & Grill, Radomir Buzdum, Agent, Premises at W188 N10515 Maple Road, Germantown, Wisconsin; Hearing Pursuant to Wis. Stat. § 125.12(2) And §§12.02(1) And (12) Of The Municipal Code of the Village of Germantown, Wisconsin
 - 1. Rules of Evidence, Burden of Proof, Impartial Decision-Maker and Other Procedural Matters.
 - 2. Hearing Pursuant to Wis. Stat. §125.12(2)(B)1. Or 2. And 3.

Village Attorney Sajdak stated the attorney representing Maple Road LLC, William Stuart has come to an agreement and will need to have that signed by President Wolter and the Village Clerk. A check will be presented. In conversation with Attorney Stuart, the new trustee for the property is on board with the arrangement as well. Discussion. Check to be presented is for the first payment of \$18,488, payable within 3 days of the execution of the agreement with payments for the remaining 50% to be monthly with the balance paid within 6 months. Formal action was taken at the last meeting when agreement terms were stated to the representing Attorney.

- B. Action on Buzdum's License (Approval or Non-Renewal) *(for Maple Road, LLC, Radomir Buzdum, Agent, 1027 N. 4th Street, Watertown, WI, 53098, d/b/a **Buzdum's Pub & Grill**, W188 N10515 Maple Road, Germantown, WI, 53022. (Includes an outdoor patio area and bleacher area until 9:00 p.m.).* The Village Board May Enter Closed Session During the Meeting Pursuant to Wis. Stat. § 19.85(1)(A) To Deliberate Upon Any Proposed and Submitted Stipulated Disposition and/or Upon a Failure to Appear or The Conclusion of a Hearing to Discuss Its Determination, and to Reenter Open Session

UNFINISHED BUSINESS continued:

at The Same Place Thereafter to Act On Such Matters as Discussed Therein as It Deems Appropriate

MOTION (Daniels/Warrant) to approve the license based on the agreement of license in place, carried.

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

NEW BUSINESS:

- DRAFT**
- A. Peter Ogorek, Perspective Design Inc., Agent for Compass Properties LLC, Property Owner of Lot 2 of CSM#5588, a 4.6-acre Parcel in the Germantown Marketplace II Shopping Center on Mequon Road; Applications to: (1) **Resolution** Amending the Adopted Conditions and Restrictions of the Germantown Marketplace II Planned Development District; and (2) Divide the Parcel with a 2-lot **Certified Survey Map** (CSM)
CDD/Planner Retzlaff presented information on the request – recommended approval of both by Plan Commission. **MOTION (Myers/Hughes) to approve both requests as presented and recommended.** Discussion: Trustee Zabel page 25 on web agenda. #09 written where it shouldn't be. Typographical item to be corrected internally. Page 26 – CDD Retzlaff this is to make it compliant with what is in the resolution - no non-conforming issues. Page 27 – erosion control and retention. Page 36 – Attorney Sajdak: Agreement between each individual property owner says they have no specific purpose. Parking area between buildings – access easement is agreement between owners. Any public event would have to have agreement from all parties. Further discussion of possible landscaping requirements, islands, etc. Trustee Baum would like to see this come forward at the next Plan Commission meeting. **7 in favor, 1 opposed (Zabel), carried.**
- B. Robert & Lori Snow, Property Owners of a 29.4-Acre Parcel Located at W148N12301 Pleasant View Drive; 3-Lot **Certified Survey Map** (CSM)
CDD Planner Retzlaff presented background information on request. Minor corrections to CSM that have been completed and easement has been received for final approval by attorney. PC recommendation to approve with 2 conditions. CSM corrections satisfied. Easement waiting for final approval. **MOTION (Hughes/Warren) to approve as recommended, contingent on final approval by Village Attorney, carried.**
- C. Development Agreement – Gatewood Place Subdivision
Director of Public Works Ratayczak presented the agreement. Has been recommended for approval by Public Works Committee. Change made was sidewalk in front of parcel. Frontage of Donges Bay Road is where sidewalk is being considered – 500 feet. Will extend sidewalk of intersection to east side of parcel. Committee wanted sidewalk to continue through this parcel with a motion for cost share of \$5,000 limited to the developer and that item from Public Works would add to this parcel and be added. **MOTION (Myers/Zabel) to approve as presented. MOTION (Zabel/Hughes) to amend to add words 'Donges Bay Road with amount not to exceed \$5,000', amendment carried. Motion as amended carried.**

NEW BUSINESS continued:

D. Development Agreement – Saxony Village:

DPW Director Ratayczak presented background on agreement. Prints to show sidewalk location on Hilbert Lane. Has been reviewed by both parties and was agreed to but minor changes to legal wording by the attorney. As part of development, Engineering Department worked with developer to modify original plan with sanitary sewer and water main. Reason for sewer, discussion with Gehl Foods and increasing production which means increase to flow in our sewer. Added 18" sewer line down to our 30" sanitary sewer. Gehl's has agreed to pay 50% of Village's cost to install sewer line of \$484,000. We would be responsible for half of that. Presented options. Plan being designed by Village staff and go out for bid in 1 month. Other item is extending water main approximately 80' to a line that would connect the loop and upsizing that to 12" is no cost to the Village. Third item came at last Public Works (PW) meeting with motion to include 240' of sidewalk on Hilbert Lane. Overview shows sidewalk. It is not contiguous to Saxony Village development. That sidewalk is written into the agreement and something we might want to hear from the developer on publicly. Agreement brought to PW in December 2015 and agreed upon. Now numbers are coming through. Have costs on dealing with contaminated soils. Attorney Sajdak – met with developer and counsel before this meeting regarding some language changes. Some done after PW meeting and addressed all of those concerns, which most changes are technical or typographical in nature. One that is substantive is issue of sidewalk. We deleted some provisions which related to default on the agreement as it relates to pulling of the occupancy permit and penalties. In this case they will not get occupancy until they are done. Other things would typically get bond for. We do have a letter of credit for work and already have all protections in place. Does have a proposed motion to cover that, subject to any further discussion that might take place. Discussion items: Section 1.09 and 1.02, cost of utilities should be borne by developer, where connection is made and number of units on water. Trustee Baum: Already discussed at several other meetings of committees and boards. Change it now? Trustee Kaminski – Tiring for those on Public Works who approved it in principal when water and sewer were laid out. Opportunity now that we have developer and tired of delaying developer and going backwards on this. Trustee Zabel: Comes down to what we have done for everyone else and why are we doing this one different? Discussion. **MOTION**

(Kaminski/Warren) to approve the proposed development agreement as presented subject to such technical and/or typographical changes necessary upon approval of the Village Attorney and including approval of an agreement with Gehl's Foods to pay at least 50% of the Village's costs relating to the 18" sewer main extension said approval being conditioned upon entering into said agreement with Gehl's. Developer indicated they would not sign that until we had the Gehl's agreement in place. It will be taken out from within the agreement now because it will be done. Question of not including sidewalk at this time. Not part of direction by Public Works at this time. **MOTION (Zabel/Myers) to amend to eliminate last paragraph of 1.02 water main supply facilities which states 'the water main shall be extended west from the west property line'.** Discussion: Original agreement statement from 2004, 2004 was not this project, that agreement was never executed and the project died when that agreement was not signed. **7 opposed, 1 in favor (Zabel), motion to amend fails. MOTION (Zabel) to amend 12" should be extended east from Castle Drive to the west property line.**

DRAFT

NEW BUSINESS continued:

Motion to amend fails for lack of a second. Discussion: easements for access to their property, nothing that relates to that within the agreement, no condition previously. Requirement would be redundant as it is not a private street. Chapter 18 doesn't apply. Trustee Zabel: 5.05 refers to only garbage and we will include recycling in there as well. Discussion that we would not pick up recycling since it is commercial. 5.05 states developer will be required to contract for this. Discussion of sidewalk: what is cost, disconnected from development sight. Scott Bence on behalf of Heritage Place spoke. Not interested in sidewalk. It is not contiguous to property and has no benefit to development, 800-1,000 feet away. Discussion of how sidewalk got put into agreement. Trustee Zabel – concern for safety having to walk out into street, additional traffic makes it more sensible to add the sidewalk to make it safe. Bence stated agreement is for water and sewer and has already been approved through DNR regulations, not an opportunity to get more things added in. There was a different opportunity when all those items were an option when the Village Board discussed them. Additionally, has same comment on garbage, okay with 11.08 as the code reads. Not okay with manipulating Section 11.03 where recyclables are included. Not going to take recyclables out. Our other projects in the village that are 5 or more units have the owners pay for the garbage, but the village pays for the recyclables. Not willing to give up rights, not here to negotiate. Further discussion on trash and recycling and definition. DNR controls recycling – their definition is 4 units within a building unit or less. Discussion of regulations and ordinances. Possible conflict within ordinance language, interpretation, consideration to take it to Public Works for possible changes. If in developer agreement have to go by agreement. **MOTION (Kaminski/Myers) to amend and take out denial of pickup of recycling and allow recycling to be picked up as it is with other apartment complexes.** Further discussion on garbage and recycling. Attorney Sajdak pointed out statutes now may make us reduce our levy if we make a change to these services. Suggests language has been in the agreement from the beginning, so delete provision and rely on what code says. **MOTION (Kaminski/Myers) to amend her amendment to delete Section 5.05 altogether.** Discussion: Not putting anything in agreement just relying on what code says. Not asking developer to waive any rights he may have and we work on it. Attorney Kelly - That is acceptable to developer, keep in mind equal protection act that everyone should be applied the same to all equally. **7 in favor, 1 opposed (Zabel) to the amendment to the amendment, carried. 7 in favor of amendment, 1 opposed (Zabel), carried. MOTION (Kaminski/Warren) to amend the agreement and remove the sidewalk that was added at the last Public Works meeting.** The reason being this is the sidewalk that doesn't go anywhere and is far away from their property. Discussion of vote and information at Public Works committee. Members Warren and Miller did not realize location of sidewalk compared to building. Traffic is minimal. Discussion of sidewalks in past, PDD requirements. **7 in favor, 2 opposed (Zabel, Hughes), amendment carried.** Discussion of requirement to or not to go out for bid on construction for sewer and water. Attorney Sajdak – not required to be bid beyond what has already been done. **7 in favor, 1 opposed (Zabel), carried.**

DRAFT

NEW BUSINESS continued:

- E. Resignation of Trustee Daniels and Selection of Process to Address Vacancy
Attorney Sajdak stated Trustee Daniels will be resigning as of July 31st. Village Board can decide to appoint someone to fill the vacancy for the unexpired term or until a special election will be held. At that time, they would fill that position. Or you can choose not to appoint and just hold that election in April with the regular election.
MOTION (Hughes/Miller) to appoint someone to fill the vacancy until the end of the term for Trustee Daniels' seat. Applications due to the Clerk's office by 4:30 p.m. on August 11th, with interviews of potential applicants to be conducted on August 15th at 5:30 p.m. Discussion. 5 in favor, 3 opposed (Kaminski, Warren, Zabel), carried.
- F. Purchase of Unication Pager in Lieu of Portable Water Tank
MOTION (Hughes/Myers) to approve as requested, roll call vote, carried.
- G. An Ordinance Amending Chapter 5 of the Municipal Code of Germantown Relating to Fire Prevention and Protection Within the Village
Chief Weiss provided information on the requested ordinance amendment. **MOTION (Myers/Warren) to approve as presented, carried.**

ADJOURNMENT

There being no further business, the meeting adjourned at 9:02 p.m.

Barbara K. D. Goeckner MMC/WCPC
Village Clerk

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
August 1, 2016**

DRAFT

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter.

ROLL CALL: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, Warren and Zabel. District 2 - 2nd Trustee vacant. Also present: Attorney Sajdak, DPW Director Ratayczak, CDD/Planner Retzlaff, Fire Chief Weiss and Clerk Goeckner

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESIDENT'S REPORT: Notified residents of the N.A.C Night Out tomorrow, August 2nd 5:00 to 8:00 p.m.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/COMMITTEE

REPORTS: Trustees provided information on upcoming meeting dates and times. Trustee Zabel mentioned annual picnic on Sunday for Germantown boy fundraising for this Olympic Wrestling trip to Rio. Fire Chief Weiss stated he will have a 911 Memorial service on September 11th at 8:30 a.m. with the Police Department. First Saturday of October will be the annual Fire Safety Fair at Fire Station 2.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing: None.

CONSENT AGENDA:

- A. Approval of Village Board Minutes: July 18, 2016
- B. Accounts payable/payroll
 - 1. July 25, 2016 Accounts Payable \$ 570,629.49
 - 2. July 28, 2016 Payroll (hourly) \$ 241,817.40
 - 3. July 31, 2016 Payroll (salary) \$ 84,698.51
- C. Operator Licenses: August 2, 2016 to June 30, 2017: [Recommended Approval]
Heidi S. Casetta; Joseph D. Gutenkonst; Rick M. Perry; Melissa S. Recore; Crystal Spears

MOTION (Baum/Warren) to approve Consent Agenda Items B-C. Item A removed due to minutes not being complete at this time. Roll call vote, carried.

UNFINISHED BUSINESS: None

PUBLIC HEARINGS – 7:00 P.M. OR LATER: *The purpose of said hearing(s) is to hear any and all parties, their attorneys or agents, for or against the application(s) filed by the petitioner(s).*

- A. Phylmack LLC, Agent for Thomas & Joan Roskopf, Property Owner and applicant for: REZONING of A-1: Agricultural district to the M-1: Limited Industrial District Pursuant to Section 17.14 of the Municipal Code on the Following Described Property: GTNV 173-999 - 5.57 Acres Located at Approximately N120 W19500 Freistadt Road;
CDD Retzlaff presented information regarding this request. Detach 5.5 acres from Roskopf and reattach to JW Speaker Property per CSM. Consistent with 2020 land use plan map. Northwest portion of Germantown Industrial Park. Recommendation to approve both rezoning and CSM with one condition of technical conditions to the CSM.

President Wolter opened the Public Hearing at 7:13 p.m.

George Larner spoke at the public hearing. All contingencies have been addressed and

PUBLIC HEARINGS continued:

submitted to the Plan Commission.

President Wolter closed the Public Hearing at 7:14 p.m.

- B. Village of Germantown Community Development Department for Proposed Text Amendments to the following Sections of the Zoning Code (Chapter 17) and the Subdivision & Platting Code (Section 18) of the Village of Germantown Municipal Code: 17.07 (General Provisions); 17.08 (Definitions); 17.12 (A-1 Agricultural Zoning District Regulations); 17.13 ((A-2 Agricultural Zoning District Regulations); 17.33 (M-1: Limited Industrial Zoning District Regulations); 17.43 (Site Plan Approval Requirements); 17.48 (Non-conforming Uses, Structures & Lots); 18.02 (General Provisions); 17.51 (Zoning Code Changes & Amendments); 18.03 (Land Division & Development Procedures)
CDD Retzlaff presented information regarding this request. Concerns series of zoning code amendments. 6 proposed to update our codes to reflect some state statute changes and policy decision made previously and make portions of the code more easily enforceable for staff. Attachments provided in packet regarding changes.
President Wolter opened the public hearing at 7:16 p.m.
No one spoke at the public hearing:
President Wolter closed the public hearing at 7:17 p.m.

NEW BUSINESS:

- A. **REZONING ORDINANCE & CERTIFIED SURVEY MAP:**
Phylmack LLC, Agent for Thomas & Joan Roskopf, Property Owners of a 54.5-acre Parcel located on Freistadt Road (Parcel GTNV#173-999); A-1 to M-1 Rezoning Application & 2-Lot Certified Survey Map (CSM)
MOTION (Baum/Warren) to approve as presented for both Rezoning change and CSM, carried.
- B. **ZONING ORDINANCE:** Village of Germantown Community Development Department, Text Amendments to Various Sections of the Zoning Code (Chapter 17) and the Subdivision & Platting Code (Section 18) of the village of Germantown Municipal Code
MOTION (Baum/Warren) to approve as presented. Discussion: Allows CDD Retzlaff to provide documentation to persons combining land showing requirements do that with new section calling for CSM under those specific circumstances. Discussion of language. Attorney Sajdak recommends adding language to make it clearer. **MOTION (Zabel/Baum) to amend to add the following: combination of or division of in first sentence and same thing after 'any' in second sentence and such land combinations or divisions in the 3rd to last line.** Discussion. **Amendment carried.** Discussion of motion as amended. **Motion as amended carried.**
- C. Acceptance of 2015 Comprehensive Annual Financial Report
MOTION (Baum/Zabel) to approve as presented, carried.
- D. AT & T Long Distance Contract for Recommendation/Approval
MOTION (Zabel/Warren) to approve for a 3-year time frame. 4 cents per minute under carrier long distance calling, carried.

DRAFT

NEW BUSINESS continued:

- E. TE Brennan Company Annual Retainer for Recommendation/Approval
MOTION (Zabel/Myers) to approve invoice of \$6,062.42 for TE Brennan Company and approve annual retainer of \$5,000 for next year as property insurance consultant. Roll call vote, carried.
- F. Visit Washington County Request for \$8,000 of Tourism Funds
MOTION (Zabel/Miller) to approve as requested. Discussion. By roll call vote, carried.
- G. Discussion/Action for Consideration of Special Village Board Meeting for August 29, 2016
Administrator Schornack asked about possible meeting on August 29th since meeting in September is Labor Day and is cancelled. Project being worked on needs to work through process sooner rather than waiting additional weeks for next Village Board meeting September 19th. Discussion. **MOTION (Kaminski/Hughes) to have meeting on August 29th at 6:00 p.m.** Myers cannot be here. Will be a public hearing should be at 7:00 p.m. **MOTION (Zabel/Baum) to amend and have meeting at 7:00 p.m., carried. Motion as amended, carried.**
- H. Alt Bauer Park Tennis Court Resurfacing Project for Approval
MOTION (Baum/Miller) to approve Discussion on surface issues. **MOTION to approve contract with Frank Armstrong Enterprises Inc., for a cost of \$37,077 for labor and materials to resurface tennis courts at Alt Bauer Park. Roll call vote, carried.**
- I. **MOTION (Baum/Zabel) to go into closed session at 8:39 p.m. per Wi. Stats. §19.85(1)(e) for the purpose of deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, when competitive or bargaining reasons require a closed session, and may re-enter open session to take such action as it deems appropriate, for the Germantown Professional Police Association Local 306. And include Village Administrator, Village Clerk and Finance Director Rath, roll call vote, carried.**
- MOTION (Baum/Hughes) to go back into open session at 8:04 p.m., carried.**
- MOTION (Baum/Hughes) to direct staff to proceed as discussed in closed session with information presented and to authorize Village Board President and Clerk to sign contract in the event the terms are acceptable to the Police Union. 7 in favor, 1 opposed (Zabel), carried.**

ADJOURNMENT

There being no further business, the meeting adjourned at 8:05 p.m.

Barbara K. D. Goeckner MMC/WCPC
Village Clerk

**VILLAGE OF GERMANTOWN
SPECIAL VILLAGE BOARD MEETING MINUTES
AUGUST 15, 2016**

DRAFT

CALL TO ORDER: The meeting was called to order at 5:30 PM p.m. by President Wolter

ROLL CALL: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, Warren, and Zabel. Also present: Administrator Schornack, Attorney Sajdak, DPW Director Ratayczak, Fire Chief Weiss and Clerk Goeckner.

DISTRICT 2 TRUSTEE INTERVIEWS

Applications were received from Ralph Benson, Alan Campbell, Ryan Schroeder, James Siebers and Thomas Tuccillo for the open Trustee seat for District 2. Each applicant was present and were taken alphabetically for their interview while the other candidates waited in the hallway. Current Trustees and the Village Board President asked questions of the applicants while the other candidates waited in the hallway.

CONSIDER CANDIDATES TO FILL THE POSITION OF DISTRICT 2 TRUSTEE

The board discussed the process for voting. Vote will be by ballot with each Trustee selecting the candidate of their choice on the ballot and to write their own name to that ballot before handing it in. President Wolter read each ballot out loud after they were collected:

Trustee Zabel	Alan Campbell
Trustee Myers	Alan Campbell
Trustee Miller	Ryan Schroeder
Trustee Baum	Alan Campbell
Trustee Hughes	Alan Campbell
Trustee Warren	Ryan Schroeder
Trustee Kaminski	Alan Campbell
President Wolter	Alan Campbell

DRAFT

Candidate Campbell received 6 votes and candidate Ryan Schroeder received 2 votes. Other candidates did not receive any votes. Alan Campbell will be the new District 2 Trustee. President Wolter thanked the other candidates for their interest and encouraged them to remain involved in the Village Board and other committees.

APPOINT TRUSTEE FOR DISTRICT 2

Clerk Goeckner indicated the Oath of Office is prepared to be given after this meeting adjourns so the new Trustee may sit on the Village Board meeting immediately following this meeting. Trustee Campbell will have a term from August 15, 2016 – April 16, 2018, at which time the position will be on the April ballot for election.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:32 p.m.

**Barbara K. D. Goeckner MMC/WCPC
Village Clerk**

X. A.

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

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

DATE: Monday, August 29, 2016
TIME: 7:00 p.m. or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the applications filed by the following petitioners for: (1) a rezoning application to rezone the following described area from the Rd-2/PDD District to the B-1/PDD District under the Blackstone Creek Planned Development District (PDD); and (2) amendments to the Blackstone Creek PDD General Development Plan and list of conditions and restrictions that would allow the development of a 190-unit senior living community proposed by Presbyterian Homes of Wisconsin Inc.:

Petitioners: Presbyterian Homes of WI Inc., Agent for Germantown Commerce Center LLC, Property Owner and Romano & Schmidt LLC, Property Owner

Property: Located at approximately N112 W17300 Mequon Road;
Tax Key Nos. 211-985 and 211-986

Rezoning Area:

Part of Lot 2 in Certified Survey Map No. 6177, being a part of the Northeast 1/4 and Southeast 1/4 of Section 21 and part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Southeast 1/4, thence North 00°57'57" West along the West line of said 1/4 Section 68.99 feet to a point; thence North 89°02'03" East 50.00 feet to a point; thence South 89°49'14" East 10.00 feet to the Southwest corner of said Lot 2; thence continuing South 89°49'14" East along the North line of Mequon Road 170.03 feet to the point of beginning of the lands to be described; thence North 00°57'57" West 132.20 feet to a meander line of the Menomonee River; thence North 475 1'18" East along said meander line 1522.95 feet to a point; thence South 489 8'50" East along the proposed Lot line 510.13 feet to an existing zoning line; thence South 22°47'3 6" West along said zoning line 208.32 feet to a point; thence South 66°32'30" West along said zoning line 969.10 feet to a point; thence South 03°35'05" West along said zoning line 244.35 feet to the aforesaid North line of Mequon Road; thence North 89°49'14" West along said North line 524.86 feet to the point of beginning, including the lands between the aforesaid meander line and the centerline of the Menomonee River. Containing 19.35 acres more or less.

A copy of the application(s) is on file in the Village of Germantown Community Development Department (Planning & Zoning Services) and is available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 2nd day of August, 2016.
Barbara K. D. Goeckner, Village Clerk

To Be Published On: August 11th and August 18th, 2016

X. A.
XI. A

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

MEETING DATE: August 29, 2016

AGENDA ITEM: Public Hearing & New Business **(PDD Amendment, Rezoning & Certified Survey Map)**

ITEM TITLE: Presbyterian Homes of WI Inc., Applicant and Agent for Germantown Commerce Center LLC and Romano & Schmitt LLC, Property Owners, N112 W17300 Mequon Road; Rd-2/PDD to B-1/PDD; Rezoning and Amendments to the Blackstone Creek Planned Development District (PDD), and a 2-Lot Certified Survey Map (CSM)

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

SUMMARY EXPLANATION:

Presbyterian Homes of WI Inc. has submitted a rezoning petition, series of amendments to the Blackstone Creek Planned Development District (PDD), and a 2-lot re-division of the Blackstone Creek golf course and commercial parcels related to the proposed development of a 190-unit senior residential community on 35 acres of land within the Blackstone Creek Planned Development District (PDD).

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

- 190 total dwelling units (2 Buildings in 2 Phases)
- 92 apartment-style "independent" senior living units (Phase I)
- 42 assisted-living apartments licensed as a RCAC (Phase I)
- 18 assisted-living/memory care units licensed as a CBRF (Phase I)
- 38 "Brownstone" independent senior apartment units (Phase II)

• 24,000 sqft internal commercial "Town Center"		
• Bistro Café	• Shopping Market	• Bank/Business Center
• Chapel	• Wellness Center	
• Movie Theatre	• Beauty Salon	

The senior living community is expected to employ 35-40 full-time equivalent positions.

VB APPROVALS REQUIRED:

Approval of the proposed 2-lot CSM is needed to re-divide the existing golf course (owned by Romano & Schmitt LLC) and the commercial area (owned by Germantown Commerce Center LLC) to create the 35-acre parcel to be acquired by Presbyterian Homes for development of the 190-unit senior living community.

Approval of the rezoning petition is needed to rezone 19.4 acres of the 35-acre Presbyterian Homes parcel area from the existing Rd-2 Residential District into the B-1 Business District (the remaining 15.6 acres is already zoned B-1).

Approval of the proposed amendments to the Blackstone Creek PDD Conditions & Restrictions resolution is needed in order to: (1) "codify" previous action by the Village Board regarding the Blackstone Creek PDD to add "*multi-family elderly housing uses, including but not limited to: independent living, assisted living, co-housing, memory care and skilled care that are developed consistent with the EH: Elderly Housing Zoning District regulations*"; and (2) to modify a number of existing requirements and limitations in order to allow development of the proposed senior living community as presented in the detailed site development & building plans (that were conditionally approved by the Plan Commission at their July 11, 2016 meeting).

Another approval required from the Village Board concerns Wis. Stat. 62.23(7)(i) that establishes criteria for the number and relative location of community living facilities within a municipality. The Presbyterian Homes senior living community includes an 18-unit "community-based residential facility" or CBRF that is subject to the limitations of Wis. Stat. 62.23(7)(i). The limits adopted by the statute prohibit such facilities from locating closer than 2,500 feet to another facility, and, in the case of the Village of Germantown, restricts the total capacity of such facilities to a maximum of 199 units (based on 1% of the Village's total population). These limits can only be exceeded if the municipality grants an exception to a facility if it fails to meet the capacity and/or location criteria. In this case, the Presbyterian Homes facility does not meet the location criteria since it is located less than 2,500 feet from the Gables/Matterhaus facility on division Road (1,200 feet away) and the Tender Reflections facility on Virginia Ave (1,945 feet away). Consequently, the Village Board needs to grant an exception to the requirements of Wis. Stats. 62.23(7)(i).

With regard to the matter of property taxes, due to their 501©(3) non-profit, tax-exempt status, Presbyterian Homes has indicated their intent to enter into an Payment in Lieu of Taxes (PILOT) agreement with the Village consistent with what they have done for other developments in other municipalities. Because this is a financing/taxing issue, the Plan Commission did NOT discuss this matter nor render a recommendation.

ATTACHMENTS:

- ◆ 7/11/16 Staff Report
- ◆ 7/11/16 Plan Commission Meeting Minutes
- ◆ Preliminary CSM
- ◆ Rezoning Ordinance (Draft)
- ◆ Blackstone Creek PDD Conditions & Restrictions Resolution (Draft)

PLAN COMMISSION RECOMMENDATIONS:

APPROVE that: (1) based on the Maxfield Research & Consulting market assessment results presented to the Village by the Applicant regarding demand for and the existing Germantown market area, the need for additional CBRF/assisted living housing units is sufficiently justified; and (2) the proposed location for the Presbyterian Homes senior living community in the Blackstone Creek PDD is the highest and best use of this the property in this location; and therefore (3) an exception to the 2,500 feet distance separation requirement for CBRF-assisted living facilities regulated under Wis. Stats. 62.23(7)(i) is warranted and should be granted by the Village Board.

APPROVE the proposed Certified Survey Map (CSM) to re-divide the 188.9-acre area comprised of Lot 2 and Lot 3 of CSM #6177 as proposed subject to the following conditions:

1. A cross-access easement shall be shown on the CSM consistent with the size and location of the internal driveway improvement between Lot 1 and Lot 2. An easement agreement for said easement shall be submitted for review and approval by the Village Attorney prior to recording the CSM.
2. A separate access/use easement agreement between Presbyterian Homes and the Blackstone Creek Golf Club shall be prepared and submitted for review and approval by the Village Attorney prior to recording the CSM. Said agreement shall identify the specific area(s) on the Presbyterian Homes parcel (Lot 1) that can be used by the Golf Club for golf course activities. Said agreement shall address the specific use, improvement, maintenance of said easement area and duration of the easement.

APPROVE the following proposed and/or required amendments to the Blackstone Creek Planned Development District (PDD) to be codified into an appropriate Village Board resolution amending the current conditions & restrictions resolution (Res. No. 19-12 as amended):

1. Rezone the 19.35 acre area within proposed Lot 1 from the Rd-2: Two-Family Residential District to the B-1: Neighborhood Business District;
2. Revise/replace the current GDP with the proposed GDP dated July 5, 2016;
3. Add two (2) senior housing buildings with 190 total units comprised of independent living, assisted living and memory care units to the list of permitted uses;
4. Delete all references to "the Shops at Blackstone Creek";
5. Increase the maximum height allowance from 35 feet to 44 feet for the Phase I senior housing building (42' typical and 44' at the roof peaks);
6. Add references to the conceptual color renderings of the golf course clubhouse as an example of the design intent for future improvements to the golf course buildings;
7. Revise the number of parking stalls to be provided as part of the senior housing development.
8. The Blackstone Creek Golf Club property owners shall complete the following building and site improvements to the golf club property: (a) remove the metal storage building located nearest to the Division Road intersection (no later than Spring 2017); (b) exterior remodeling of the clubhouse and cart storage buildings using the same/similar materials and architectural enhancements as the senior living campus buildings (see conceptual renderings included herein by reference); and (c) miscellaneous

landscaping, parking lot and signage improvements. All improvements shall commence within a 12-18 month timeframe after commencement of the Presbyterian Homes Phase I site development. Detailed site development and building plans shall be submitted to the Village for review and approval. Future plans to divide and/or develop a portion of the golf course property with additional retail and/or mixed-use development shall not be considered for approval by the Village until all of the site and building improvements cited herein have been completed or commenced construction.

9. Increase the maximum number of units allowed per floor from 36 to 52;
10. Increase the maximum number of units allowed per building from 108 to 152 (Phase 1 building only);
11. Revise the minimum required front yard setback from 3 times the building height to 30 feet (Phase I building only from Mequon Road) consistent with the currently prescribed 30' building setback.

APPROVE the site development and building plans for the proposed 190-unit Presbyterian Homes Senior Housing development 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 plan sheets for site, grading, utility, sanitary sewer, water main, erosion control, and landscaping dated July 5, 2016, and the architectural floor plan, elevation and color rendering plan sheets dated July 5, 2016 unless superseded by subsequent plan sheets submitted pursuant to revisions required herein and/or by the Plan Commission.
2. Approval is granted for Phase I site and building development only. Phase II site and building development (Brownstones building and parking lot expansion) shall require Plan Commission review and approval of detailed site development and building plans submitted prior to commencement of any Phase II development.
3. Approval of the site development and building plans is contingent upon the Village Board approving the proposed PDD amendments listed herein and granting an exception to the 2,500 feet distance separation requirement for CBRF-assisted living facilities regulated under Wis. Stats. 62.23(7)(i).
4. All technical items and requirements recommended by the Village Engineer in the July 6, 2016 review memo shall be addressed as part of additional and/or revised detailed construction plans submitted for Village approval prior to commencement of construction.
5. Final approval for all public and private utility plans, including the need for a Developer's agreement with the Village regarding public improvements, shall be prepared and approved by the Village prior to commencement of construction. Said Developers Agreement shall include a provision requiring Presbyterian Homes to warranty all street trees and other landscaping installed within the Mequon Road ROW for a period of three (3) years to ensure viability and growth, and, a requirement that Presbyterian Homes be responsible for maintaining and replacing any dead or dying trees in the ROW within that warranty period.
6. Presbyterian Homes has indicated their intent to enter into a "payment in lieu of taxes" (PILOT) agreement with the Village of Germantown to address the various Village services for which annual payments may be made to the Village to off-set a proportionate share of public safety and service costs. The Village Board and/or appropriate committee(s) shall be responsible for finalizing and entering into any such agreement. Said agreement shall be completed prior to the issuance of any occupancy permit.
7. State approved plans and a \$20,000 occupancy bond are required by the Building

Inspection Department as part of the building permit application for each of the proposed buildings.

8. The two street trees proposed closest to the Mequon Road driveway on the east side shall be relocated (not deleted) into the interior of the property near the driveway entrance to avoid interfering with vision of traffic moving along Mequon Road coming from the east. For symmetry, the two street trees on the west side if the new driveway could be moved also to a location north of the sidewalk in the same vicinity.
9. The Applicant has committed to screen all roof-top mechanicals once the final HVAC system has been designed and required equipment determined. Any new or additional screening shall be presented to the Village Planner for review and approval prior to issuance of a building permit and installation.
10. All landscaping, lighting, intersection, grading and other site improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless complete installation prior to occupancy is not required by the Village, and, 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.
11. The access driveway and Mequon Road @ Stonewood Drive intersection improvements recommended in the Traffic Impact Analysis (dated April 25, 2016 and prepared by R.A. Smith-National) shall be installed by the Applicant and be fully operational prior to issuance of an occupancy permit by the Village. The Applicant shall be responsible for 100 percent of the costs associated with completing these improvements.
12. Prior to commencement of any Phase II construction, the Applicant shall be responsible for preparing an update Traffic Impact Analysis (TIA) for purposes of assessing current and future traffic levels and operating conditions with and without Phase II development traffic, and, identifying any intersection and roadway improvements necessary to provide safe access to/from the Phase II development and adequate operating conditions on the adjacent road system.
13. Sign permits are required for all permanent and temporary exterior signage.

BLACKSTONE CREEK PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT, CERTIFIED SURVEY MAP (CSM) & SITE PLAN APPLICATIONS

7/11/16 Plan Commission Meeting

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

Village Planner Report

Germantown, Wisconsin

Summary

Presbyterian Homes of Wisconsin Inc., agent for Germantown Commerce Center LLC and Romano & Schmidt LLC, property owners, has submitted PDD amendment, CSM, and site development and building plan applications for development of a 190-unit senior residential community on a 35-ac parcel within the Blackstone Creek Planned Development District (PDD).

Property Location: Mequon Road @ Division Road

Property Owners:

Jim Sedgwick
Germantown Center LLC
Pewaukee, WI

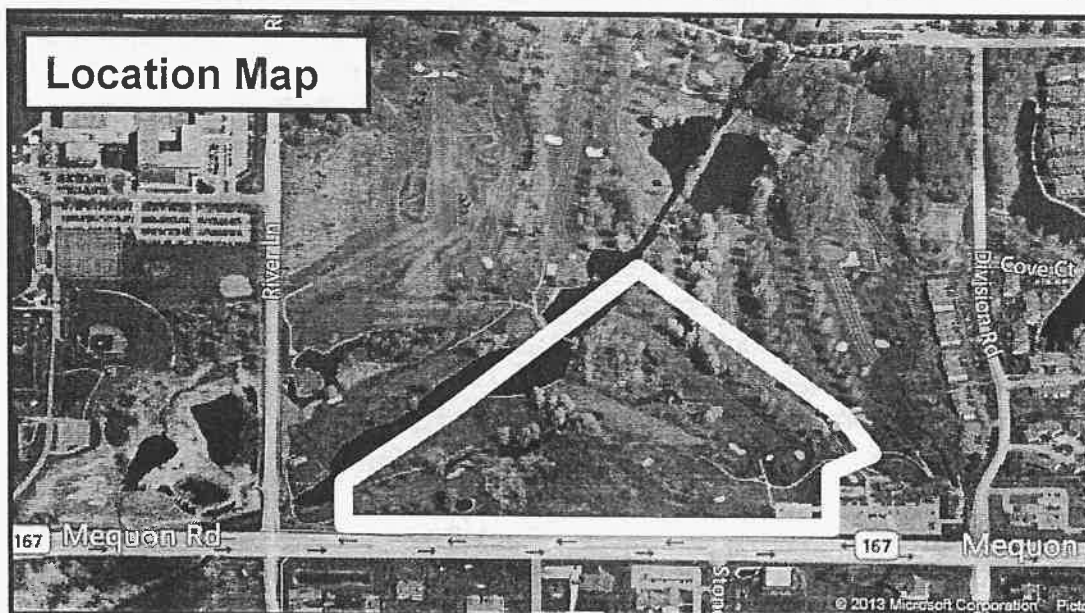
Troy Schmidt
Romano & Schmidt LLC
Germantown, WI

Agent:

Steve Nornes
Senior Housing Partners
Roseville, MN

Current Zoning: B-1: Neighborhood Business & Rd-2: Two-family w/PDD Overlay

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



Meals, social activities and housekeeping services are included in the rent. Homecare services and on-site staff are available 24/7 on a fee-for-service basis. Once completed, the living community is expected to employ 37 full-time equivalent positions.

Proposed Development Details & Applications

Certified Survey Map (CSM)

The original “Shops at Blackstone Creek” retail area zoned B-1: Neighborhood Business is approximately 9.8 acres in area adjacent to Mequon Road. This area includes a portion of the golf course and existing golf-related buildings. In 2012, the Village agreed to expand the B-1/PDD zoned area by another 25.6 acres (for a total of 35.4 acres) in support of a previous mixed-use development proposal that was submitted (and subsequently withdrawn) by the owners of the golf course and the developer, Tarantino & Company.

At this time, Presbyterian Homes is proposing to expand the B-1 zoned area and re-divide the original 9.5-ac parcel and portions of the golf course parcel in order to create a separate parcel for the proposed senior housing development. As shown in the proposed CSM, the Presbyterian Homes development (Lot 1) includes the creation of a triangular-shaped parcel 34.9 acres in area lying between Mequon Road on the south and the Menomonee River on the west. The remaining golf course parcel (Lot 2) will contain 153.9 acres.

Lot 1 has been sized and configured in the manner proposed in order to: (1) contain the minimum land area necessary in order to support the number of proposed dwelling units (190) based on the prescribed density allowance in the EH: Elderly Housing District of an average of ten (10) units per acre, and, the allowance for up to 25% of land in floodplain and wetland to be included in the density calculation; and (2) to meet the minimum required building setbacks in the Blackstone Creek PDD to/from the existing golf course buildings.

It's important to note that, despite a “net reduction” in size of approximately 27 acres of land, the golf course will continue to function as it currently does with minimal disruption to the fairway/green locations and layout. This is possible, in part, by the creation of an access/use easement across the north side of the Presbyterian Homes parcel (Lot 1) for the benefit of the golf course. The approximate 17.9-acre easement area as shown on the proposed General Development Plan includes and generally coincides with the 100-year floodplain that lies across Lot 1. As discussed as part of the Site Plan information below, development is proposed on only 5.14 acres of the 17-acre “upland” area (leaving 11.9 acres or 68% of Lot 1 in green/open space). In other words, joint use of the floodplain area by the golf course is exclusive of the minimum amount of required green/open space for Lot 1 (69.8% proposed vs. min. 65% required).

Finally, as shown in the Site Plan, cross-access will be created between the senior housing community on Lot 1 and the golf course operation on Lot 2.

PDD Amendment (and Rezoning)

As mentioned above, the Blackstone Creek PDD is a special “overlay” zoning district created specifically and exclusively for the 251-acres known collectively as Blackstone Creek. As part of creating this PDD, there are two (2) “underlying” zoning districts that were adopted, including the B-1: Neighborhood Business District and the Rd-2: Two-Family Residential District. Originally, the 9.8-acre commercial area along Mequon Road was zoned B-1 with all of the other land, including the golf course, zoned Rd-2. As a result of

past PDD amendments, a total area 35.4 acres in size is currently zoned B-1: Neighborhood Business. However, not all of proposed Lot 1 is zoned B-1. As shown in a graphic included with the PDD amendment application, approximately 15.6 acres of proposed Lot 1 is currently zoned B-1 with the remaining 19.35 acres currently located in the Rd-2 District. Consequently, one PDD amendment is to rezone the 19.35 acre area from the Rd-2 to the B-1 District.

Other amendments proposed to the Blackstone Creek PDD General Development Plan (GDP) and Conditions & Restrictions Resolution as described in the application letter dated June 13, 2016, include:

1. Revising/replacing the current GDP with the proposed GDP dated July 5, 2016 (comprised of two sheets including the general features of the proposed Presbyterian Homes Senior Housing development superimposed over a color aerial photo of Lot 1, and, a second aerial photo showing Lot 1 and Lot 2 (golf course);
2. Adding the two (2) senior housing buildings with 190 total units comprised of independent living, assisted living and memory care units to the list of permitted uses;
3. Deleting references to "the Shops at Blackstone Creek";
4. Revising the maximum height allowance from 35 feet to 44 feet for the senior housing buildings (42' typical and 44' at the roof peaks);
5. Adding references to the conceptual color rendering of the golf course clubhouse as an example of the design intent for future improvements to the golf course buildings;
6. Revise the number of parking stalls to be provided as part of the senior housing development.

Site Development Plans

As presented in the detailed site development plans, the proposed senior housing development includes the following features:

- Phase I: 210,400 sqft, 3-story building with 152 1 & 2-bedroom units, 24,000 sqft "Town Center" & 56,000 sqft lower level garage
- Phase II: 69,500 sqft 2-story "Brownstones" building with 52 units
- 100 enclosed parking stalls (lower level) in the senior housing Phase I building with an additional 65 surface stalls
- 40 enclosed parking stalls (lower level) in the Brownstones Phase II building with an additional 10 surface stalls
- One (1) new access driveway to Mequon Road at the pre-approved location directly across from Stonewood Drive; with a cross-access connection to the golf course parking lot and a new eastbound to northbound left-turn lane on Mequon Road at the driveway entrance (Stonewood Drive intersection);
- Construction of a new "wet" storm water detention pond north of the Phase I main campus building with new on-site storm sewer and swales used to route run-off from both Phases of development on the site to the wet pond and existing storm sewer in Mequon Road;
- A 9' wide heavy duty asphalt path encircling the Phase I main campus building and connecting to the parking lot that will be maintained year-round for emergency vehicle accessibility

Building and Operation Plans: Senior Housing

Phase I development is expected to commence construction in the first quarter of 2017 with opening anticipated in the second quarter of 2018. Phase I development will include construction of all the site improvements and utilities (except for a small portion of the parking lot) adjacent to the Brownstones building). 210,400 sqft, 3-story main campus building containing 152 total units with all three types of living styles: independent living, assisted living and memory care. As shown in the floor plans, the building is designed to have three “wings” extending outward and accessible from the “town center” features. The lower “underground” level will contain enclosed parking accessible from a single entrance at the end of the “east” wing. A delivery area, employee lockers, maintenance, mechanicals/utilities, resident storage rooms and elevators are located in the lower level. All recycling and trash containers will be kept in a fire-rated storage room on the lower level. The main or first floor contains independent living units in the “east” and “west” wings. Most of the town center activities/rooms are located on the first floor, including the main entrance and lobby, library, bistro, chapel, community and conference rooms, bank, theatre, club room, elevator and stairway access, market, mailroom, employee offices, sitting and assisted living dining areas. Access to the exterior dining terrace is provided from the first floor town center. The first floor “south” wing contains memory care and some assisted living units. The second and third floors contain independent living units in the “east” and “west” wings with assisted living units in the “south” wing. Rooftop mechanicals will be located on the third floor within a recessed roof area above the town center and screened by the taller building components. Additional screening for the RTU’s will be provided as necessary once the exact number, size and relative location is determined.

