

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, December 12, 2016 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE:** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES:** November 14, 2016
- V. **NEW BUSINESS:**
 - A. Signs & Graphics Co. Agent for Compass Properties LLC, Property Owner & Germantown Nails, Operator – N112 W16292 Mequon Road. Sign Review.
 - B. Innovative Signs, Inc. Agent for Bunsen Realty LLC, Property Owner & MGS, Operator N118 W19328 Bunsen Drive. Sign Review.
 - C. Corey Becker, Agent for Surge Martial Arts LLC and 8100 West Florist Avenue LLC, Property Owner – W188 N11927 Maple Road #10. Conditional Use Permit & Sign Review Application for an Indoor Recreation Facility.
 - D. Michelle Richards, Agent for A&V Waterjet Tech Inc., Property Owner & Happy Hounds LLC, Operator – N116 W18395 Morse Drive. Conditional Use Permit for a Dog Daycare, Training, Grooming & Boarding Facility.
 - E. FC Wisconsin Nationals – W140 N10022 Fond du Lac Avenue. Site Plan Review for a 1,900 sqft Concession Building & 1,845 sqft Storage Building.
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

The next Plan Commission Meeting will be on January 9, 2017 at 6:30 p.m.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.

PLAN COMMISSION MINUTES
November 14, 2016

CALL TO ORDER: Secretary Lori Johnson called the meeting to order at 6:32 pm

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

MOTION Shadid second Gray to appoint Trustee Representative David Baum as Chairman Pro-Tem.

MOTION carried unanimously.

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Shadid second Gray to Approve the minutes from 10-10-16.***

MOTION carried unanimously.

Maximized Living Health Center – N112 W16076 Mequon Road. Dr. Karl Yentz, Yentz Family Chiropractic, is requesting sign approval for a new facility. Planner Retzlaff summarized the proposal.

MOTION Gray second Laszewski to Approve the proposed wall sign and monument sign panel insert for the Maximized Living Health Center located at N112 W16076 Mequon Road with the following conditions:

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

MOTION carried unanimously.

D&G Warehousing – N120 W18665 Freistadt Road. The applicant is requesting approval for wall mounted signage for the existing facility. Planner Retzlaff summarized the proposal.

MOTION Gray second Shadid to Approve the proposed wall sign for D&G Warehousing located at N120 W18665 Freistadt Road subject to the following conditions:

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

MOTION carried unanimously.

Keller Inc. – W204 N11509 Goldendale Road. The application is for a consultation to discuss a proposed mixed-use commercial development on approximately 5.9 acres. Planner Retzlaff summarized the proposal. Nate Laurent, Keller Inc., spoke on the development. He said the timing for development is on an as needed basis, but is confident there are enough tenants for the first building and the second shortly after. Building 3 would potentially be a one user building.

The Plan Commission had the following comments and concerns:

- o Commissioner Laszewski asked if the B-3 zoning district is appropriate and needs to be continued for this property. Planner Retzlaff said it would make the properties consistent with what's currently there.
- o Commissioner Niles is in favor of the concept but has some concerns with the users and traffic impact. Mr. Laurent said the users would be 1500-3000 sqft businesses with 2-5 employees. He said he could put together something with anticipated traffic counts if needed.
- o Planner Retzlaff commented that the proposed buildings have a lesser quality building material than the existing building which has stone brick veneer on all four sides. Commissioner Gray said the buildings look like garage doors marching down the front and back and look very blocky and kind of square. She added they don't seem to have a lot of character and that landscaping may help break up the panels of the building especially the siding. Commissioner Baum said the buildings have no vertical or horizontal articulation, the roofline is just flat with no projections above, and the projections of the entries don't stand out. He'd like to see something that punches through the roof line on both sides. The vertical architectural metal siding is making the building look very drab. He suggested popping up the 2 stone panels on the street side above the roof line and at the corners to break up the roof line. He was less interested in doing something on the buildings on the inside area. He added that the building code will require sidewalks around the building and they should be put on the plans.
- o Planner Retzlaff said the proposed parking meets the minimum requirements. The need for additional parking will depend on the tenants and be assessed at the time a zoning permit comes in.
- o Commissioner Gray was concerned with the lack of landscaping on the interior space and also asked for some type of landscaping to break up the front of buildings to make them less industrial looking. Mr. Laurent said there really wasn't any room for landscaping. Commissioner Gray suggested the inside island could be raised up with a mixed use of plants and shrubs. Trustee Baum said some landscaping could be put in between the drive lane and the wetland boundary and at the northwest end by the water detention pond and bits and pieces around the property.
- o Mr. Laurent said he would work with some high/lows to break up the roof line along the high way side and add natural stone to tie back into the other office building. He asked if the vertical metal panels are acceptable. Trustee Baum suggested bringing in material samples or something more interesting. Trustee Baum suggested horizontal 1x2 or 2x4 metal panels might be interesting. Mr. Laurent mentioned possibly using insulated metal panels similar to the D&G building that look like pre-cast panels.

This item was for discussion only. No action was taken.

Chairman Wolter arrived at 7:05 p.m.

Matthew Schaetzel N116 W16416 Main Street & Carrie D'Acquisto – N116 W16366 Main Street. The property owners are seeking approval of a 2-lot Certified Survey Map and rezoning application. Planner Retzlaff summarized the proposal.

MOTION Laszewski second Baum to Approve the 2-lot Certified Survey Map and proposed rezoning for the Schaetzel and D'Acquisto properties located on Main Street subject to the following conditions:

- 1. All technical corrections identified by the Village Surveyor as summarized in the November 7, 2016 memo shall be made prior to recording the CSM.**
- 2. In addition to rezoning the approximately 7,700 sqft area being conveyed from D'Acquisto to Schaetzel from the Rs-3: Single-Family to the Rd-2: Two-Family Zoning District, the Village shall also rezone the remaining D'Acquisto property from the Rs-3: single-Family to the Rs-4: Single-Family Zoning District.**

MOTION carried unanimously.

Paula & Chad Wagner – W159 N9657 Butternut Road. The property owners are seeking approval to install a fence within an existing drainage easement on their residential lot. Planner Retzlaff summarized the proposal.

MOTION Gray second Baum to Approve the request to install a fence within an existing drainage easement on the residential lot located at W159 N9657 Butternut Road subject to the following conditions:

- 1. The owner shall regularly inspect the fence installed within the easement, including during and after storm events, to remove any debris accumulated around his fence and the fence must be maintained and otherwise kept free of debris that can clog the openings and restrict storm water flow across the easement.**
- 2. Any easement agreement shall remain in effect.**
- 3. In the event that the Village needs to remove the fence in order to maintain the drainage easement or for any other reason, the Village shall have the right to remove the fence at the owner's expense and shall not be responsible for replacement or reinstallation.**
- 4. The property owner is responsible for all damage caused by and/or resulting from installation of any fence within the 20' drainage easement.**
- 5. Once installed, if the fence is deemed by the Village to cause and/or contribute to flooding of property that wouldn't have occurred or be as severe if the fence had been installed outside of the drainage easement, the Village may require the property owner to modify the fence design and materials, or, relocate the fence outside the drainage easement.**

Trustee Baum asked the owners if they were aware of the conditions. Commissioner Laszewski stated he doesn't think its good policy to approve a fence in a drainage easement.