As presented in the elevation plans, the 210,400 sqft, 3-story building has a maximum height of 44’ (at the roof peak). The architecture is intended to present a Germanic or Bavarian feel with the exterior elevation base clad in a cultured stone product with a castle stone appearance. The remaining wall areas will be sided with a Hardie or LP siding product in two earth-tone colors. Gable end trim, clipped gable ends, brackets below overhangs and trellised decks are added to simulate the Germanic appearance.

Phase II development is projected to commence construction in 2021. The Phase II “Brownstones” building is separate from the main campus building and will be a 69,500 sqft, 2-story building containing only independent living units (38 units) on both floors with underground heated parking. While detailed building floor and elevation plans are not provided at this time, it is expected that the same architecture and exterior materials will be used.

As described in the Applicants response to questions by Village staff (see page 7 in the June 1 Village letter with July 5 responses), the senior living community is a “mini-continuum providing three levels of care. The assisted living component (42 units) will be licensed by the State as a “Residential Care Apartment Complex” or RCAC. The memory care component (18 units) will be licensed as a “Community-based Residential Facility” or CBRF. Staffing for the senior living community will consist of 37 FTE positions.

Building and Operation Plans: Golf Course

As presented in a July 11 letter, the Blackstone Creek Golf Club (BCGC) intends to continue the existing golf course operation, and, make a number of site and building improvements that will compliment the senior living community. Improvements will include:

removing the metal storage building located nearest to the Division Road intersection (Spring 2017); exterior remodeling of the clubhouse and cart storage building using the same/similar materials and architectural enhancements as the two senior living buildings; miscellaneous landscaping, parking lot and signage improvements.

All improvements are intended to begin within 12-18 months after commencement of the Presbyterian Homes Phase I site and building improvements. Detailed plans will be submitted to the Village separately. Contrary to previous plans, the intent is to focus on improving and enhancing the current level of service provided to the existing client base and group golf events. The BCGC no longer envisions the sort of clubhouse/facility expansion necessary to accommodate large social events and/or weddings.

Also, the BCGC intends to submit plans for a possible retail or mixed-use development to be located at/near the Division Road intersection (where the funeral home had been previously proposed). No specific timing or tenant mix is known at this time.

Traffic Study & Roadway Improvements

Existing and future traffic conditions with and without traffic generated by the proposed senior housing development at the proposed and existing access driveways along Mequon Road were analyzed as part of a separate Traffic Impact Analysis (TIA) conducted by Traffic R.A. Smith National (copy dated April 25, 2016 enclosed).

As detailed in the TIA report, the following findings and conclusions are identified:

1. Pre-development traffic (2016 existing) conditions at all intersection movements are operating at an acceptable Level of Service (LOS) "C" or better;
2. the 190-unit senior living community is expected to generate additional traffic in an amount equal to 455 daily trips, 25 A.M. peak-hour trips, and 30 P.M. peak-hour trips;
3. traffic traveling to/from the senior living community will be distributed to the adjacent road system with 55% traveling to/from the west on Mequon road and 45% to/from the east;
4. a new eastbound to northbound left-turn lane at the Mequon Road @ Stonewood Drive/main driveway entrance is required within the existing median and containing a minimum of 100' of full-width vehicle storage in order to provide safe ingress to the development;
5. the main driveway entrance to/from Mequon Road is required to be a single southbound (exiting) travel lane aligned with Stonewood Drive to the south and with stop sign control and pavement markings;
6. Post-development traffic (2016 background traffic plus additional senior housing development traffic) conditions at all intersection movements are projected to operate at an acceptable Level of Service (LOS) "C" or better (with the left-turn lane improvement completed);

Utilities

One public water main will be installed/extended within a 20' easement along the north side of Mequon Road from the existing main in the Division Road intersection. A second public water main will be installed/extended from Stonewood Drive to the south with both connecting at the main driveway entrance. Private water lines will be extended into the site to serve both Phase I and Phase II building development. One fire hydrant on a public water line will be installed within the parking lot between the buildings.

Public sanitary sewer will be installed/extended within the 20' easement along the north side of Mequon Road from the existing main in the Division Road intersection. Private sanitary sewer force main will be extended into the site to serve both buildings.

Storm Water Management

Impervious area on the 34.9-acre senior housing parcel (Lot 1) will be approximately 5.14 acres (14.7%) leaving 85.3% in green/open space. As discussed previously, approximately 17.9 acres of Lot 1 lies within the 100-year floodplain (including portions of the land to the centerline of the Menomonee River) and the proposed golf course access/use easement area. In order to address any possible concerns over the joint use of this land, the Applicant has shown that, after subtracting the 17.9-acre easement/floodplain area from the total parcel area, the 5.14 acres of impervious area affects only 30.2% of the total 17.03 "upland" area; leaving 69.8% of the "upland" area in green/open space.

Individually, the amount of impervious area on Lot 1 will be 59,378 sqft (79.1%) which exceeds the maximum allowance of 75% for land in the B-1 District. The amount of impervious area on Lot 2 will be 57,512 sqft (73.6%).

As shown in the grading and utility plans and detailed storm water management report (copy on file; not included in PC packet), a significant amount of grading is required across Lot 1. Construction of a new "wet" storm water detention pond north of the Phase I main campus building is proposed to handle the majority of storm water run-off from the site via new on-site storm sewer and swales used to route run-off from both Phases of development on the new wet pond. A smaller area south of the building and portions of the parking lot and driveway entrance will be drained to existing storm sewer in Mequon Road via storm sewer.

As indicated on the Proposed Lot Area Exhibit (dated June 8) and in the wetland delineation report (on file), the Presbyterian Homes parcel (Lot 1) contains four (4) small wetland areas totaling 1.8 acres. These wetland areas are located on land that is also covered by the 100-year floodplain. No improvements or grading is proposed in any wetland (or 25' wetland setback) or land within the 100-year floodplain.

Landscaping

Detailed landscaping plans indicate that a significant amount of landscape items comprised of evergreen and deciduous shade/street trees, evergreen trees, shrubs, perennials, and ornamental grasses will be installed along Mequon Road, in and around the parking lot and around the buildings.

Lighting

The following external lighting is proposed:

- Sixteen (16) single-head antique street lamps with a 78W, 3000K (warm white) 32-LED array mounted in acorn style pole-mounted fixtures mounted at a height of 15' (12' pole height on 3' concrete base) located in and around the perimeter of the parking lot and driveway;
- Seven (7) double-head antique street lamps (14 total fixtures) each with a 78W, 3000K (warm white) 32-LED array mounted in acorn style pole-mounted fixtures mounted at a height of 15' (12' pole height on 3' concrete base) located in and around the perimeter of the parking lot;
- Three (3) 73W wall-mounted fixtures located on the three lower level entrances above the exterior doors.

Signage

A monument sign "place holder" is shown on the east side of the driveway entrance; however, a detailed sign permit application will be submitted separately and at a later date.

Staff Comments (Community Development Department)**1. Maximum Density/Unit Calculation**

As discussed previously, in 2012 when the Village Board agreed to expand the B-1/PDD zoned area in order to accommodate a previous senior housing and mixed-use proposal, the VB added *"multi-family elderly housing uses, including but limited to: independent living, assisted living, co-housing, memory care and skilled care that are developed consistent with the EH: Elderly Housing Zoning District regulations"* (see May 7, 2012 Village Board meeting minutes; copy enclosed). Consequently, the Presbyterian Homes senior housing development proposal has been developed up based on both the B-1/PDD conditions & restrictions in the Blackstone Creek PDD and the applicable provisions in the EH District regulations (Section 17.241 of the Zoning Code).

With that in mind, the proposed Presbyterian Homes parcel (Lot 1 on the CSM) has been sized and configured in a manner necessary to: (1) contain the minimum land area necessary in order to support the number of proposed dwelling units (190) based on the prescribed density allowance in the EH: Elderly Housing District. Under the EH District, the density or number of units allowed cannot exceed an average of ten (10) units per acre. In addition, the EH District density restriction specifically allows up to 25% of land within wetland and floodplain to be used in the density calculation.

On the General Development Plan and the Proposed Lot Area Exhibit (dated June 8), the Applicant has demonstrated how a total of 20.8 acres is used in the calculation of the maximum number of units that could be allowed:

17.03	"upland" acres (area not in floodplain or wetland)
+ 3.77	floodplain/wetland acres (17.97 acres – 2.87 acres of water surface * 25%)
= 20.8	acres eligible for density calculation

Maximum units allowed = 20.8 acres / 10 units/acre = **208 units** (vs. 190 proposed)

2. EH: Elderly Housing District Requirements

In addition to the six (6) proposed Blackstone Creek PDD amendments requested by the Applicant, there are a few other EH District restrictions that apply to but are NOT met by this proposal, including the following:

- 17.241(1)(c) Limits multi-family housing to a maximum of 36 units per floor;
- 17.241(4)(b)3. Limits multi-family housing to a maximum of 108 units per building;
- 17.241(b)3. Requires a front yard setback of 3 times the building height from the ultimate right-of-way line (or 40' from the roadway centerline, whichever is greater);

While not currently listed in the Blackstone Creek PDD Conditions & Restrictions document (Res. No. 19-12 as amended), these restrictions apply as a result of the VB's May 7, 2012 action to incorporate multi-family elderly housing uses into the Blackstone Creek PDD provided that such uses "...are developed consistent with the EH: Elderly Housing Zoning District regulations".

Consequently, the list of PDD amendments needs to include the following:

1. Revise maximum # of units allowed per floor from 36 to 52;
2. Revise maximum # of units allowed per building from 108 to 152 (Phase 1 building only);
3. Revise front yard setback from 3 times the building height to 30' (Phase I building only from Mequon Road) consistent with the currently prescribed 30' building setback from Mequon Road for the Blackstone Creek PDD. *NOTE: the maximum building height at the "south" wing is 44'; therefore, a minimum front yard setback of 132' from Mequon Road would be required without this amended restriction.*

3. Payment In Lieu of Taxes (PILOT) Agreement

One of the issues raised by the Plan Commission during the March, 2016 consultation (and a neighborhood meeting held earlier this year by Presbyterian Homes for the benefit of the Blackstone Creek Homeowner's Associations) concerns the non-profit corporation status of Presbyterian Homes under Wis. Stats. and Section 501(c)(3) of the IRS Code, and, as a result, the likelihood that some or all of the senior housing campus development may ultimately be deemed "non-taxable". As such, the development may not generate an amount of general property tax revenue to off-set the expected or typical proportionate share of the public safety and service costs necessary to serve the development on an ongoing basis.

To address these concerns, Presbyterian Homes has indicated that it is there intent to enter into a voluntary "payment in lieu of taxes" (PILOT) agreement with the Village of Germantown consistent with other such agreements Presbyterian Homes has entered into with other municipalities wherein Presbyterian Homes senior living communities have been developed (ex: the current PILOT agreement with the Village of Menomonee Falls for the Dickson Hollow senior housing campus). To date, preliminary discussion between Village

staff and Presbyterian Homes has taken place regarding the framework for such an agreement and the various Village services for which annual payments would be made to the Village to off-set a proportionate share of agreed to public safety/service costs. The Village Board and/or appropriate committee(s) will be responsible for finalizing and entering into any such agreement.

4. Community-Based Residential Facility (CBRF) Restrictions Wis. Stat. 62.23(7)(i)

The relative location within and the number of total CBRF units allowed “by right” within a municipality is regulated under Wis. Stat. 62.23(7)(i) as follows:

(i) Community and other living arrangements. For purposes of this section, the location of a community living arrangement for adults, as defined in s. 46.03 (22), a community living arrangement for children, as defined in s. 48.743 (1), a foster home, as defined in s. 48.02 (6), or an adult family home, as defined in s. 50.01 (1), in any city shall be subject to the following criteria:

1. No community living arrangement may be established after March 28, 1978 within 2,500 feet, or any lesser distance established by an ordinance of the city, of any other such facility. Agents of a facility may apply for an exception to this requirement, and such exceptions may be granted at the discretion of the city. Two community living arrangements may be adjacent if the city authorizes that arrangement and if both facilities comprise essential components of a single program.

2. Community living arrangements shall be permitted in each city without restriction as to the number of facilities, so long as the total capacity of such community living arrangements does not exceed 25 or one percent of the city's population, whichever is greater. When the capacity of the community living arrangements in the city reaches that total, the city may prohibit additional community living arrangements from locating in the city. In any city of the 1st, 2nd, 3rd or 4th class, when the capacity of community living arrangements in an aldermanic district reaches 25 or one percent of the population, whichever is greater, of the district, the city may prohibit additional community living arrangements from being located within the district. Agents of a facility may apply for an exception to the requirements of this subdivision, and such exceptions may be granted at the discretion of the city.

With respect to the 2,500 feet distance criteria, the 18-unit CBRF component of the Presbyterian Homes senior living campus is located approximately 1,945 feet away from the recently opened Tender Reflections CBRF/memory care facility on Virginia Avenue, and, approximately 2,170 feet away from the Matterhaus CBRF/memory care facility in the Gables campus off Division Road. As was the case with the Tender Reflections project (which is located even closer at approximately 1,200 feet from the Matterhaus), Presbyterian Homes is requesting an exception from the 2,500 distance criteria.

With respect to the total capacity criteria, there are currently 107 existing CBRF-type units in the Village of Germantown (according to latest WI DHS directory of licensed facilities). Another 64 approved CBRF units that will be coming “on line” as part of the Tender Reflections campus on Virginia Avenue. That’s a total of 171 existing and approved units of capacity already in the Village. Our latest official population estimate of 19,972 yields a 1% number of 199 maximum units that can operate for the entire Village. The Trustee District where Presbyterian Homes is proposed is District #2 with an estimated population of 4,993 which yields a 1% number of 50 maximum units. Ellen’s Home-North on Sylvan Circle is the

only other CBRF licensed facility in district #2 with a total of 20 existing units. Consequently, the number of “available” units in the Village overall and in District #2 is 28 and 30, respectfully. Since the number of CBRF-licensed units in the Presbyterian Homes proposal is only 18, the total capacity criteria does NOT come into play and an exception from this criteria is not needed.

5. Golf Course Operation & Improvements

As discussed previously, an access/use easement covering approximately 17.9 acres of land on the north side of the Presbyterian Homes site (Lot 1) will be granted to the golf course in order for the golf course to continue operations with limited impact on the existing course layout and features (one green and a short section of cart path will be relocated). As indicated in their July 11 letter, the Blackstone Creek Golf Club ownership (Romano & Schmitt LLC) supports the proposed Presbyterian Homes development and anticipates a mutually beneficial relationship and amenity for future senior residents. To that end, the BCGC has indicated their desire to make certain building and site improvements to the golf club property, including:

1. removing the metal storage building located nearest to the Division Road intersection (Spring 2017);
2. exterior remodeling of the clubhouse and cart storage building using the same/similar materials and architectural enhancements as the senior living campus buildings (see conceptual renderings); and
3. miscellaneous landscaping, parking lot and signage improvements.

All of these improvements are intended to begin within 12-18 months after commencement of the Presbyterian Homes Phase I site development with detailed plans to be submitted separately.

Staff is concerned that, while well-intentioned, there's no guarantee that any of these improvements will be made, much less proposed and presented in detail within the 12-18 month timeframe. While there's no reason to withhold approval of the Presbyterian Homes development or otherwise hold them responsible for what the BCGC does/does not follow through with in the foreseeable future, staff feels that the Blackstone Creek PDD should be amended to include the list of improvements and 12-18 month time table into the PDD conditions & restrictions.

6. Roof-top HVAC Mechanicals

The Applicant has indicated their intent to screen any/all roof-top mechanicals once the final HVAC system has been design and required equipment determined. Since screening of RTU's is/has been a ongoing concern of the Plan Commission, any new or additional screening should be presented to the PC (or Village staff) for review and approval prior to installation.

7. Phase II Brownstones: Site & Building Development

Limited details for the Phase II Brownstones portion of the development (i.e. no architecture/materials, limited grading & utilities, etc.) are provided. Also, Phase II development is projected to commence 5 years from now sometime in 2021. Consequently, while approval of the General Development Plan for 190 total units and the detailed site plans for Phase I may be granted now, detailed site and building plans for the Phase II Brownstones portion should be submitted to the Plan Commission for review and approval prior to the commencement of any Phase II development.

8. Phase II Brownstones: Traffic Impact Analysis (TIA)

As noted in the TIA report, the analysis findings and conclusions are based on an assumption that “buildout” of both phases of the Presbyterian Homes senior living community will occur in 2016 (or more accurately, that future background traffic operations and conditions will not be any different than 2016 levels with the addition of proposed development traffic). Clearly, with a projected construction date for Phase II sometime in the Year 2021, traffic levels and operating conditions are likely to be different in 5 years as a result of increases in background and other Germantown development (e.g. TIF #6). For this reason, staff is concerned that, despite post-development 2016 traffic levels indicate no operating deficiencies at the intersections along Mequon Road, the need for specific intersection improvements to maintain LOS “C” or better operating conditions may be necessary in the future, and, possibly attributable to the relatively higher traffic volume being generated from the independent seniors living in the Brownstones units. Therefore, a revised TIA should be required at the time of submittal for any Phase II development plans.

9. Blackstone Creek PDD Amendments

Finally, any change or amendment to a pre-existing PDD requires both Plan Commission and Village Board review and approval. As stated in Section 17.27 of the Zoning Code, the overall intent of the Planned Development (PD) overlay District is to “...permit greater flexibility...more creative design...while providing a higher level of amenities...while providing the Village with assurances that the project will retain the character envisioned at the time of approval”.

Under the PDD requirements of Section 17.27(9) of the Zoning Code, the Plan Commission is required to determine if a proposed change to a PDD is “minor” change, or, if the proposed change is significant enough to “...materially affect the intended design of the project and the impact of the project on neighboring uses”. If the Plan Commission determines that a change is “minor”, then the Plan Commission recommendation can be considered by the Village Board without the need for holding a public hearing. If the PC determines that a proposed change is “substantial”, then a public hearing of the proposed amendments is required to be held before the Village Board renders a final decision on the proposed amendments.

In this case, Staff is of the opinion that the proposed PDD amendments are significant changes to the current PDD and should require a public hearing before the Village Board.

10. Landscaping

The proposed street trees along Mequon road are to be installed in the terrace area between the existing sidewalk and curb edge of the travel lanes; all of which would be located in the road right-of-way. While not uncommon, locating the street trees in the Mequon Road ROW can create sight vision issues nearest to the driveway entrance. Further, the issue of ongoing maintenance and replacement in future years can create problems. As noted in various staff comments, the street trees located closest to the new driveway appear to be in or beyond a 50' x 50' vision clearance triangle with Mequon Road. Staff recommends that the two street trees proposed closest to the driveway on the east side be relocated (not deleted) into the interior of the property near the driveway entrance to avoid interfering with vision of traffic moving along Mequon Road coming from the east. For symmetry, the two street trees on the west side if the new driveway could be moved also; at least to a location north of the sidewalk in the same vicinity. Also, the Developer's Agreement with the Village should include a provision requiring Presbyterian Homes to warranty any/all street trees and other vegetation installed within the Mequon road ROW for a period of three (3) years to ensure viability and growth (with a requirement that Presbyterian Homes be responsible for maintaining and replacing any dead or dying trees in the ROW within that warranty period).

Staff Comments (Other Departments)

Fire Department/Police Department

The Fire Department has worked cooperatively with Presbyterian Homes throughout the process of designing the proposed site and building improvements. Consequently, all of the Fire Department concerns, recommendations and requirements have already been incorporated into the detailed Phase I site plans, including:

1. A 9' wide heavy duty asphalt fire lane encircling the main campus building with year-round accessibility;
2. Fire Department connection, fire hydrant, Knox Box and alarm panel locations approved by the GFD;
3. Elevators large enough for ambulance cots;
4. Submittal of a complete emergency plan prior to occupancy;
5. Waste/recycling dumpsters stored in the lower level inside a fire rated room;
6. 2.5 inch standpipes to be installed in three stairwells
7. State-approved building plans required prior to occupancy.

Public Works Department/Village Engineer/Village Surveyor

The Public Works/Engineering Department has worked cooperatively with Presbyterian Homes throughout the process of designing and finalizing the proposed site and building improvements and plans. Consequently, all of their concerns, recommendations and requirements contained in their June 3rd and 6th review memos have been addressed and/or incorporated into the detailed Phase I site plans, except for a few minor technical corrections identified by the Village Engineer in a July 6 review memo (copy enclosed).

Inspection Services

The Building Inspector has indicated that the submission of state-approved plans is required along with the required \$20,000 occupancy bond prior to the Village issuing any building permits.

VILLAGE PLANNER RECOMMENDATION: PDD Amendments

APPROVE the following proposed and/or required amendments to the Blackstone Creek Planned Development District (PDD) to be codified into an appropriate Village Board resolution amending the current conditions & restrictions resolution (Res. No. 19-12 as amended):

1. Rezone the 19.35 acre area within proposed Lot 1 from the Rd-2: Two-Family Residential District to the B-1: Neighborhood Business District;
2. Revise/replace the current GDP with the proposed GDP dated July 5, 2016;
3. Add two (2) senior housing buildings with 190 total units comprised of independent living, assisted living and memory care units to the list of permitted uses;
4. Delete all references to "the Shops at Blackstone Creek";
5. Increase the maximum height allowance from 35 feet to 44 feet for the Phase I senior housing building (42' typical and 44' at the roof peaks);
6. Add references to the conceptual color renderings of the golf course clubhouse as an example of the design intent for future improvements to the golf course buildings;
7. Revise the number of parking stalls to be provided as part of the senior housing development.
8. The Blackstone Creek Golf Club property owners shall complete the following building and site improvements to the golf club property: (a) remove the metal storage building located nearest to the Division Road intersection (no later than Spring 2017); (b) exterior remodeling of the clubhouse and cart storage buildings using the same/similar materials and architectural enhancements as the senior living campus buildings (see conceptual renderings included herein by reference); and (c) miscellaneous landscaping, parking lot and signage improvements. All improvements shall commence within a 12-18 month timeframe after commencement of the Presbyterian Homes Phase I site development. Detailed site development and building plans shall be submitted to the Village for review and approval. Future plans to divide and/or develop a portion of the golf course property with additional retail and/or mixed-use development shall not be considered for approval by the Village until all of the site and building improvements cited herein have been completed or commenced construction.
9. Increase the maximum number of units allowed per floor from 36 to 52;
10. Increase the maximum number of units allowed per building from 108 to 152 (Phase 1 building only);
11. Revise the minimum required front yard setback from 3 times the building height to 30 feet (Phase I building only from Mequon Road) consistent with the currently prescribed 30' building setback.

VILLAGE PLANNER RECOMMENDATION: PDD Amendments

FIND that: (1) the proposed PDD amendments constitute significant changes that will materially affect the design, layout, and type of land uses in the original Blackstone Creek PDD development and may impact neighboring uses and property; and (2) therefore the proposed and/or required PDD amendments shall require a public hearing before the Village Board prior to (or concurrent with) the Village Board's review and action regarding such amendments.

VILLAGE PLANNER RECOMMENDATION: CBRF Location-Separation Criteria

FIND that: (1) based on the Maxfield Research & Consulting market assessment results presented to the Village by the Applicant regarding demand for and the existing Germantown market area, the need for additional CBRF/assisted living housing units is sufficient justified; and (2) the proposed location for the Presbyterian Homes senior living community in the Blackstone Creek PDD is the highest and best use of this the property in this location; and therefore (3) an exception to the 2,500 feet distance separation requirement for CBRF-assisted living facilities regulated under Wis. Stats. 62.23(7)(i) is warranted and should be granted by the Village Board.

VILLAGE PLANNER RECOMMENDATION: Certified Survey Map (CSM)

APPROVE the proposed Certified Survey Map (CSM) to re-divide the 188.9-acre area comprised of Lot 2 and Lot 3 of CSM #6177 as proposed subject to the following conditions:

1. A cross-access easement shall be shown on the CSM consistent with the size and location of the internal driveway improvement between Lot 1 and Lot 2. An easement agreement for said easement shall be submitted for review and approval by the Village Attorney prior to recording the CSM.
2. A separate access/use easement agreement between Presbyterian Homes and the Blackstone Creek Golf Club shall be prepared and submitted for review and approval by the Village Attorney prior to recording the CSM. Said agreement shall identify the specific area(s) on the Presbyterian Homes parcel (Lot 1) that can be used by the Golf Club for golf course activities. Said agreement shall address the specific use, improvement, maintenance of said easement area and duration of the easement.

Village Planner Recommendation: Site Plans

APPROVE the site development and building plans for the proposed 190-unit Presbyterian Homes Senior Housing development 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 plan sheets for site, grading, utility, sanitary sewer, water main, erosion control, and landscaping dated July 5, 2016, and the architectural floorplan, elevation and color rendering plan sheets dated July 5, 2016 unless superseded by subsequent plan sheets submitted pursuant to revisions required herein and/or by the Plan Commission.
2. Approval is granted for Phase I site and building development only. Phase II site and building development (Brownstones building and parking lot expansion) shall require Plan Commission review and approval of detailed site development and building plans submitted prior to commencement of any Phase II development.
3. Approval of the site development and building plans is contingent upon the Village Board approving the proposed PDD amendments listed herein and granting an exception to the 2,500 feet distance separation requirement for CBRF-assisted living facilities regulated under Wis. Stats. 62.23(7)(i).
4. All technical items and requirements recommended by the Village Engineer in the July 6, 2016 review memo shall be addressed as part of additional and/or revised detailed construction plans submitted for Village approval prior to commencement of construction.
5. Final approval for all public and private utility plans, including the need for a Developer's agreement with the Village regarding public improvements, shall be prepared and approved by the Village prior to commencement of construction. Said Developers Agreement shall include a provision requiring Presbyterian Homes to warranty all street trees and other landscaping installed within the Mequon Road ROW for a period of three (3) years to ensure viability and growth, and, a requirement that Presbyterian Homes be responsible for maintaining and replacing any dead or dying trees in the ROW within that warranty period.
6. Presbyterian Homes has indicated their intent to enter into a "payment in lieu of taxes" (PILOT) agreement with the Village of Germantown to address the various Village services for which annual payments may be made to the Village to off-set a proportionate share of public safety and service costs. The Village Board and/or appropriate committee(s) shall be responsible for finalizing and entering into any such agreement. Said agreement shall be completed prior to the issuance of any occupancy permit.
7. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application for each of the proposed buildings.

– CONTINUED –

-- CONTINUED --

Village Planner Recommendation: Site Plans

APPROVE the site development and building plans for the proposed 190-unit Presbyterian Homes Senior Housing development subject to the following conditions:

8. The two street trees proposed closest to the Mequon Road driveway on the east side shall be relocated (not deleted) into the interior of the property near the driveway entrance to avoid interfering with vision of traffic moving along Mequon Road coming from the east. For symmetry, the two street trees on the west side if the new driveway could be moved also to a location north of the sidewalk in the same vicinity.
9. The Applicant has committed to screen all roof-top mechanicals once the final HVAC system has been designed and required equipment determined. Any new or additional screening shall be presented to the Village Planner for review and approval prior to issuance of a building permit and installation.
10. All landscaping, lighting, intersection, grading and other site improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless complete installation prior to occupancy is not required by the Village, and, 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.
11. The access driveway and Mequon Road @ Stonewood Drive intersection improvements recommended in the Traffic Impact Analysis (dated April 25, 2016 and prepared by R.A. Smith-National) shall be installed by the Applicant and be fully operational prior to issuance of an occupancy permit by the Village. The Applicant shall be responsible for 100 percent of the costs associated with completing these improvements.
12. Prior to commencement of any Phase II construction, the Applicant shall be responsible for preparing an update Traffic Impact Analysis (TIA) for purposes of assessing current and future traffic levels and operating conditions with and without Phase II development traffic, and, identifying any intersection and roadway improvements necessary to provide safe access to/from the Phase II development and adequate operating conditions on the adjacent road system.
13. Sign permits are required for all permanent and temporary exterior signage.

Memo

TO: Jeff Retzlaff, Planning/Zoning Administrator

FROM: John Laning, Village Engineer

DATE: July 6, 2016

Re: Plan Review - Presbyterian Homes
N112 W17300 Mequon Road

Following are the Engineering Department's review comments for the plans submitted to us this morning (plans dated 07/05/16) for the above referenced project. All of the comments are relatively minor, as I'm certain you were expecting at this stage.

Sheet	Review Comments
C201	Pavement restoration for median taper shall be 4 inches of asphalt over 10 inches of concrete pavement. Trench shall be slurry backfilled up to a point 14 inches below existing adjacent pavement elevation.
C403	Move sanitary manhole # 6 to the east so that 2" force main does not enter directly into manhole. Force main should enter sanitary system 4 feet upstream of manhole # 6 as previously discussed.
C406	Bend shown at STA 11+48 appears to be 45 degree rather than 11.25
C406	Trench patch/pavement restoration shall consist of 4 inches of asphalt over 10 inches of concrete pavement. Trench shall be slurry backfilled up to a point 14 inches below existing adjacent pavement elevation.
C408	Elbow on 8" Water main at STA 72+78 appears to be approx. 45 degrees
L100	There is a potential sight obstruction for egress traffic looking to the east up Mequon Road. Consider moving proposed tree (2.5" AFM) on east side of driveway opening north to reflect same tree placement on west side of driveway opening.

Please let me know if you have any questions or require any clarification on these comments.



Blackstone Creek Golf Club, LTD
N112 W17300 Mequon Rd.
Germantown, WI 53022
262.255.4200
Fax: 262.251.4002
Mobile: 262.510.7710
www.blackstonecreekgc.com

July 11, 2016

Mr. Jeff Retzlaff
Village Planner/Zoning Administrator
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022-0337

Dear Jeff;

As part of the Presbyterian Homes Plan Commission submittal, we would like to include this letter on behalf of the golf course with regard to its future operations. We are in full support of this project adjacent to our golf operations and believe we will provide a great amenity for the future residents of this project.

As part of the potential future development of the site, we will be removing the metal building on the corner of Mequon and Division no later than the spring of 2017, assuming the Presbyterian Homes project is approved and proceeds. We are also considering some type of future retail or mixed use project on the corner of Mequon and Division. However, we have no immediate tenants or project plans at this time to bring forward and will plan to bring those plans forward for the Village's consideration at such future time as more information is ready.

Moving forward, our plan is to continue our focus on the golf operations similar as they are today servicing our daily customers and members. Improvements to the existing clubhouse will allow us to expand our group golf events and better service our current customer's needs. Our intent is not a full expansion to service weddings or large social events, but simply service our seasonal golf events.

Included in this submittal is a conceptual rendering developed in concert with Presbyterian Homes showing the "design intent" for the proposed improvements to our current clubhouse structure and cart storage structure. Our project will also include various improvements to landscaping, parking areas and signage. The schedule or timeline for these improvements will go hand in hand or be somewhat dictated by the construction timeline of Presbyterian Homes. However, we will commence construction of these improvements within 12 to 18 months of Presbyterian Homes starting their project. We will submit detailed plans for necessary Village approvals and permits independently from the Presbyterian Homes submittal.

once our plans are complete. Our proposal to begin the process of redeveloping that corner site will be pursued independently in the future.

We look forward to working with Presbyterian Homes to advance this high quality project. If you have any questions, please contact me.

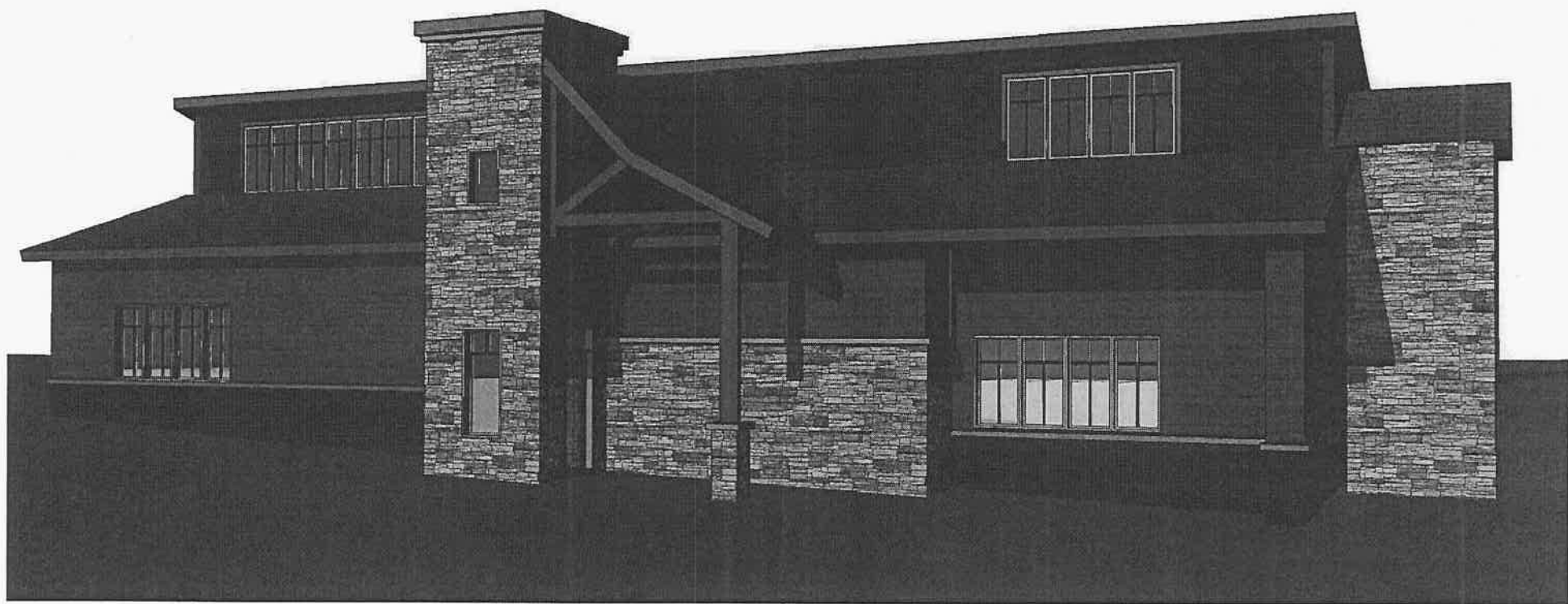
Sincerely,

Co-Owner/PGA Professional

BlackStone Creek Golf Club Ltd, Germantown, WI

Troy Schmidt





ABOUT THE COMMUNITY

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

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

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



ABOUT PRESBYTERIAN HOMES AND SERVICES

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

ABOUT SENIOR HOUSING PARTNERS

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

BENEFITS TO GERMANTOWN

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

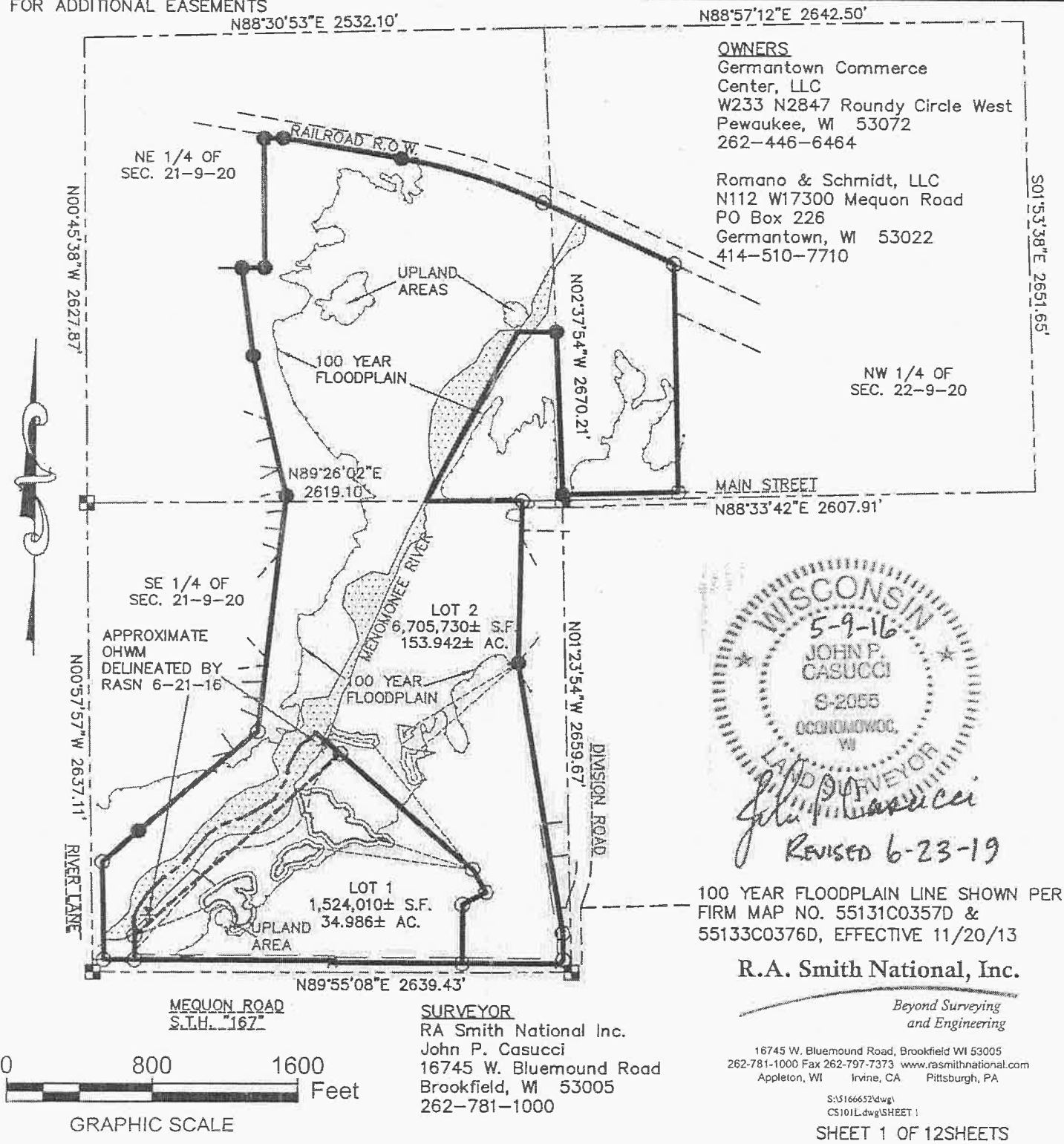
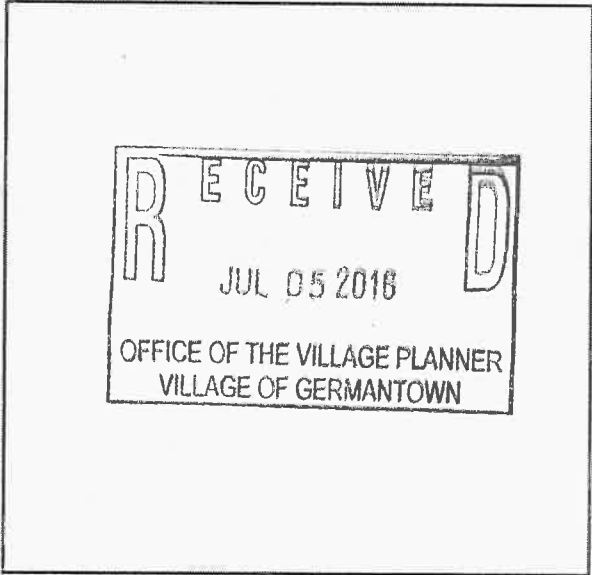
- Offers Germantown and the surrounding area state-of-the-art senior living in a thoughtfully designed, comfortable and beautiful setting.
- Expands resources for and services to older adults in Germantown and the surrounding area.
- Creates employment opportunities and health-care career development,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

CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

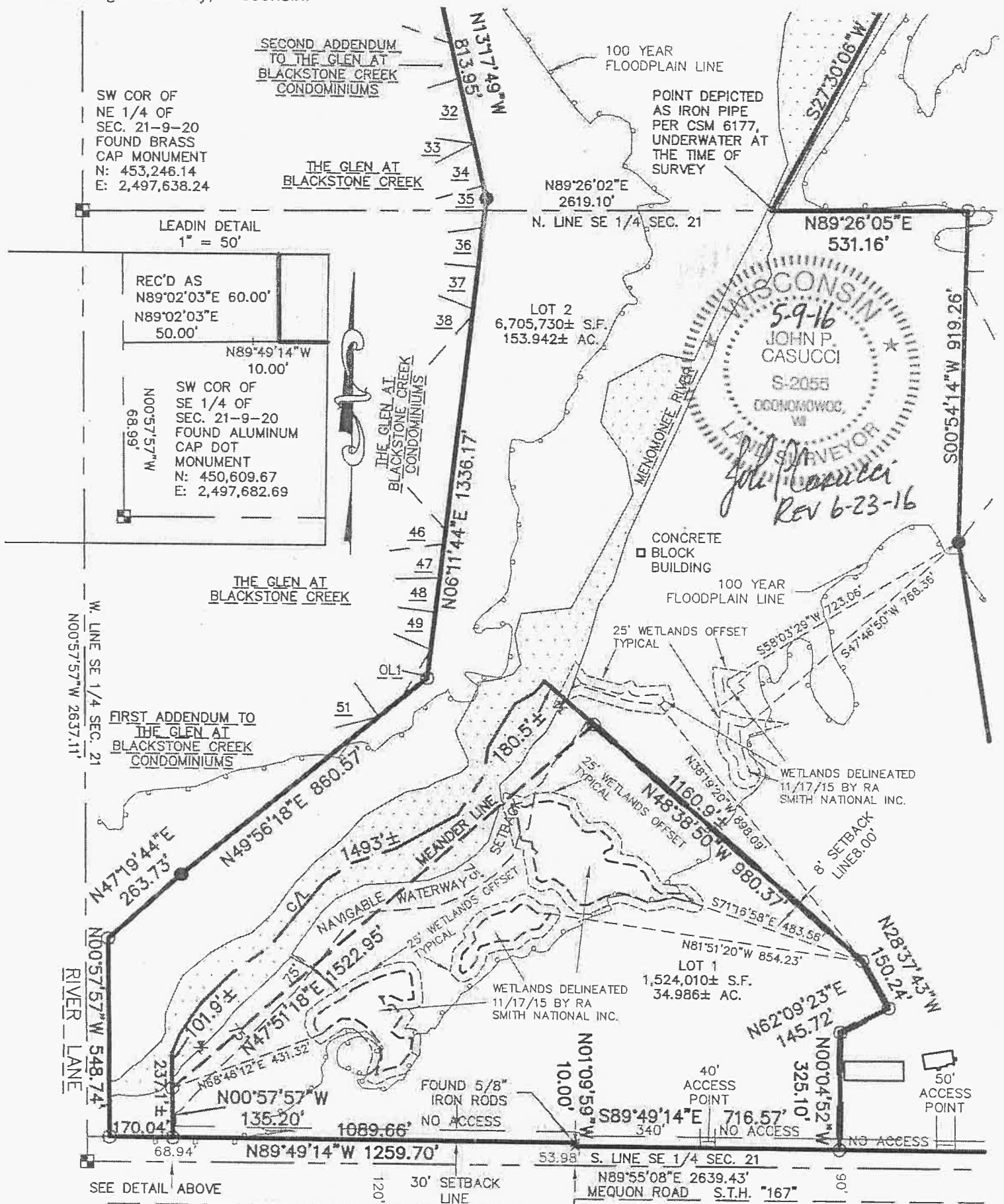
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.
- BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 21, T 9 N, R 20 E, WHICH BEARS S89°55'08"E, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927). VICINITY MAP

SEE CERTIFIED SURVEY MAP NO. 6177 FOR ADDITIONAL EASEMENTS



CERTIFIED SURVEY MAP NO.

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

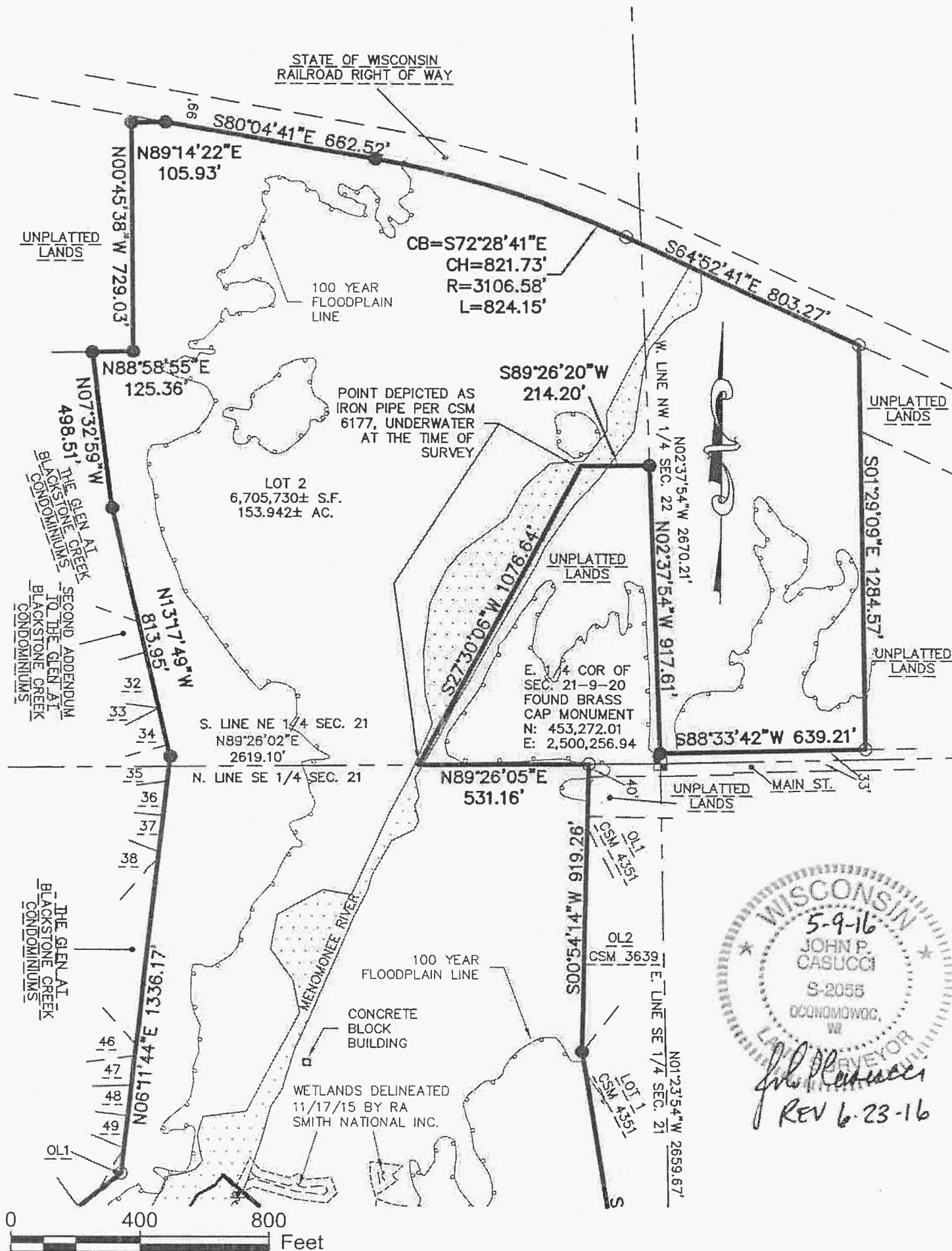


NOTE:
LOT 2 IS SUBJECT TO WETLANDS, 25' WETLAND SETBACK AND A 75'
NAVIGABLE WATERWAY SETBACK WHICH ARE NOT SHOWN.

SHEET 2 OF 12SHEETS

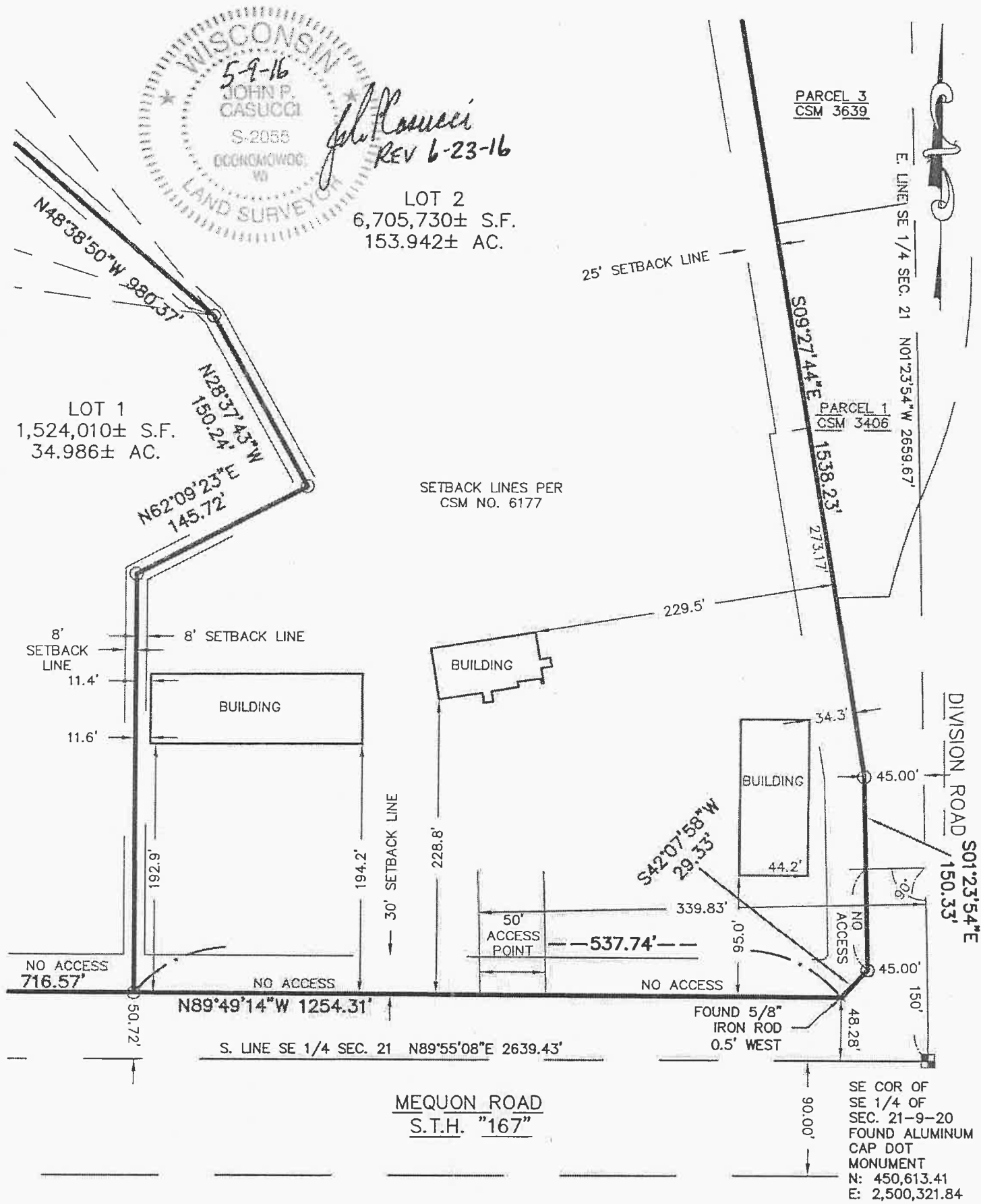
CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



CERTIFIED SURVEY MAP NO.

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



GRAPHIC SCALE

CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

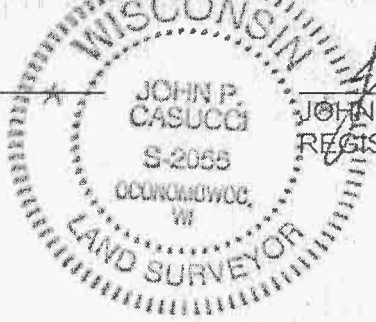
Containing 8,229,740 Square feet or 188.93 Acres, more or less.

THAT I have made such survey, land division and map by the direction of GERMANTOWN COMMERCE CENTER LLC and ROMANO & SCHMIDT LLC, owners.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Municipal Codes of the Village of Germantown, in surveying, dividing and mapping the same.

DATE May 9, 2016
REV 6-23-16

 John P. Casucci (SEAL)
JOHN P. CASUCCI,
REGISTERED LAND SURVEYOR S-2055

Note: ANY land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution

CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

LOT 2
CORPORATE OWNER'S CERTIFICATE

ROMANO & SCHMIDT LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown Municipal Code.

ROMANO & SCHMIDT LLC does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

WITNESS the hand and seal of ROMANO & SCHMIDT LLC, has caused these presents to be signed by Troy Schmidt, its Manager _____, this _____ day of _____, 2016.

ROMANO & SCHMIDT LLC

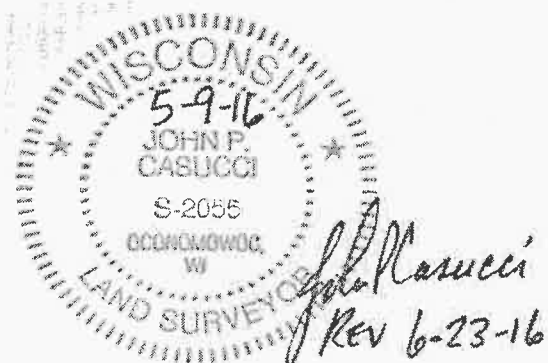
Troy Schmidt, Manager

STATE OF WISCONSIN }
 :SS

COUNTY }

PERSONALLY came before me this _____ day of _____, 2016, the above named Troy Schmidt to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of said company and acknowledged that he executed the foregoing instrument as such officer, by its authority.

Notary Public, State of Wisconsin
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE
OF LANDS OWNED BY ROMANO & SCHMIDT LLC

LAIRD B. ROBINSON, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Casucci, Professional Land Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, presents to be signed by LAIRD B. ROBINSON this ____ day of _____, 2016.

LAIRD B. ROBINSON

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 2016,
LAIRD B. ROBINSON, to me known as the person who executed the foregoing instrument.

_____(SEAL)
Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE
OF LANDS OWNED BY ROMANO & SCHMIDT LLC

FIRST BANK FINANCIAL CENTRE, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Casucci, Professional Land Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said FIRST BANK FINANCIAL CENTRE, has caused these presents to be signed by Matthew Schwechel, its Vice President at _____, _____, and its corporate seal to be hereunto affixed.

this _____ day of _____, 2016.

Matthew Schwechel, Vice President

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 2016,
Matthew Schwechel of the above named organization, to me known as the person who executed the
foregoing instrument, and to me known to be the Vice President of said organization, and
acknowledged that they executed the foregoing instrument as such officer as the deed of the
organization, by its authority.

_____(SEAL)
Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

LOT 3
CORPORATE OWNER'S CERTIFICATE

GERMANTOWN COMMERCE CENTER LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown Municipal Code.

GERMANTOWN COMMERCE CENTER LLC does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

WITNESS the hand and seal of GERMANTOWN COMMERCE CENTER LLC, has caused these presents to be signed by David Jorgensen its Managing Member, this _____ day of _____, 2016.

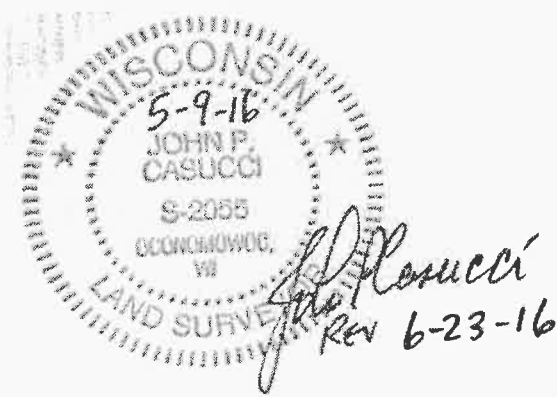
GERMANTOWN COMMERCE CENTER LLC

David Jorgensen, Managing Member

STATE OF WISCONSIN }
 :SS
_____, COUNTY }

PERSONALLY came before me this _____ day of _____, 2016, the above named David Jorgensen, to me known to be the person who executed the foregoing instrument, and to me known to be such Managing Member of said company and acknowledged that he executed the foregoing instrument as such officer, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE
OF LANDS OWNED BY GERMANTOWN COMMERCE CENTER LLC

ISB COMMUNITY BANK, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said ISB COMMUNITY BANK, has caused these presents to be signed by Mark Wierman, its SVP/Chief Lending Officer, at _____, _____, and its corporate seal to be hereunto affixed.

this _____ day of _____, 2016.

Mark Wierman

STATE OF _____ }
COUNTY OF _____ } SS

PERSONALLY came before me this _____ day of _____, 2016, Mark Wierman, SVP/Chief Lending Officer above named organization, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the organization, by its authority.

_____(SEAL)
Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2016.

Dean Wolter, Chairperson

Date

Lori Johnson, Secretary

Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

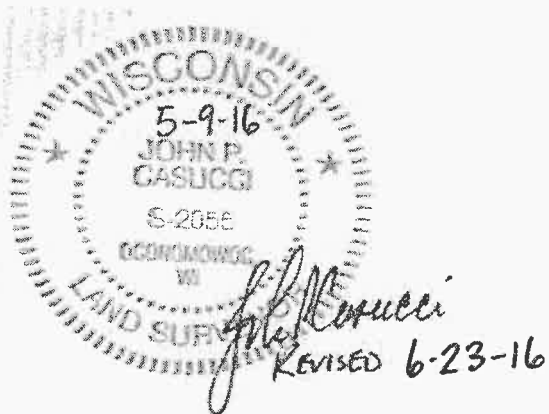
This Certified Survey Map, a division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2016.

Dean Wolter, Village President

Date

Barbara K.D. Goeckner, Village Clerk

Date



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

The following covenants, conditions & restrictions are copied from CSM 6177, recorded in Vol 46, Page 131 as Document no. 1164519.

This property is hereby subject to the following covenants, conditions and restrictions:

1. **Maintenance Agreement.** There shall be a separately recorded document entitled "Storm Water Management Practice Maintenance Agreement" ("Maintenance Agreement") that describes the storm water management practices located on this Certified Survey Map and their maintenance needs.
2. **Drainage Easements.** All areas designated as "Drainage Easements" are preserved for storm water collection, conveyance, and treatment in accordance with approved plans on file with the Village of Germantown. Unless otherwise noted in the Maintenance Agreement, drainage easements shall be maintained in a manner that preserves unimpeded flow of surface runoff. No grading or filling is allowed. These areas shall be vegetated or other approved cover to prevent soil erosion. Grass swales are reserved for storm water conveyance and shall not be used as vehicle access lanes.
3. **Access Lanes.** Access lanes, as designated on this Certified Survey map, are constructed and reserved for heavy equipment that may be required to complete future maintenance activities, as described in the Maintenance Agreement. These lanes shall be kept free of obstructions to maintenance vehicles, such as trees and other woody vegetation. Any gates or other access restrictions must be approved by the Village of Germantown.
[Note: Access lanes may be included within drainage easements or may be designated as a separate "access easement".]
4. **Ownership and Maintenance.** The Responsible Party, named as [designated long term "Responsible Party"] shall be responsible for the routine and extraordinary maintenance of all drainage easements and storm water management practice(s), in accordance with the Maintenance Agreement.
1-05
1-05
5. **Access and Inspections.** The Village of Germantown is authorized to access the property as necessary to conduct inspections of the storm water management practices to ascertain compliance with the Maintenance Agreement.
6. **Corrective Actions.** Upon notification to the Responsible Party by the Village of Germantown, of maintenance problems which require correction, the specified corrective actions shall be performed by the Responsible Party within a reasonable time frame as set by the Village of Germantown. Access for maintenance equipment shall be limited to the designated lanes as shown on the Certified Survey Map.
7. **Special Charges.** The Village of Germantown is authorized to perform the corrective actions identified in its inspection report or its notice if the Responsible Party does not make the required corrections within the specified time period. The costs and expenses of such corrective actions shall be entered on the tax roll as a special charge against the Property and collected with any other taxes levied thereon for the year in which the work is completed per Stats 66.0627.
8. **Binding on Future Owners.** This Agreement shall run with the Property and be binding upon the successors and assigns.
9. **Agreement Modifications.** The Village of Germantown shall have the sole authority to amend this agreement, including approving any physical modifications to the storm water management practices and drainage easements described herein. The Village of Germantown shall provide a 30-day notice to the titleholder(s) prior to approving any amendments to this agreement.



John P. Casucci REV 6-23-16

THIS INSTRUMENT WAS DRAFTED BY JOHN P. CASUCCI,
PROFESSIONAL LAND SURVEYOR S-2055

Sheet 12 of 12 Sheets

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN ZONING CODE**
(Blackstone Creek PDD, Germantown Commerce Center LLC &
Romano & Schmidt LLC, Property Owners)

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from
Rd-2/PDD to B-1/PDD the following described property:

Part of Lot 2 in Certified Survey Map No. 6177, being a part of the Northeast 1/4 and Southeast 1/4 of Section 21
and part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 22, all being in Town 9 North,
Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:
Commencing at the Southwest corner of said Southeast 1/4, thence North 00°57'57" West along the West line of
said 1/4 Section 68.99 feet to a point; thence North 89°02'03" East 50.00 feet to a point; thence South 89°49'14"
East 10.00 feet to the Southwest corner of said Lot 2; thence continuing South 89°49'14" East along the North line
of Mequon Road 170.03 feet to the point of beginning of the lands to be described; thence North 00°57'57" West
132.20 feet to a meander line of the Menomonee River; thence North 475 1'18" East along said meander line
1522.95 feet to a point; thence South 489 8'50" East along the proposed Lot line 510.13 feet to an existing zoning
line; thence South 22°47'3 6" West along said zoning line 208.32 feet to a point; thence South 66°32'30" West
along said zoning line 969.10 feet to a point; thence South 03°35'05" West along said zoning line 244.35 feet to the
aforesaid North line of Mequon Road; thence North 89°49'14" West along said North line 524.86 feet to the point of
beginning, including the lands between the aforesaid meander line and the centerline of the Menomonee River.
Containing 19.35 acres more or less.

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and
publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2016

Vote: _____
Ayes: _____
Nays: _____

Dean Wolter, Village President

ATTEST:

Barbara K. D. Goeckner, Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

X1. B.

RESOLUTION No. ____ - 16

AMENDING RESOLUTION NO. 19-12 (AS AMENDED) CONTAINING CONDITIONS AND RESTRICTIONS FOR THE BLACKSTONE CREEK PLANNED DEVELOPMENT DISTRICT (PDD); AMENDING CERTAIN CONDITIONS CONTAINED THEREIN PERTAINING TO THE DEVELOPMENT OF A 190-UNIT SENIOR LIVING COMMUNITY BY PRESBYTERIAN HOMES OF WI INC.; and, GRANTING AN EXCEPTION TO THE LOCATION RESTRICTION FOR COMMUNITY-LIVING FACILITIES UNDER WIS. STATS. CHAPTER 62.23(67)(i)

WHEREAS, The Blackstone Creek Planned Development District (PDD) was created on April 18, 2006; and

WHEREAS, Section 17.27(4) of the Village Code allows for the adoption of and amendments to conditions and restrictions for all Planned Development Districts that specify permitted uses, establish bulk regulations, density standards, dwelling unit size, yard setbacks, etc; and

WHEREAS, The Village Board originally adopted Resolution No. 24-06 creating specific conditions and restrictions for the Blackstone Creek PDD was adopted by the Village Board on April 18, 2006; and

WHEREAS, The Village Board adopted Resolution No. 19-12 on July 16, 2012, Resolution No. 29-12 on December 17, 2012, Resolution Nos. 22-13 and 23-13 on July 15, 2013 that amended various conditions and restrictions set forth in the original conditions & restrictions resolution (Resolution No. 24-06); and

WHEREAS, The Village Board did, on May 7, 2012, adopted Rezoning Ordinance No. 5-12 to expand an area zoned B-1: Neighborhood Business within the Blackstone Creek PDD in order to accommodate the development of a planned senior housing and mixed-use proposal and add multi-family elderly housing uses including independent living, assisted living, co-housing, memory care and skilled care as permitted uses within the Blackstone Creek PDD provided that that such uses are developed consistent with the Village's EH: Elderly Housing Zoning District regulations; and

WHEREAS, Presbyterian Homes of WI Inc., a non-profit, tax-exempt corporation under Section 501(c)(3) of the U.S. Internal Revenue Code and agent for Germantown Commerce Center LLC, property owner of a 9.8-acre parcel (undeveloped commercial area) and Romano & Schmitt LLC, property owner of a 179.1-acre parcel (existing Blackstone Creek golf course) within the Blackstone Creek PDD, has requested that further amendments be made to the Blackstone Creek PDD to allow for the re-division of said parcels and development of a 190-unit senior living community on a 35-acre parcel in the Blackstone Creek PDD; and

WHEREAS, Presbyterian Homes has prepared development plans for the 190-unit senior living community that are consistent with the applicable conditions & restrictions in the Blackstone Creek PDD, the B-1: Neighborhood Business District and the EH: Elderly Housing District regulations except for certain provisions that are proposed to be amended as set forth herein; and

WHEREAS, on July 11, 2016, the Village Plan Commission reviewed and conditionally approved detailed site development and building plans for the Presbyterian Homes proposed 190-unit senior living community dated July 5, 2016 subject to Village Board approval of said amendments to the Blackstone Creek PDD, a 2-lot certified survey map land division, and the granting of an exception from certain limitations affecting community-based living facilities under Wis. Stats. 62.23(7)(i); and

WHEREAS, on July 11, 2016, the Village Plan Commission reviewed said amendments and subsequently determined that the proposed amendments are "minor" and recommended that the Village Board approve the proposed amendments to the Blackstone Creek PDD conditions and restrictions resolution (Res. No. 19-12 as amended) as set forth herein; and

WHEREAS, on July 11, 2016, the Village Plan Commission reviewed and recommended to the Village Board that the proposed Certified Survey Map (CSM) to re-divide the 188.9-acre area comprised of the parcels owned by Germantown Commerce Center LLC and Romano & Schmitt LLC in order to create a separate 35-acre parcel for development of the 190-unit Presbyterian Homes senior living community; and

WHEREAS, on July 11, 2016 the Village Plan Commission determined that: (1) based on the Maxfield Research & Consulting market assessment results presented by Presbyterian Homes to the Village regarding the demand and need within the existing Germantown market area for the additional community-based residential living facilities (CBRF) and assisted living housing units proposed by Presbyterian Homes is sufficiently justified; and that (2) the proposed location for the Presbyterian Homes senior living community in the Blackstone Creek PDD is the highest and best use of the property in that location; an exception to the 2,500 feet distance separation requirement for CBRF-type community living facilities regulated under Wis. Stats. 62.23(7)(i) is warranted and should be granted by the Village Board.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the following:

Section 1. Grant of an Exception to Wis. Stats. Chapter 62.23(7)(i)

Based on market assessment and research information prepared by Maxfield Research & Consulting and presented by Presbyterian Homes of WI Inc. regarding the demand and need within the existing Germantown market area for the additional community-based residential living facility (CBRF) and assisted living housing units proposed by Presbyterian Homes as part of a 190-unit senior living community development, the Village Board has determined that the proposed location for the senior living community within the Blackstone Creek PDD is suitable and acceptable. Therefore, the Village Board hereby grants an exception to the minimum 2,500 feet distance separation requirement for the Presbyterian Homes CBRF community living facility proposed as part of the senior living community that is regulated under Wis. Stats. 62.23(7)(i).

Section 2. Section 1 of Resolution No. 19-12 (as amended by Resolution No. 23-13) is further amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

1. **General Development Plan.** The revised Master Site Plan for The Glen at Blackstone Creek dated July 8, 2013 shall be considered the General Development Plan for that residential portion of the subject property, including the number, size and orientation of the building, approximate setbacks, and location of access points, except that the following features presented on the Master Site Plan for the Estates at Blackstone Creek dated December 21, 2006, shall be included by reference: (1) the "island hole" recreational golf practice area; (2) the 5' wide compacted stone neighborhood pathways and benches (but excluding the golf course clubhouse access path); (3) storm water and utility easements; (4) north and south entry wall and planting areas; (5) 10-20 prairie plantings around the storm water detention basins; (6) northernmost storm water basin dedication to the Industrial Park to the west of River Lane; and (7) public sidewalk along River Lane (with the final location and construction details subject to Village approval). ~~The Master Site Plan dated February 12, 2006, shall be considered the General Development Plan for the golf course clubhouse. The Master Site Plan dated July 8, 2013 shall be considered the General Development Plan~~ dated July 5, 2016 shall be the revised General Development Plan for the golf course and commercial area. ~~for the commercial area formerly known as the Shops at Blackstone Creek.~~

The General Development Plan allows for the following uses:

- 136 total residential dwelling units consisting of 62 one- and two-family condominium units and 74 single-family platted lots;
- ~~six (6) commercial buildings;~~
- an 18-hole golf course with a club house and two storage/maintenance buildings; a golf clubhouse and 18 hole golf course including a restaurant with outdoor seating area;
- bank with drive through lanes;
- funeral home;
- multi-family elderly housing uses, including but limited to: independent living, assisted living, co-housing, memory care and skilled care that are developed consistent with the EH: Elderly Housing Zoning District regulations (as adopted by the Village Board on May 7, 2012)
- a 190-unit senior living community comprised of two (2) buildings with 190 total units comprised of independent living, assisted living and memory care units to the list of permitted uses;
- any other permitted uses listed under the B-1: Neighborhood Business District zoning requirements.

Section 2. Paragraph 1 in Section 5 of Resolution No. 19-12 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

5. Architectural Design, Exterior Materials and Building Height.

... [paragraph 1]

Final architectural design, exterior materials and building heights of the commercial buildings shall be consistent with the conceptual elevation drawings included in the General Development Plan submittal packet. Except as provided herein, the maximum building height for the commercial buildings shall be 35', measured at the front side of the building, however, the Plan Commission may permit, after review at a regularly scheduled meeting, the height limit to be exceeded for architectural projections such as spires, parapet walls, cupolas, domes, and the like. The maximum height for the residential buildings shall be 35'. The maximum building height allowed for the proposed Presbyterian Homes senior living community buildings shall be 44 feet.

Section 3. Section 5 of Resolution No. 19-12 is amended as follows where words

underlined are to be added and words ~~stricken~~ are to be deleted:

5. Architectural Design, Exterior Materials and Building Height.

As set forth in a July 11, 2016 letter to the Village, the Blackstone Creek Golf Club property owners have committed to making physical and operational improvements to the golf course property and operations consistent with but independent of the Presbyterian Homes senior living community development proposal. Consistent with the commitments contained therein, the Blackstone Creek Golf Club owners shall complete the following building and site improvements to the golf club property:

- remove the existing metal storage building located nearest to the Division Road intersection no later than July 1, 2017;
- commence and continue to completion exterior remodeling of the remaining clubhouse and cart storage buildings using the same or similar materials and architectural enhancements as the senior living community buildings proposed by Presbyterian Homes (see conceptual renderings included in the July 11, 2016 letter from the Blackstone Creek Golf Club); and
- miscellaneous landscaping, parking lot and signage improvements as necessary.

All improvements shall commence within a 12-18 month timeframe after commencement of the Presbyterian Homes Phase I site development. Detailed site development and building plans shall be submitted to the Village for review and approval. Future plans to divide and/or develop a portion of the golf course property with additional retail and/or mixed-use development shall not be considered for approval by the Village until all of the site and building improvements cited herein have been completed or commenced construction.

Section 4. Section 10 of Resolution No. 19-12 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

10. Building Regulations. The building and bulk requirements shall be in accordance with the following:

Golf Course and Other Commercial Development along Mequon Road ~~The Shops at Blackstone Creek~~

Allow more than one building per lot.

Building Setbacks from:

Mequon Road:	30' minimum
Division Road:	30' minimum
Rear Yard:	8' minimum
Side Yard:	8' minimum
Parking Lot:	5' minimum

~~Building Separation:~~ 70' minimum

Building Height: 44 feet ~~35'~~ maximum (measured at the front of the building)

Parking: Ninety (90) surface parking stalls and (130) underground/covered stalls shall be provided as part of the Presbyterian Homes 190-unit senior living community; approximately 150-170 parking stalls shall be provided to support the golf course operation; other commercial uses should provide ~~The parking shall be 1 stall per 200 SF of floor area~~

Section 5. Section 10a of Resolution No. 19-12 is created as follows:

10a. Presbyterian Homes Senior Living Community.

As set in Section 1, it is the intent of the Village Board that multi-family elderly housing uses may be developed within the Blackstone Creek PDD provided that such development is consistent with the EH: Elderly Housing District regulations (Section 17.241 of the Village Zoning Code).

By approval of this resolution, the Village Board has deemed the following changes to certain development restrictions contained in the EH: Elderly Housing District regulations to be the type of "non-standard" requirements and provisions contemplated under Section 17.27(4)(b) of the Zoning Code, and, are necessary to insure proper development of the Presbyterian Homes of WI Inc. proposed 190-unit senior living community:

<u>EH Code Section</u>	<u>Adopted Change</u>
17.241(1)(c)	increase maximum units per floor to 52 (vs. 36);
17.241(4)(b)3.	Increase maximum units per building to 152 (vs. 108);
17.241(b)3.	Decrease front yard setback along Mequon Road to 30 feet for Phase I building only (vs. 3 times the building height);
17.241(b)3.	Increase maximum building to 44 feet (vs. 35 feet)

Introduced by Trustee: _____ Date Adopted: _____

Vote: Ayes: _____
Nays: _____

Dean Wolter, Village President

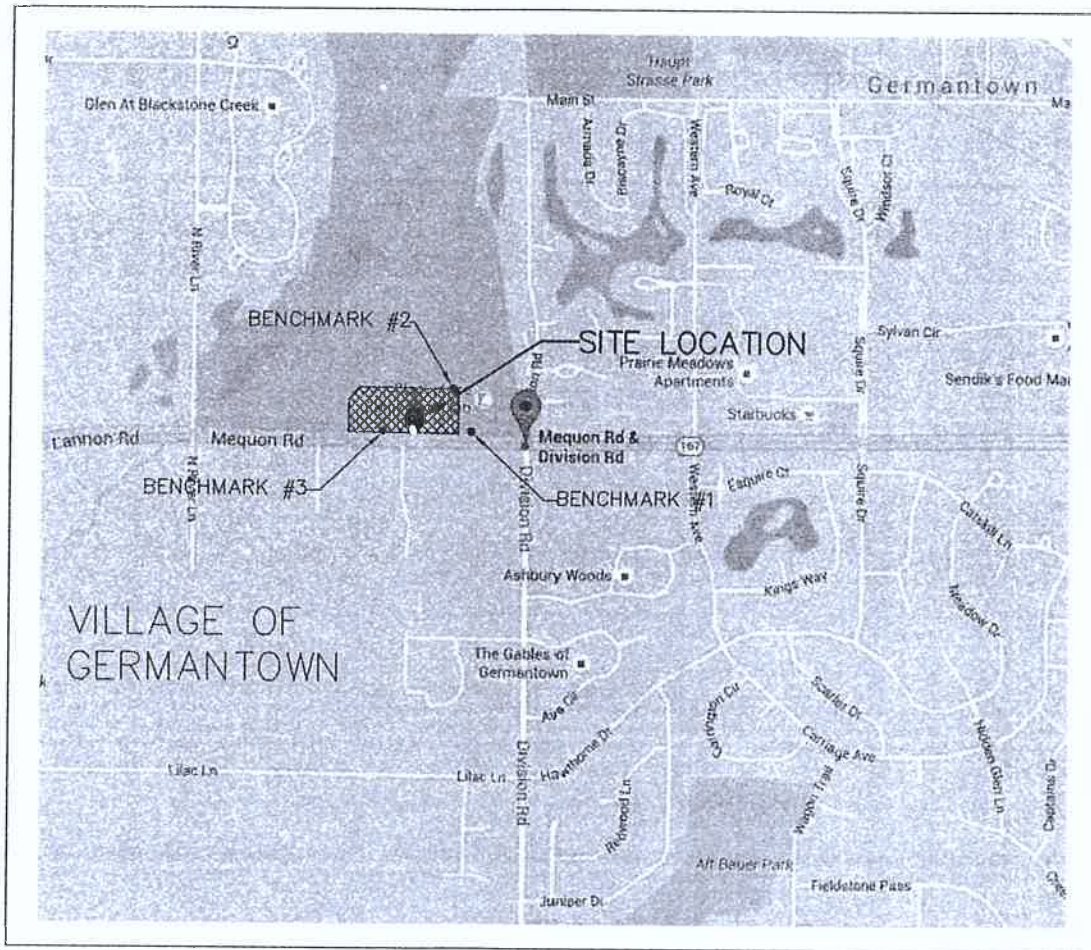
ATTEST:

Barbara K. D. Goeckner, Village Clerk

This instrument drafted by:
Jeffrey W. Retzlaff, AICP, Director, Community Development Department, Village of Germantown



SITE CONSTRUCTION PLANS FOR BYTERIAN HOMES SENIOR HO GERMANTOWN, WISCONSIN



LEGEND	
()	INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
OR	SECTION OF 1/4 SECTION CORNER AS DESCRIBED
●	1" DIA. RIB PIPE FOUND (UNLESS OTHERWISE NOTED)
○	1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
□	BOLLARD
△	SOIL BORING/MONITORING WELL
◇	PLAQUE
▽	MAILBOX
+	SIGN
■	BULBHEAD
□	CONTROL BOX
◇	TRAFFIC SIGNAL
◇	RAILROAD CROSSING SIGNAL
◇	CABLE PEDESTAL
◇	POWER POLE
◇	GUY POLE
◇	GUY WIRE
◇	LIGHT POLE
◇	SPOT/VARD/PEDESTAL LIGHT
◇	HANDICAPPED PARKING
◇	ELECTRIC MANHOLE
◇	ELECTRIC PEDESTAL
◇	ELECTRIC METER
◇	TELEPHONE MANHOLE
◇	TELEPHONE PEDESTAL
◇	MARKED FIRE OPTIC
◇	GAS VALVE
◇	GAS METER
◇	GAS WARNING SIGN
◇	STORM MANHOLE
◇	ROUND INLET
◇	SQUARE INLET
◇	STORM SEWER END SECTION
◇	SANITARY MANHOLE
◇	SANITARY CLEANOUT OR SEPTIC VENT
◇	SANITARY INTERCEPTOR MANHOLE
◇	MISCELLANEOUS MANHOLE
◇	WATER VALVE
◇	HYDRANT
◇	WATER SERVICE CURB STOP
◇	WATER MANHOLE
◇	WELL
◇	WATER SURFACE
◇	WETLANDS FLAG
◇	MARSH
◇	CONCRETEOUS TREE
◇	DECIDUOUS TREE
◇	SHRUB
◇	EDGE OF TREES
◇	SANITARY SEWER
◇	STORM SEWER
◇	WATERMAIN
◇	MARKED GAS MAIN
◇	MARKED ELECTRIC
◇	OVERHEAD WIRES
◇	BURIED ALC. SERV.
◇	MARKED CABLE TELEPHONE
◇	MARKED CABLE TV LINE
◇	MARKED FIBER OPTIC
◇	INDICATES EXISTING
◇	CONTOUR ELEVATION
◇	INDICATES EXISTING
◇	SHUT FLUMBER
◇	PROPOSED STORM SEWER GRATE INLET
◇	PROPOSED STORM SEWER MANHOLE
◇	PROPOSED STORM SEWER AREA DRAIN
◇	PROPOSED SANITARY SEWER MANHOLE
◇	PROPOSED SANITARY SEWER CLEANOUT
◇	PROPOSED HYDRANT
◇	PROPOSED GATE VALVE WITH VALVE BOX
◇	PROPOSED GATE VALVE WITH VALVE VAULT
◇	PROPOSED ELECTRIC TRANSFORMER
◇	PROPOSED STORM SEWER
◇	PROPOSED SANITARY SEWER
◇	PROPOSED WATER MAIN

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C000	TITLE SHEET
C100	DEMOLITION PLAN
C200	SITE PLAN (OVERALL)
C201	SITE DETAIL (WEST)
C202	SITE DETAIL (EAST)
C300	GRADING PLAN (OVERALL)
C301	GRADING DETAIL (WEST)
C302	GRADING DETAIL (EAST)
C303	GRADING DETAILS
C304	INTERIM GRADING PLAN -- (FUTURE BROWNSTONE)
C305	FULL BUILD OUT GRADING -- (FUTURE BROWNSTONE)
C400	UTILITY PLAN (OVERALL)
C401	UTILITY DETAIL (WEST)
C402	UTILITY DETAIL (EAST)
C403	SANITARY SEWER P&P WEST
C404	SANITARY SEWER P&P EAST
C405	WATER MAIN P&P WEST
C406	WATER MAIN P&P EAST
C407	WATER MAIN P&P SOUTH
C407	WATER MAIN P&P PUBLIC HYDRANT LEAD & PRIVATE WATER SERVICE
C500	EROSION CONTROL PLAN
C600	CONSTRUCTION NOTES
C601	EROSION CONTROL DETAILS
C602	UTILITY DETAILS
C603	PAVING DETAILS
L100	LANDSCAPE PLAN OVERALL
L101	LANDSCAPE PLAN -- WEST
L102	LANDSCAPE PLAN -- EAST
L103	LANDSCAPE PLAN -- STORMWATER POND
L200	LANDSCAPE DETAILS & NOTES

ENGINEER:
R.A. SMITH NATIONAL, INC.
CONTACT: ROBERT J. HARLEY, P.E.
16745 W. BLUEMOUND RD.
BROOKFIELD, WI 53005
(262) 781-1000

BENCHMARKS:
BENCHMARK 1
 1 SET BM, RAILROAD SPIKE IN
 PP#99-12310, EL= 880.24
BENCHMARK 2
 SET BM, CROSS NW CORNER
 CONC SLAB, EL= 876.79
BENCHMARK 3
 SET BM, RAILROAD SPIKE IN
 PP#97-03682, EL= 883.13

OWNER:
PRESBYTERIAN HOMES OF WISCONSIN, INC.
C/O SENIOR HOUSING PARTNERS
CONTACT: STEPHAN NORNES
2845 NORTH HAMLINE AVENUE, SUITE 100
ROSEVILLE, MN 55113
PH.:(651) 631-6316
FAX:(651) 631-6302

[illegible]

R.A. Smith National
*Beyond Surveying
and Engineering*
www.ra-smithnational.com

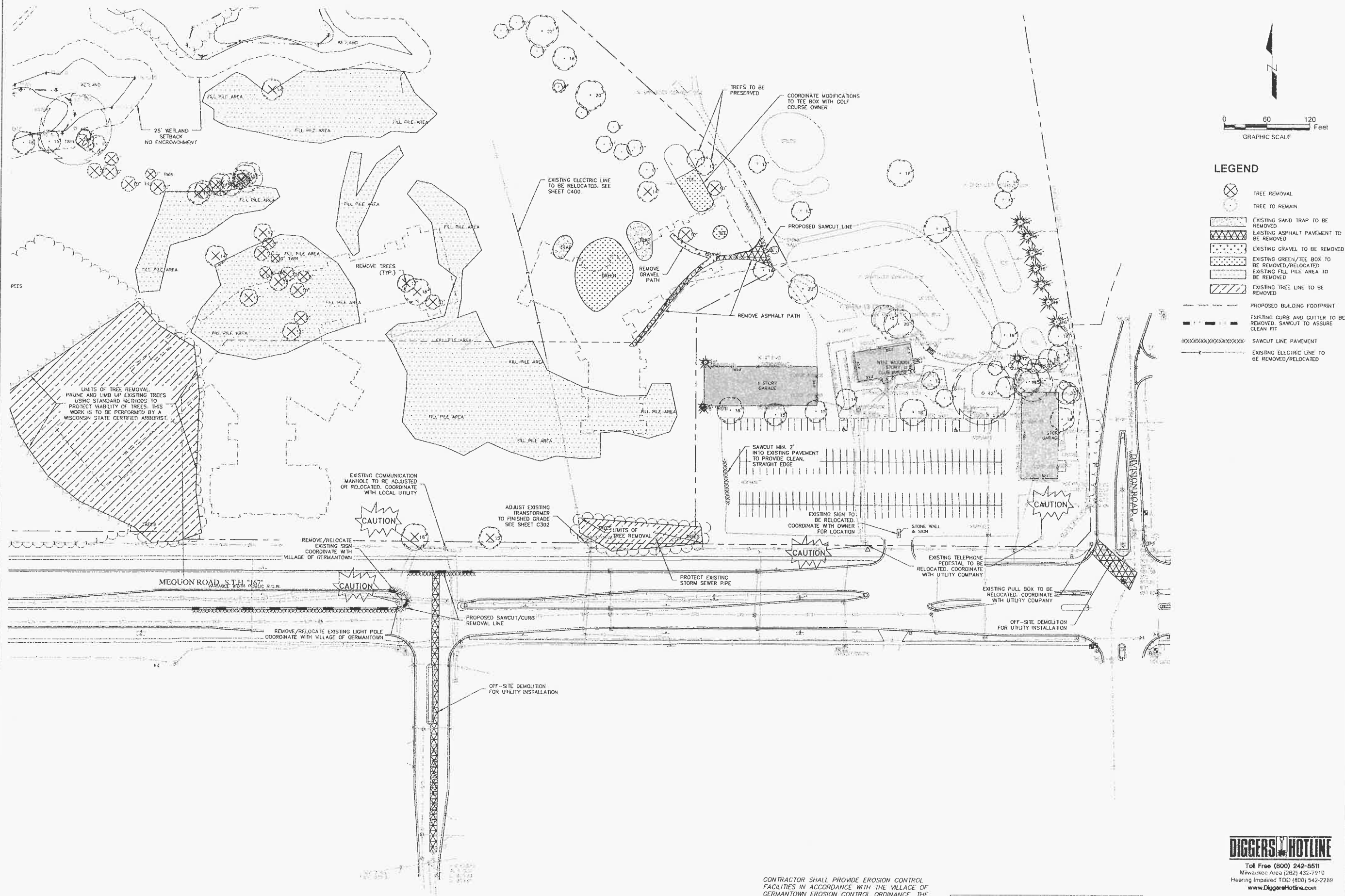
**PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI**

TITLE SHEET

JASON A.
 HEINONEN
 F 3810
 WANNESIA
 WI

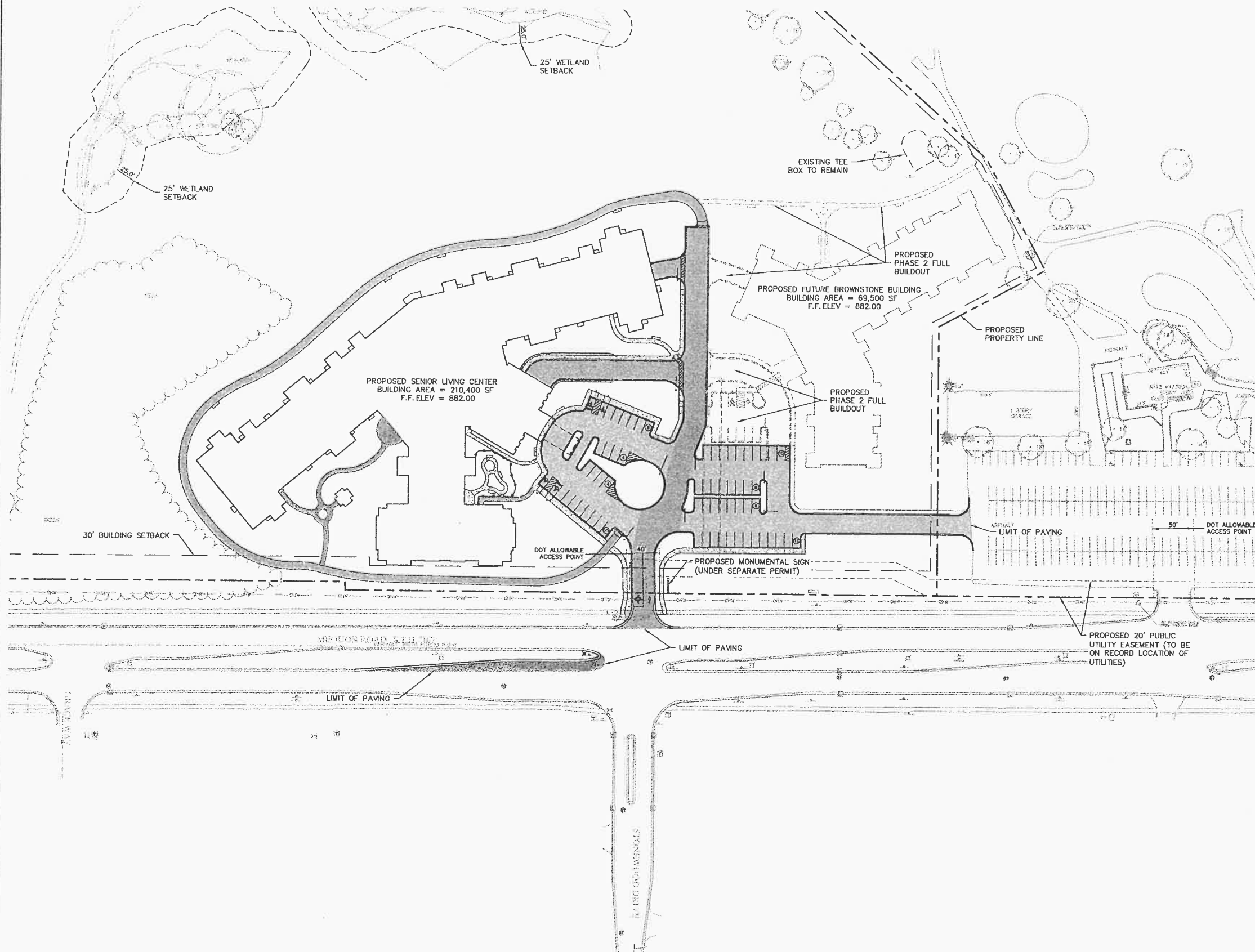
© COPYRIGHT 2016
R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: N/A
JOB NO. 3150549
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH
SHEET NUMBER
C000

RECEIVED
JUL 05 2016
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN



CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF GERMANTOWN EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.



LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- PROPOSED ASPHALT PAVEMENT - LIGHT DUTY (SEE DETAILS)
- PROPOSED ASPHALT PAVEMENT - HEAVY DUTY (SEE DETAILS)
- PROPOSED ASPHALT PEDESTRIAN PATH (SEE DETAILS)
- PROPOSED SIDEWALK (SEE DETAILS)
- PROPOSED PARKING SPACES

SITE STATISTICS TABLE	
TOTAL PROJECT ACREAGE:	34.986 AC (1,524,010 SF)
PROPOSED UPLAND AREA:	17.03 AC (742,038 SF)
PROPOSED GREEN SPACE:	11.69 AC (69.8%)
PROPOSED IMPERVIOUS:	5.14 AC (30.2%)
LOT AREA CALCULATION	
UPLAND AREA	17.03 AC
FLOODPLAIN (25%)	3.77 AC
ZONING AREA	20.80 AC
AREA-CENTERLINE OF STREAM TO UPLAND LINE	
AREA OF WATER SURFACE	17.97 AC
FLOODPLAIN (NOT INCLUDING STREAM)	2.87 AC
	15.1 AC (25% = 3.77 AC)
MAXIMUM BUILDING HEIGHT:	
	42' TO TOP OF RIDGE
	37' TO MIDPOINT OF ROOF
GROSS SQUARE FOOTAGE:	
	MAIN: 210,400 S.F., 56,000 S.F. GARAGE
	BROWNSTONE: 69,500 S.F., 34,750 S.F. GARAGE
PARKING SPACES:	
	MAIN: 100 IN LOWER GARAGE OF 92 IL UNITS
	BROWNSTONES: 40 IN LOWER GARAGE OF 38 IL UNITS
	72 SURFACE
ZONING DISTRICT/LAND USE:	
	B-1 / PDD
BUILDING SETBACKS:	
	STREET = 30'
	REAR = 8'
	SIDE = 8'

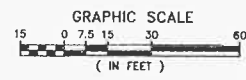
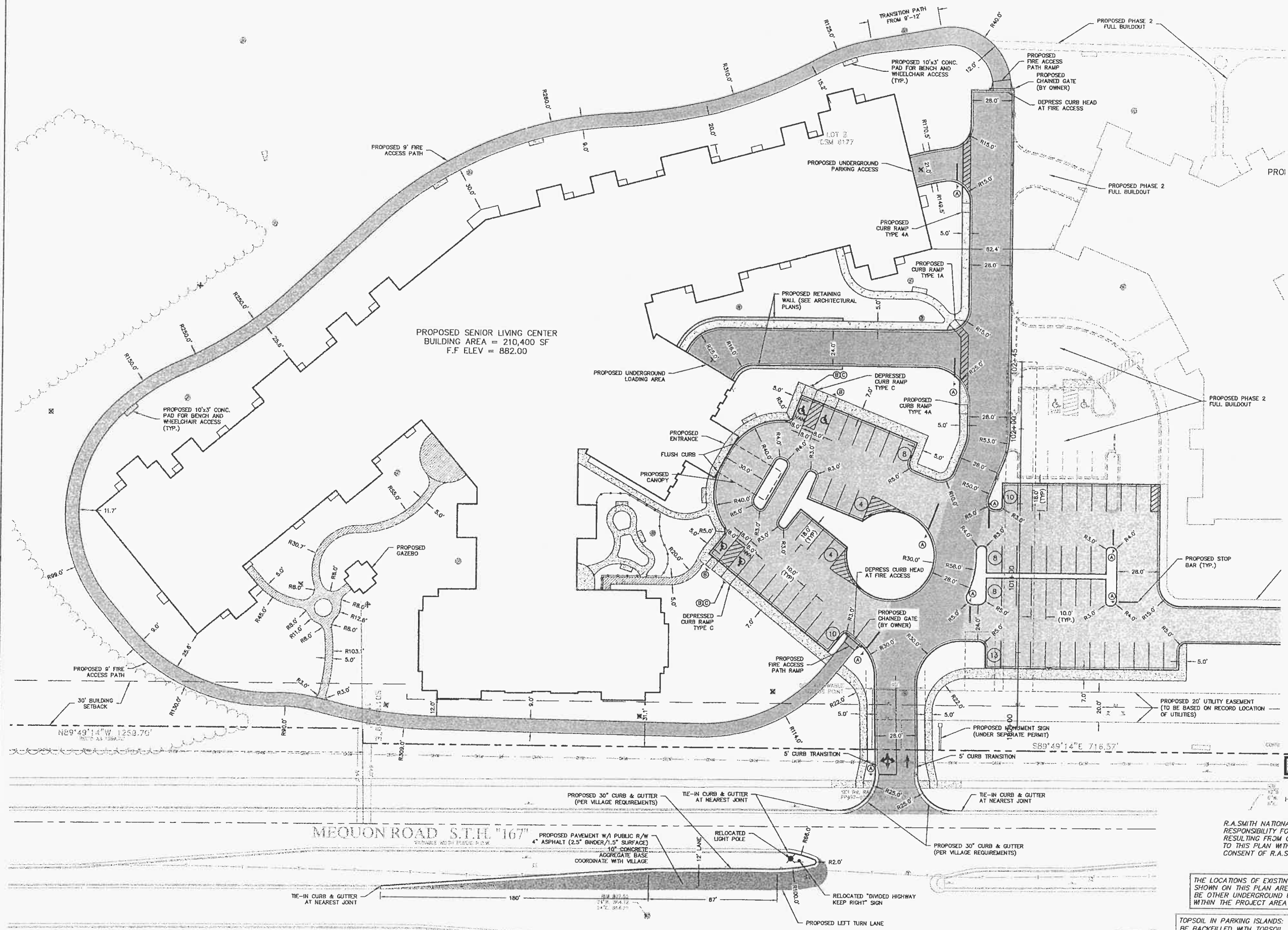
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

DIGGERS HOTLINE
Toll Free (800) 242-6511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

DESCRIPTION	
DATE	
R.A. Smith National <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
PRESBYTERIAN HOMES SENIOR HOUSING VILLAGE OF GERMANTOWN, WI	
OVERALL SITE PLAN	
© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 07/05/2016 SCALE: 1" = 80' JOB NO. 3150549 PROJECT MANAGER: ROBERT J. HARLEY, P.E. DESIGNED BY: CHECKED BY: SHEET NUMBER C200	



R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI
SITE PLAN - WEST

DIGGERS HOTLINE
Toll Free (800) 242-8811
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

R.A. SMITH NATIONAL, INC. ASSUMES NO
RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS
RESULTING FROM CHANGES OR ALTERATIONS MADE
TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN
CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS
SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY
BE OTHER UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO
BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18"
BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT
HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO
PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

DATE	07/05/2016
SCALE	1" = 30'
JOB NO.	3150549
PROJECT MANAGER	ROBERT J. HARLEY, P.E.
DESIGNED BY	
CHECKED BY	
SHEET NUMBER	C201



LEGEND
--- PROPERTY LINE
--- EXISTING SPOT ELEVATION
--- EXISTING CONTOURS
--- PROPOSED CONTOURS

0 60 120 Feet
GRAPHIC SCALE

R.A. Smith National
*Beyond Surveying
and Engineering*
www.rasmithnational.com

**PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI**
OVERALL GRADING PLAN

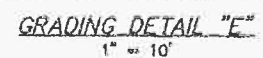
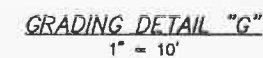
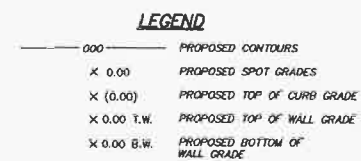
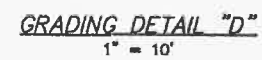
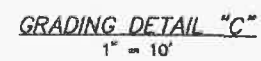
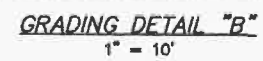
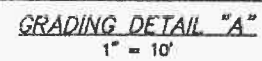
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DIGGERS HOTLINE
Toll Free (800) 242-6511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

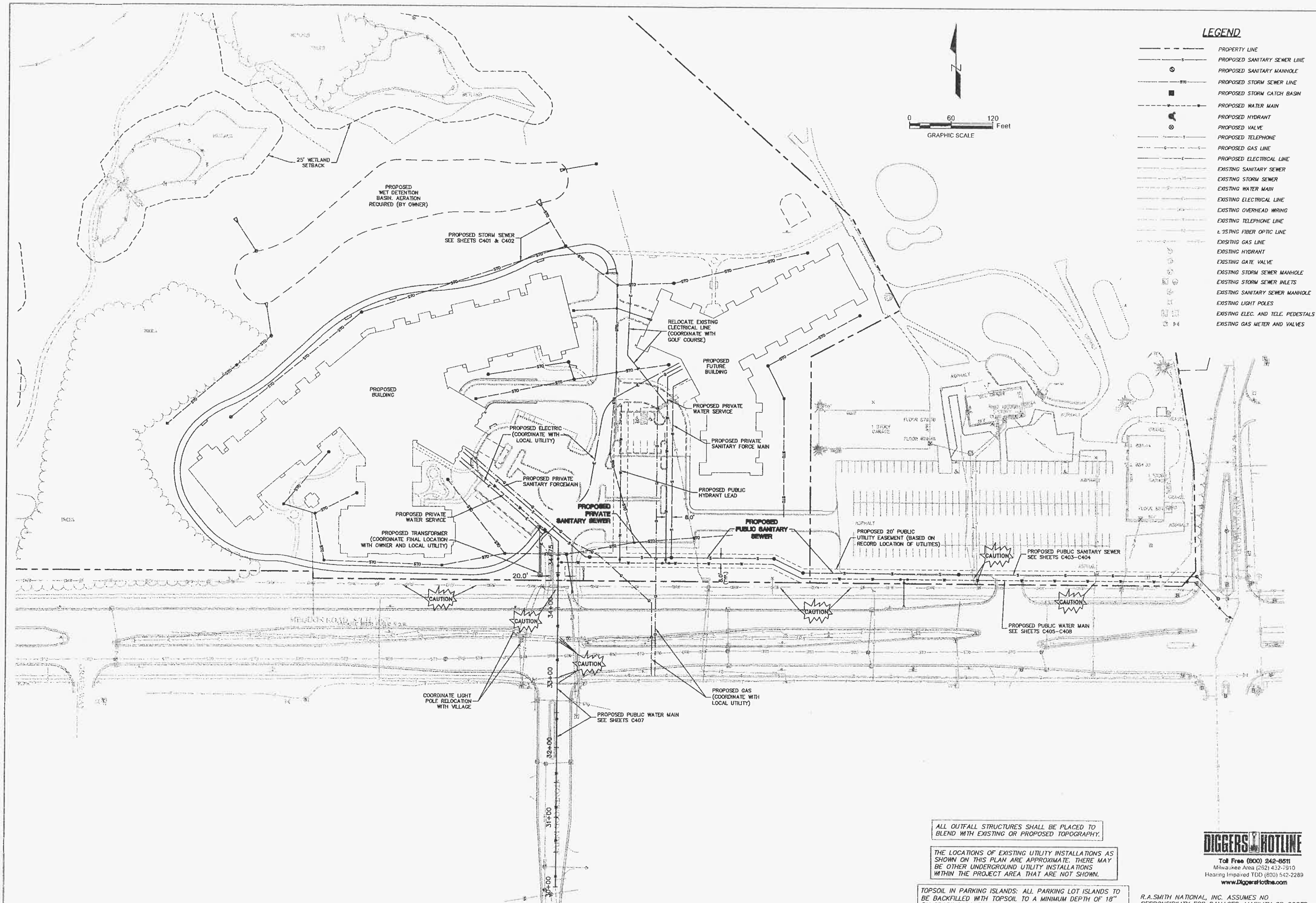
© COPYRIGHT 2016
R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: 1" = 60'
JOB NO. 3150549
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY:
CHECKED BY:
SHEET NUMBER
C300



R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (300) 542-2289
www.DiggersHotline.com

[illegible]



LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM SEWER LINE
	PROPOSED STORM CATCH BASIN
	PROPOSED WATER MAIN
	PROPOSED HYDRANT
	PROPOSED VALVE
	PROPOSED TELEPHONE
	PROPOSED GAS LINE
	PROPOSED ELECTRICAL LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING ELECTRICAL LINE
	EXISTING OVERHEAD WIRING
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EXISTING HYDRANT
	EXISTING GATE VALVE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLETS
	EXISTING SANITARY SEWER MANHOLE
	EXISTING LIGHT POLES
	EXISTING ELEC. AND TELE. P pedestals
	EXISTING GAS METER AND VALVES

R.A. Smith National

www.rasmithnational.com

PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

OVERALL UTILITY PLAN

OVERALL UTILITY PLAN

ALL OUTFALL STRUCTURES SHALL BE PLACED TO BLEND WITH EXISTING OR PROPOSED TOPOGRAPHY.

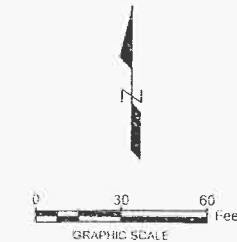
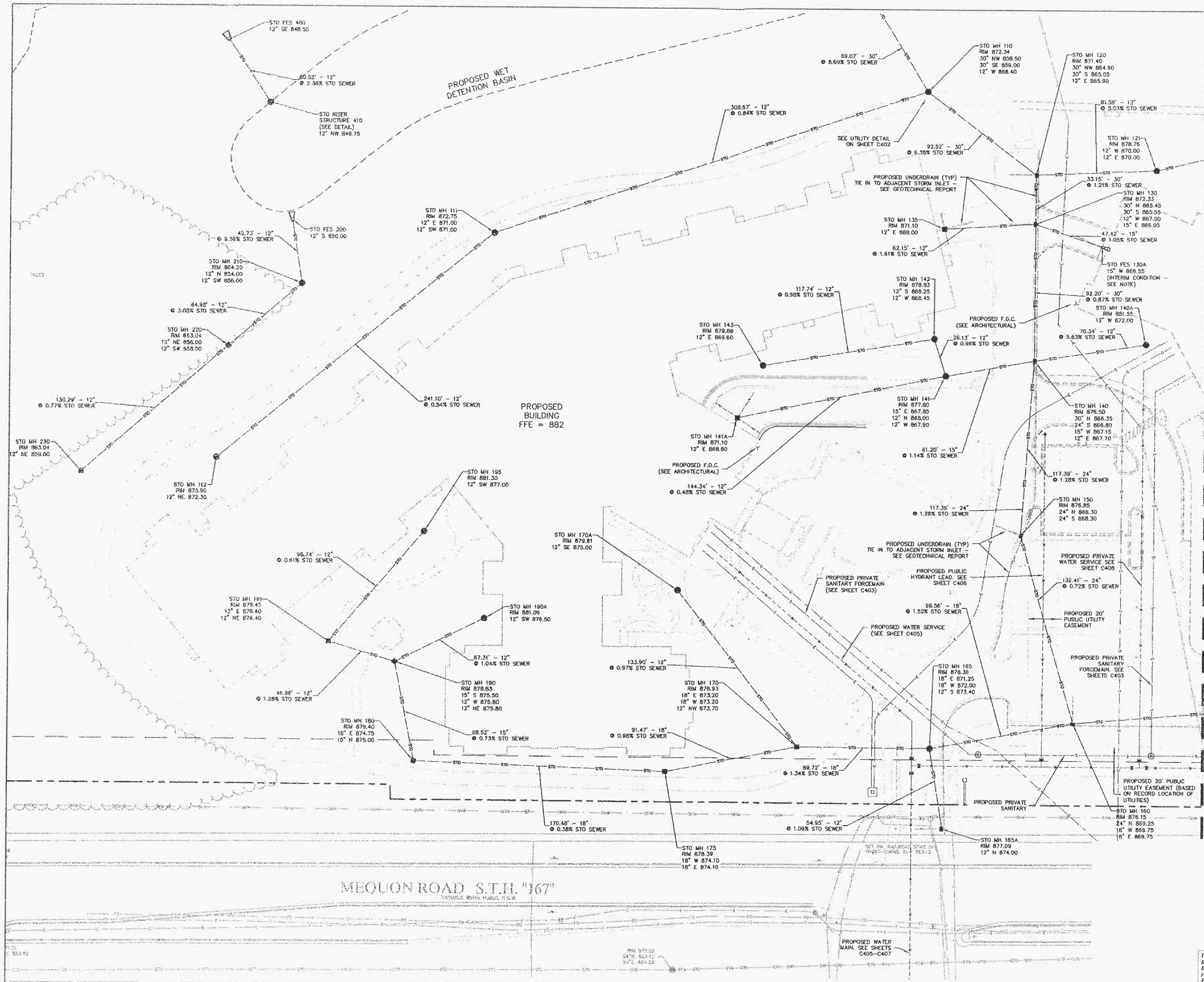
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (252) 432-7910
Hearing Impaired TDD (800) 542-2288
www.Diggersthotline.com

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

© COPYRIGHT 2016 R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: 1" = 60'
JOB NO. 3150549
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH
SHEET NUMBER C400



LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM FINGER DRAIN
- PROPOSED STORM SEWER LINE
- PROPOSED STORM CATCH BASIN/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED TELEPHONE
- PROPOSED GAS LINE
- PROPOSED ELECTRICAL LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING ELECTRICAL LINE
- EXISTING OVERHEAD WIRING
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING HYDRANT
- EXISTING GATE VALVE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLETS
- EXISTING SANITARY SEWER MANHOLE
- EXISTING LIGHT POLES
- EXISTING ELEC. AND TELE. PEDESTALS
- EXISTING GAS METER AND VALVES

NOTE: FES 130A IS TO BE REPLACED WITH AN INLET UPON CONSTRUCTION OF FUTURE BUILDING. REFER TO SHEET C305, INTERIM GRADING PLAN.

DIGGERS HOTLINE
Toll Free (800) 242-6811
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2288
www.DiggersHotline.com

R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

ALL STORM SEWER TO BE INSTALLED ACCORDING TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS. SPECIFICATIONS CAN BE FOUND AT WWW.VILLAGE.GERMANTOWN.WI.US/DOCUMENTCENTER/NEW/75.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

DESCRIPTION
DATE

R.A. Smith National

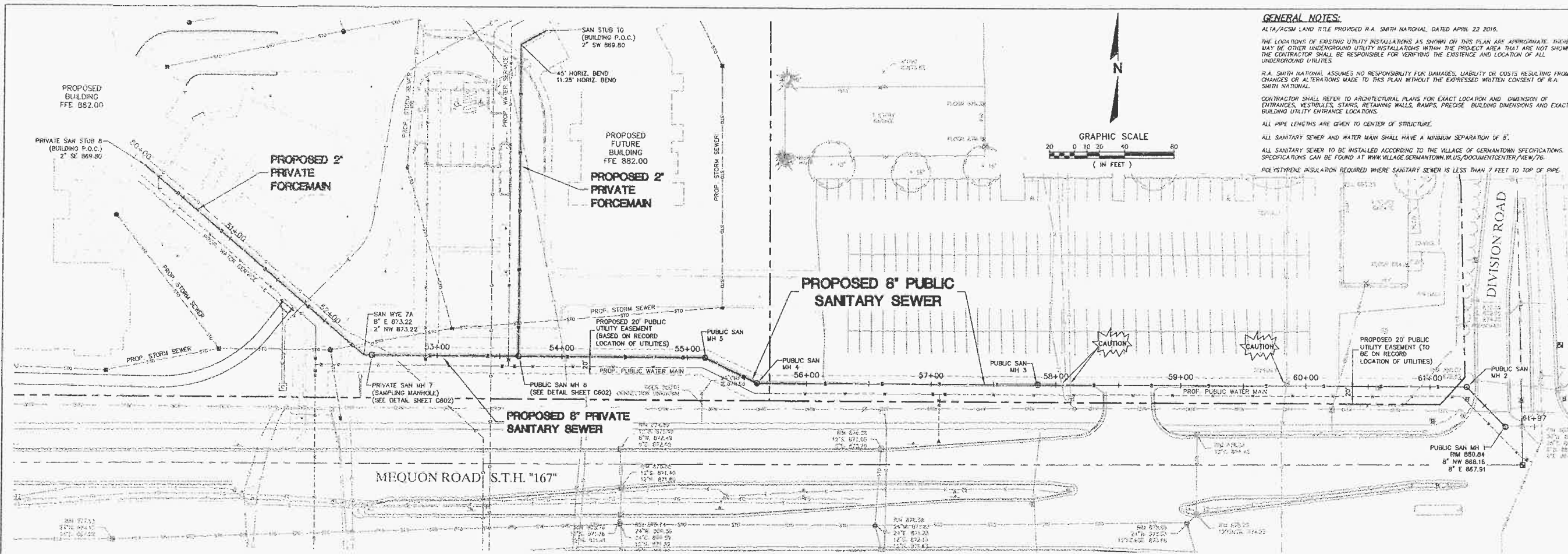
*Beyond Surveying
and Engineering*

www.rasmithnational.com

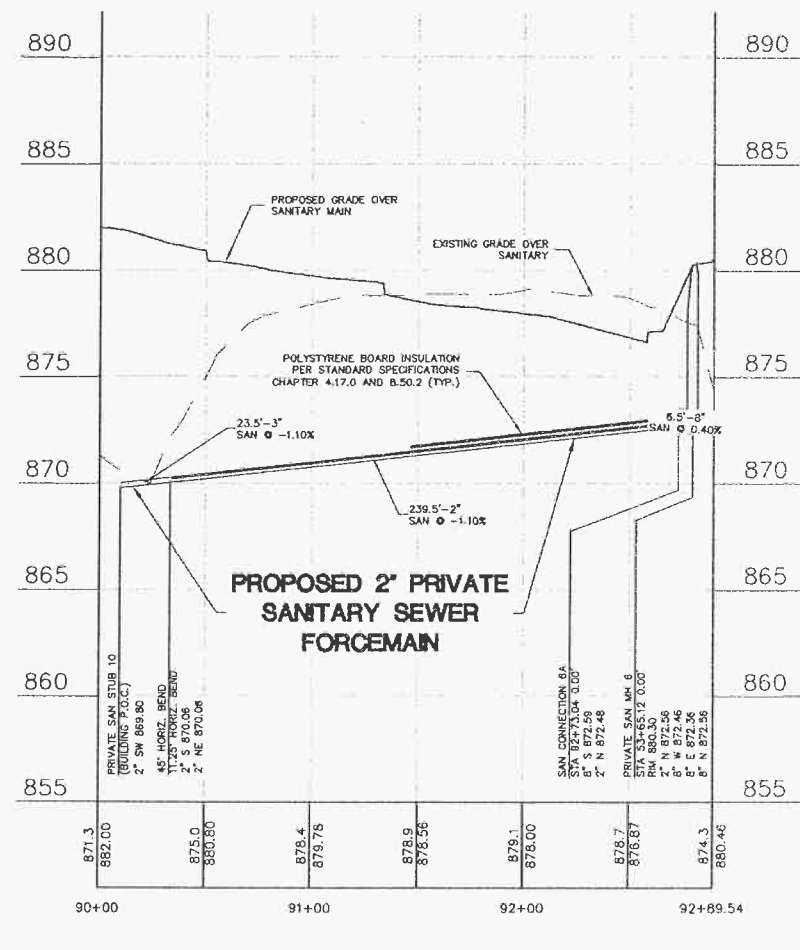
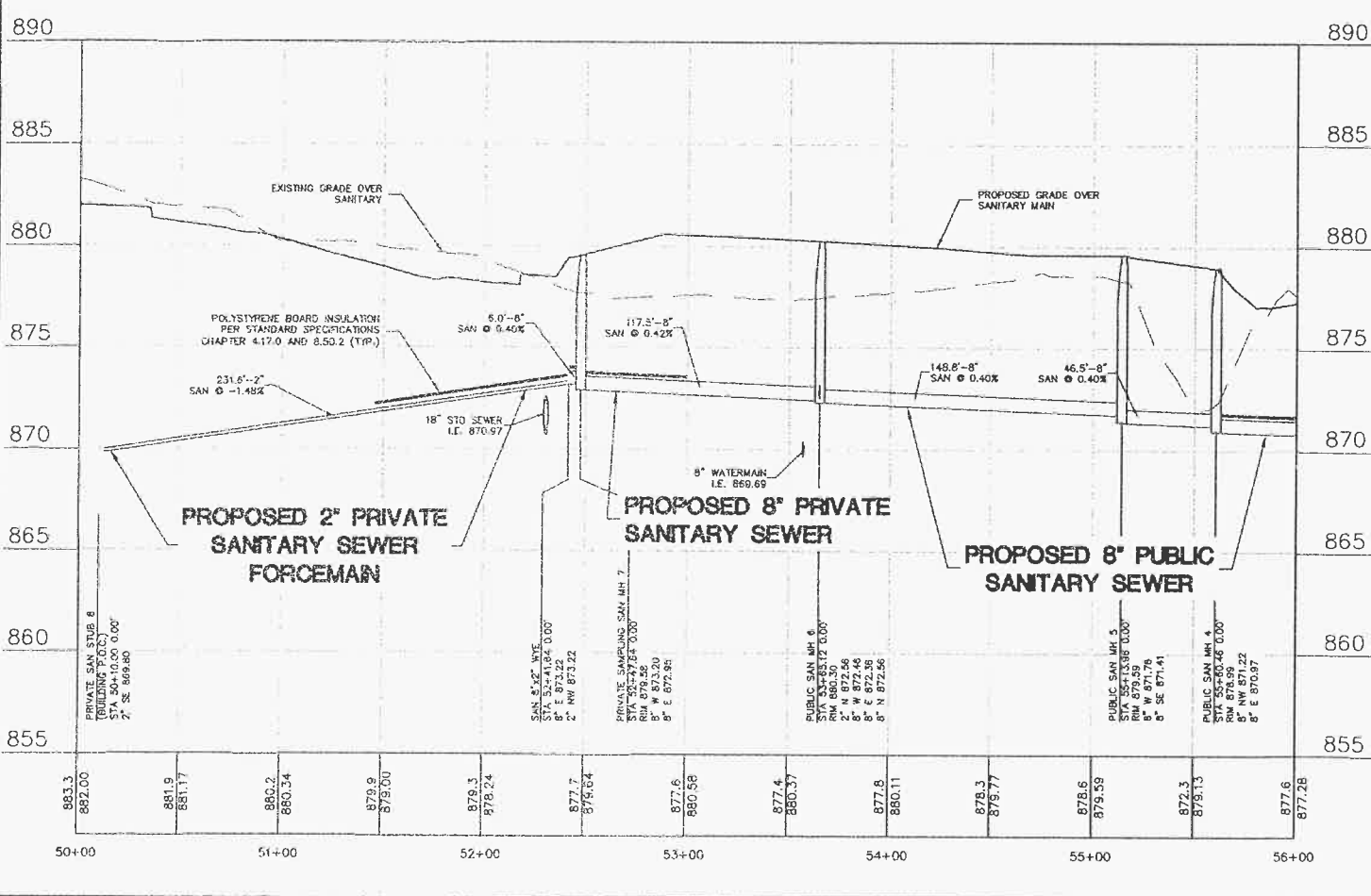
PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

UTILITY PLAN - WEST

© COPYRIGHT 2016
R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: 1" = 30'
JOB NO. 3150549
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH
SHEET NUMBER
C401



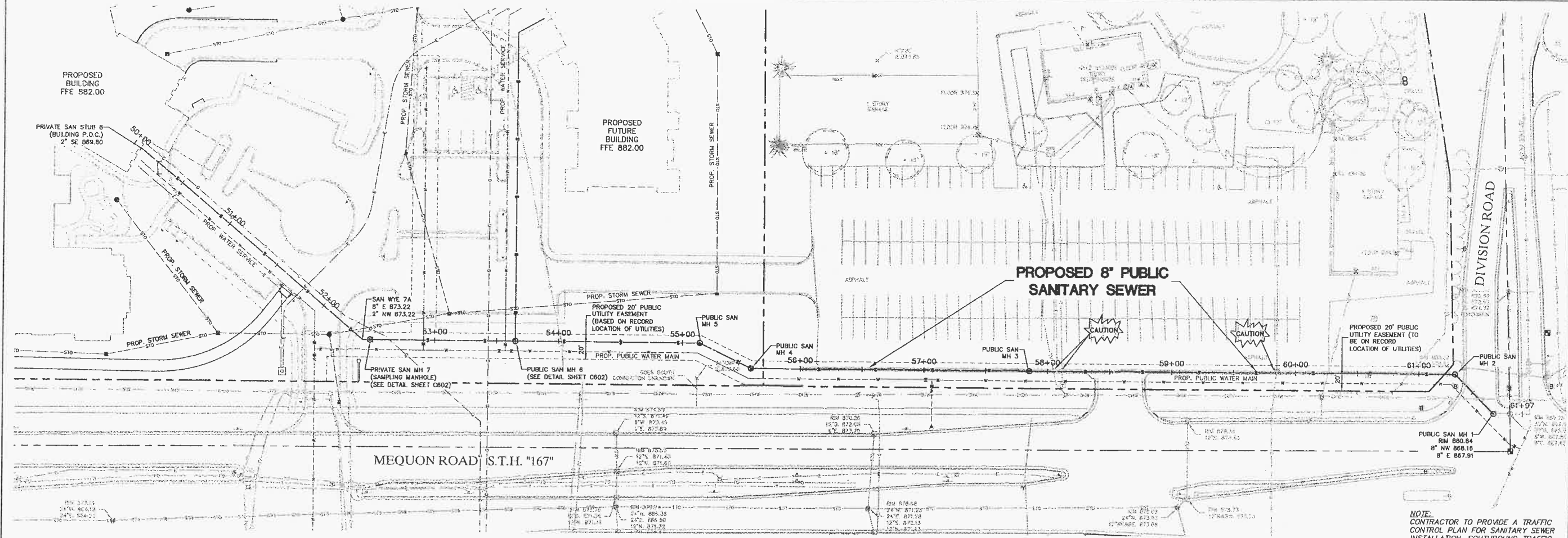
GENERAL NOTES:
 ALTA/ACSM LAND TITLE PROVIDED R.A. SMITH NATIONAL, DATED APRIL 22 2016.
 THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
 R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.
 CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 ALL PIPE LENGTHS ARE GIVEN TO CENTER OF STRUCTURE.
 ALL SANITARY SEWER AND WATER MAIN SHALL HAVE A MINIMUM SEPARATION OF 8'.
 ALL SANITARY SEWER TO BE INSTALLED ACCORDING TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS. SPECIFICATIONS CAN BE FOUND AT WWW.VILLAGEGERMANTOWN.IL.US/DOCUMENTCENTER/VIEW/76.
 POLYSTYRENE INSULATION REQUIRED WHERE SANITARY SEWER IS LESS THAN 7 FEET TO TOP OF PIPE.



- LEGEND**
- PROPERTY LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM SEWER LINE
 - PROPOSED STORM CATCH BASIN/ MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT
 - PROPOSED VALVE
 - PROPOSED TELEPHONE
 - PROPOSED GAS LINE
 - PROPOSED ELECTRICAL LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER MAIN
 - EXISTING ELECTRICAL LINE
 - EXISTING OVERHEAD WIRING
 - EXISTING TELEPHONE LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING GAS LINE
 - EXISTING HYDRANT
 - EXISTING GATE VALVE
 - EXISTING STORM SEWER MANHOLE
 - EXISTING STORM SEWER INLETS
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING LIGHT POLES
 - EXISTING ELEC. AND TELE. PEDESTALS
 - EXISTING GAS METER AND VALVES

R.A. Smith National <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
DATE	DESCRIPTION
PRESBYTERIAN HOMES SENIOR HOUSING VILLAGE OF GERMANTOWN, WI	
PUBLIC SANITARY SEWER PLAN & PROFILE - WEST	
© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 07/05/2016 SCALE: 1" = 40' JOB NO. 3150549 PROJECT MANAGER: ROBERT J. HARLEY, P.E. DESIGNED BY: JAH CHECKED BY: RJH	
SHEET NUMBER C403	





GENERAL NOTES:

ALTA/ACSM LAND TITLE PROVIDED R.A. SMITH NATIONAL, DATED APRIL 22, 2016.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

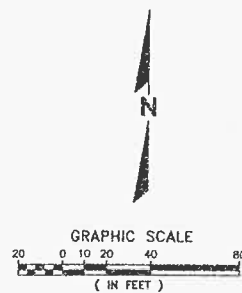
CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

ALL PIPE LENGTHS ARE GIVEN TO CENTER OF STRUCTURE.

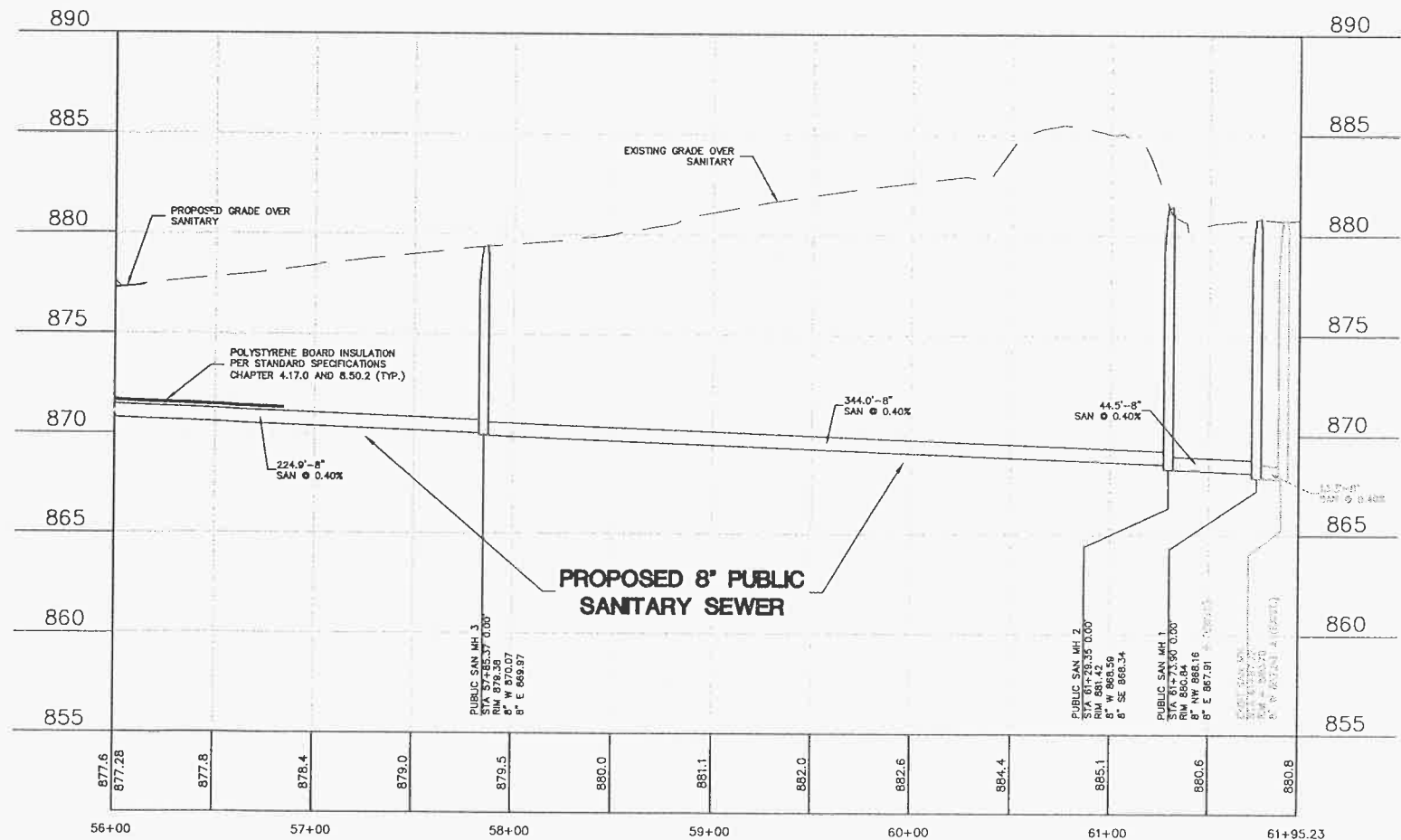
ALL SANITARY SEWER AND WATER MAIN SHALL HAVE A MINIMUM SEPARATION OF 8'.

ALL SANITARY SEWER TO BE INSTALLED ACCORDING TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS. SPECIFICATIONS CAN BE FOUND AT WWW.VILLAGE.GERMANTOWN.WI.US/DOCUMENTCENTER/VIEW/76.