MOTION carried 6-1 (Laszewski).

Lori & David Gutbrod for Advantage Research – W162 N11840 Fond du Lac Avenue. The property owners have submitted an application to rezone the 4.24 acre parcel from the Rs-2: Single-Family Residential Zoning District to the B-4: Professional Office Zoning District to accommodate the conversion of the residential dwelling to an office building. Planner Retzlaff summarized the proposal. His recommendation was to Table action until further information is received from the owners regarding a potential division of the property before rezoning the entire parcel because there could be compatibility issues with the existing residential areas to the North and East. He said there is a potential for developing a significant amount of office development on 4 acres of land and the area has been identified as suitable for a future mixed used type development. He suggested placing a cap on the north half of the property to keep it

residential. Chairman Wolter said it could be a mixed use development with office and a commercial component and restaurant with a PDD.

Discussion continued. Chairman Wolter said he appreciates the Gutbrod's wanting to revitalize the building and thanked them for putting money into it to bring it back. He said the Schwalbach's have a long history with Germantown and it's a nice way to keep history in the area. Dave Gutbrod said he had done a lot of research on the building and wants to clean it up so his wife can use it in the future for work. He said subdividing the property would be an opportunity for someone down the road and that he would consider residential zoning at that time.

MOTION Baum second Gray to Approve the proposed Rezoning of the 4.24 acre parcel from Rs-2: Single-Family to B-4: Professional Office Zoning District.

Trustee Baum said he can't put restrictions on the property until he sees what is brought forward at some point in the future.

MOTION carried unanimously.

Odyssey Hotel Group LLC for Holiday Inn Express – W177 N9675 Riversbend Lane & Riversbend Country Club – N96 W18034 County Line Road. The proposal is to amend the Holiday Inn Hotel and Riversbend Planned Development Districts to allow an expansion of the hotel and development of an off-site parking lot on the Riversbend golf course property. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid that the proposed PDD amendments are significant changes that require a public hearing prior to the Village Board's review and consideration.

Trustee Baum said the residents need to be able to come forward and voice their concerns. Chairman Wolter said an extensive berm plan is being proposed and will be a substitute for the building that wasn't built and will be an advantage for the property owners to help block the view. Planner Retzlaff said Odyssey Hotels initiated a community meeting with the Riversbend community and the reaction was very positive. Rachit Dhingra, Odyssey Hotels, confirmed the residents were in favor of the expansion. He said the plan is to upgrade the hotel brand. Chairman Wolter if the enhanced berming would need to go through additional hoops. Jason Day, Excel Engineering commented that the majority of the berming is already outside of the floodplain. Chairman Wolter asked how the golf course property would be maintained. Mr. Dhingra said the community would rather have it as private property with no trespassing and it would go back to its natural state. Commission Gray said it would become a weed filled disaster and something would need to be done with it. Mr. Day said the intent for the golf course is to leave it as a conservancy and a buffer yard for the neighborhood. Planner Retzlaff said now would be the time to require a management plan for the golf course property and make that recommendation as a condition of the PDD. Wolter said a maintained plan would be preferred instead of weeds but should be looked at and discussed. Mr. Dhingra said they could look into it further but said he has had conversations with the park dept regarding putting a trail system together for the hotel guests and the community. But the residents would prefer no trespassing or attraction to the area. Planner Retzlaff commented that he had talked to MMSD and they are aware of the property, but he hasn't heard back from them.

Trustee Baum said he would not have a problem with supporting the 4 story height of the building if the residents were ok with it and would prefer option #1 because there is contiguous asphalt from both properties compared to option #2 where there's no connectivity. Planner Retzlaff explained the proposal is for amendments to the PDD and not the site plan that will still need approval. Mr. Rachit explained he is looking at acquiring the golf course for parking in order to expand the hotel which needs to go to 4 floors to bring it to current times. He knows he will be back for other approvals, but he wants the PDD amended so that the 4 floors, height and parking are already allowed.

MOTION carried unanimously.

MOTION Baum second Shadid to approve the proposed amendments by Odyssey Hotels and Riversbend Country Club Inc., to the Neviaser PDD and the Riversbend Country Club-Continental 246 Fund LLC PDD to allow for the expansion of the hotel and development of an off-site parking lot on the Riversbend golf course property except as provided below and subject to the following conditions:

- 1. The General Development Plans for and referenced in both the Neviaser PDD and the Riversbend Country Club-Continental 246 Fund LLC PDD shall be revised to reflect the proposed improvements and features shown in the plan set dated November 8, 2016; specifically Sheet C-1 that represents the maximum amount of guest rooms up to 130 and parking lot expansion up to 135 parking stalls. It shall be understood that the building and parking lot expansion approved under these PDD amendments shall be the maximum amount allowed with lesser amount of guest rooms and/or parking stalls allowed to develop provided any future expansion is generally consistent with the plan set dated November 8, 2016.***
- 2. The proposed amendments shall be codified into an appropriate resolution amending the current list of conditions & restrictions for the respective PDD's to be considered for approval by the Village Board.***
- 3. The proposed amendment to the Riversbend PDD shall not include or otherwise allow the division and/or development of the 1.34-acre area in the northeast corner of the property adjacent to the Fountain Square/JBJ Companies property as a separate parcel. This area may be combined with the adjacent property provided all applicable Village, state and federal code requirements and regulations can be met.***
- 4. Detailed site development & building plans shall be submitted to the plan Commission for review and approval prior to commencement of any new or re-development of either property subject of these PDD amendments. Said plans shall reflect or otherwise address the comments and recommendations of the Village departments set forth in this staff report unless otherwise superseded by updated and/or new code requirements or regulations.***

Robert Eastman, W179 N9773 Riversbend Circle West, said the Riversbend community is in favor of the hotel expanding and said there have been issues with berming in the past. He liked the idea of extending the berm to the west. Discussion continued.

MOTION to Amend Gray second Baum that the conservation part of that property that the buyer come back within 6 months with a plan for us to look at in terms of maintenance or how they want to treat the conservation part of that property, so we can look at and review it and they have had time to think about and talk to other people about it.

Chairman Wolter said the Village already has rules in place to manage noxious weeds and although he agrees with the premise of Commissioner Gray's motion, he has an issue with government telling someone what to do with private property. Mr. Dhingra said he is not planning on mowing the property but understands noxious weeds are not allowed. Trustee Baum asked how the taxes will change if the property is not a golf course. Planner Retzlaff said he could come up with additional information before the Board meeting.