POLYSTYRENE INSULATION REQUIRED WHERE SANITARY SEWER IS LESS THAN 7 FEET TO TOP OF PIPE.



LEGEND	
---	PROPERTY LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED SANITARY MANHOLE
---	PROPOSED STORM SEWER LINE
---	PROPOSED STORM CATCH BASIN/ MANHOLE
---	PROPOSED WATER MAIN
---	PROPOSED HYDRANT
---	PROPOSED VALVE
---	PROPOSED TELEPHONE
---	PROPOSED GAS LINE
---	PROPOSED ELECTRICAL LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING WATER MAIN
---	EXISTING ELECTRICAL LINE
---	EXISTING OVERHEAD WIRING
---	EXISTING TELEPHONE LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE
---	EXISTING HYDRANT
---	EXISTING GATE VALVE
---	EXISTING STORM SEWER MANHOLE
---	EXISTING STORM SEWER INLETS
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING LIGHT POLES
---	EXISTING ELEC. AND TELE. PEDESTALS
---	EXISTING GAS METER AND VALVES



NOTE: CONTRACTOR TO PROVIDE A TRAFFIC CONTROL PLAN FOR SANITARY SEWER INSTALLATION. SOUTHBOUND TRAFFIC FLOW MUST BE MAINTAINED.

R.A. Smith National

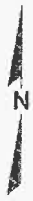
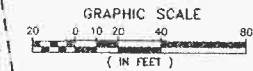
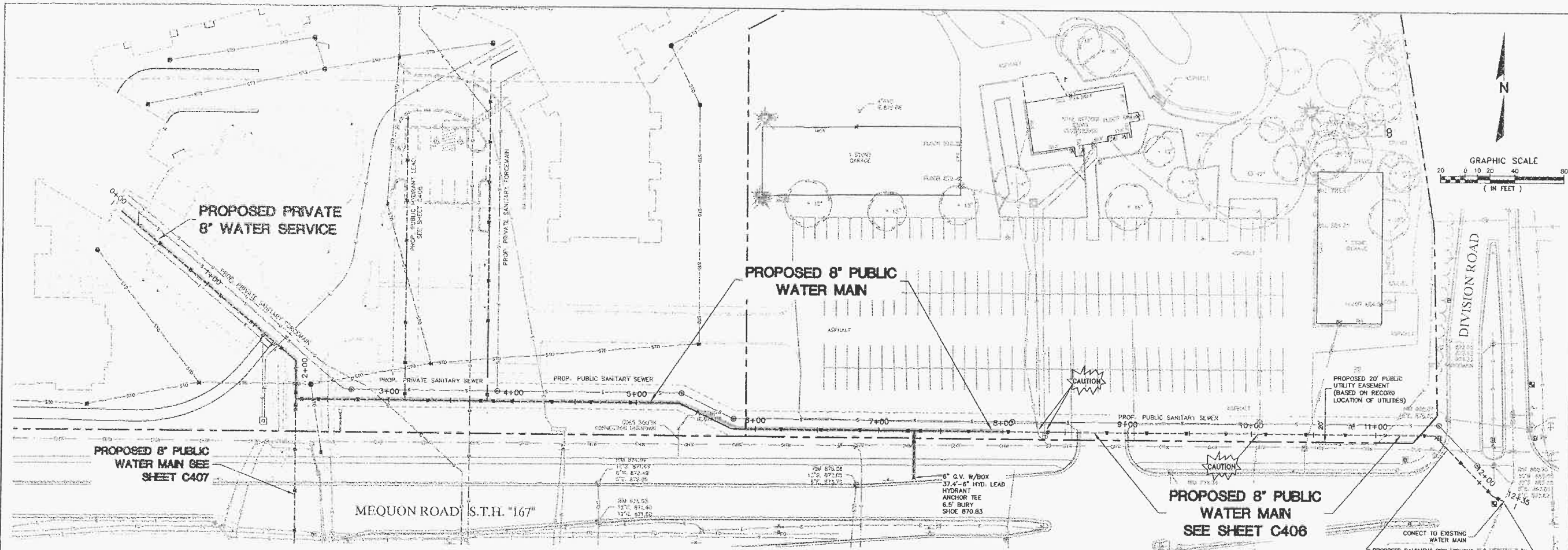
Beyond Surveying
and Engineering

www.rasmithnational.com

PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

PUBLIC SANITARY SEWER
PLAN & PROFILE - EAST

© COPYRIGHT 2016 R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: 1" = 40'
JOB NO. 3150549
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH
SHEET NUMBER C404



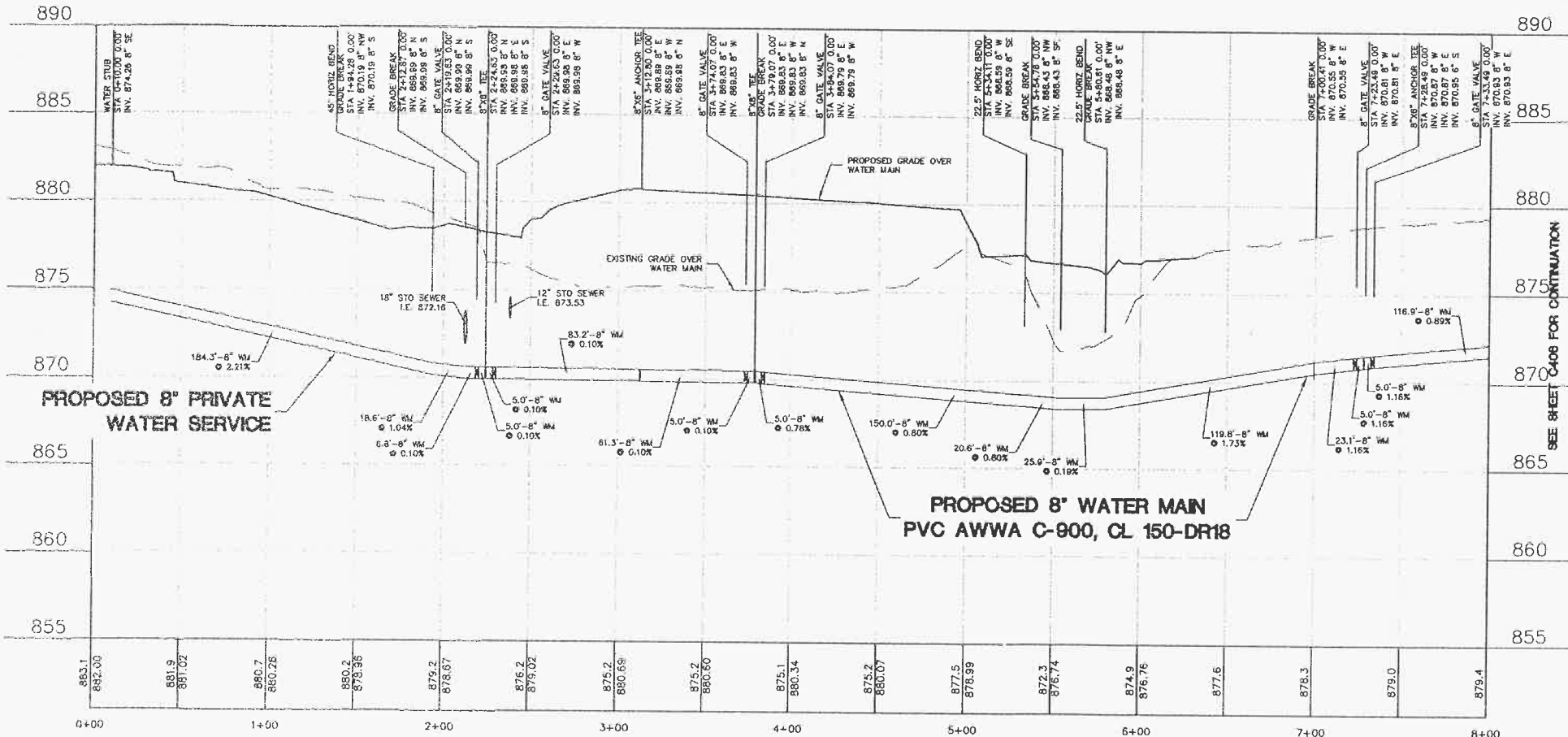
R.A. Smith National

*Beyond Surveying
and Engineering*

www.ra-smithnational.com

PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

**PUBLIC WATER MAIN
PLAN & PROFILE WEST**



LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM CATCH BASIN/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED TELEPHONE
- PROPOSED GAS LINE
- PROPOSED ELECTRICAL LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING ELECTRICAL LINE
- EXISTING OVERHEAD WIRING
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING HYDRANT
- EXISTING GATE VALVE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLETS
- EXISTING SANITARY SEWER MANHOLE
- EXISTING LIGHT POLES
- EXISTING ELEC. AND TEL. PEDESTALS
- EXISTING GAS METER AND VALVES

GENERAL NOTES:

ALTA/ACSM LAND TITLE PROVIDED R.A. SMITH NATIONAL, DATED APRIL 22 2016.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMP, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

ALL PIPE LENGTHS ARE GIVEN TO CENTER OF STRUCTURE.

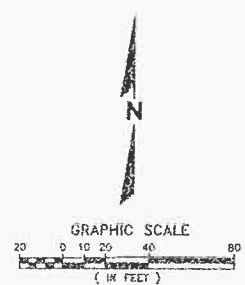
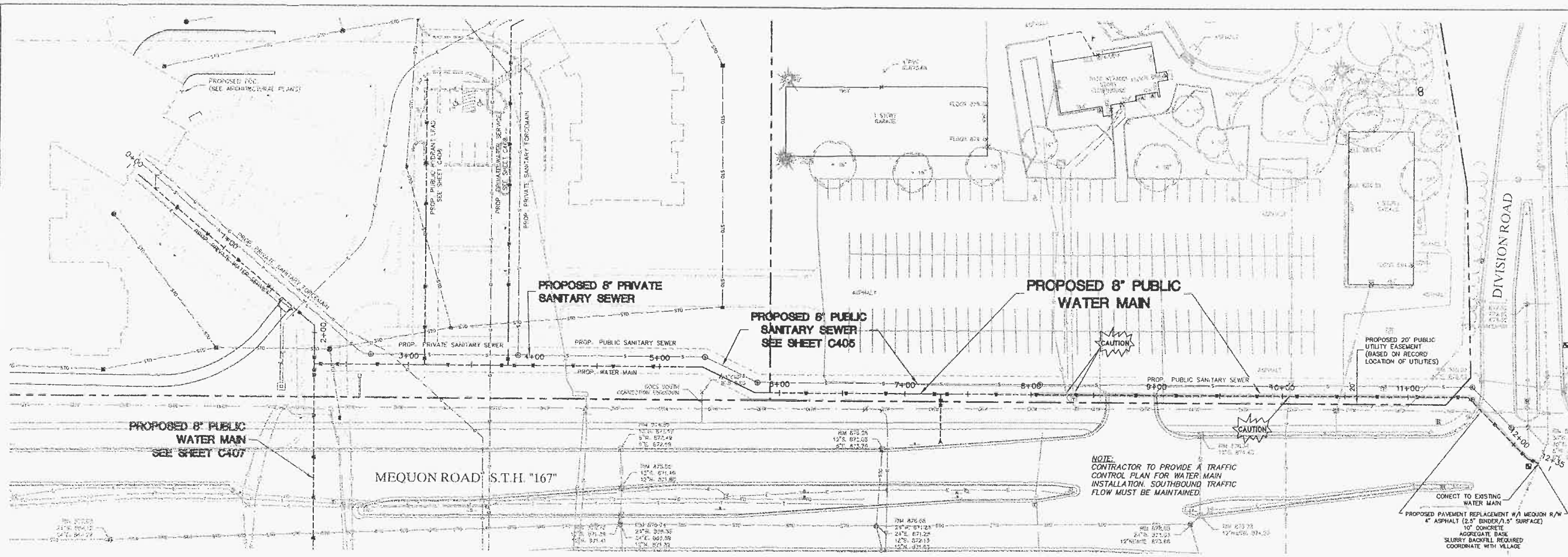
ALL SANITARY SEWER AND WATER MAIN SHALL HAVE A MINIMUM SEPARATION OF 8'.

ALL WATER MAIN TO BE INSTALLED ACCORDING TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS.

SPECIFICATIONS CAN BE FOUND AT
WWW.VILLAGEOFGERMANTOWN.WI.US/DOCUMENTCENTER/HCM/77.



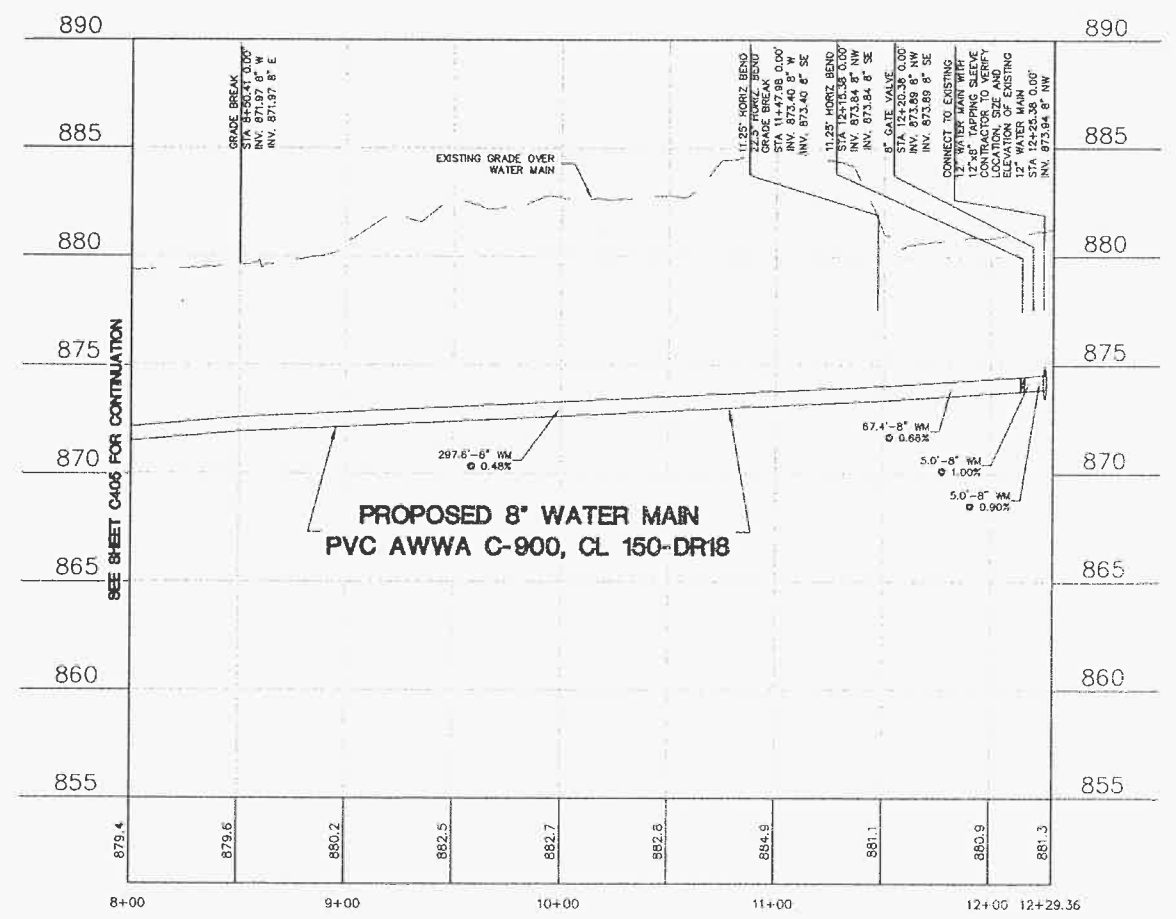
© COPYRIGHT 2016 R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: 1" = 40'
JOB NO. 3150549
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH
SHEET NUMBER C405



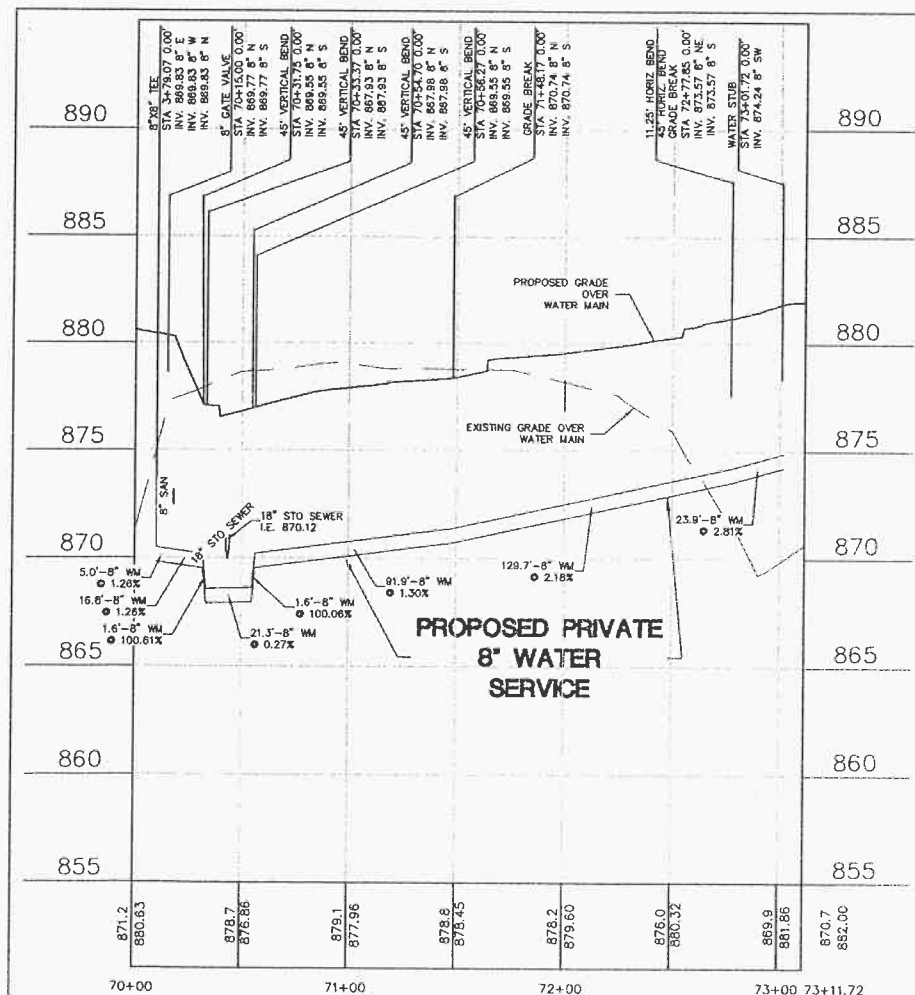
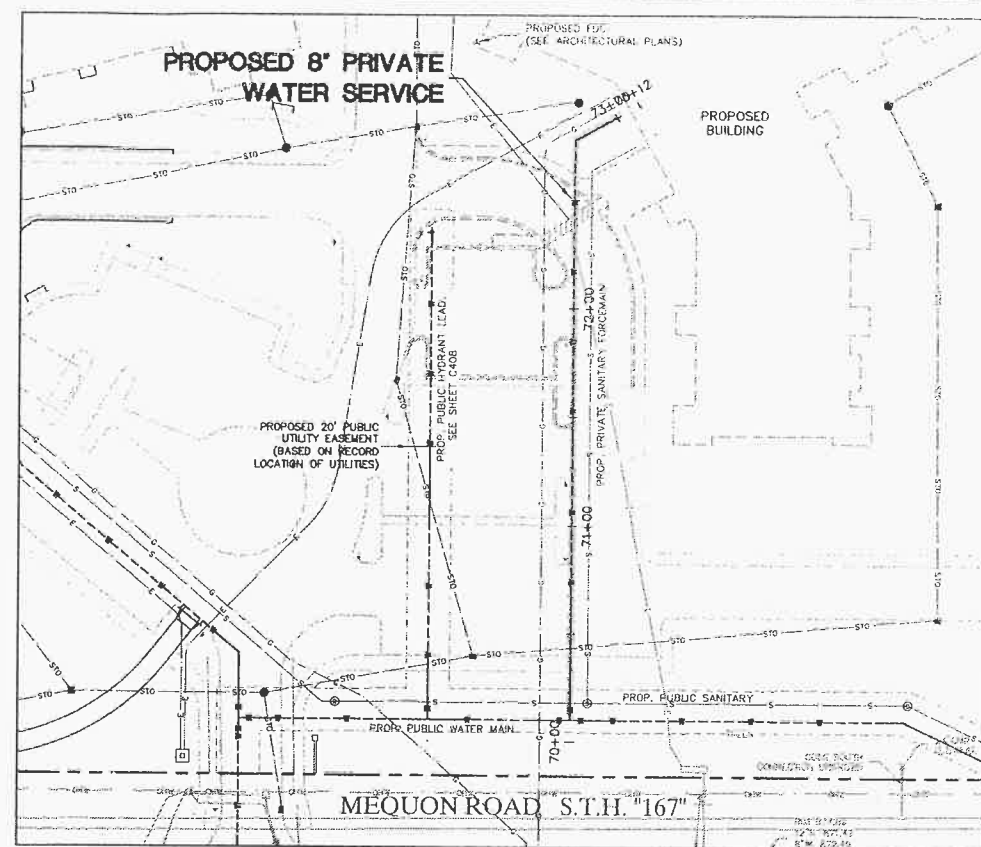
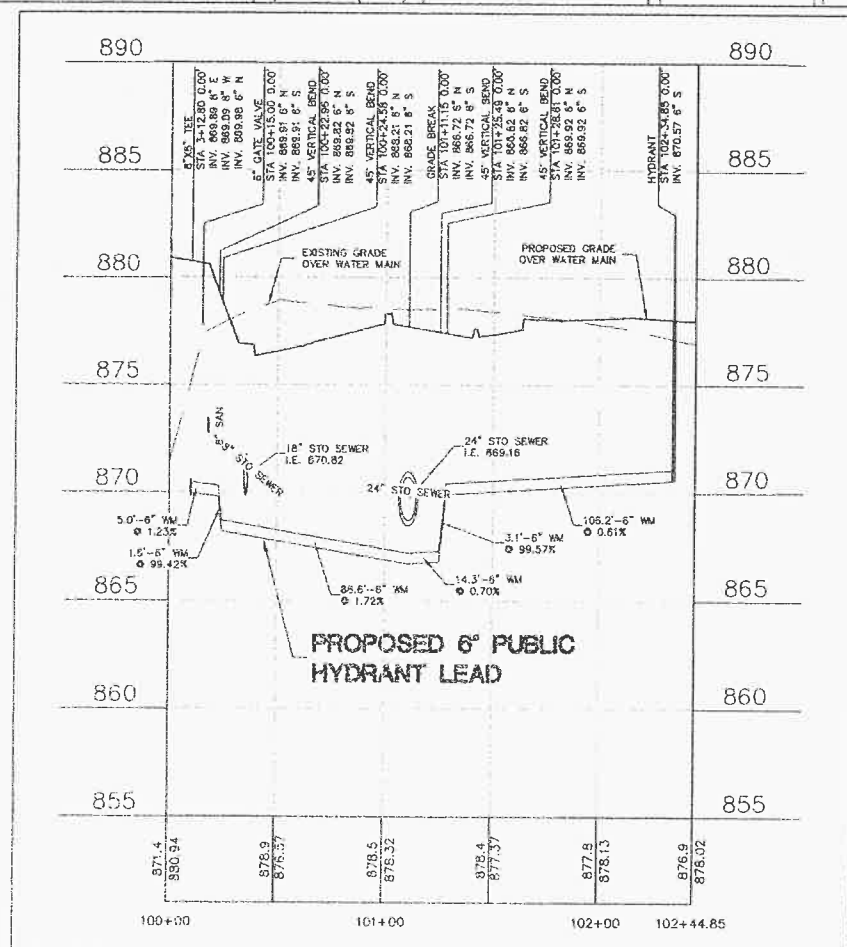
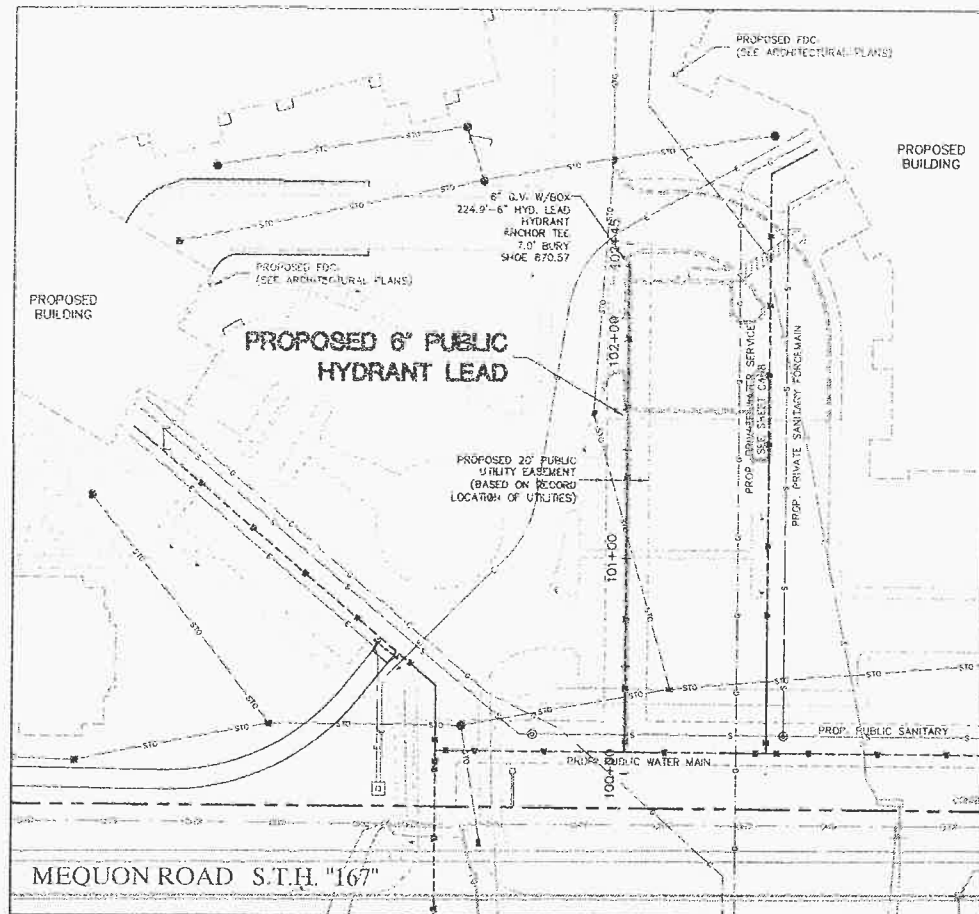
GENERAL NOTES:
ALTA/ACSM LAND TITLE PROVIDED R.A. SMITH NATIONAL DATED APRIL 22 2016.
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.
CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAUMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
ALL PIPE LENGTHS ARE GIVEN TO CENTER OF STRUCTURE.
ALL SANITARY SEWER AND WATER MAIN SHALL HAVE A MINIMUM SEPARATION OF 6'.
ALL WATER MAIN TO BE INSTALLED ACCORDING TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS. SPECIFICATIONS CAN BE FOUND AT WWW.VILLAGEGERMANTOWN.WI.US/DOCUMENTS/NEW/77.



- LEGEND**
- PROPERTY LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM SEWER LINE
 - PROPOSED STORM CATCH BASIN/ MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT
 - PROPOSED VALVE
 - PROPOSED TELEPHONE
 - PROPOSED GAS LINE
 - PROPOSED ELECTRICAL LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER MAIN
 - EXISTING ELECTRICAL LINE
 - EXISTING OVERHEAD WIRING
 - EXISTING TELEPHONE LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING GAS LINE
 - EXISTING HYDRANT
 - EXISTING GATE VALVE
 - EXISTING STORM SEWER MANHOLE
 - EXISTING STORM SEWER INLETS
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING LIGHT POLES
 - EXISTING ELEC. AND TELE. PEDESTALS
 - EXISTING GAS METER AND VALVES



R.A. Smith National <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
PRESBYTERIAN HOMES SENIOR HOUSING VILLAGE OF GERMANTOWN, WI	PUBLIC WATER MAIN PLAN & PROFILE EAST
© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 07/05/2016 SCALE: 1" = 40' JOB NO. 3150549 PROJECT MANAGER: ROBERT J. HARLEY, P.E. DESIGNED BY: JAH CHECKED BY: RJH	
SHEET NUMBER C406	



- LEGEND**
- PROPERTY LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM SEWER LINE
 - PROPOSED STORM CATCH BASIN/MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED HYDRANT
 - PROPOSED VALVE
 - PROPOSED TELEPHONE
 - PROPOSED GAS LINE
 - PROPOSED ELECTRICAL LINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER MAIN
 - EXISTING ELECTRICAL LINE
 - EXISTING OVERHEAD WIRING
 - EXISTING TELEPHONE LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING GAS LINE
 - EXISTING HYDRANT
 - EXISTING GATE VALVE
 - EXISTING STORM SEWER MANHOLE
 - EXISTING STORM SEWER INLETS
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING LIGHT POLES
 - EXISTING ELEC. AND TELE. PEDESTALS
 - EXISTING GAS METER AND VALVES

GENERAL NOTES:

ALTA/ACSM LAND TITLE PROVIDED R.A. SMITH NATIONAL, DATED APRIL 22, 2016.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

ALL PIPE LENGTHS ARE GIVEN TO CENTER OF STRUCTURE.

ALL SANITARY SEWER AND WATER MAIN SHALL HAVE A MINIMUM SEPARATION OF 6".

ALL WATER MAIN TO BE INSTALLED ACCORDING TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS. SPECIFICATIONS CAN BE FOUND AT WWW.VILLAGE.GERMANTOWN.WI.US/DOCUMENTCENTER/VIEW/77.

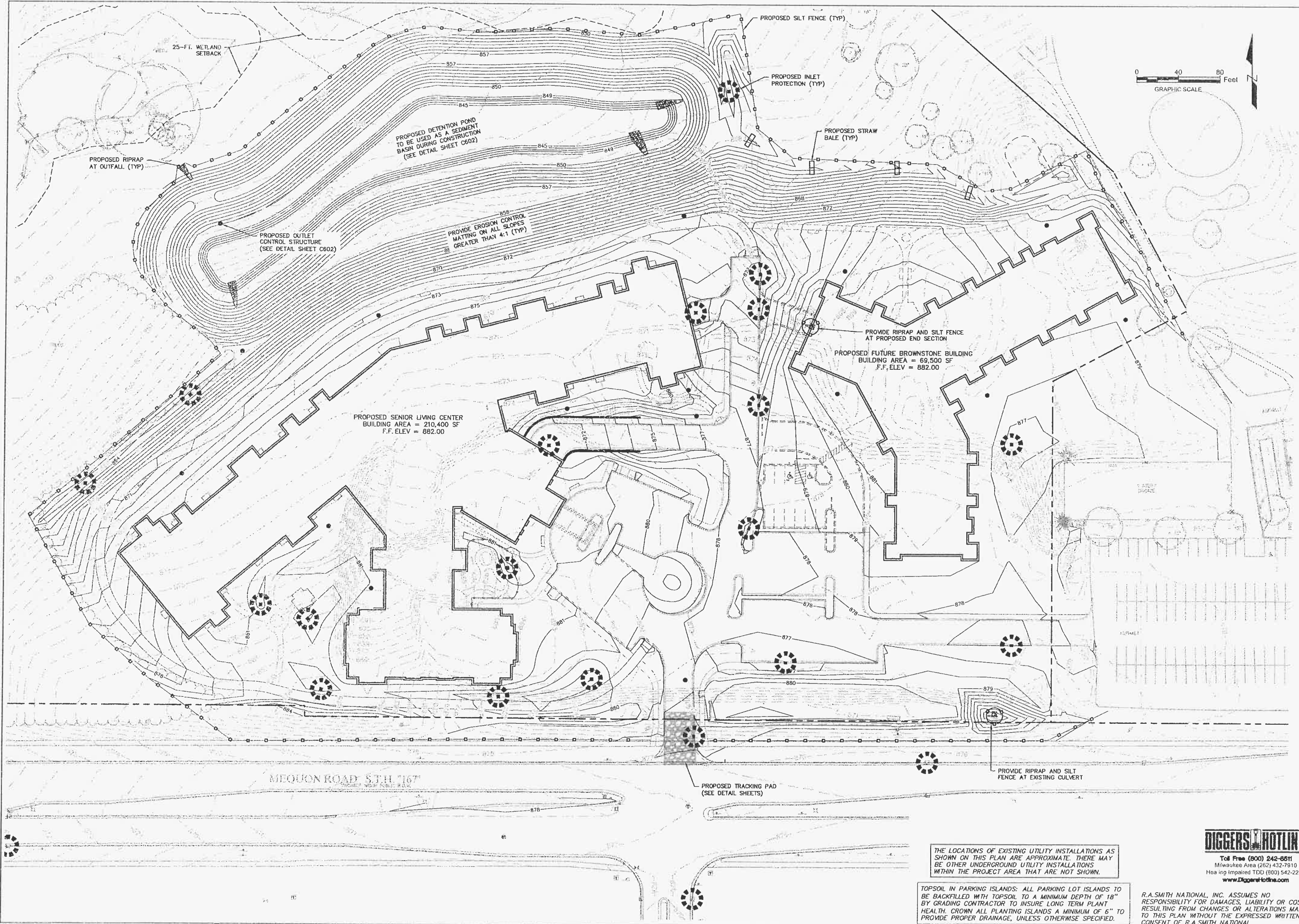


R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI
PUBLIC WATER MAIN
PLAN & PROFILE HYDRANT LEAD
& PRIVATE WATER SERVICE

© COPYRIGHT 2016
R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: 1" = 40'
JOB NO. 3150549
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH
SHEET NUMBER
C408

11/15/2016 10:07:14 AM 10/15/2016 10:07:14 AM



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

DIGGERS HOTLINE
Toll Free (800) 242-6611
Milwaukee Area (262) 432-7910
Healing Impaired TDD (800) 542-2289
www.DiggersHotline.com

R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

DESCRIPTION	
DATE	
R.A. Smith National	
Beyond Surveying and Engineering	
www.rasmithnational.com	
PRESBYTERIAN HOMES SENIOR HOUSING VILLAGE OF GERMANTOWN, WI	
EROSION CONTROL PLAN	
© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 07/05/2016 SCALE: 1" = 40' JOB NO. 3150549 PROJECT MANAGER: ROBERT J. HARLEY, P.E. DESIGNED BY: JAH CHECKED BY: RJH	
SHEET NUMBER	
C500	

GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE REDESIGN.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8311 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
11. UNLESS REQUIRED BY LOCAL MUNICIPALITY, OR ITEM IS DIFFERENT THAN DESIGN, SUBMITTALS OR SHOP DRAWINGS ARE NOT REQUIRED.

DEMOLITION PLAN NOTES

1. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED (SEE SHEET C500).
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, UTILITIES, ETC., SUCH THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER AND IN LOCATION APPROVED BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES (IF ALLOWED) BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.
7. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SURROUNDING PROPERTIES.
8. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. IT MAY BE NECESSARY THAT ADDITIONAL PAVEMENT REMOVAL IS REQUIRED TO FACILITATE INSTALLATION OF PROPOSED IMPROVEMENTS, TO PROMOTE PROPER DRAINAGE, AND/OR TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED CONDITIONS. THE COST OF THIS ADDITIONAL PAVEMENT REMOVAL IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES. SEE GENERAL NOTE #6.

GRADING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. SHALLOW BLDG. HAS BEEN IDENTIFIED ON THIS SITE. CONTRACTOR SHALL TAKE THIS INTO CONSIDERATION IN THE LAND BALANCE. REMOVAL, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS (SEE DEMOLITION NOTE #3).
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT, FOUNDATIONS, OR UNSUITABLE FILL (AS DETERMINED BY GEOTECHNICAL ENGINEER), IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARPING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL. REFER TO GRADING AND LANDSCAPE PLANS FOR TOPSOIL REQUIREMENTS.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL (AS DETERMINED BY GEOTECHNICAL ENGINEER) AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE VILLAGE OF GERMANTOWN SPECIFICATIONS AS APPLICABLE.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND AS NOTED ON PLANS FOR WORK WITHIN VILLAGE OF GERMANTOWN R/W.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND AS NOTED ON PLANS FOR WORK WITHIN VILLAGE OF GERMANTOWN R/W.
5. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND AS NOTED ON PLANS FOR WORK WITHIN VILLAGE OF GERMANTOWN R/W.
6. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE PER SUBSECTION 455.3.2 OF THE STANDARD SPECIFICATIONS.
7. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, AND AS NOTED ON PLANS FOR WORK WITHIN VILLAGE OF GERMANTOWN R/W.
8. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
9. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: BLUE OR PER LOCAL CODE
FIRE LANES: PER LOCAL CODE
LIGHTPOLE BASES AND GUARD POSTS: YELLOW

COORDINATE FINAL COLORS FOR PRIVATE MARKINGS WITH OWNER.

PRIVATE UTILITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 392 AND SPS 394, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE VILLAGE OF GERMANTOWN SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
4. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THESE PLANS SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTS TO INTERIOR SYSTEM PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL CONNECTIONS SHALL BE PER THE ARCHITECTURAL AND BUILDING PLUMBING PLANS.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS:

STORM SEWER PIPE 30" OR LARGER SHALL BE REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.

STORM SEWER PIPE 24" OR LESS SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS.

TRENCH SECTION SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS.

INLETS AND MANHOLES SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS AND DETAILS.
A) CONTRACTOR IS RESPONSIBLE FOR VERIFYING IF REQUIRED CASTING IS COMPATIBLE WITH THE STRUCTURE. IF NOT COMPATIBLE, CONTACT THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

VILLAGE OF GERMANTOWN STORM SEWER SPECIFICATIONS CAN BE FOUND AT:
<http://www.village.germantown.wi.us/DocumentCenter/View/75>

6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:

SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. SEE VILLAGE OF GERMANTOWN SANITARY SEWER SPECIFICATIONS FOR ADDITIONAL INFORMATION.

FORCE MAIN SHALL BE HDPE PRESSURE PIPE WITH FITTINGS CONFORMING TO AWWA C-900 AND ASTM F-714 FOR DIPS WITH SDR-11. SEE VILLAGE OF GERMANTOWN SANITARY SEWER SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRENCH SECTION SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS.

MANHOLES SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS AND DETAILS.

SAMPLING MANHOLE TO BE CONSTRUCTED TO CONFORM TO VILLAGE OF GERMANTOWN SPECIFICATIONS AND DETAILS. INTERNAL CHIMNEY SEAL TO BE PROVIDED. VACUUM TEST OF MANHOLE TO BE WITNESSED BY VILLAGE SEWER UTILITY.

VILLAGE OF GERMANTOWN SANITARY SEWER SPECIFICATIONS CAN BE FOUND AT:
<http://www.village.germantown.wi.us/DocumentCenter/View/76>

7. MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:

WATER SERVICE SHALL BE HDPE, AWWA C901, SDR-9, PE 3408 CONFORMING TO ASTM 3350 CELL CLASSIFICATION 345484C. INSTALLATION AND CONNECTIONS SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARD SPECIFICATIONS.

ALL FITTINGS AND VALVES SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS.

TRENCH SECTION SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS.

VILLAGE OF GERMANTOWN WATER SPECIFICATIONS CAN BE FOUND AT:
<http://www.village.germantown.wi.us/DocumentCenter/View/77>

8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.

9. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

PRIVATE UTILITIES - CONT'D

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGE MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
11. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL ALSO BE INSTALLED ON ALL BURIED NON-METALLIC WATER SERVICES AND PRIVATE WATER MAINS CONNECTED TO MUNICIPAL SUPPLY SYSTEMS. TRACER WIRE SHALL BE IN ACCORDANCE WITH SPS 382.30(1)(b) AND SPS 382.36(1)(d)10.0, AND VILLAGE OF GERMANTOWN SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.
12. PIPE LENGTH DISTANCES & ELEVATIONS ARE GIVEN TO THE CENTER OF MANHOLES & INLETS AND THE PIPE END OF END SECTIONS. END SECTIONS SHALL BE PLACED TO BLEND WITH EXISTING OR PROPOSED TOPOGRAPHY. CONTRACTOR SHALL TAKE ACTUAL END SECTION LENGTH INTO CONSIDERATION WHEN DETERMINING ACTUAL PIPE LENGTH NEEDED.
13. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER MAIN CROSSES UNDER SANITARY SEWER, AND 6" MINIMUM UNDER STORM SEWER. PROVIDE 2" INSULATION BETWEEN WATER MAIN AND SEWER CROSSINGS WHERE THE VERTICAL SEPARATION IS LESS THAN 2.0'.
14. INSULATION OVER SANITARY SEWER IS REQUIRED IN AREAS WHERE THE TOP OF THE SANITARY SEWER PIPE IS LESS THAN 7-FEET BELOW FINISHED GRADE. INSULATION SHALL BE EXTRUDED POLYSTYRENE FOAM INSTALLED IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS. INSULATION OF SANITARY SEWER SHALL CONFORM WITH STANDARD SPECIFICATIONS 4.17.0 AND 6.50.2.
15. ALL VALVES INSTALLED AT GREATER THAN 8 FEET OF DEPTH SHALL BE PROVIDED WITH VALVE STEM EXTENSIONS TO BRING THE OPERATING NUT UP TO A NORMAL DEPTH (EQUIVALENT TO A VALVE AT 8 FEET OF DEPTH). THE EXTENSION SHALL BE SECURED TO THE OPERATING NUT WITH AT LEAST 2 SET SCREWS DRILLED INTO THE NUT. PROVIDE A CENTERING RING AT THE TOP OF THE EXTENSION.

PUBLIC UTILITIES

1. ALL PUBLIC UTILITIES (WATER MAIN, SANITARY SEWER, AND STORM SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF GERMANTOWN SPECIFICATIONS, WHICH CAN BE FOUND AT:

WATER: <http://www.village.germantown.wi.us/DocumentCenter/View/77>

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

STORM SEWER: <http://www.village.germantown.wi.us/DocumentCenter/View/75>

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WDNR'S DISCHARGE PERMITS, AND THE VILLAGE OF GERMANTOWN EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE DNR WDNR'S GENERAL PERMIT.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR 14 DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
6. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WDSDOT STANDARD SPECIFICATIONS. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
7. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
8. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE. CONTRACTOR SHALL PREPARE AND SUBMIT DEWATERING PLAN TO MUNICIPALITY AND WDNR AS REQUIRED.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. PRESENT ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADDES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
10. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
11. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
12. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
14. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. CONTRACTORS OR ITS SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE STORM SEWER DRAINAGE SYSTEMS DEPOSITED PRIOR TO STABILIZATION OF THE SITE.
17. SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. BMP'S SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' (WDNR)'S TECHNICAL STANDARDS. REFER TO THE WDNR WEBSITE FOR ADDITIONAL DEFINITIONS, CRITERIA AND APPLICATION OF STORMWATER AND EROSION CONTROL DEVICES AT:
http://dnr.wi.gov/topic/stormwater/standards/consr_standards.html
20. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASIN TO MAINTAIN A MINIMUM OF THREE FOOT DEPTH OF TREATMENT (OR AS SHOWN ON THE PLANS), MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES, IF USED, WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BASE. THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. CARE SHALL BE TAKEN SO AS TO NOT COMPROMISE THE INTEGRITY OF THE POND LINER.

MAINTENANCE, INSPECTIONS AND REPORTING

1. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE CONSTRUCTION ACTIVITIES BEGIN IN EACH RESPECTIVE PROJECT PHASE. PRACTICES SHALL BE CHECKED FOR EFFECTIVENESS WEEKLY AND FOLLOWING RAINFALL EVENTS ONE HALF INCH OR GREATER. ANY DEVICES NEEDING REPAIR SHALL BE ADDRESSED IMMEDIATELY.
2. STORM DRAIN INLET PROTECTION SHALL BE REPLACED WHEN SEDIMENT COLLECTED IN THE DEVICE HAS REDUCED THE CAPACITY BY HALF. ACCUMULATED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
3. SILT FENCES SHALL BE REPAIRED WHEN SEDIMENT HAS REACHED HALF THE HEIGHT OF THE FENCE. SILT FENCES HAVE A LIFE SPAN OF ONE YEAR, AND SHALL BE REPLACED WHEN WORN OUT, DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
4. SEEDED AREAS SHALL BE FERTILIZED, RESEEDDED AND MULCHED AS NECESSARY. INSPECT SEEDED AREAS WEEKLY AFTER PLANTING TO ENSURE THAT VEGETATION IS ADEQUATELY ESTABLISHED. LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED.
5. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
6. EROSION MATING, SILT FENCE, STRAW MATILES, TEMPORARY DITCH CHECKS, STONE OUTLET PROTECTION, ETC. SHALL BE REPLACED AS NECESSARY.
7. STONE TRACKING PAD SHALL BE SCRAPPED OR TOP DRESSED WHEN EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

THE FOLLOWING CONSTRUCTION SITE INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR, AND ARE REQUIRED PER THE NR 216 GENERAL PERMIT:

1. CONDUCT WEEKLY INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES, AND REPORTING.
2. INSPECTIONS OF EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5 INCHES OR GREATER, AND REPORTING.
3. REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR DEPARTMENT NOTIFICATION THAT A REPAIR OR REPLACEMENT IS NEEDED.
4. MAINTAIN WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED AT THE CONSTRUCTION SITE. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
A. DATE, TIME AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
B. NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
C. ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS.
D. DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
E. DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING ACTIVITY AT THE CONSTRUCTION SITE.

CONSTRUCTION SEQUENCE

1. INSTALL ROCK CONSTRUCTION ENTRANCE. THIS IS THE ONLY ENTRANCE AND EXIT TO BE USED FOR ALL CONSTRUCTION ACTIVITIES.
2. INSTALL SILT FENCE AS SHOWN ON THE PLAN.
3. INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
4. CONSTRUCT WET DETENTION BASIN AND OUTLET STRUCTURE AS SHOWN ON THE PLANS. THE WET DETENTION BASIN WILL PROVIDE SEDIMENTATION CONTROL DURING CONSTRUCTION.
5. STRIP TOPSOIL AND GRADE SITE IN MICROMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
6. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMP'S AS NOTED WHEN SITE WORK AND GRADING ALLOWS.
7. CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
8. PREPARE ROADWAY AND PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
9. APPLY SEED, FERTILIZER, AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
10. FLUSH STORM SEWER.
11. ONCE THE PROJECT SITE IS SOIL STABILIZED, ALL REMAINING TEMPORARY EROSION CONTROL BMP'S SHALL BE REMOVED AND RESTORED AS NECESSARY.

R.A. Smith National

Beyond Surveying
and Engineering

PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

CONSTRUCTION NOTES

© COPYRIGHT 2016
R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: N.T.S.
JOB NO. 3150549
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH

SHEET NUMBER
C600

R.A. SMITH NATIONAL ASSUMES NO
RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS
RESULTING FROM CHANGES OR ALTERATIONS MADE TO
THIS PLAN WITHOUT THE EXPRESSED WRITTEN
CONSENT OF R.A. SMITH NATIONAL

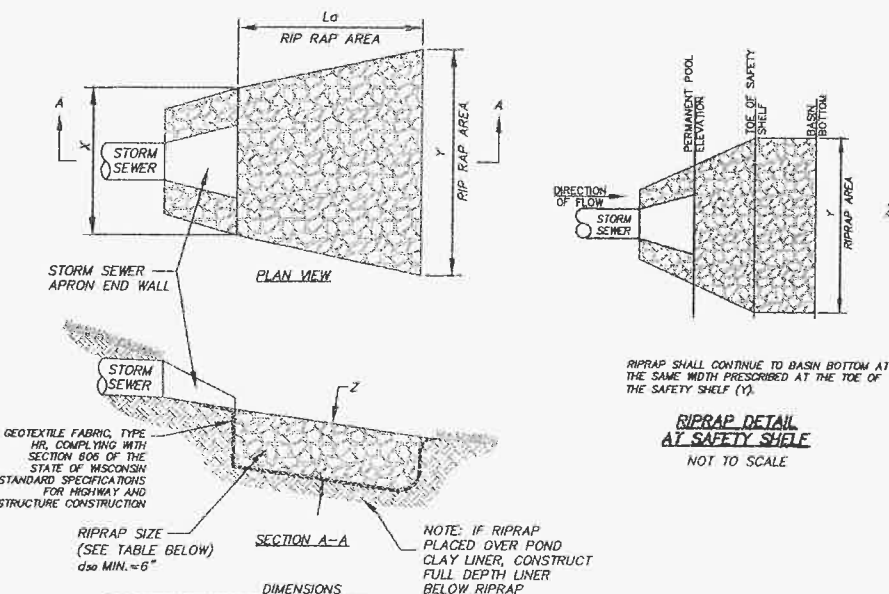
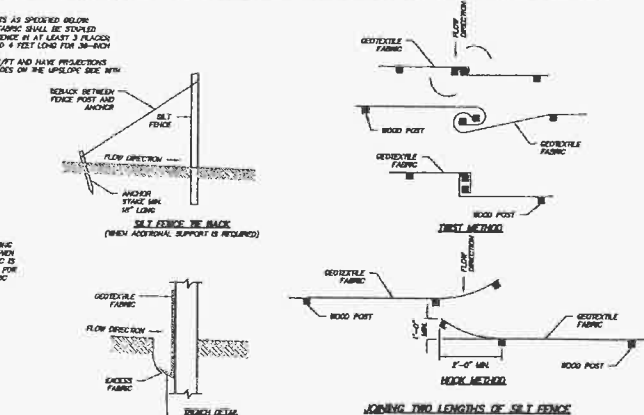
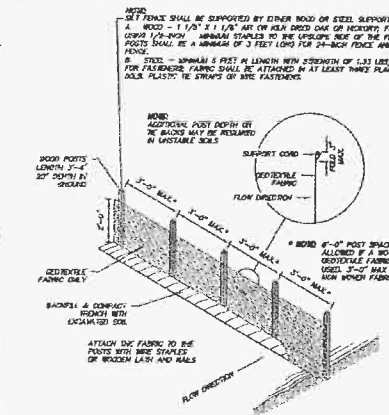
16745 W. Blumound Road, Brookfield, WI 53005-5939
262/761-1000 Fax 262/761-5466, www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

R.A.Smith National ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.Smith National

- NOTES:
1. Silt fence installation and materials shall conform to MNR CONSERVATION STANDARD 1006.
 2. Silt fence shall be placed on the contour and not perpendicular to the contour. The fence shall be extended upstream to prevent water from flowing around the ends of the fence.
 3. When silt fence is installed on a slope, the parallel spacing shall not exceed the requirements in the table below.

SLOPE	PARALLEL SPACING
0.5% - 2.0%	100 FEET
2.0% - 5.0%	75 FEET
5.0% - 10.0%	50 FEET
10.0% - 15.0%	25 FEET
> 15.0%	10 FEET

4. Installed silt fence shall be a minimum of 18 inches high and a maximum of 36 inches in height measured from the installed ground elevation.
5. A minimum of 25 inches of the post shall extend into the ground after installation.
6. Silt fence shall be anchored by spreading at least 8 inches of the fabric in a 4-inch trench made by 4-inch post driven on 8-inch to 10-inch on the upslope side of the fence. Trench shall be excavated and compacted. Trenches shall not be excavated more than necessary for proper installation.
7. Construct silt fence from a continuous roll if possible by cutting lengths to avoid joints. If a joint is necessary use one of the following two methods:
 - a) First method—overlap the end posts and post, or better, at least two corners.
 - b) Second method—hook the end of each silt fence length.
8. Silt fence shall, at a minimum, be inspected weekly and within 24 hours after each precipitation event that produces 0.5 inches of rain or more during a 24-hour period.
9. Damaged or decommissioned fences, undercuts, or flow channels around the end of barriers shall be repaired or corrected.
10. Sediment shall be properly disposed of once the deposits reach one-half the height of the fence.
11. Silt fences shall be removed once the disturbed area is permanently stabilized and is no longer susceptible to erosion.



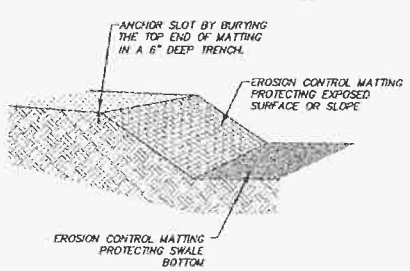
OUTLET	L0	X	Y	Z
R-100	14.0'	6.0'	17.0'	9"
R-200	12.0'	4.5'	13.5'	6"
R-300	10.0'	4.5'	13.5'	6"
R-400	10.0'	3.0'	11.0'	9"

RIPRAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

PLAN VIEW CONTOURS AND GRADES REPRESENT PROPOSED TOP OF FIELD STONE ELEVATIONS.

RIP-RAP DETAIL

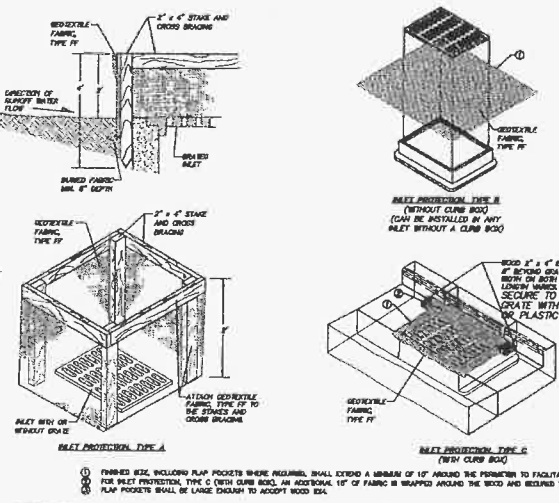
NOT TO SCALE



EROSION CONTROL MATTING DETAIL

NOT TO SCALE

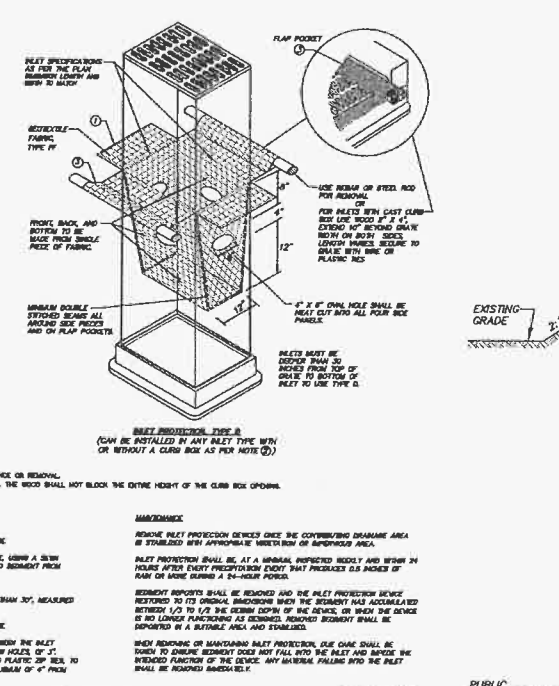
- NOTES:
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
 2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1053 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
 3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
 4. THE MATTING SHALL BE ANCHORED ALONG ITS ENTIRE PERIMETER WITH A 6" X 6" ANCHOR TRENCH. AFTER MATTING IS LAID IN TRENCH, THE TRENCH SHALL BE BACKFILLED AND COMPACTED WITH SOIL OR GRAVEL.
 5. THE MATTING SHALL BE ANCHORED TO THE GROUND USING 10 GAUGE WIRE STAPLES, 6" IN LENGTH BY 1" WIDE WITH A COVERAGE NOT LESS THAN 1 STAPLE PER EVERY 4 SQUARE FEET OF MATTING.
 6. TEMPORARY EROSION CONTROL MATTING SHALL BE AS IDENTIFIED ON PLANS.
 7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. DARK SPOTS, MISSING OR LOOSE MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.



- NOTES:
1. INLET PROTECTION DEVICES SHALL CONFORM TO MNR CONSERVATION PRACTICE STANDARD 1006 AND BE MAINTAINED OR REPLACED AT THE DISCRETION OF THE ENGINEER.
 2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DNR'S EROSION CONTROL PRODUCT ACCREDITATION LIST MAY BE SUBSTITUTED IF ALLOWED BY DNR.
 3. TYPE A SHALL BE USED PRIOR TO FINISH AND TYPE B, C, AND D ARE TO BE USED AFTER FINISH IS IN PLACE.
 4. TYPE B SHALL BE USED AFTER THE CURBING AND GRADE ARE IN PLACE.
 5. TYPE C SHALL BE USED ON STREET ALLEYS WITH CURB MOUNTS.
 6. TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE PROHIBITED BY HAZARDOUS AND TOXIC CONDITIONS (E.G. PORTABLE SAFETY HAZARD IF FUELING OCCURS).

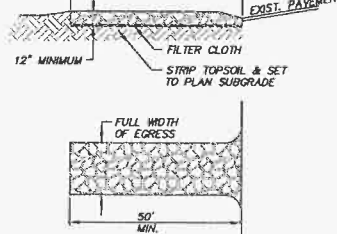
STORM DRAIN INLET PROTECTION DETAILS

NOT TO SCALE



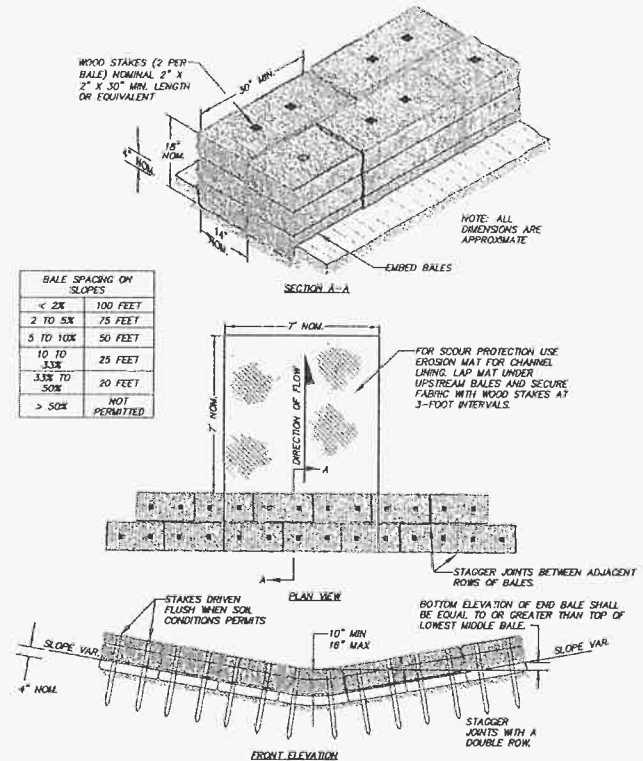
STONE TRACKING PAD DETAIL

NOT TO SCALE



CONSIDERATIONS:

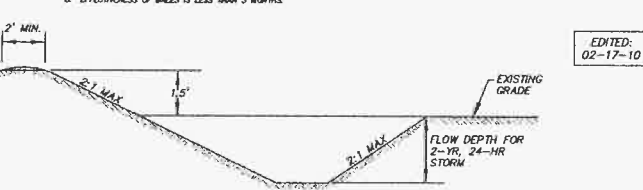
1. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
2. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
3. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.



TEMPORARY DITCH CHECK USING EROSION BALES

NOT TO SCALE

- NOTES:
1. DETAILS OF CONSTRUCTION MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PORTMENT REQUIREMENTS OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND MNR TECHNICAL STANDARD 1006.
 2. TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
 3. SEDIMENT BALE BARRIERS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
 4. DAMAGED OR DECOMMISSIONED SEDIMENT BALE BARRIERS, AND UNDERCUTTING OF FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
 5. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT BALE BARRIER.
 6. SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SOMEWHAT THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
 7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SET.
 8. EFFECTIVENESS OF BALES IS LESS THAN 3 MONTHS.



DIVERSION

NOT TO SCALE

1. DIVERSION TO CONFORM TO MNR CONSERVATION PRACTICE STANDARD 1066.
2. DIVERSION TO BE STABILIZED WITH VEGETATION OR EROSION MAT PRIOR TO USE.
3. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
4. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-HALF THE HEIGHT OF THE DIVERSION BERM, PROPERLY DISPOSE OF ANY SEDIMENT REMOVED FROM THE DIVERSION.
6. DIVERSIONS SHALL BE REMOVED AND THE AREA STABILIZED ACCORDING TO CONSTRUCTION PLANS.

NOTES:

1. TRACKING PAD:
1. TRACKING PAD TO CONFORM TO MNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3"- 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVERTED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

7. MAINTENANCE:
1. ROCKS LODGED BETWEEN THE TIRES OF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

EDITED: 02-16-10

R.A. Smith National

Beyond Surveying
and Engineering

16745 W. Bluemound Road, Brookfield, WI 53005-5935
262-781-1000 Fax 262-781-8486, www.rasmithnational.com
Appleton, WI Orange County, CA, Pittsburgh, PA

PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

EROSION CONTROL DETAILS

© COPYRIGHT 2016
R.A. Smith National, Inc.

DATE: 07/05/2016

SCALE: N.T.S.

JOB NO. 3150549

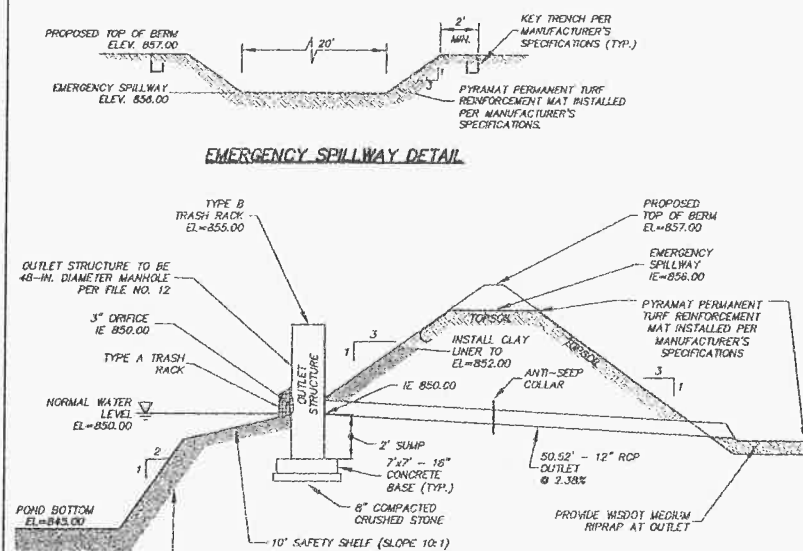
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

DESIGNED BY: JAH

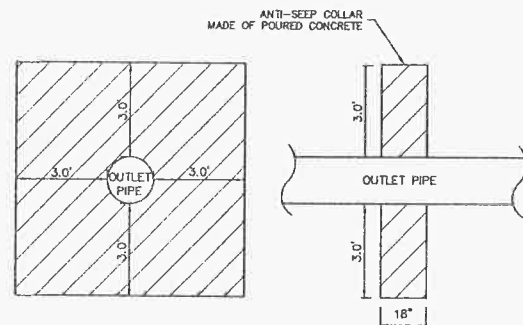
CHECKED BY: RJH

SHEET NUMBER

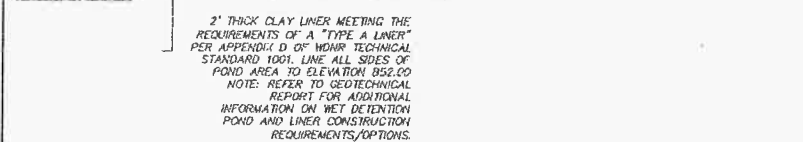
C601



EMERGENCY SPILLWAY DETAIL



ANTI-SEEP COLLAR DETAIL



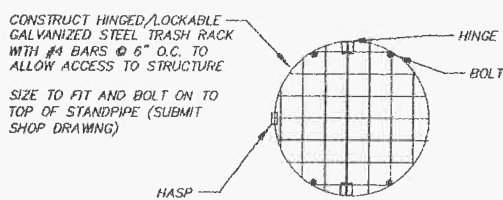
DETENTION POND / SEDIMENT BASIN CROSS SECTION W/ OUTLET STRUCTURE DETAIL

DETENTION POND NOTES:

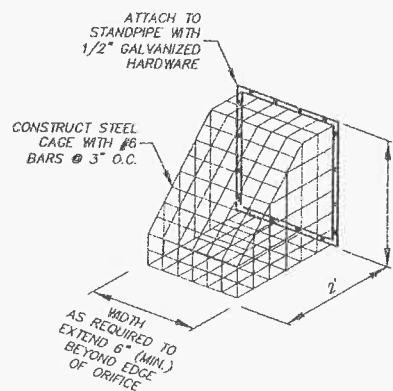
1. THE BASIN SHALL BE UNDERCUT 2' AND THE LINER SHALL BE PLACED IN 4' LIFTS, COMPACTED TO 95% MAXIMUM DENSITY AND SHALL HAVE A MOISTURE CONTENT THAT IS AT LEAST THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698). THE COMPACTED STRUCTURAL EMBANKMENT SHALL BE PLACED AND COMPACTED IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL TESTING ENGINEER. THE "TYPE A LINER" SHALL HAVE A MINIMUM SOIL PASSING #200 SIEVE, AVERAGE LL-25 OR GREATER WITH NO VALUES LESS THAN 20, AND AVERAGE PI-12 OR GREATER WITH NO VALUES LESS THAN 10. CLAY LAYERS AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
2. CONTRACTOR TO USE EXCAVATED ONSITE CLAY MATERIAL AS POND LINER MEETING THE REQUIREMENTS NOTED IN #1. IF NOT AVAILABLE ONSITE, CONTRACTOR TO IMPORT SUITABLE SOILS OR USE SYNTHETIC LINER AT THE APPROVAL OF THE OWNER.
3. FOR SYNTHETIC LINERS, FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. NO PORTION OF THE SYNTHETIC LINER SHALL BE VISIBLE ABOVE THE NORMAL WATER LEVEL OF 850.00.

SEDIMENT BASIN NOTES:

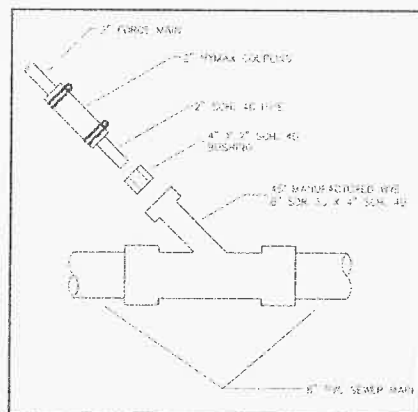
1. THE SEDIMENT BASIN SHALL, AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY.
3. PROVISIONS FOR PROPER DISPOSAL OF THE SEDIMENT REMOVED SHALL BE MADE.



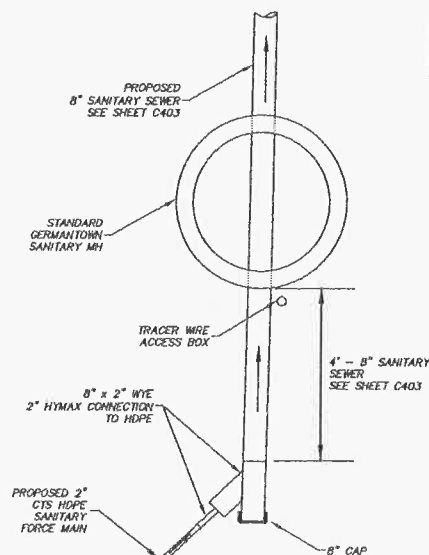
TYPE B TRASH RACK DETAIL



TYPE A TRASH RACK DETAIL



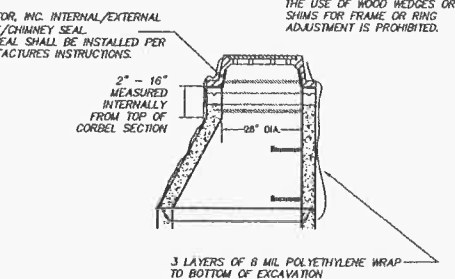
HYMAX FORCE MAIN LATERAL CONNECTION DETAIL NEAR MH 6



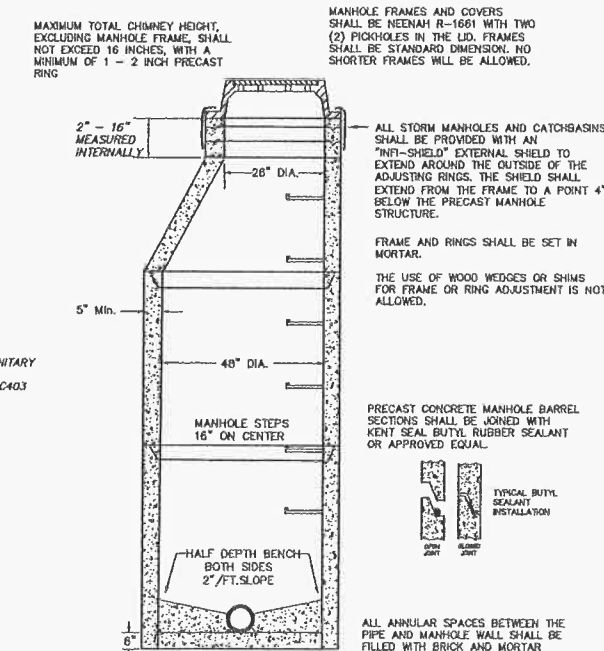
SANITARY MANHOLE CONNECTION DETAIL-MH 7

FRAME AND COVER IN PAVED AREAS: NEENAH R-1661 W/SELF-SEALING LID AND 2 CONCEALED PICKHOLES.

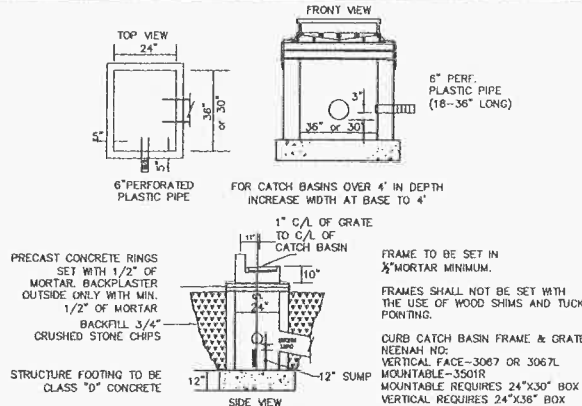
MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 16 INCHES AND BE A MINIMUM OF 2\"/>



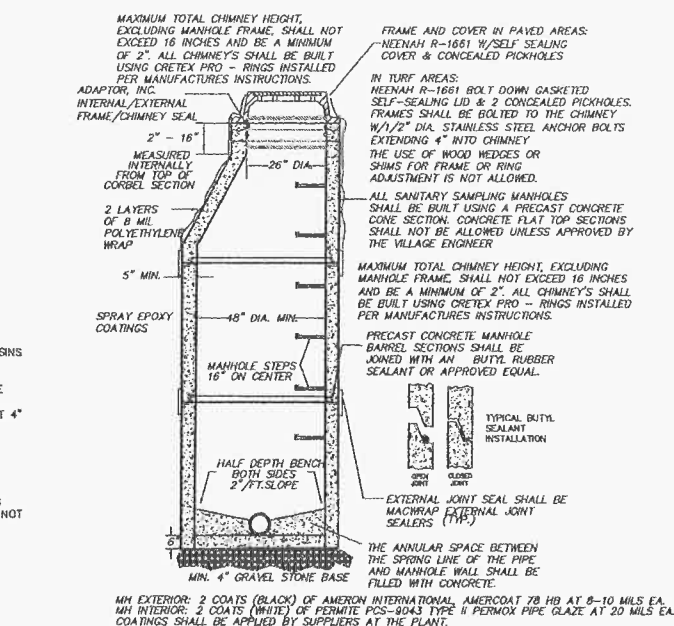
STANDARD SANITARY MANHOLE CHIMNEY REBUILD DETAIL



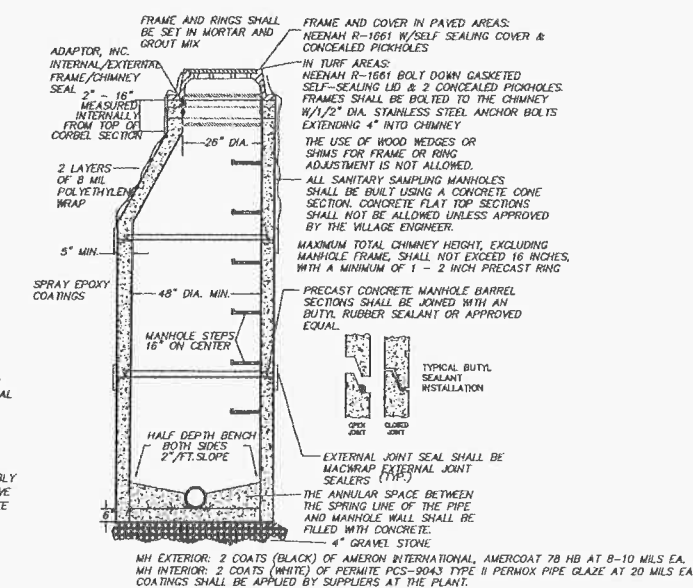
STANDARD STORM MANHOLE DETAIL



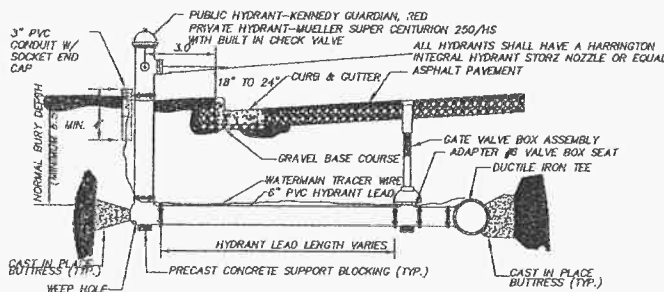
STANDARD CATCH BASIN DETAIL



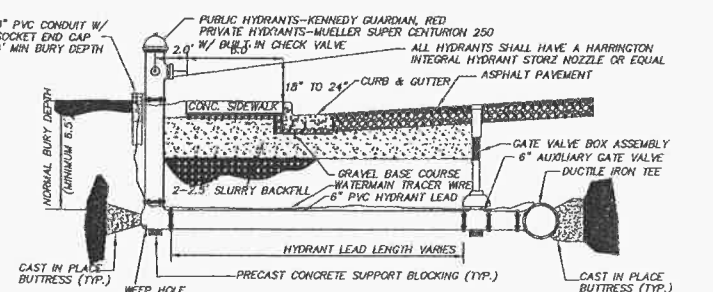
STANDARD SANITARY MANHOLE DETAIL



STANDARD SAMPLING MANHOLE DETAIL



PVC HYDRANT BRANCH DETAIL



PVC HYDRANT BRANCH DETAIL (BEHIND SIDEWALK)

R.A. Smith National

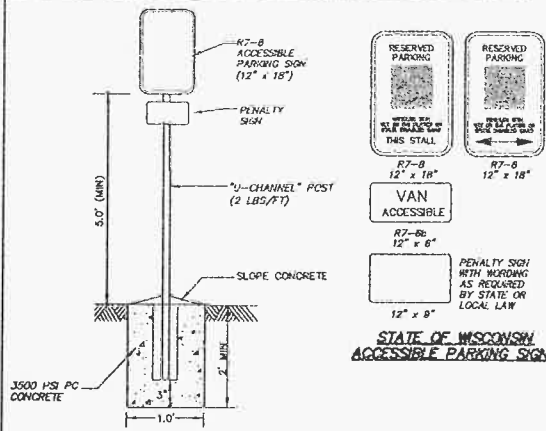
Beyond Surveying
and Engineering

16745 W. Bluemound Road, Brookfield, WI 53005-5938
262-781-1000 Fax 262-781-8485 www.ra-smithnational.com
Appleton, WI Orange County, CA

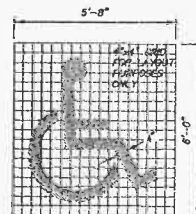
PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

UTILITY DETAILS

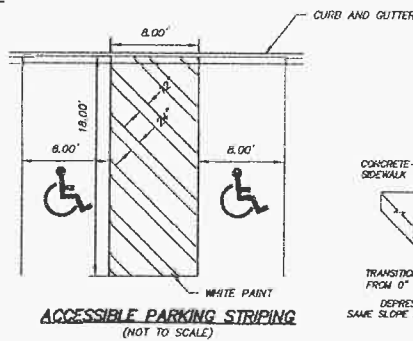
© COPYRIGHT 2016 R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: N.T.S.
JOB NO. 3150549
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: JAH
CHECKED BY: RJH
SHEET NUMBER C602



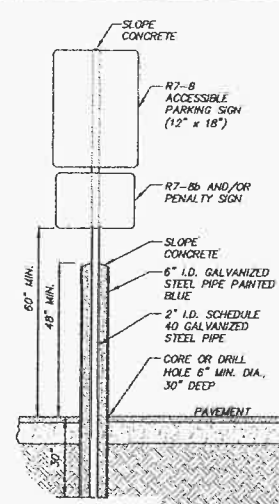
ACCESSIBLE PARKING SIGN AND POST INSTALLATION IN GRASS AREAS
(NOT TO SCALE)



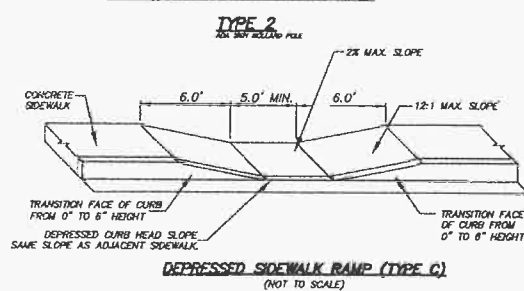
PAINTED SYMBOL (FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES)
(NOT TO SCALE)



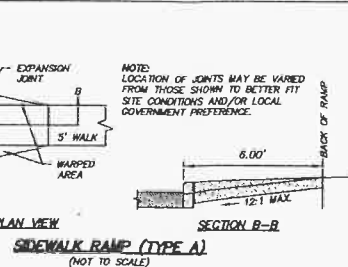
ACCESSIBLE PARKING STRIPING
(NOT TO SCALE)



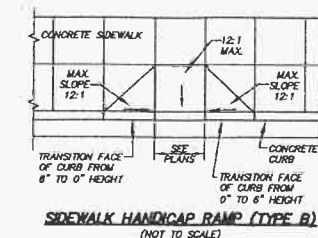
ACCESSIBLE PARKING SIGN AND POST INSTALLATION IN BOLLARD
(NOT TO SCALE)



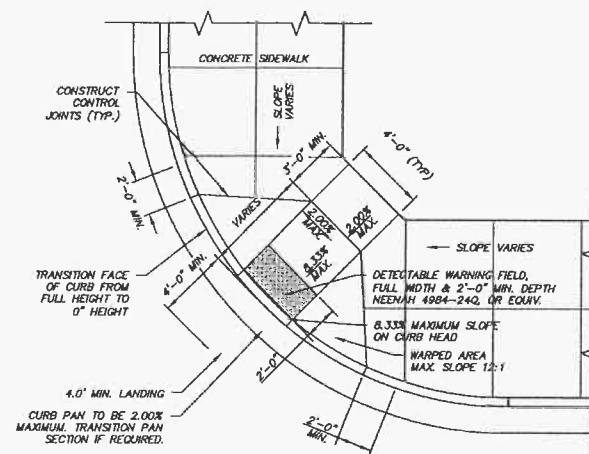
DEPRESSED SIDEWALK RAMP (TYPE C)
(NOT TO SCALE)



SIDEWALK RAMP (TYPE A)
(NOT TO SCALE)

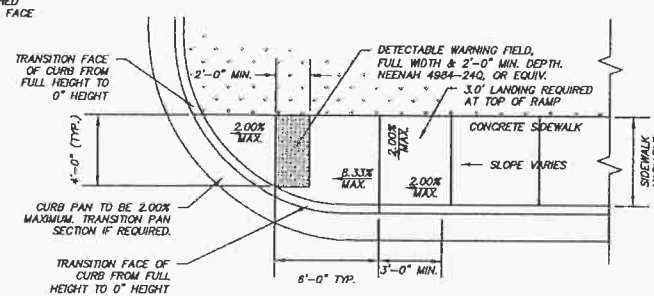


SIDEWALK HANDICAP RAMP (TYPE B)
(NOT TO SCALE)



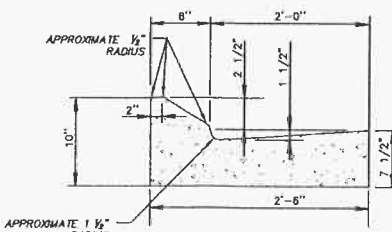
TYPE 1A CURB RAMP
(NOT TO SCALE)

NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.

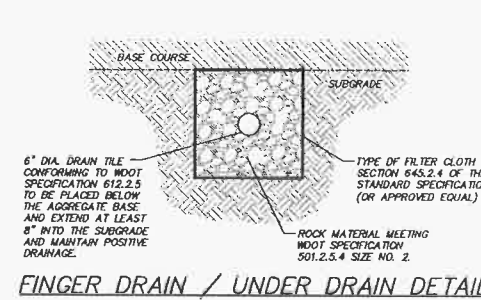


TYPE 4A CURB RAMP
(NOT TO SCALE)

NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.

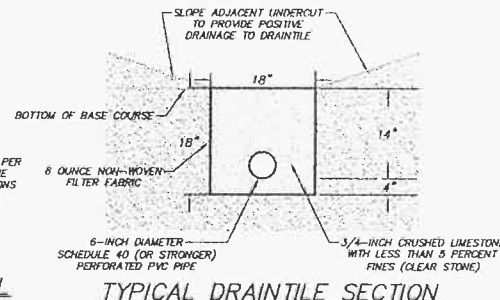


CONCRETE CURB & GUTTER 30\"/>



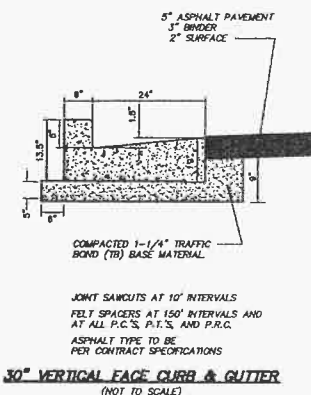
FINGER DRAIN / UNDER DRAIN DETAIL
(NOT TO SCALE)

NOTE:
ASTM D-1785 PVC SCH 40 DRAINAGE PIPE WITH TYPICAL 4-RING PATTERN CONFORMING TO ASTM F-758, INSTALL HOLES UP.

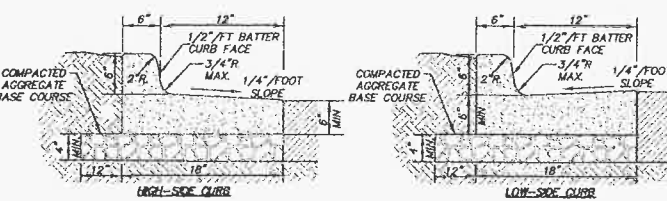


TYPICAL DRAIN TILE SECTION
(NOT TO SCALE)

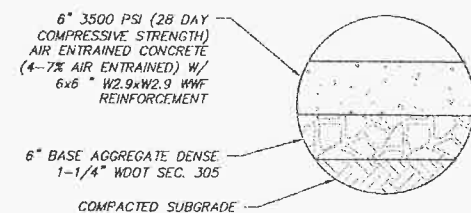
FOR USE IN OVEREXCAVATIONS
CONNECT DRAIN TILE TO NEAREST
STORM SEWER INLET OR MANHOLE



30\"/>

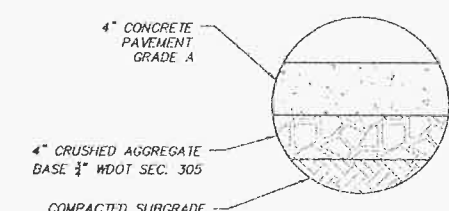


CONCRETE CURB & GUTTER DETAIL
(NOT TO SCALE)



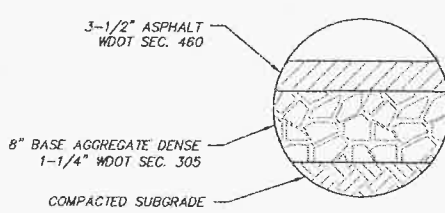
CONCRETE PAVEMENT SECTION
(NOT TO SCALE)

NOTE: SEE GEOTECHNICAL REPORT, DATED JANUARY 26, 2015, BY PROFESSIONAL SERVICE INDUSTRIES, INC.



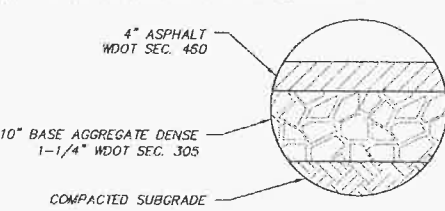
CONCRETE SIDEWALK SECTION
(NOT TO SCALE)

NOTE: SEE GEOTECHNICAL REPORT, DATED JANUARY 26, 2015, BY PROFESSIONAL SERVICE INDUSTRIES, INC.