MOTION to Amend carried 6-1 (Goetter)

MOTION to Approve as Amended carried unanimously.

MOTION Baum second Shadid to not act on the Conditional Use Permit for offsite parking due to prior approvals.

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

SIGN PERMIT REVIEW

12/12/16 Plan Commission Meeting

Germantown Nails / Compass Properties LLC

Village Planner Report

Germantown, Wisconsin

Summary

Sign & Graphics Co., agent for Compass Properties LLC, property owner, and Germantown Nails, operator, is requesting sign approval for a new facility in the Germantown Marketplace shopping center located at N112 W16292 Mequon Road.

Property Location: N112 W16292 Mequon Road

Applicant/

Property Owner: Chinh Nguyen
Sign & Graphics Co
6144 N Lincoln Ave
Chicago, IL

Compass Properties LLC
735 Water Street
Milwaukee, WI

Current Zoning: B-2: Community Business/Planned Development District (PDD)

Adjacent Land Uses		Zoning
North	Commercial/Residential	B-1/Rm-2
South	Residential	Rd-2/Rm-2
East	Commercial	B-2
West	Commercial	B-2/PDD



Proposal

Sign & Graphics Co., agent for Compass Properties LLC, property owner, and Germantown Nails, operator, is requesting sign approval for a new facility in the Germantown Marketplace shopping center located at N112 W16292 Mequon Road:

- 2'6" x 17' (42.5 sqft) wall-mounted LED internally-illuminated channel lettering raceway mounted on the south elevation; and
- 2' x 4' (8 sqft) monument sign panel insert

Staff Comments

The proposed wall sign meets the sign requirements including the allowance for 1.5 sqft of sign area for every 1 linear foot of building frontage (42.5 sqft proposed vs. the maximum allowance of 62.5 sqft for 25 linear feet of building frontage).

The proposed monument sign panel insert has a white, translucent background that needs to be changed to an opaque or dark background in order to be code compliant.

Village Planner Recommendation

APPROVE the proposed wall sign and monument sign panel insert for Germantown Nails located in the Germantown Marketplace at N112 W16292 Mequon Road with the following conditions:

1. Electrical permits shall be obtained from the Inspection Services prior to installation.
2. All electronic components shall be inspected and labeled by a licensed lab.
3. The monument sign panel insert is required to have an opaque or dark background.



Village of

Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 10-21-16

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Sign & Graphics Co.
Chinh Nguyen
6144 1/2 N Lincoln Ave
Chicago IL 60659
Phone (773) 303 0161
Fax ()
E-Mail Signsgraphic3365@gmail.com

PROPERTY OWNER

Compass properties. LLC.
735 W Water St Suite M180
Milwaukee WI. 53202
Phone (414) 765-0305

2 PROPERTY ADDRESS OR GENERAL LOCATION

N112 W 16292 Mequon Rd Germantown WI. 53022

3 SIGN INFORMATION

Sign Dimensions 2.5 Ft height x 17 Ft width (Single/Multi Tenant (circle one))
Number of Sides 1 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 42.5 sq ft.
Total height of the Sign 2.5 Ft
Is the Sign to be illuminated X yes _____ no _____
Type of Sign Construction Materials Steel / Aluminum
Distance to Closest Property Line 0 Ft (in property line)

Are there any existing signs on the property None
If yes, what is the total Square Footage of existing signs _____

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

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

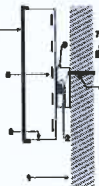
[Signature] 10/17/16
Applicant Date

[Signature] 10/21/16
Owner Date



LED Wireway Mounting & SIDE VIEW

1. Building facade / sign band
2. LED power supply
3. Emergency turn off switch
4. 3/16" Acrylic face
5. LED light
6. 0.040 aluminum return
7. Power supply
8. Conduit
9. Aluminum wireway (3')



General Specifications

Sign Type	Wireway channel letters
Illumination Type	Color LED White
Face material	Color Plexiglas 3/16"
Color	Color 7.35 White
Graphic	Color Black
Mounting Type	Size Color 1" Bronze
Return edge	Gauge Color 1/8" 060 Aluminum / Bronze
Back material	Gauge Aluminum 060
Assembly material	Gauge Aluminum 060
Size Color	24" x 12" Multi-Facade
Tube support	Type 1 N/A
Transformer	Type 1 LED transformer 60W
Plaster corner	1/4" x 0.5" 1/8" 060
Mount detail	Wire size 12/2 wire with 600V THWNG
Wire type	UL LED cable
Best insulated / sleeve	None
Electrical service	110V Greenfield

Sign will be fastened directly to facade no exposed wiring

Signs
& Graphics Inc.
Wholesale & Retail Interior / Exterior Signage
1-773-303-0161
5024 Jarvis Ave Skokie, IL 60040

CUSTOMER: Germantown NAILS
LOCATION: N112 W16292 Mequon Rd
Germantown, WI 53022

Design By: CN
Date 09/02/2016

Customer approval signature _____ Date 9/2/2016

(S) By Express Sign
Proprietary and Confidential

This design is the original and registered artwork of
Sign & Graphics, Inc., and may not be
reproduced, copied, or exhibited in any fashion without
the expressed writing from a authorized personnel of
the company. The rights to this design may be purchased.

Special Note:

Landlord approval signature _____ Date 9/2/2016

OCT 21 2016

OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

SIGN PERMIT REVIEW
12/12/16 Plan Commission Meeting

MGS Equipment Group / Fulton Realty LLP

Village Planner Report

Germantown, Wisconsin

Summary

Innovative Signs, Inc., agent for Fulton Realty LLP, property owner, and MGS Equipment Group, operator, is requesting approval for new monument, wall and directional signs for the facility located at N118 W19328 Bunsen Drive.

Property Location: N118 W19328 Bunsen Drive

Applicant/

Property Owner:

Jaime Dieman
Innovative Signs
21795 Doral Rd
Waukesha, WI

Fulton Realty LLP
W188 N11707 Maple Road
Germantown, WI
Milwaukee, WI

Current Zoning: M-1: Limited Industrial

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



Proposal

Innovative Signs, Inc., agent for Fulton Realty LLP, property owner, and MGS Equipment Group, operator, is requesting approval for new monument, wall and directional signs for the facility located at N118 W19328 Bunsen Drive:

Monument Sign (replaces existing monument sign)

- 4'9" high x 9' wide (42.75 sqft per side; 85.5 sqft total) two-sided, non-illuminated cabinet with an aluminum panel face with vinyl lettering & logo. The sign cabinet is mounted on a 1'6" high brick masonry base w/ 5" address coordinates

The monument sign is to be located in the southwest corner of the parcel setback a minimum of 25' feet from the edge of pavement for both Bunsen Drive and McCormick Drive. The proposed sign location is the same as the existing sign location and is beyond the required vision triangle at the intersection. A landscaping plan for the required evergreen shrubs, ornamental grasses and perennials will be provided at a later date.