LIGHT DUTY BITUMINOUS PAVEMENT
(NOT TO SCALE)

NOTE: SEE GEOTECHNICAL REPORT, DATED JANUARY 26, 2015, BY PROFESSIONAL SERVICE INDUSTRIES, INC.



HEAVY DUTY BITUMINOUS PAVEMENT
(NOT TO SCALE)

NOTE: SEE GEOTECHNICAL REPORT, DATED JANUARY 26, 2015, BY PROFESSIONAL SERVICE INDUSTRIES, INC.

DESCRIPTION	DATE
R.A. Smith National Beyond Surveying and Engineering	
PRESBYTERIAN HOMES SENIOR HOUSING VILLAGE OF GERMANTOWN, WI	
PAVING DETAILS	
© COPYRIGHT 2016 R.A. Smith National, Inc.	
DATE: 07/05/2016	
SCALE: N.T.S.	
JOB NO. 3150549	
PROJECT MANAGER: ROBERT J. HARLEY, P.E.	
DESIGNED BY: JAH	
CHECKED BY: RJH	
SHEET NUMBER	
C603	

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES,
LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS
MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT
OF R.A. SMITH NATIONAL.

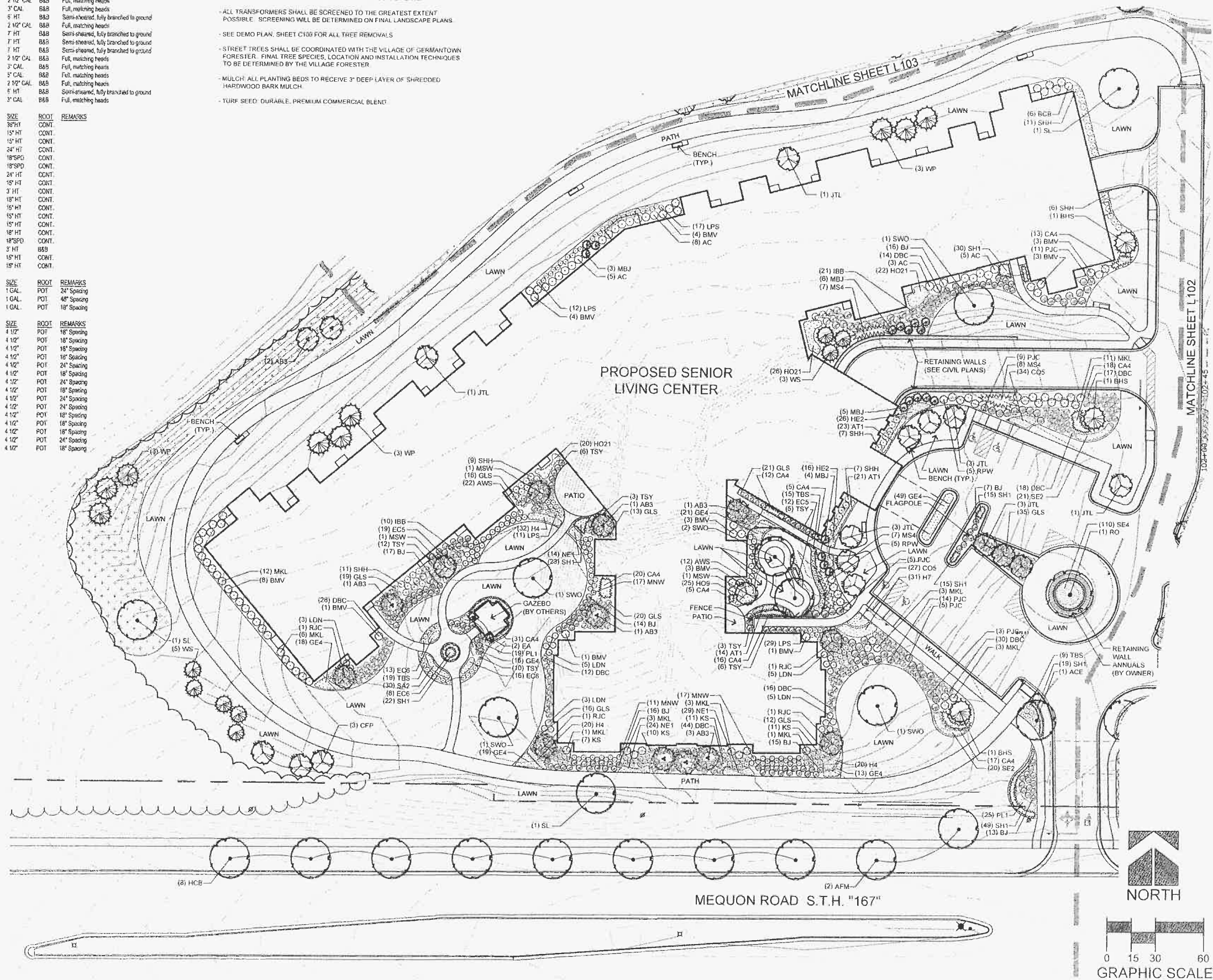
AFN	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
2	1	Freeman Maple	<i>Acer freemanii</i> 'Autumn Fantasy'	2 1/2' CAL	B&B	Full, maturing heads
AB3	5	Autumn Brilliance Serviceberry	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	7' HT	B&B	Clump, min. 3 stems
MSW	3	Muscadolee	<i>Carpinus canadensis</i>	2 1/2' CAL	B&B	Full, maturing heads
HCB	8	Common Hackberry	<i>Celtis occidentalis</i>	2 1/2' CAL	B&B	Full, maturing heads
SL	3	Styline Honey Locust	<i>Gleditsia strobilata</i> 'Seymour'	3' CAL	B&B	Full, maturing heads
MBU	16	'Mountainblaze' Juniper	<i>Juniperus chinensis</i> 'Mountainblaze'	5' HT	B&B	Semi-stemmed, fully branched to ground
RJC	4	Red Jewel Crab Apple	<i>Malus x Red Jewel</i>	2 1/2' CAL	B&B	Full, maturing heads
VS	8	White Spruce	<i>Picea glauca</i>	7' HT	B&B	Semi-stemmed, fully branched to ground
BHS	3	Black Hills Spruce	<i>Picea glauca</i> 'Gemsblau'	7' HT	B&B	Semi-stemmed, fully branched to ground
WTF	9	White Pine	<i>Pinus strobus</i>	7' HT	B&B	Semi-stemmed, fully branched to ground
CFP	3	Cleveland Select Pear	<i>Pyrus ioensis</i> 'Cleveland Select'	2 1/2' CAL	B&B	Full, maturing heads
SWD	6	Silver White Oak	<i>Quercus laevis</i>	3' CAL	B&B	Full, maturing heads
RO	1	Red Oak	<i>Quercus rubra</i>	5' CAL	B&B	Full, maturing heads
JTL	12	Ivory Silk Japanese Tree Lilac	<i>Syringa robusta</i> 'Ivory Silk'	2 1/2' CAL	B&B	Full, maturing heads
EA	2	Emerald Arborvitae	<i>Thuja occidentalis</i> 'Emerald'	5' HT	B&B	Semi-stemmed, fully branched to ground
ACE	1	'Acadabell' Elm	<i>Ulmus x Montanacoccinea</i> 'TM'	3' CAL	B&B	Full, maturing heads

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BCR	6	Black Chokeberry	<i>Aronia melanocarpa</i>	30"HT	CONT.	
IBB	31	Inopoda Beauty Black Chokeberry	<i>Aronia melanocarpa</i> 'Inopoda Beauty' 1M	15" HT	CONT.	
DBC	176	Good Splash Falu Honey-suckle	<i>Dieris aedula</i> 'Good Splash'	15" HT	CONT.	
SHH	51	Snow Hill Hydrangea	<i>Hydrangea arborescens</i> 'Grandiflora'	24" HT	CONT.	
PJC	47	Kelly Compact Pfitzer Juniper	<i>Juniperus chinensis</i> 'Kallay Compact'	18"SPD	CONT.	
BJ	98	Broadmore Juniper	<i>Juniperus sibirica</i> 'Emeraldgold'	18"SPD	CONT.	
LON	21	Little Devil Dwarf Ninebark	<i>Physocarpus opulifolius</i> 'Little Devil' 1M	24" HT	CONT.	
GLS	152	Go-Low Fragrant Sumac	<i>Rhus aromatica</i> 'Go Low'	15" HT	CONT.	
AC	21	Alpine Currant	<i>Ribes alpinum</i>	3' HT	CONT.	
KS	35	Knock Out Shrub Rose	<i>Rosa shrub</i> 'Knock Out'	18"HT	CONT.	
TBS	4	For Brakes' Spirea	<i>Spiraea helioides</i>	18" HT	CONT.	
AW	34	Anthony Weimer Spirea	<i>Spiraea x burbankii</i> 'Anthony Weimer'	15" HT	CONT.	
LPS	69	Little Princess Spirea	<i>Spiraea x japonica</i> 'Little Princess'	15" HT	CONT.	
MOL	43	Miss Kim Lilac	<i>Syringa julia</i> 'Miss Kim'	18" HT	CONT.	
TSY	45	Tautou Yew	<i>Taxus x media</i> 'Tautou'	18"SPD	CONT.	
BAM	31	Blue Muffin Arrowwood	<i>Viburnum dentatum</i> 'Blue Muffin'	3' HT	B&B	
MNW	45	Minuet Weigela	<i>Weigela florida</i> 'Minuet'	15" HT	CONT.	
RWF	10	Rud Prince Weigela	<i>Weigela florida</i> 'Rud Prince'	15" HT	CONT.	

<u>ORNAMENTAL GRASSES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>ROOT</u>	<u>REMARKS</u>
CAV	137	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora "Karl Foerster"	1 GAL.	POT	24" Spacing
MS4	22	Maiden Grass	Miscanthus sinensis "Ornamental"	1 GAL.	POT	48" Spacing
SH1	173	Prairie Dropseed	Sporobolus heterophyllus	1 GAL.	POT	18" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AT1	58	Visions Asilvie	<i>Asilbe chinensis</i> 'Viscra'	4 1/2'	POT	18" Spacing
C05	61	Zagreb Concopts	<i>Conocarpus verticillatus</i> 'Zagreb'	4 1/2'	POT	18" Spacing
E06	31	Kirk's Khaz Khaz Purple Convolvuer	<i>Echinacea purpurea</i> 'Kirk's Khaz Khaz' TM	4 1/2'	POT	18" Spacing
E06	37	Magnus Purple Convolvuer	<i>Echinacea purpurea</i> 'Magnus'	4 1/2'	POT	18" Spacing
H36	136	Rosanne Cranadell	<i>Crucianum x 'Rosanne' TM</i>	4 1/2'	POT	24" Spacing
H4	72	Happy Reunions Daylily	<i>Hemerocallis x 'Happy Reunions'</i>	4 1/2'	POT	18" Spacing
H7	31	Little Winecup Daylily	<i>Hemerocallis x 'Little Winecup'</i>	4 1/2'	POT	24" Spacing
HE2	42	Palace Purple Coral Bell	<i>Hochstera micrantha</i> 'Palace Purple'	4 1/2'	POT	18" Spacing
H02	25	Blue Cadel Hosts	<i>Hosta x 'Blue Cadel'</i>	4 1/2'	POT	24" Spacing
H09	88	Blue Umbrella Hosts	<i>Hosta x 'Blue Umbrella'</i>	4 1/2'	POT	24" Spacing
H61	101	Blue Wonder Columia	<i>Heptaea x 'Rascall'</i> 'Blue Wonder'	4 1/2'	POT	18" Spacing
PL1	44	Little Spitz Russian Sage	<i>Panorolia x 'Little Spitz'</i>	4 1/2'	POT	18" Spacing
S02	30	May Night Salvia	<i>Salvia nemorosa</i> 'May Night'	4 1/2'	POT	18" Spacing
SE2	41	Autumn Fire Sedum	<i>Sedum spectabile</i> 'Autumn Fire'	4 1/2'	POT	24" Spacing
SE4	110	Red Carpet Sedum	<i>Sedum spectabile</i> 'Red Carpet'	4 1/2'	POT	18" Spacing

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS
- ALL TRANSFORMERS SHALL BE SCREENED TO THE GREATEST EXTENT POSSIBLE. SCREENING WILL BE DETERMINED ON FINAL LANDSCAPE PLANS
- SEE DEMO PLAN, SHEET C100 FOR ALL TREE REMOVALS
- STREET TREES SHALL BE COORDINATED WITH THE VILLAGE OF GERMANTOWN FORESTER. FINAL TREE SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY THE VILLAGE FORESTER
- MULCH ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND



DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY*
FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES
OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED
WRITTEN CONSENT OF R.A. SMITH NATIONAL.

ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R.A. SMITH NATIONAL. THE POSSESSION, DISTRIBUTION, REPRODUCTION, AND USE OF ALL OR ANY PART OF THIS INFORMATION IS RESTRICTED AS SET FORTH IN THE CONTRACTUAL TERMS AND CONDITION ESTABLISHED BETWEEN A. SMITH NATIONAL AND THEIR CLIENT FOR THIS PROJECT. REPRODUCTION OR USE OF ANY PART BY ANY PERSON WITHOUT THE PERMISSION OF R.A. SMITH NATIONAL IS PROHIBITED.

© COPYRIGHT 2015
R.A. SMITH NATIONAL
16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

DATE	DESCRIPTION
------	-------------

R.A. Smith National
*Beyond Surveying
and Engineering*

www.rasmithnational.com

**PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI**

LANDSCAPE PLAN
WEST

© COPYRIGHT 2016
R.A. Smith National, Inc.

DATE: 07/05/2016

SCALE: 1" = 30'

SCALE: 1" = 30'

JOB NO. 3150549

PROJECT MANAGER:

ROBERT J. HARLEY,

DESIGNED BY: LJH

CHECKED BY: TM

SHEET NUMBER

SHEET NUMBER

1101

PLANT SCHEDULE EAST

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFM	3	Freeman Maple	Acer freemanii 'Autumn Fantasy'	2 1/2" CAL	B&B	Foli, matching heads
AB3	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7 HT	B&B	Clump, min 3 stems
HCB	2	Common Huckleberry	Celastrus occidentalis	2 1/2" CAL	B&B	Foli, matching heads
SL	5	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	3" CAL	B&B	Foli, matching heads
WS	8	White Spruce	Picea glauca	7 HT	B&B	Semi-sheared, fully branched to ground
BHS	1	Black Hills Spruce	Picea glauca 'Densata'	7 HT	B&B	Semi-sheared, fully branched to ground
SWO	1	Swamp White Oak	Quercus bicolor	3" CAL	B&B	Foli, matching heads
JTL	1	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2 1/2" CAL	B&B	Foli, matching heads
ACE	1	'Academy' Elm	Ulmus x 'Morton Acadolade' TM	3" CAL	B&B	Foli, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBC	21	Good Splash False Honeysuckle	Diervilla sessilifolia 'Good Splash'	15" HT	CONT.	
PJC	21	Kelly Compact Pfitzer Juniper	Juniperus chinensis 'Katalpa Compact'	18" SPD	CONT.	
BJ	13	Broadmoor Juniper	Juniperus sibirica 'Broadmoor'	18" SPD	CONT.	
GLS	15	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	
KS	11	Knock Out Shrub Rose	Rosa shrub 'Knock Out'	18" HT	CONT.	
TBS	29	Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	15" HT	CONT.	
MKL	12	Miss Kim Lilac	Syringa peltata 'Miss Kim'	18" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	21	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	POT	24" Spacing
SH1	88	Prairie Dropseed	Sporobolus heterolepis	1 GAL	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PL1	24	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing
SE2	43	Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	4 1/2"	POT	24" Spacing

PLANT SCHEDULE PHASE II

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
MSW	2	Muscadine	Cupressus caroliniana	2 1/2" CAL	B&B	Foli, matching heads
HCB	2	Common Huckleberry	Celastrus occidentalis	2 1/2" CAL	B&B	Foli, matching heads
SL	5	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	3" CAL	B&B	Foli, matching heads
MBJ	1	'Mountain' Juniper	Juniperus chinensis 'Mountain'	6" HT	B&B	Semi-sheared, fully branched to ground
RUC	7	Red Jewel Crab Apple	Malus x 'Red Jewel'	2 1/2" CAL	B&B	Foli, matching heads
BHS	1	Black Hills Spruce	Picea glauca 'Densata'	7 HT	B&B	Semi-sheared, fully branched to ground
WP	4	White Pine	Pinus strobus	7 HT	B&B	Semi-sheared, fully branched to ground
CPP	1	Cleveland Select Pear	Pyrus cadyana 'Cleveland Select'	2 1/2" CAL	B&B	Foli, matching heads
SWO	1	Swamp White Oak	Quercus bicolor	3" CAL	B&B	Foli, matching heads
JTL	1	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2 1/2" CAL	B&B	Foli, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BCB	6	Black Chokeberry	Aronia melanocarpa	36" HT	CONT.	
SHH	37	Snow Hill Hydrangea	Hydrangea arborescens 'Grandiflora'	24" HT	CONT.	
PJC	13	Kelly Compact Pfitzer Juniper	Juniperus chinensis 'Katalpa Compact'	18" SPD	CONT.	
BJ	13	Broadmoor Juniper	Juniperus sibirica 'Broadmoor'	18" SPD	CONT.	
GLS	36	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	
AC	14	Alpine Currant	Ribes alpinum	3 HT	CONT.	
KS	31	Knock Out Shrub Rose	Rosa shrub 'Knock Out'	18" HT	CONT.	
TBS	79	Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	15" HT	CONT.	
AWS	7	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	15" HT	CONT.	
MKL	3	Miss Kim Lilac	Syringa peltata 'Miss Kim'	18" HT	CONT.	
TSY	10	Taxon Yew	Taxus x media 'Taxon'	18" SPD	CONT.	
BMV	9	Blue Muffin Arrowwood	Viburnum dentatum 'Blue Muffin'	3 HT	B&B	
MNW	52	Minuet Weigela	Weigela florida 'Minuet'	15" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	32	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	POT	24" Spacing
SH1	26	Prairie Dropseed	Sporobolus heterolepis	1 GAL	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EO6	17	Magnus Purple Coneflower	Echinacea purpurea 'Magnus'	4 1/2"	POT	18" Spacing
GE4	17	Rozanne Dianthus	Geranium x 'Rozanne' TM	4 1/2"	POT	24" Spacing
HA	26	Happy Returns Daylily	Henricoides x 'Happy Returns'	4 1/2"	POT	18" Spacing
HE2	42	Palace Purple Coral Bells	Heuchera pinnatifida 'Palace Purple'	4 1/2"	POT	18" Spacing
HO9	84	Blue Cadez Hosta	Hosta x 'Blue Cadez'	4 1/2"	POT	24" Spacing
HO21	49	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	24" Spacing
MO2	64	Petite Delight Bougainvillea	Morinda 'Petite Delight'	4 1/2"	POT	18" Spacing
SA2	67	May Night Salvia	Salvia nemorosa 'May Night'	4 1/2"	POT	18" Spacing
SE2	14	Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	4 1/2"	POT	24" Spacing

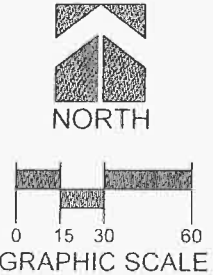
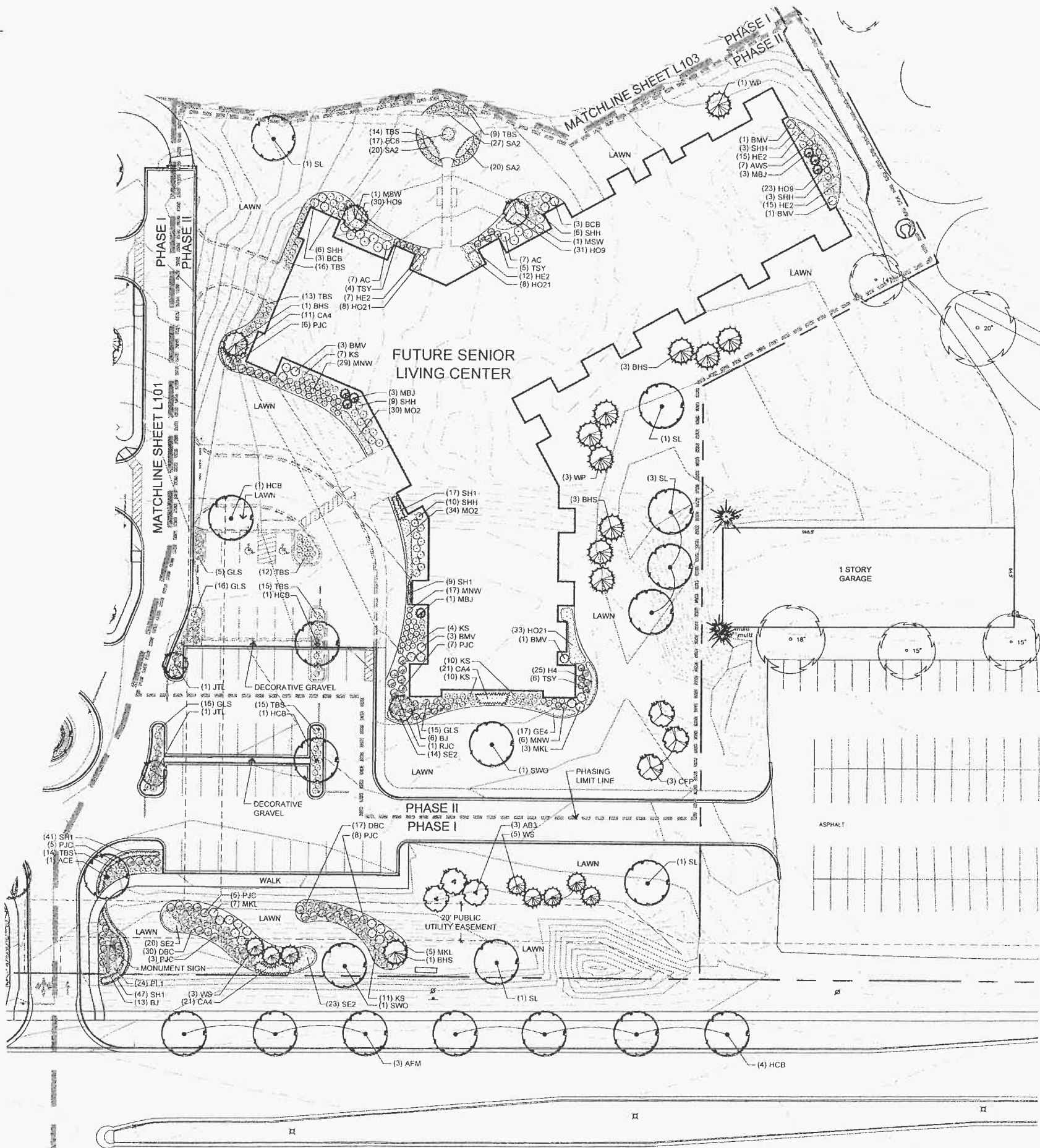
GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL TRANSFORMERS SHALL BE SCREENED TO THE GREATEST EXTENT POSSIBLE. SCREENING WILL BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SEE DEMO PLAN, SHEET C100 FOR ALL TREE REMOVALS.
- STREET TREES SHALL BE COORDINATED WITH THE VILLAGE OF GERMANTOWN FORESTER. FINAL TREE SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY THE VILLAGE FORESTER.
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.
- ALL DISTURBED AREAS OR AREAS WITHOUT VEGETATIVE COVER WITHIN PHASE II SHALL BE SEED WITH A DURABLE, PREMIUM COMMERCIAL BLEND SEED MIX AS PART OF PHASE I CONSTRUCTION.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R.A. SMITH NATIONAL. THE POSSESSION, DISTRIBUTION, REPRODUCTION, AND USE OF ALL OR ANY PART OF THIS INFORMATION IS RESTRICTED AS SET FORTH IN THE CONTRACTUAL TERMS AND CONDITIONS ESTABLISHED BETWEEN R.A. SMITH NATIONAL AND THEIR CLIENT FOR THIS PROJECT. REPRODUCTION OR USE OF ANY PART BY ANY PERSON WITHOUT THE PERMISSION OF R.A. SMITH NATIONAL IS PROHIBITED.

© COPYRIGHT 2016
R.A. SMITH NATIONAL
16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

DIGGERS & HOTLINE
Toll Free (800) 242-8811
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.diggersandhotline.com

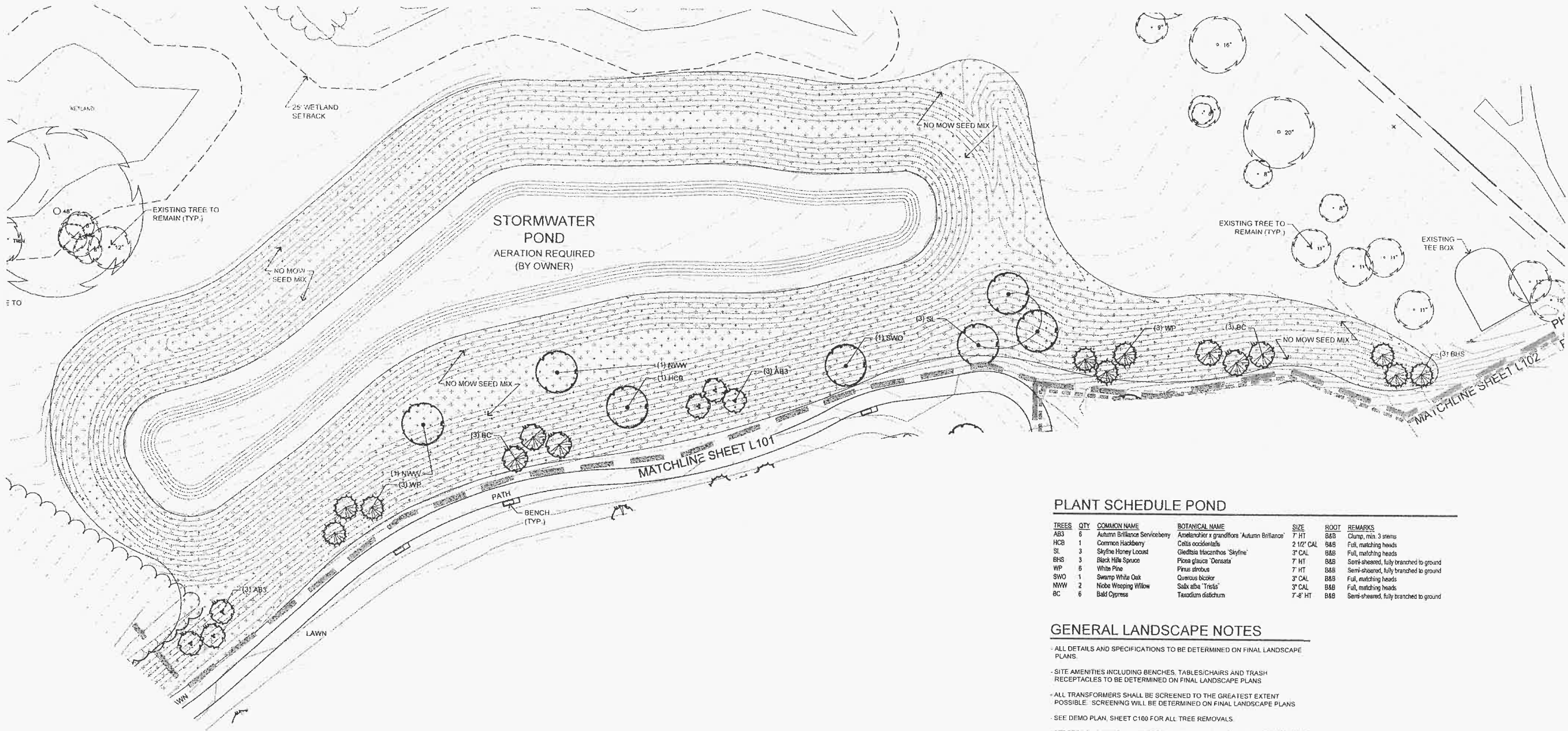


R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

LANDSCAPE PLAN
EAST

© COPYRIGHT 2016
R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: 1" = 30'
JOB NO. 3150549
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: LJH
CHECKED BY: TM
SHEET NUMBER
L102



PLANT SCHEDULE POND

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AB3	6	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7' HT	B&B	Clump, min. 3 stems
HCB	1	Common Hackberry	Celtis occidentalis	2 1/2' CAL	B&B	Full, matching heads
SL	3	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	3' CAL	B&B	Full, matching heads
BHS	3	Black Hills Spruce	Picea glauca 'Densata'	7' HT	B&B	Semi-sheared, fully branched to ground
WP	6	White Pine	Pinus strobus	7' HT	B&B	Semi-sheared, fully branched to ground
SWO	1	Swamp White Oak	Quercus bicolor	3' CAL	B&B	Full, matching heads
NWW	2	Norwe Wesping Willow	Salix alba 'Trifida'	3' CAL	B&B	Full, matching heads
BC	6	Bald Cypress	Taxodium distichum	7'-8' HT	B&B	Semi-sheared, fully branched to ground

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS
- ALL TRANSFORMERS SHALL BE SCREENED TO THE GREATEST EXTENT POSSIBLE. SCREENING WILL BE DETERMINED ON FINAL LANDSCAPE PLANS
- SEE DEMO PLAN, SHEET C100 FOR ALL TREE REMOVALS
- STREET TREES SHALL BE COORDINATED WITH THE VILLAGE OF GERMANTOWN FORESTER. FINAL TREE SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY THE VILLAGE FORESTER.
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

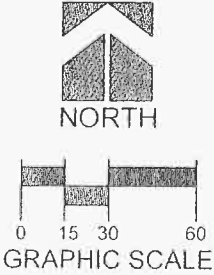


Toll Free (800) 242-6811
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R.A. SMITH NATIONAL. THE POSSESSION, DISTRIBUTION, REPRODUCTION, AND USE OF ALL OR ANY PART OF THIS INFORMATION IS RESTRICTED AS SET FORTH IN THE CONTRACTUAL TERMS AND CONDITIONS ESTABLISHED BETWEEN R.A. SMITH NATIONAL AND THEIR CLIENT FOR THIS PROJECT. REPRODUCTION OR USE OF ANY PART BY ANY PERSON WITHOUT THE PERMISSION OF R.A. SMITH NATIONAL IS PROHIBITED.
© COPYRIGHT 2015
R.A. SMITH NATIONAL
16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005



R.A. Smith National

Beyond Surveying
and Engineering

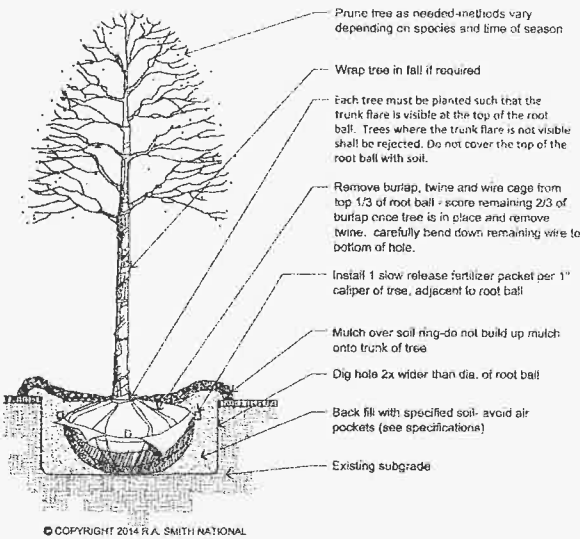
www.rasmithnational.com

PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

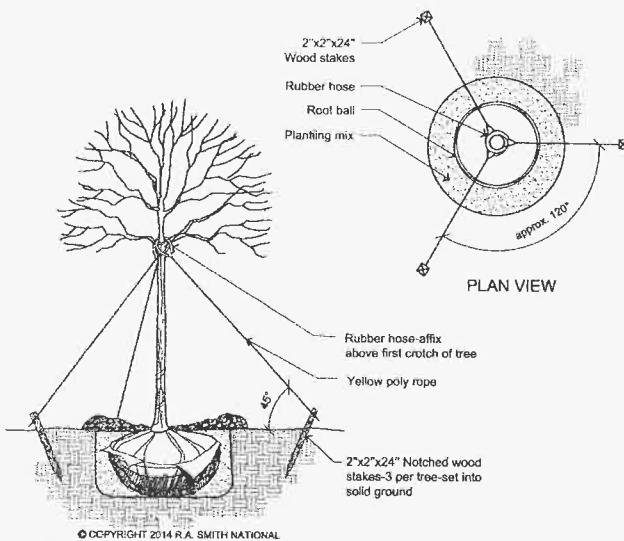
LANDSCAPE PLAN
STORMWATER POND

© COPYRIGHT 2016 R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: 1" = 30'
JOB NO. 3150549
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: LJH
CHECKED BY: TM
SHEET NUMBER L103

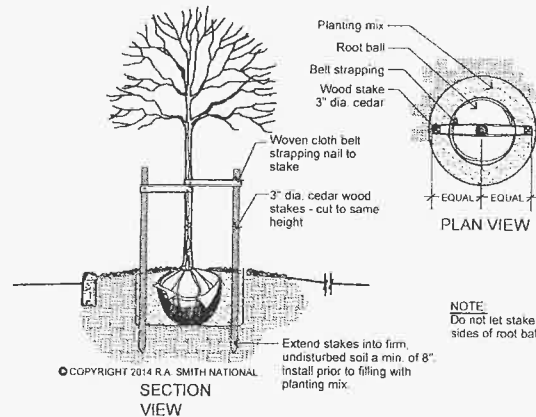
PLANTING DETAILS



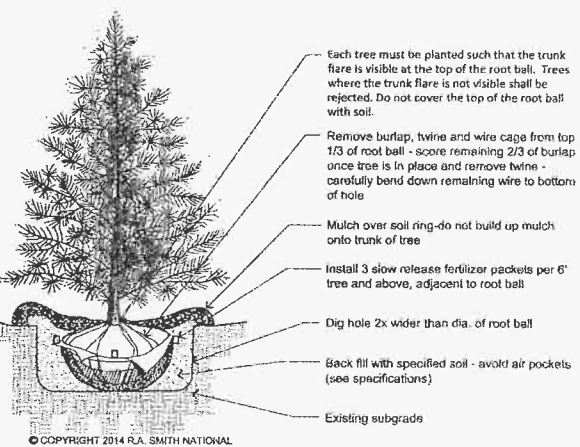
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



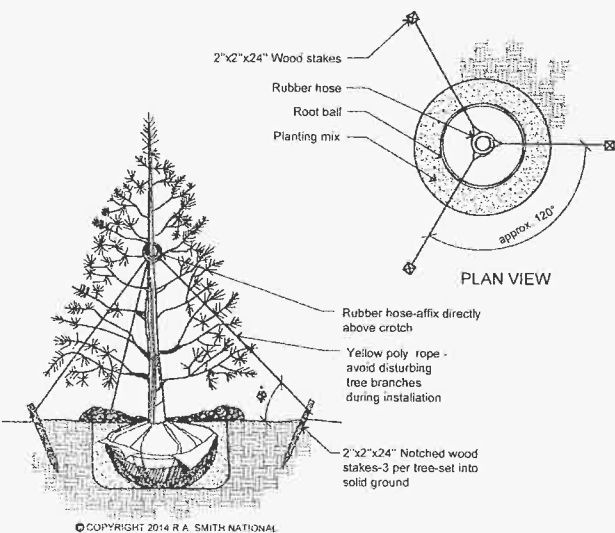
2 DECIDUOUS TREE STAKING DETAIL
NOT TO SCALE



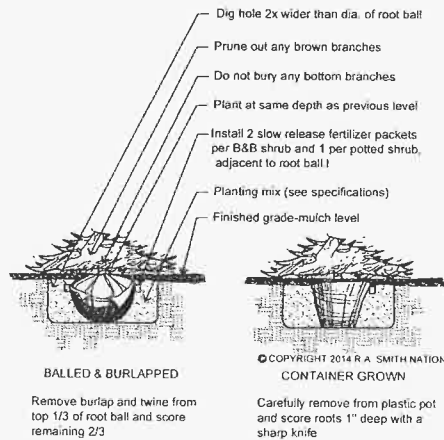
3 DECIDUOUS TREE STAKING FOR RESTRICTED AREAS
NOT TO SCALE



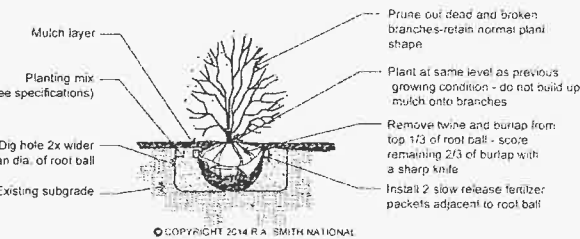
4 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



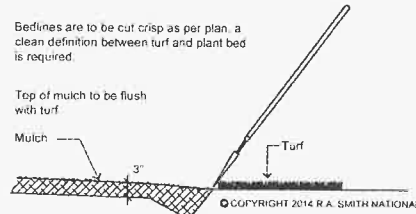
5 EVERGREEN STAKING DETAIL
NOT TO SCALE



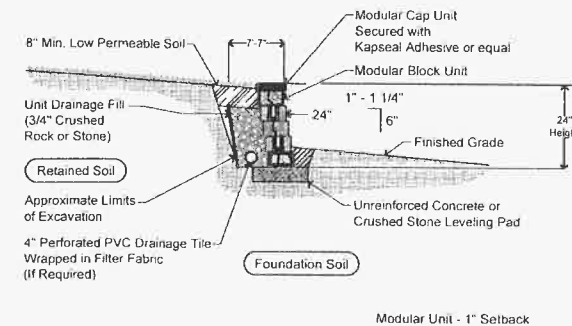
6 EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



7 DECIDUOUS SHRUB PLANTING DETAIL
NOT TO SCALE



8 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE



9 TYPICAL GRAVITY WALL SECTION
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
- Topsoil should be placed to within 3" of finish grade by general grading contractor during rough grading operations. All parking lot islands and planting beds to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to provide proper drainage (unless otherwise specified) by grading contractor to insure long term plant health.
- The landscape contractor to be responsible for the fine grading of all landscaped areas. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all seeded areas. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
- Tree planting (see planting detail). Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball. If needed, scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding. Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch into trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
- Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not environmental). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8":
Per every 100 square feet of bed area add:
2 cu. ft. bale of peat moss
2 lbs. of 5-10-5 slow release fertilizer
1/4 cu. yard of composted manure
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
- Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial ryegrass applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
- Lawn installation for all sodded turfgrass areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the required watering during this period.
- Seed mix for "no-mow" lawn areas - "no-mow" fine fescue seed mix w/ annual ryegrass nurse crop (available at Prairie Nursery - 608-296-3579) or equivalent mix from a reputable supplier. Apply at 220 lbs per acre (5 lbs. per 1000 SF) or at recommended rates from supplier. Preparation of soil to be the same as for all other seeded turfgrass areas.
- Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting, throughout construction and for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, meadow grass and wildflower areas. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

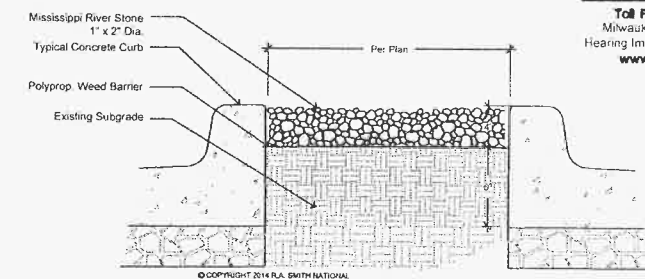
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

R.A. SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

ALL INFORMATION CONTAINED ON THIS SHEET IS THE PROPERTY OF R.A. SMITH NATIONAL. THE POSSESSION, DISTRIBUTION, REPRODUCTION, AND USE OF ALL OR ANY PART OF THIS INFORMATION IS RESTRICTED AS SET FORTH IN THE CONTRACTUAL TERMS AND CONDITION ESTABLISHED BETWEEN R.A. SMITH NATIONAL AND THEIR CLIENT FOR THIS PROJECT. REPRODUCTION OR USE OF ANY PART BY ANY PERSON WITHOUT THE PERMISSION OF R.A. SMITH NATIONAL IS PROHIBITED.

© COPYRIGHT 2015
R.A. SMITH NATIONAL
16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

DIGGERS HOTLINE
Toll Free (800) 242-8811
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



10 DECORATIVE GRAVEL DETAIL
NOT TO SCALE

DESCRIPTION

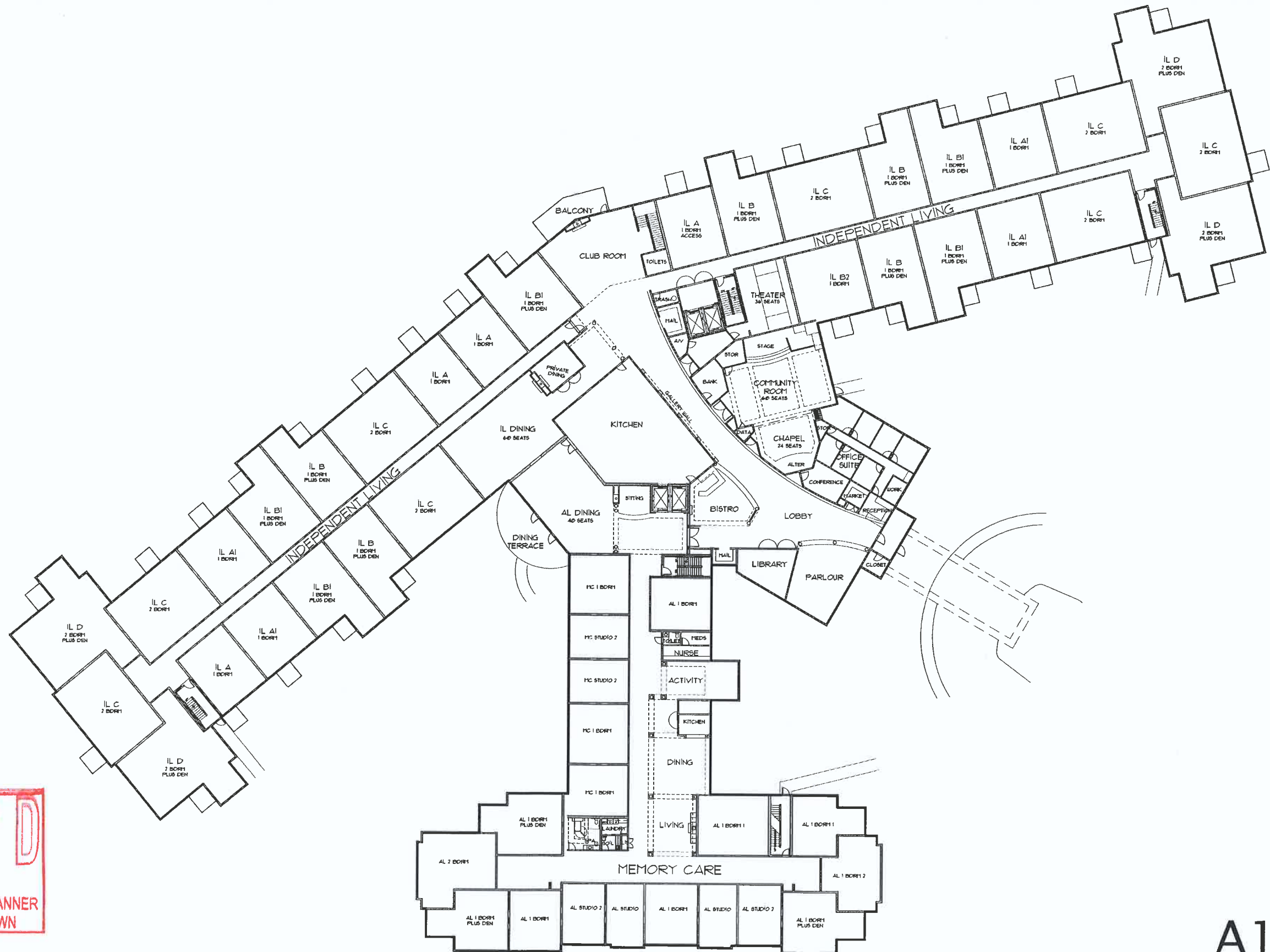
DATE

R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

PREBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

LANDSCAPE
DETAILS & NOTES

© COPYRIGHT 2016
R.A. Smith National, Inc.
DATE: 07/05/2016
SCALE: NTS
JOB NO. 3150549
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.
DESIGNED BY: LJH
CHECKED BY: TM
SHEET NUMBER
L200



PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WISCONSIN

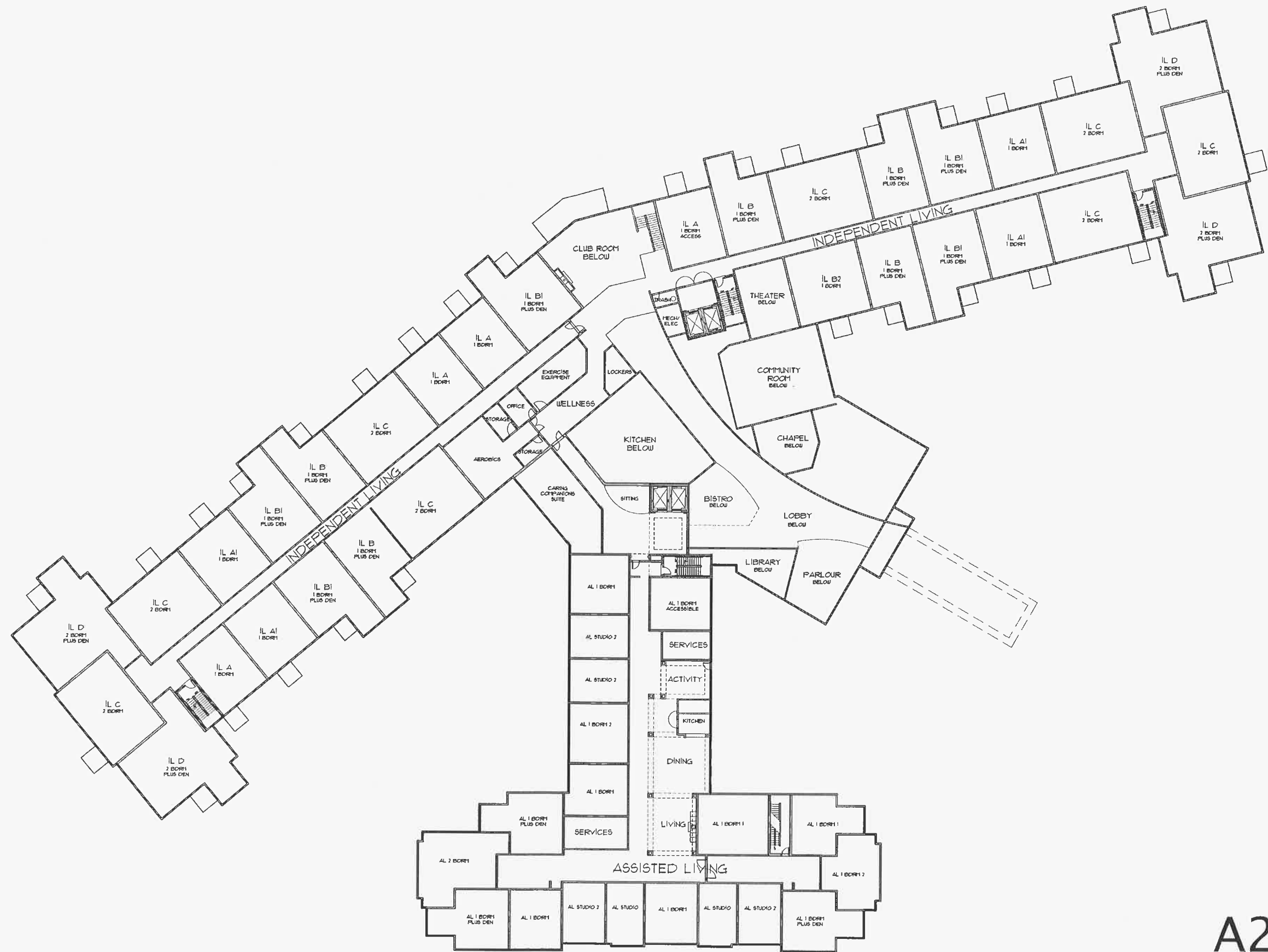
A1
FIRST LEVEL PLAN

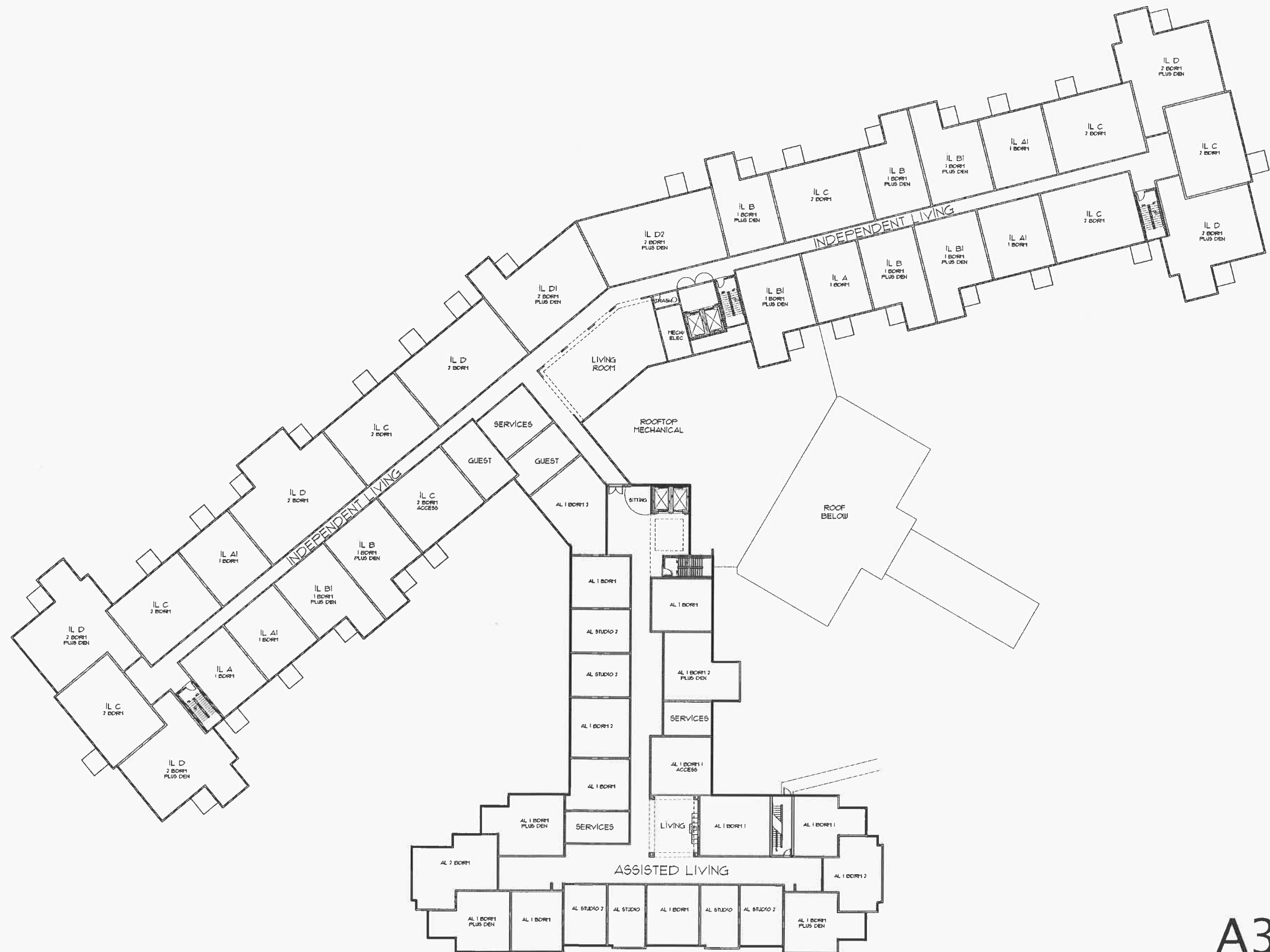


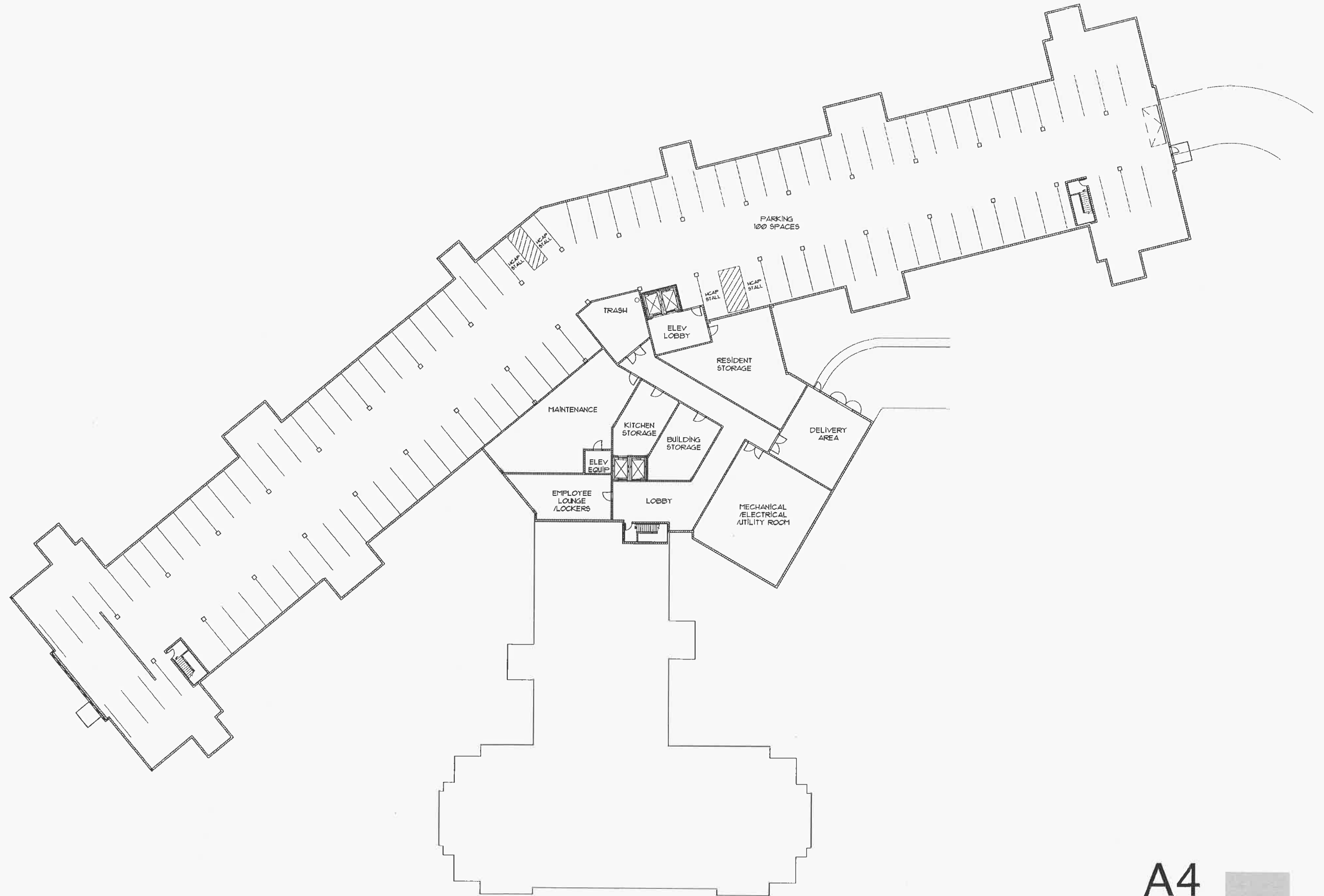
JULY 5, 2016



in-site
architects







PRESBYTERIAN HOMES SENIOR HOUSING

VILLAGE OF GERMANTOWN, WISCONSIN

A4
LOWER LEVEL PLAN



JULY 5, 2016





2 Entry View
3



1 View from Mequon Road
3

Presbyterian Homes Senior Housing

in site architects
st. paul, mn / 612.252.4820

Village of Germantown, WI

July 5, 2016

Perspective Views

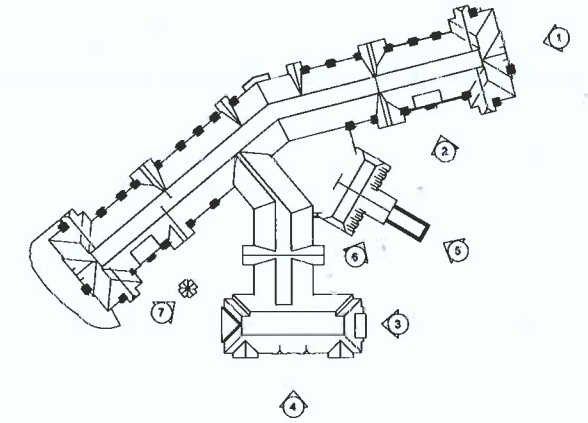
A5



6 TOWN CENTER - SOUTHWEST ELEVATION
2 3/32" = 1'-0"



5 TOWN CENTER - SOUTHEAST ELEVATION
2 3/32" = 1'-0"



4 MEMORY CARE / ASSISTED LIVING - SOUTH ELEVATION
2 3/32" = 1'-0"



3 MEMORY CARE / ASSISTED LIVING EAST ELEVATION
2 3/32" = 1'-0"



7 GAZEBO ELEVATION
2 3/32" = 1'-0"



2 INDEPENDENT LIVING - SOUTH ELEVATION
2 3/32" = 1'-0"



1 INDEPENDENT LIVING - EAST END ELEVATION
2 3/32" = 1'-0"

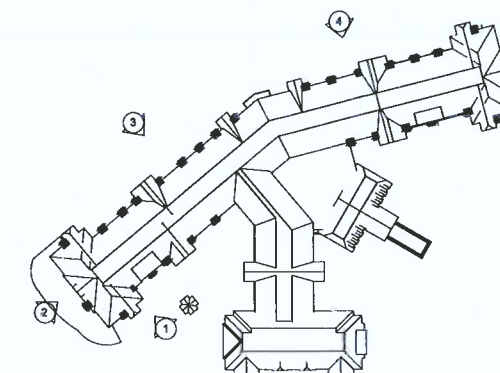
Presbyterian Homes Senior Housing

in□site architects
st. paul, mn / 612.252.4820

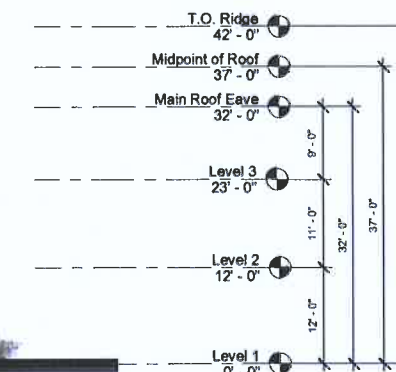
Village of Germantown, WI

July 5, 2016
Exterior Elevations
As Indicated

A6



4 INDEPENDENT LIVING - NORTH ELEVATION
1 3/32" = 1'-0"



3 INDEPENDENT LIVING - NORTHWEST ELEVATION
1 3/32" = 1'-0"



2 INDEPENDENT LIVING - WEST END ELEVATION
1 3/32" = 1'-0"

1 INDEPENDENT LIVING - SOUTHEAST ELEVATION
1 3/32" = 1'-0"

Presbyterian Homes Senior Housing

in site architects
st. paul, mn / 612.252.4820

Village of Germantown, WI

July 5, 2016
Exterior Elevations
As Indicated

A7

X1.C.

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

MEETING DATE: August 29, 2016

AGENDA ITEM: New Business (CERTIFIED SURVEY MAP)

ITEM TITLE: Charles Rusch, Property Owner of a 34.8-acre parcel located at N144 W16300 Pioneer Road (¼-mile east of CTH G; Parcel GTNV#031-990); 2-Lot Certified Survey Map (CSM)

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

SUMMARY EXPLANATION:

Charles Rusch is seeking approval of a 2-lot Certified Survey Map (CSM) in order to create a 19-acre and 15.8-acre agricultural parcels on Pioneer Road. The 19-acre Lot 1 is intended for sale to the adjoining property owner for future hobby farm and/or residential development and the 15.8-acre Lot 2 is intended to continue in agricultural use.

ATTACHMENTS:

- ◆ 8/8/16 Staff Report
- ◆ 8/8/16 Plan Commission Meeting Minutes
- ◆ Original CSM

PLAN COMMISSION RECOMMENDATION:

APPROVE the 2-lot Certified Survey Map land division for the 34.8 acre Rusch property located on Pioneer Road subject to the following conditions:

1. All technical corrections identified by the Village Surveyor as summarized in the July 27, 2016 memo shall be made prior to recording the CSM by the Village Board.
2. A note shall be added to the CSM indicating that no further land division of or construction of any habitable structure on Lot 2 shall occur until such time as the appropriate soil evaluation indicating Lot 2 can support an on-site septic system is prepared and approved by Washington County and/or the Village.

CERTIFIED SURVEY MAP (CSM) APPLICATION

8/8/16 Plan Commission Meeting

Charles Rusch

Village Planner Report

Germantown, Wisconsin

Summary

Charles Rusch, property owner of a 34.8-acre parcel on Pioneer Road is seeking approval of a 2-lot Certified Survey Map (CSM).

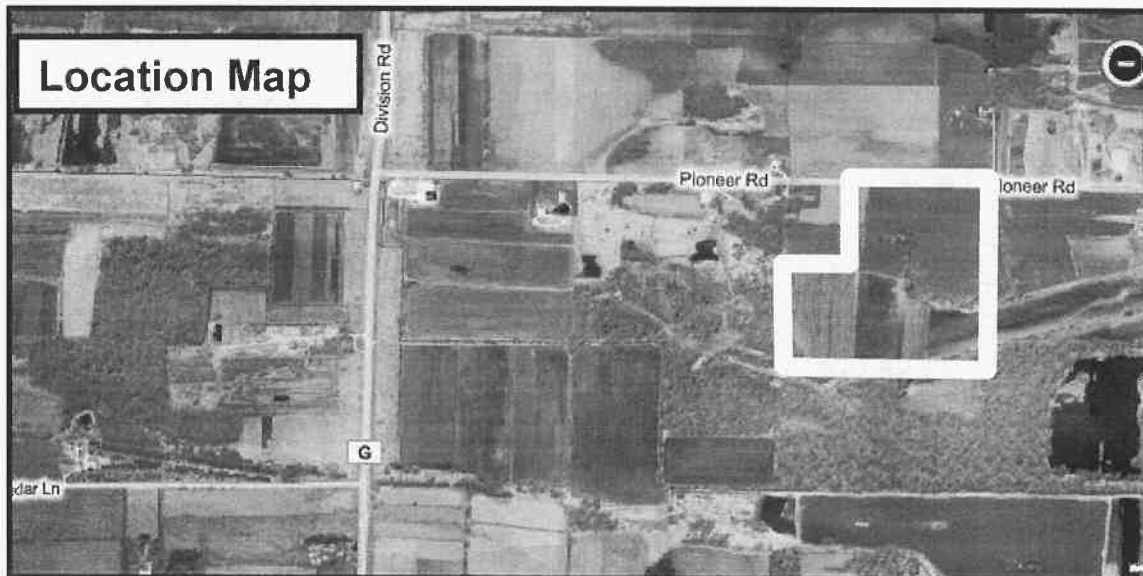
Location: N144 W16300 Pioneer Road (1/4 mile east of Division Road)

Applicant/

Property Owner: Charles Rusch
N144 W15639 Pioneer Road
Jackson, WI 53037

Current Zoning District: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	Town of Jackson
South	Agricultural	A-1
East	Agricultural	A-1
West	Agricultural/Residential	A-1/Rs-2



Proposal

Charles Rusch, property owner of a 34.8-acre parcel on Pioneer Road is seeking approval of a 2-lot Certified Survey Map (CSM).

Staff Analysis

Consistency with the A-2 Zoning District Village's Land Use Plan.

The Land Use Plan map classifies this property as "Agricultural/Conservation Residential". Both proposed parcels are consistent with the minimum 10-acre lot sizes for the existing A-2: Agricultural District and with the 2020 Land Use Plan.

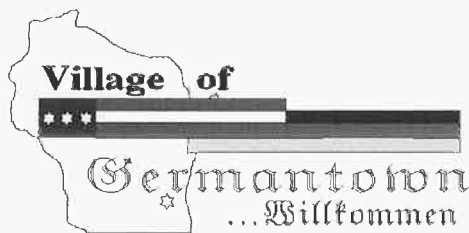
Soil evaluations have been prepared for proposed Lot 1 and indicate it can support an on-site sanitary system. Lot 2 will continue to be used for agricultural purposes. However, as indicated in the Surveyor's comments, a note should be added to the CSM indicating that no further land division of or construction of any habitable structure on Lot 2 shall occur until such time as the appropriate soil evaluation indicating Lot 2 can support an on-site septic system is prepared and approved by Washington County and/or the Village.

The Engineering Department (Village Surveyor) has identified a few technical corrections in a July 27, 2016 memo (copy attached) that will have to be corrected prior to recording of the CSM.

Village Planner Recommendation

APPROVE the 2-lot Certified Survey Map land division for the 34.8-acre Rusch property located on Pioneer Road subject to the following conditions:

1. All technical corrections identified by the Village Surveyor as summarized in the July 27, 2016 memo shall be made prior to recording the CSM by the Village Board.
2. A note shall be added to the CSM indicating that no further land division of or construction of any habitable structure on Lot 2 shall occur until such time as the appropriate soil evaluation indicating Lot 2 can support an on-site septic system is prepared and approved by Washington County and/or the Village.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: July 27, 2016

Re: Rusch CSM

Jeff,

Here are my review comments for the CSM received 7-5-2016.

Certified Survey Map

Applicant or Owner: Charles Rusch

Land Surveyor/Firm: Tony Gromacki, PLS, M² Engineering

1. The angular and distance accuracy statement is missing and needs to be added
2. The Professional Land Surveyor seals are missing and need to be added. *The surveyor did call prior to submittal and said the seals would be added to the final document*
3. The Certificate of Mortgagee is missing and needs to be added unless the Owner can provide written proof that no lender has an interest in the property. *The surveyor did call prior to submittal and was told by the Owner there was a mortgage and will add the certificate on the final document.*
4. The status of the adjoining properties need to be underlined with a dashed line.
5. The secretary of the Village Board is not Lori Johnson. The Village Clerk is Barbara Goeckner

No further review comments.

Document Submittals and Data Conversion

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

Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2007 on compact disk (CD) or via email to the Village Surveyor.

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

June 6, 2016

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

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

PLAN COMMISSION MINUTES
August 8, 2016

CALL TO ORDER: 6:37 pm

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

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Baum second Shadid to Approve the minutes from 7-11-16.***

MOTION carried unanimously.

Charles Rusch – Property owner of a 34.8 acre parcel on Pioneer Road is seeking approval of a 2-lot Certified Survey Map. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the 2-lot Certified Survey Map land division for the 34.8 acre Rusch property located on Pioneer Road subject to the following conditions:

- 1. All technical corrections identified by the Village Surveyor as summarized in the July 27, 2016 memo shall be made prior to recording the CSM by the Village Board.***
- 2. A note shall be added to the CSM indicating that no further land division of or construction of any habitable structure on Lot 2 shall occur until such time as the appropriate soil evaluation indicating Lot 2 can support an on-site septic system is prepared and approved by Washington County and/or the Village.***

MOTION carried unanimously.

Sports Specialists of Milwaukee – N104 W13885 Donges Bay Road & Skyline Development Corp. – Lot 2 of CSM 6684 Spaten Court. Conditional Use Permit Application for revisions to CUP #04-16 for Wetland Setback Encroachment and Revised Site Plan for changes to the driveway and dumpster enclosure. Planner Retzlaff summarized the proposal and staff's recommendations for conditions of approval. Mike Krenz, Skyline Development, said they accept the conditions of approval. He explained it was the owner's personal preference to move the driveway and explained a revised landscape plan showing additional plantings will be submitted in the future. Trustee Baum agreed with Planner Retzlaff that additional mitigation should be required in the off-site mitigation area and asked if there was any mitigation that could be done on the off-site area for a future business locating on the off-site parcels to use. Planner Retzlaff explained the mitigation area and wetland and navigable stream setbacks on the off-site parcel adjacent to Fond du Lac Avenue already create a narrow lot for future development along with an access restriction against access to Fond du Lac Avenue. Discussion followed. Mr. Krenz said that the owner agrees to the condition requiring the same mitigation activities in the off-site mitigation area as proposed for the on-site mitigation area as on the site plan. Planner Retzlaff said the more critical issue is granting an access easement. Discussion continued regarding wetland mitigation and the need to compensate for encroachment into the wetland setback area.

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP 6430 AS FILED IN THE WASHINGTON COUNTY
REGISTRY AND BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST
1/4 OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, ANTHONY J. GROMACKI, PROFESSIONAL WISCONSIN LAND SURVEYOR, S-2090, DO HEREBY CERTIFY: THAT BY THE
DIRECTION OF CHARLES W. RUSCH, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN AND DESCRIBED HEREON,
A REDIVISION OF CERTIFIED SURVEY MAP 6430 AS FILED IN THE WASHINGTON COUNTY REGISTRY AND
BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 3, TOWNSHIP
9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, WHICH IS
BOUNDED AND DESCRIBED AS FOLLOWS:

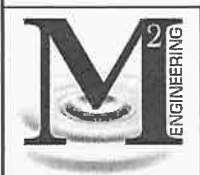
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE N 89°46'18" E ALONG THE
NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3, 43.25 FEET; THENCE N 89°50'02" E CONTINUING ALONG THE NORTH
LINE OF THE NORTHEAST 1/4 OF SAID SECTION 3, 1277.59 FEET; THENCE S 00°16'10" E 40.00 FEET TO THE POINT OF
BEGINNING; THENCE S 00°16'18" E 1397.74 FEET; THENCE S 88°57'51" W 1319.73 FEET; THENCE N 00°18'57" W 769.86 FEET;
THENCE N 89°41'04" E 514.04 FEET; THENCE N 03°43'27" E 356.18 FEET; THENCE N 00°18'307" W 295.74 FEET; THENCE
S 89°50'02" 781.60 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 34.798 ACRES (1,515,791 SQUARE FEET).

I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SEC. 236.34 OF WISCONSIN STATUTES AND THE
VILLAGE OF GERMANTOWN LAND DIVISION ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING SAID LAND, AND THAT
THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF
SAID LANDS.

DATED THIS _____, DAY OF _____, 2016.

ANTHONY J. GROMACKI
REGISTERED LAND SURVEYOR, S-2090



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP 6430 AS FILED IN THE WASHINGTON COUNTY
REGISTRY AND BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST
1/4 OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

I, CHARLES W. RUSCH, AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED IN THE
FOREGOING AFFIDAVIT OF ANTHONY J. GROMACKI, SURVEYOR, TO BE SURVEYED, DIVIDED AND MAPPED AS
REPRESENTED ON THIS CERTIFIED SURVEY MAP.

CHARLES W. RUSCH - OWNER

DATE

**STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s.**

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED, CHARLES W.
RUSCH. KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED
THE SAME.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____ COUNTY, WISCONSIN.

MY COMMISSION EXPIRES _____

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN

ON THIS _____ DAY OF _____, 2016.

DEAN WOLTER , VILLAGE PRESIDENT

DATE

LORI JOHNSON, SECRETARY

DATE

VILLAGE OF GERMANTOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP, BEING A REDIVISION OF CERTIFIED SURVEY MAP 6430 AS FILED IN THE WASHINGTON
COUNTY REGISTRY AND BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 3,
TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING
BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE
VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN

ON THIS _____ DAY OF _____, 2016.

DEAN WOLTER , VILLAGE PRESIDENT

DATE

LORI JOHNSON, SECRETARY

DATE



X1.D

**VILLAGE OF GERMANTOWN
BUSINESS OF THE VILLAGE BOARD**

MEETING DATE: August 29, 2016

PLACEMENT New Business

ITEM TITLE: 2017 COW Budget Review Dates

SUBMITTED BY: Kim Rath, Finance Director

SUMMARY EXPLANATION:

Attached is the 2017 Budget Process Calendar. The Committee of the Whole meeting dates need to be scheduled.

ATTACHMENT: ORDINANCE____ RESOLUTION ____ OTHER _XX

Budget Calendar

RECOMMENDATION:

ACTION BY Committee

2017 BUDGET CALENDAR

Monday August 1, 2016	Budget materials distributed to Departments
Friday August 19, 2016	Budget Materials to be returned to Finance Director
August 29 - Sept 5th	Administrator & Finance Director meeting with departments
September 14, 2016	Proposed Budget distributed to Village Board
	Committee of the Whole Reviews:
	Village Board, Administration, Clerk, Finance, Assessor, Data Processing, General Government, Building Inspection, Library, Library Board Accounts, Recreation, Recreation Facility Fund, Senior Center, Planning, Municipal Development, Impact Fees, Senior Van, Historic Preservation, Health & Dental.
	DPW Administration/Engineering, Building & Grounds, Highway, Parks, Recycle, Water, Sewer, TIF's 4 & 6 + Capital for each department
	Police, Emergency Government, Canine Fund, Asset Forfeiture, and Fire Department + Capital for each department
	Wrap up if needed
October 26, 2016	Send Public Hearing Notice to newspaper for publication on November 2, 2016 – Fifteen days prior to hearing date
November 21, 2016	Public Hearing

XI-E

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

MEETING DATE: August 29, 2016

AGENDA ITEM: New Business

ITEM TITLE: Create Phasing of Approved Development Agreement
Saxony Village

SUBMITTED BY: Lawrence W Ratayczak, P.E., Public Works Director

SUMMARY EXPLANATION:

The Development Agreement for Saxony Village Residential Facility has been approved at the August 15, 2016 Village Board Meeting. The Developer has requested that the Development's public utilities work be divided into two phases; Phase One would be for the water main from Hilbert Lane to about 200 lineal feet westerly into the Saxony Village Development. Phase two would be for the remaining public utilities in the development.

The request is being made to allow work to begin with grading and drainage aspects of the work. The water main in phase one would get the proposed water main under and past the project road culvert located just west of Hilbert Lane. The only change to the Developers Agreement is to modify Section 5.04 (Phases) to state "Developer has represented that it will construct the public improvements for this project in *two* phases"

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER X

- 1) Revised Development Agreement for Phasing Construction within Saxony Village.

RECOMMENDATION:

Staff is recommending the Village Board approve the Development Agreement for Saxony Village, as revised for Phasing Construction.

COMMITTEE ACTION:

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

X1-F COPY

**VILLAGE OF GERMANTOWN
APPLICATION FOR PUBLIC GRANT PROGRAM**

Application Date: 6/15/16 ^{6/28/16} ****DEADLINE 60 DAYS BEFORE FIRST EVENT**

Organization/Group Name: Kiwanis Club of Germantown
Address: PO Box 531 Germantown, WI 53022
Phone: 262-255-2161

Applicant cc. **Name:** George Herro
Address: 1460 Hawks Nest Ct. Hubertus WI 53033
Phone: 262-255-2161
Email: george@herrocpa.com

Purpose or Mission Statement: MISSION is To make our community part of a Better World, one Child and one community AT A Time. Kiwanis, through guidance + example, works to develop future generations of leaders.

EVENT #1: Coin operated Candy machines **Date(s) Of Event:** _____

Event Description: _____

Estimated Attendance: _____ **Times of Event:** _____

Location of Event: Aloo's Pizza, Bino Harris Blvd, Germantown Police, Germantown Fire, First Bank, Virginia Highlands, Rivercrest, Chinoquatic

Permits, Licenses & User fee(s) requested for waiver: (list every permit, license and user permit separately along with fee(s) for each and attach application for each) _____

Coin operated machine license 1-7
Request waiver of \$25/machine x 7 machines = \$175.00.

EVENT #2: _____ **Date(s) Of Event:** _____

Event Description: _____

Estimated Attendance: _____ **Times of Event:** _____

Location of Event: _____

Permits, Licenses & User fee(s) requested for waiver: (list every permit, license and user permit separately along with fee(s) for each and attach application for each) _____

COPY

EVENT #3: _____ Date(s) Of Event: _____

Event Description: _____

Estimated Attendance: _____ Times of Event: _____

Location of Event: _____

Permits, Licenses & User fee(s) requested for waiver: (list every permit, license and user permit separately along with fee(s) for each and attach application for each) _____

EVENT #4: _____ Date(s) Of Event: _____

Event Description: _____

Estimated Attendance: _____ Times of Event: _____

Location of Event: _____

Permits, Licenses & User fee(s) requested for waiver: (list every permit, license and user permit separately along with fee(s) for each and attach application for each) _____

EVENT #5: _____ Date(s) Of Event: _____

Event Description: _____

Estimated Attendance: _____ Times of Event: _____

Location of Event: _____

Permits, Licenses & User fee(s) requested for waiver: (list every permit, license and user permit separately along with fee(s) for each and attach application for each) _____

(If more space is needed for additional events, please attach additional pages.)

How will the event(s) benefit the Village of Germantown? _____

COPY

Kiwans Club of Germantown organization or individual shall hold harmless, defend and indemnify the Village of Germantown and its officers, agents, officials, employees and volunteers from and against any and all liability, loss damage, expense, costs (including without limitation costs and fees of litigation) of every nature arising out of or in connection with the organization's or individual's performance or work related to the event(s) or gathering(s) which are the subject of the grant award or any failure to comply with any obligations or conditions contained in the Public Grant Program, except such loss or damage which was caused by the sole negligence or willful misconduct of the Village.

Date: 6/28/16

George Herro
Signature
George Herro
Print Name of Signature
Box 531
Street Address
Germantown, WI 53022
City, State & Zip Code

Additional information to be included with submission of application:

- ☒ Insurance submitted \$1,000,000 (minimum limit) – required for events having over 100 people in attendance. **Must also name the Village of Germantown as additional insured.**
- ☒ A budget stating projected expenses, revenues and funding source(s) specific to the event(s) or gathering(s), which projects a break-even or profitable event(s) or gathering(s) when calculated using the Grant request.
- ☒ Proof of non-profit status or like capacity
- ☒ Applications for or issued permits, licenses and use permits required for event.

**PLEASE RETURN TO: VILLAGE OF GERMANTOWN
CLERK'S DEPARTMENT
N112 W17001 MEQUON ROAD, P.O. BOX 337
GERMANTOWN, WI 53022-0337
Phone: 262-250-4740 Fax: 262-253-8255**

(Office use only)
Date received by Village Clerk: 6/28/16
Date to Village Board: 8/29/16
Approval by Village Board: (YES OR NO) _____ Date: _____
Verify which fee(s) listed on application were approved or note those which were not approved:

Date and signature of Clerk staff verification

Notification to Departments of fees waived: _____
(List Dept. and Amount, date and initials of Clerk staff notifying them)
Request to Finance Department for reimbursement to Organization/Individual of fees granted:

Date submitted, initials of person submitting request & amount requested



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/4/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hylant Group Inc-Indianapolis 301 Pennsylvania Parkway, #201 Indianapolis IN 46280	CONTACT NAME: Lisa Christenson		
	PHONE (A/C, No, Ext): 317-817-5172	FAX (A/C, No): 317-817-5151	
	E-MAIL ADDRESS: kiwaniscert@hylant.com		
INSURED KIWAN03 Kiwanis International, All Clubs and Their Members 3636 Woodview Trace Indianapolis IN 46268	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Lexington Insurance Company		19437
	INSURER B: Evanston Insurance Co.		35378
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 570491648

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC	Y		013136005	11/1/2015	11/1/2016	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 Liquor Liability \$1,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			013136005	11/1/2015	11/1/2016	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Aggregate \$3,000,000
B	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☒ CLAIMS-MADE DED RETENTION \$			MKL1V10LE104239	11/1/2015	11/1/2016	EACH OCCURRENCE \$9,000,000 AGGREGATE \$9,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Self-Insured Retention			013136005	11/1/2015	11/1/2016	All Claims \$75,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Certificate Holder is named as Additional Insured as respects to General Liability only regarding the following Kiwanis event (setup, take down & rain date(s) are included):
July 3-4, 2016 or any future dates during the policy term.
Fourth of July parade with fireworks and activities @ Fireman's Park and various streets in Germantown, WI.
(Kiwanis Club of Germantown).

CERTIFICATE HOLDER**CANCELLATION**

Village of Germantown Attn: Dave Schorack PO Box 337 Germantown WI 53022	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Judy K. Wilson</i>

KIWANIS 2016 BUDGET - adopted 11-4-2015

2016 BUDGET

	Revenues	Expenses	Profit/Loss
Breakfast with Santa	9,760.00	8,180.00	1,580.00
Candy Machines	500.00	200.00	300.00
Chamber Golf Outing	200	200	0
Christmas Festival	500.00	400.00	100.00
4th of July	26,650.00	21,267.00	5,383.00
Grants/Donations/Sponsorships	0.00	8,495.00	(8,495.00)
Mai Fest	10,200.00	5,540.00	4,660.00
Marketing	0.00	500.00	(500.00)
Membership	2,040.00	700.00	1,340.00
Miscellaneous	10.00	3,939.00	(3,929.00)
Outdoor Performing Arts Pavilion	0.00	0.00	0.00
Taste of Germantown	0.00	0.00	0.00
Totals	49,860.00	49,421.00	439.00

COPY

Kiwanis

International

COPY

3636 Woodview Trace, Indianapolis, IN 46268 USA • kiwanismail@kiwanis.org
Worldwide: 1-317-875-8755 • USA and Canada: 1-800-KIWANIS • Fax: 1-317-879-0204

September 6, 2012

To Whom It May Concern:

Please consider this your official notification that the:

Kiwanis Club of Germantown (K09122)

Located: Germantown, Wisconsin

is a club in good standing with Kiwanis International.

Kiwanis International qualifies as a not-for-profit organization under Internal Revenue Code, Section 501(c)(4), and has been in existence for more than 95 years.

In addition, the aforementioned club has been in existence since April 12, 1978 and also qualifies under Group Exemption number 0026 as a 501(c)(4) organization.

If further information is needed, please do not hesitate to contact me.

Yours truly,



William W. Parker, Controller
Finance Department
Kiwanis International

WWP/jaf

P.S. For your information, the Federal Tax Identification Number for the above club is 39-1341812.

Kiwanis is a global organization of volunteers dedicated to



changing the world one child and one community at a time

DATE FILED: _____
DATE ISSUED: _____

Delivered 5/12/16

VILLAGE OF GERMANTOWN
OFFICE OF THE VILLAGE CLERK
P.O. BOX 337
GERMANTOWN, WI 53022

FILE COPY
COPY

APPLICATION FOR COIN OPERATED MACHINE LICENSE

DATE: 5/12/16

FEE: \$25.00 PER MACHINE

NAME: (Individual/Partnership/Corporation) Kiwanis Club of Germantown

TRADE NAME: Kiwanis Club of Germantown

AGENT NAME: George Herro

HOME ADDRESS: 1460 Hawks Nest Ct.

CITY/STATE/ZIP CODE: HUBERTUS, WI 53033

HOME PHONE NO.: 262-255-2161

ADDRESS OF PREMISES: Various
GERMANTOWN, WI. 53022

PLEASE FILL OUT THE BACKSIDE OF THIS FORM LISTING YOUR AMUSEMENT DEVICES

<u>TYPE</u>	<u>IDENTIFICATION #</u>	<u>LOCATION ON PREMISES</u>
<u>SODA MACHINE</u>		
<u>CIGARETTE MACHINE</u>		
<u>VENDING</u>	<u>Candy machines</u>	<u>Various, SEE ATTACHED</u>
<u>SOAP</u>		
<u>OTHER</u>		
<u>OTHER</u>		

Aldo's Pizza and Pub

W156 N11058 Pilgrim Rd.

BMO Harris Bank

W156 N 11150 Pilgrim Rd.

Germantown Police Dept.

N112 W16877 Mequon Rd.

First Bank Financial Center

N112 W17100 Mequon Rd.

Germantown Fire Dept.

N115 W18752 Edison Dr.

Virginia Highlands Health and Rehabilitation

W173 N10915 Bernies Way

RiverCrest Chiropractic

W177 N9856 Rivercrest Dr.

COPY

COPY

VILLAGE OF GERMANTOWN
*** CUSTOMER RECEIPT ***
DATE: 06/17/16 TIME: 15:00:48

DESCRIPTION	PAY CD	AMOUNT
OTHER LICENSES	2	175.00
COIN KIWANIS	2133	
TOTAL AMOUNT DUE		175.00
AMOUNT TENDERED		175.00
CHANGE DUE		.00

TRANS #: 10 CASHIER CODE: 001
BATCH #: C160617 REGISTER ID: 001