Wall Sign replaces existing wall sign)

- 2'6" x 12' (30 sqft sign area) wall sign comprised of "backlit" illuminated, pin-mounted lettering & logo mounted on the south elevation.

On-site Directional Sign

- 1'3" x 2'6" (3 sqft sign area) post & panel, non-illuminated sign comprised of an aluminum panel with vinyl lettering & logo to be located at the McCormick Drive loading area driveway.

Staff Analysis/Comments

The proposed monument sign meets all applicable Village requirements. Although the proposed monument sign will be located in the same location as an existing sign, there is no landscaping. Therefore, a landscaping plan for the required evergreen shrubs, ornamental grasses and perennials is required. Staff recommends allowing the landscape plan to be reviewed and approved by staff.

The wall signage proposed for the south elevation meets all code requirements in terms of sign area and other specifications. A total of 30 sqft of sign area is proposed on the south elevation (vs. the maximum allowance of 300 sqft for a single-use industrial building).

Village Planner Recommendation

APPROVE the proposed monument, wall and directional signs for MSG Equipment Group located at N118 W19328 Bunsen Drive subject to the following condition:

1. A landscaping plan for the area around the monument sign base shall be submitted to the Village Planner for review and approval prior to installation of the monument sign. Said plan shall include evergreen shrubs, ornamental grasses and perennials required under 17.46(7)(c) of the Zoning Code. All landscaping contained in the approved plan shall be installed before June 30, 2017.
2. Electrical permits shall be obtained from the Inspection Services prior to installation.
3. All electronic components shall be inspected and labeled by a licensed lab.



Village of

Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 11-7-16

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

Jaime Dieman

Innovative Signs, Inc.

21795 Doral Rd, Ste B

Waukesha, WI 53186

Phone (262) 432-1330

Fax (262) 432-1331

E-Mail jaime@innovative-signs.com

PROPERTY OWNER

Fulton Realty LLP

W188 N11707 Maple Road

Germantown, WI 53022

Phone (262) 255-5790

2

PROPERTY ADDRESS OR GENERAL LOCATION

N118 W19328 Bunsen Drive

3

SIGN INFORMATION Monument Sign

Sign Dimensions 57" height x 96" width Single/Multi Tenant (circle one)

Number of Sides 2 Building Frontage SF _____

Total Square Footage of Sign (include all sides) 76

Total height of the Sign 75"

Is the Sign to be illuminated _____ yes ☒ no

Type of Sign Construction Materials Aluminum, sign foam

Distance to Closest Property Line _____

30" x 144" halo lit channel letters, Post & Panel Directional

Are there any existing signs on the property Monument

If yes, what is the total Square Footage of existing signs _____

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

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Jaime Dieman 11-24-16
Applicant Date

Brian P. Conrad 11-4-16
Owner Date

MGS Equipment Group Sign Permit Request

Project Name: MGS

Property Address: N118 W19328 Bunsen drive

Applicant Name: Innovative Signs

Contact Person: Jaime Dieman

Applicant Address: 21795 Doral Road, Ste B

City: Waukesha **State:** WI **Zip:** 53186



Intent

This document comprises the Sign Permit request for MGS Equipment group located at N118 W19328 Bunsen Drive in the village of Germantown. MGS is requesting a sign permit to replace an existing monument sign, install a post & panel directional sign, and a new channel letter wall sign.

Details

The following points detail how the replacement of existing monument signs will comply with Village of Germantown Municipal Code 17.46.

1. The monument sign will be 38 sq. ft. per side, which will meet the allowed 80 sq. ft. per side in the sign code. The sign will be 6'3" in height which will fall below the 10ft maximum height allowed.
2. The new monument signs will be placed on the corner of McCormick Dr and Bunsen Drive which is the same location as the existing monument signs and will meet the landscaping requirements of the village. The sign will have a 25' set back.
3. The new monument sign includes the street address coordinates as required by the village sign regulations.
4. The wall sign will be 30 sq. ft. on a wall with which is 254'. This will meet the requirement of 1.5 sq. ft. per linear foot of building frontage.
5. The directional post and panel will meet code requirements and have a 10' set back.



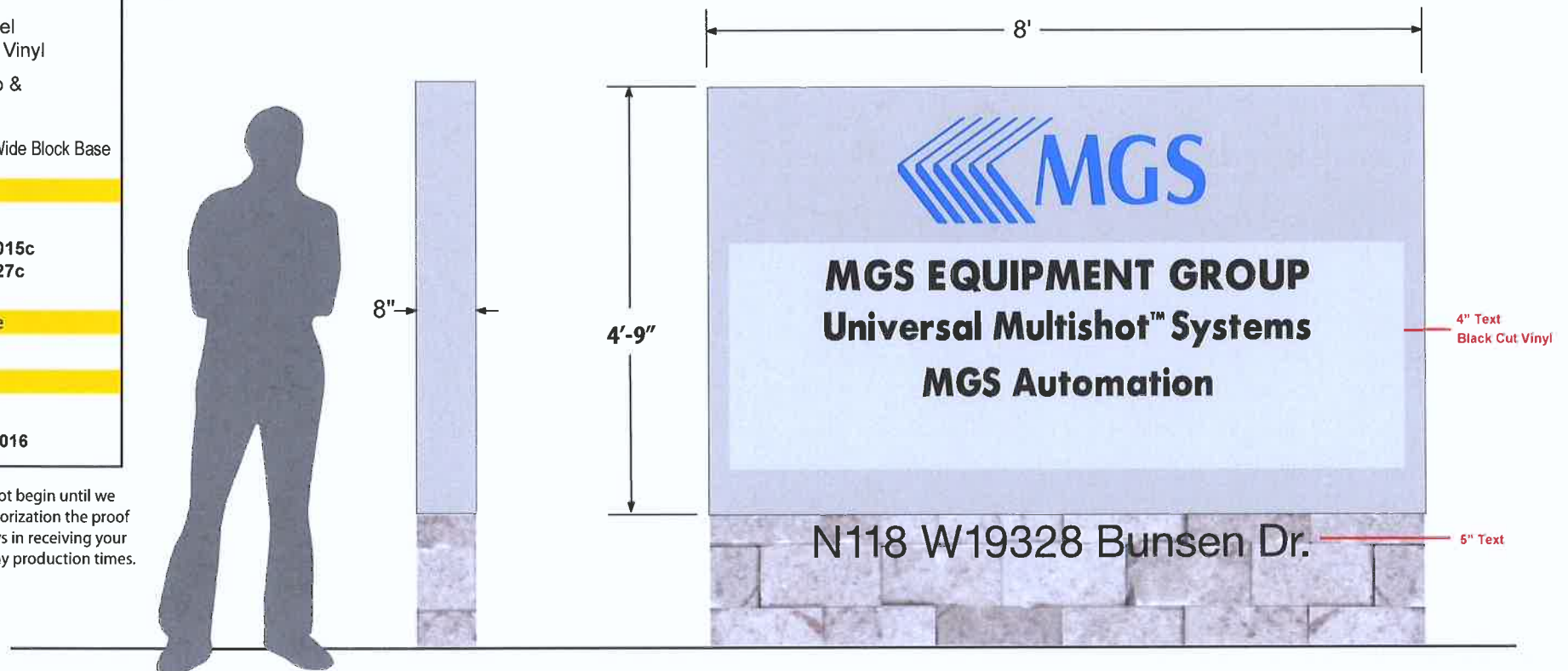
www.Innovative-Signs.com

Client
MGS W188 N11707 Maple Rd. Germantown WI 53022
Size
75.0" x 96.0"
Quantity
☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 88
Materials & Specs
Foam Monument Non- Illuminated Double Sided Dibond Panel Changable Vinyl Acrylic Logo & Address Split Face 8" Wide Block Base
Colors
☒ Black ☒ Blue 3015c ☒ PMS 427c
Representative
Beth D.
Designer
Nick Mason Date:10/26/2016

*Producton cannot begin until we receive your authorization the proof is accurate. Delays in receiving your approval will delay production times.

Lansdcaping to be provided by others: shall extend a minimum of 3ft out from sign base. Lanscaped with small shrubs, grasses and perennials.

See Landscaping Provision for additional details.







www.Innovative-Signs.com

Client
MGS Manufacturing Germantown, WI
QT/OR #
8240
Size
See Right
Quantity
☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 88
Materials & Specs
Halo Lit Logo Pin Mounted White LED Illumination
Colors
☒ Blue 3015c ☐ White Illumination
Representative
Beth D. Designer
Nick Mason Date: 9/08/2016

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www.Innovative-Signs.com

Client
MGS W188 N11707 Maple Rd. Germantown WI 53022
Size
See Right
Quantity
☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6
Materials & Specs
Post & Panel Cut Vinyl Graphics
Colors
☐ Silver
☒ Blue 3015c
☐ White
☐ Black
Representative
Beth D.
Designer
Brian Tock
Date: 11/03/2016



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CONDITIONAL USE PERMIT APPLICATION & SIGN REVIEW

12/12/16 Plan Commission Meeting

Surge Martial Arts & Fitness / 8100 West Florist Avenue LLC

Village Planner Report

Germantown, Wisconsin

Summary

Corey Becker, agent for Surge Martial Arts LLC, operator and 8100 West Florist Avenue LLC, property owner, is seeking a Conditional Use Permit to allow the operation of a martial arts and fitness operation from an existing tenant space located at W188 N11927 Maple Road in the Germantown Industrial Park (Alpine Business Center).

Property Location: W188 N11927 Maple Unit 10

Applicant/

Property Owner:

Corey Becker

Surge Martial Arts LLC

N112W16282 Mequon Rd

Germantown, WI

8100 West Florist Avenue LLC

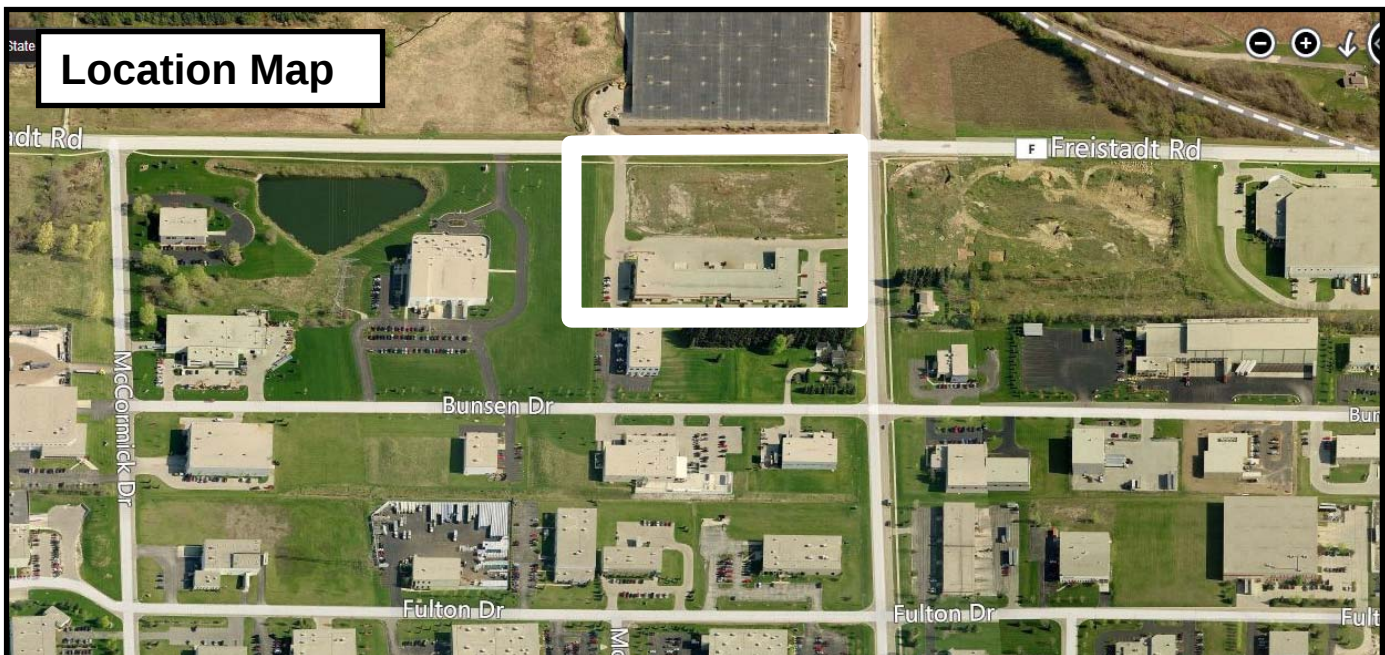
c/o James Barry

1232 N. Edison Street

Milwaukee, WI

Current Zoning: M-1: Limited Industrial District

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



Proposal

Conditional Use Permit (CUP)

Corey Becker, agent for Surge Martial Arts LLC, operator and 8100 West Florist Avenue LLC, property owner, is seeking a Conditional Use Permit to allow the operation of a martial arts and fitness operation from an existing tenant space located at W188 N11927 Maple Road in the Germantown Industrial Park (Alpine Business Center; space formerly occupied by the "Play Zone").

Surge Martial Arts & Fitness operates from their current location in the Germantown Marketplace on Mequon Road. The operation would remain the same with martial arts and fitness classes, personal training, birthday parties and other kid activities. Hours of operation will be from 8:00 am to 9:00 pm Monday to Saturday. The operation has three (3) employees.

Sign Permit

The following three (3) wall signs are proposed to be located on the east (facing Maple Road) and north (facing Freistadt Road) elevations:

- Two (2) 3' x 38'6" (115.5 sqft sign area) wall signs comprised of an aluminum panel with vinyl lettering & logos pin-mounted to the walls on the east and north elevations
- One (1) 5' x 5' (25 sqft sign area) round logo aluminum panel with vinyl logo pin-mounted to the wall on the east elevation

External lighting for the signs may be provided in the future.

Staff Comments

Similar to the discussion back in 2014 when the "Play Zone" operation was initially proposed, although "indoor health and recreation establishments" are not specifically a "by right" permitted use in the M-1 District, the proposed martial arts and fitness operation can be allowed in the M-1 District with a conditional use permit. As set forth in the Zoning Code, the list of CUP uses that may be allowed in the M-1 District includes ***"Commercial activities allowed in the B-2 Community Business District when the Plan Commission finds that the activity directly supports the businesses in the Industrial Park and can be integrated into an overall plan..."*** [see Section 17.33(3)(h)]. Based on previous discussion and action by the Village to approve similar "indoor recreation and health establishments", it's anticipated that the PC will recommend approval of this operation as well. As a matter of procedure, the PC is required to consider and determine if the proposed use is the type of business or activity that directly supports the businesses in the Industrial Park.

The Fire Department has the following comments/recommendations:

1. The change of occupancy class to Assembly (A-3) may require state-approved plans and interior improvements in order to comply with applicable safety codes for the Village, Wisconsin DHS and DSPS

The wall signage proposed for the east and north elevations meets all code requirements in terms of sign area and other specifications. A total of 256 sqft of total sign area is proposed (vs. the maximum allowance of 267 sqft for a 178.5' wide tenant space).

External lighting for the signs is being considered by the operator. Any wall or ground-mounted lighting shall be spot lighting (vs. flood) and installed with appropriate shielding if necessary to prevent glare or spill-over visible from Maple Road or adjacent properties.

Village Planner Recommendation

APPROVE a conditional use permit for the operation of an indoor health and recreation establishment, specifically "Surge Martial Arts & Fitness", from tenant space in the existing building located at W188 N11927 Maple Road (Alpine Business Center Unit 10) in the Germantown Industrial Park subject to the following conditions:

1. This permit authorizes limited uses and activities as set forth in the conditional use permit application dated November 7, 2016 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling. Detailed plans for any interior or exterior improvements shall be submitted to the Village as part of a building permit application.
4. If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.
5. The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.
6. All exterior signage, including temporary signs, require a permit from the Village.

Village Planner Recommendation

APPROVE the proposed wall signs for Surge Martial Arts & Fitness located at located at W188 N11927 Maple Road (Alpine Business Center Unit 10) in the Germantown Industrial Park subject to the following conditions:

1. Ground-mounted lighting shall be spot lighting (vs. flood) and installed with appropriate shielding to prevent glare or spill-over visible from Maple Road or adjacent properties.
2. Electrical permits shall be obtained from the Inspection Services prior to installation of any ground-mounted lighting fixtures.

17.33 M-1 LIMITED INDUSTRIAL DISTRICT.

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

(1) PERMITTED PRINCIPAL USES.

- (a) Building and yards for the storage and wholesale of goods and materials other than chemical, flammable, liquid, gaseous, vaporous or explosive substances where such goods or materials are temporarily stored inside a building or within an open area visually screened from public streets or highways and adjacent nonindustrial uses.
- (b) All uses involving the manufacture and fabrication of goods within the confines of a building and in which any smoke, noise, dust, flash or odor produced in the manufacturing process is confined within the building.
- (c) All uses involving the provisions of a service which is either manufacturing-related or fabrication-related and not permitted in business districts confined within a building, and in which smoke, dust, flash, heat, noise or odor produced by such service uses is confined within the building.

(2) PERMITTED ACCESSORY USES.

- (a) Enclosed as well as screened areas for the storage of materials other than explosive or flammable materials or substances used in the manufacturing or fabrication process.
- (b) Offices normally auxiliary to the principal use.
- (c) Garages for the storage of vehicles used in conjunction with the operation of the warehouse or industrial use.
- (d) Auxiliary power generators.
- (e) Off-street parking and loading areas.
- (f) One aboveground storage tank (maximum 5,000 gallon capacity) for storage of flammable materials, subject to compliance with section 11.071 of this Code. (Cr. Ord. #30-97)

(3) CONDITIONAL USES. (Rep. & Recr. Ord. #30-97)

- (a) Buildings, structures or underground storage tanks used for the storage of chemicals, flammable liquids and gaseous or vaporous substances.
- (b) Two or more aboveground storage tanks (over 5,000 gallon capacity) for storage of flammable materials, subject to compliance with section 11.071 of this Code.
- (c) Yards and structures used for the temporary storage or holding of animals not for slaughter.

- (d) Recycling collection/processing center.
 - (e) Reserved. (Rep. Ord. #5-02)
 - (f) Secondhand stores greater than 5,000 square feet in area, subject to all other requisite approvals applicable to conditional use and subject to the Plan Commission determining reasonable regulations for the collection, warehousing, sorting and repair of materials in the course of operation of such secondhand stores.
 - (g) Child care, day care centers or preschool centers licensed by the State and in continuous compliance with all applicable State and local regulations. (Cr. Ord. #34-97)
 - (h) Commercial activities permitted in the B-2, Community Business District when the Plan Commission finds that the activity will directly support the businesses of the industrial park and can be integrated into an overall plan for the industrial park. (Cr. Ord. #11-00)
 - (i) Agricultural and dairy product silos, cooling towers, and other accessory structures whose height exceeds 45 feet. (Cr. Ord. #23-03; Am. Ord. #31-07)
 - (j) Principal buildings exceeding a height of 45 feet provided that: (Cr. Ord. #31-07)
 - 1. A new or expanded building should normally not exceed the height of any existing principal building(s) on an adjacent or opposing property (across the street) if the height of the new building will be greater than twice the height of the nearest, tallest existing building;
 - 2. The site design and architecture of the new or expanded building includes additional setback, and, variation or articulation of the wall and roof components of the new or expanded building to provide a transition in height; and
 - 3. The new or expanded building is not on property that is adjacent to a residential zoning district or other established residential area.
- (3a) TEMPORARY USES. (Cr. Ord. #32-91) Any use listed as a permitted use within the district of a limited duration as established in section 17.07(2a) of this chapter and as defined in section 17.08(83) of this chapter.
- (4) LOT, YARD AND BUILDING REQUIREMENTS.

TABLE INSET:

Lot frontage at setback	Minimum 120 ft.
Lot area	Minimum 30,000 sq. ft.
Principal building:	
Front yard	Minimum 30 ft.
Side yards	Minimum 10 ft.
Rear yard	Minimum 25 ft.
Building height	Maximum 45 ft.
Percentage of coverage, including parking and loading	Maximum 80%

- (5) PARKING AND LOADING REQUIREMENTS. See section 17.45 of this chapter.
- (6) SITE PLAN APPROVAL REQUIRED. See section 17.43 of this chapter.



Village of



Germantown

Willkommen

Fee must accompany application

☒ \$1460

Paid ☒

Date

11-7-16

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Cory Becker

Surge Martial Arts LLC

1112 W 16282 Mequon Rd.

Phone (262) 229-5443

Fax ()

E-Mail Cory@surgemartialarts.com

PROPERTY OWNER

8100 West Florist Avenue LLC

% James Barry II

1232 N. Edison St.

Milwaukee, WI 53202

Phone ()

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Surge Martial Arts LLC

3 PROPERTY ADDRESS

W 188 N 11927 Maple Rd. Germantown, WI. 53022
Unit 10

TAX KEY NUMBER

201964

4 DESCRIPTION OF EXISTING OPERATION

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

Current use of Unit 10 is birthday parties and kids events.

Surge Martial Arts is currently running martial arts and fitness classes at 1112 W 16282 Mequon Rd. Germantown, WI. 53022

5 DESCRIPTION OF PROPOSED OPERATION

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

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

Martial arts and fitness classes. Personal Training. Birthday Parties. Kids activities. Operating in 6000 ft² with 3 employees. Proposed hours of operations 8:00 a.m. to 9:00 p.m. Monday-Saturday

6

7

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

8

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

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

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

9

Applicant [Signature] Date 11-7-16 Owner _____ Date _____

Village of



Germantown

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 11-7-16

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Corey Becker
Surge Martial Arts
1112 W 16282 Mequon Rd.
Phone (920) 229-5443
Fax ()
E-Mail Corey@Surgemartialarts.com

PROPERTY OWNER

8100 West Florist Avenue LLC
40 James Barry II
1232 N. Edison St.
Milwaukee WI 53202
Phone ()

2 PROPERTY ADDRESS OR GENERAL LOCATION

W188 N11927 Maple Rd. Germantown, WI. 53022
Unit 10

3 SIGN INFORMATION

also 5' x 5'
Sign Dimensions 3' height x 38.5' width Single Multi Tenant (circle one)
Number of Sides 3 Building Frontage SF
Total Square Footage of Sign (include all sides) 255 ft²
Total height of the Sign 3' and 5'
Is the Sign to be illuminated X yes no from ground
Type of Sign Construction Materials aluminum
Distance to Closest Property Line

Are there any existing signs on the property yes
If yes, what is the total Square Footage of existing signs unknown

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

4 SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature] 11-7-16
Applicant Date

Owner Date



East Elevation



North Elevation

SignEffectz, Inc.
SIGN / LIGHTING
www.signeffectz.com

CUSTOMER: Surge Martial Arts & Fitness Complex
W188 N11927 Maple Rd.
Germantown Wi 53022

Signature: _____ Date: _____

DISCLAIMER:

This is an original design created by Sign Effectz. The submitted design protected under copyright laws of the United States Code. You agree not to copy, photograph, modify or share directly or indirectly any of the foregoing held by you with any other party, nor will you permit any third party to do any of the foregoing without the written consent of Sign Effectz.

REVISIONS:

Rev	By	Date
Rev A		
Rev B		
Rev C		
Rev D		
Rev E		
Rev F		

DRAWING:
10419-01

Order #:

Date: 11/07/16

Sales: DLN Drawn by: DLN

Scale: 1/4"=1'

CONDITIONAL USE PERMIT APPLICATION

12/12/16 Plan Commission Meeting

Happy Hounds LLC / Ziming Wu

Village Planner Report

Germantown, Wisconsin

Summary

Michelle Richards, agent for Happy Hounds LLC, operator and Ziming Wu, property owner, is seeking a revised Conditional Use Permit for the operation of a dog daycare, training, grooming and boarding facility in the building located at N116 W18395 Morse Drive in the Germantown Industrial Park.

Property Location: N116 W18395 Morse Drive

Applicant/

Property Owner:

Michelle Richards
Happy Hounds LLC
3624 Kacin Ct
Richfield, WI

Ziming Wu
A&V Waterjet Tech Inc.
N116 W18395 Morse Drive
Germantown, WI

Current Zoning: M-1: Limited Industrial District

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Institutional (Germantown HS)	I
East	Industrial	M-1
West	Industrial	M-1

Location Map



Proposal

Michelle Richards, agent for Happy Hounds LLC, operator and Ziming Wu, property owner, is seeking a revised Conditional Use Permit for the operation of a dog daycare, training, grooming and boarding facility at the building located at N116 W18395 Morse Drive in the Germantown Industrial Park.

Happy Hounds has operated from their current location in the Germantown Industrial Park at N115 W19150 Edison Drive since 2004. Conditional Use Permit #3-04 was granted in 2004 with a series of conditions (see CUP #3-04 attached).

As discussed in the application materials, Happy Hounds is looking to relocate from their current leased space on Edison Drive to a building they will purchase. The operation will remain essentially the same but in a larger building (10,000 sqft vs. the current 7,200 sqft). Uses and activities include: dog daycare, dog training, dog grooming & bathing, dog boarding, and retail sales of dog accessories. Of the eleven (11) CUP conditions set forth in CUP #3-04, the operator is seeking revisions to the following conditions as explained in the application materials and summarized below:

- Condition #1: Increase building size from 7,200 to 10,000 sqft (and keep the list of uses the same);
- Condition #2: Delete max. number of dogs allowed on the premises (65)
- Condition #3: Delete max. number of dogs allowed outside (30)
- Condition #7: Delete requirement for PC approval of special events (optional)
- Condition #8: Delete requirement for sound mitigation measures if noise complaints received (optional)

Staff Comments

CUP#3-04 was issued for the existing dog daycare operation under Section 17.33(3)(c) of the Zoning Code that allows for *“Yards and structures used for the temporary storage or holding of animals not for slaughter”*. At that time, the Village Board debated the applicability of this allowance to a dog daycare operation. While acknowledging that an interpretation of this provision to allow a dog daycare operation was somewhat of a “stretch”, the Plan Commission and Village Board agreed with staff that a use such as this is suitable (and possibly more preferable) in an industrial park setting. Consequently, CUP#3-04 was issued.

While the Zoning Code was never changed to specifically provide for dog daycare operations in the M-1 District, there's little question that the proposed dog daycare operation is a suitable and compatible use for the industrial park (in part as evidenced by the past 12 years of operation without issues or complaints). While proposed for a slightly different location, the surrounding properties are all industrial uses except for the high school property to the southeast.

As summarized above, Richards is requesting revisions to five (5) of the original eleven conditions. Condition #1 should be revised as requested because the new building size is larger (7,200 to 10,000 sqft).

Conditions #2 and #3 establish limits on the number of dogs that can be kept on the premises and outside at any one time. Richards explains that, although the new building is much larger (10,000 vs. 7,200 sqft) and there will be more outside play area (3 fenced yards vs. 1), maintaining an appropriate mix of dogs with their varied personalities and temperaments is a more important factor to mitigating potential problems than simply the quantity of dogs. Moreover, Richards points out that they are willing to abide by the other existing condition (Condition #8) that provides the Village the ability to require noise mitigation measures in the event that noise becomes a problem. Consequently, staff supports removing the current “number restriction” in favor of other conditions that will better enable the Village to work with the owner to address any future noise or other problems that might arise from an expanded operation.

Finally, Conditions #7 requires Plan Commission approval of any “special events”. Richards indicates that Happy Hounds does not conduct special events. Staff points out that the Village has a more appropriate and flexible “Temporary Use Permit” requirement for any business owner conducting special events that might warrant extraordinary involvement or control by the Village (thereby eliminating the need to require PC approval as a condition of approval in this CUP).

Fire Department

Fire Department staff was initially concerned with maintaining 360 degree access around the building. However, the building is already fully sprinkled for fire protection. A sprinkled building allows 450 feet travel distance around the building/fencing. If this application moves forward, two new exit/access doors for the building need to be installed: one in the southwest and the other on the east side of the building. These doors need to be identified with code-compliant exit signs. Outside in the Southwest corner of the parking lot is a large electrical transformer. An access way will need to be provided at least 42” wide for Fire Department access around the existing wood guarding. Also, at the south end of the existing parking lot (within the proposed fenced area) the operator will be cleaning up the area with a grass surface providing 4 to 5 feet between the tree line. The east side of the building has an existing grass surface. All outside fenced in areas will require a man gate access with interconnecting access gates within the fenced dog play area. I estimate the travel distance to be 225 feet for Fire Department access from each side of the building.

Consequently, the following requirements should be included with any CUP approval:

1. Owner/Operator shall install a Knox Box at a location on the building to be determined by the Fire Department;
2. Owner/Operator shall install two (2) exit/access doors to the building: one in southwest corner and one on the east wall. Both exits/access doors shall be marked with code-compliant exit lighting;
3. Owner/Operator shall install access gates/doors on all fenced areas to provide outside perimeter access and inside gates to provide interior access.
4. Owner/Operator shall maintain a hard surface access walkway at least 42 inches wide along the west side of proposed fenced area and around the corner of the electrical transformer (southwest corner) extending to the south end of the parking lot. The lawn shall be maintained along the south side of the paved surface.

Village Planner Recommendation

APPROVE amendments to CUP#3-04 for the Happy Hounds dog daycare facility to be located at N116 W18395 Morse Drive in the Germantown Industrial Park subject to the following **REVISED** and **ADDITIONAL** conditions:

REVISED CONDITIONS

1. The facility shall be limited to a 10,000 7,200 sq. ft. area, with the following allowed uses:
 - a. Dog daycare
 - b. Dog training.
 - c. Dog grooming and bathing.
 - d. Retail, sales of dog accessories.
 - e. Dog boarding.
- ~~2. The maximum number of dogs allowed on the premises at one time is 65.~~
- ~~3. The maximum number of dogs allowed outside the building at one time is 30.~~
4. Outside dog area shall be completely fenced in with a minimum 6 ft. solid or chain link fence with privacy slats.
5. The hours of operation shall be between 6:00 a.m. and 10:00 p.m.
6. All waste outside must be picked up on a daily basis and disposed of properly.
7. Any outside special events requires Plan Commission approval.
8. If the Village receives any complaints regarding the noise generated from barking dogs, the Village Plan Commission may require that request the applicant install sound softening or other mitigative measures within the areas of the building that the dogs are kept or take other action regarding the operation pursuant to Condition #13 herein.
9. All permanent and temporary signage requires Village permits and approval by the Plan Commission (if applicable).
10. Any future paving may requires Village approval and/or permits by the Plan Commission.
11. Any change of the conditions listed above requires approval by the Village Board to officially amend the Conditional Use Permit.

ADDITIONAL CONDITIONS

12. This permit authorizes limited uses and activities as set forth in the conditional use permit application dated November 4, 2016 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
13. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, if there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP, or, if the conditions imposed are subsequently determined to be insufficient to mitigate or eliminate such problems or harmful effects, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
14. All interior and exterior building modifications (including exterior lighting and fencing) and/or site improvements will require building permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling. Structural engineering calculations are required as part of the building permit needed for the proposed exterior canopy/awning.
15. Owner/Operator shall install and maintain the following life-safety features as required by the Fire Department:
 - a. Knox Box at a location on the building to be determined by the Fire Department;
 - b. Two (2) exit/access doors to the building: one in southwest corner and one on the east wall. Both exits/access doors shall be marked with code-compliant exit lighting;
 - c. Access gates/doors on all fenced areas to provide outside perimeter access and inside gates to provide interior access.
 - d. A hard surface access walkway at least 42 inches wide along the west side of proposed fenced area and around the corner of the electrical transformer (southwest corner) extending to the south end of the parking lot. The lawn shall be maintained along the south side of the paved surface.
16. The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.

CUP # **3.04**
Document No

CONDITIONAL USE PERMIT
Document Title

file
DOC#: 1045219



VILLAGE OF GERMANTOWN
CONDITIONAL USE ZONING PERMIT

Whereas, **HAPPY HOUNDS LLC.**, applicant
Michelle Richards, agent

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

Now, therefore, this permit is issued to:

HAPPY HOUNDS LLC.

to allow for:

a dog daycare, training, grooming, boarding and retail shop, in accordance with Section 17.33 (3)(c) of the Municipal Code

on the following described real estate in the Village of Germantown, Washington County, Wisconsin:

Lot 3 of Certified Survey Map No, 1825,
located in the NE 1/4 of the SE 1/4 of
Section 20, T9N, R20E,
Village of Germantown, Washington County, Wisconsin.
Containing approximately 1.5795 acres of land.
Also described as **N115 W19150 Edison Drive:**

pursuant to the following conditions:

1. The facility shall be limited to a 7,200 sq. ft. area, with the following allowed uses:
 - a. Dog daycare
 - b. Dog training.
 - c. Dog grooming and bathing.
 - d. Retail sales of dog accessories.
 - e. Dog boarding.
2. The maximum number of dogs allowed on the premises at one time is 65.
3. The maximum number of dogs allowed outside the building at one time is 30.
4. Outside dog area shall be completely fenced in with a minimum 6 ft. solid or chain link fence with privacy slats.
5. The hours of operation shall be between 6:00 a.m. and 10:00 p.m.
6. All waste outside must be picked up on a daily basis and disposed of properly.
7. Any outside special events requires Plan Commission approval.

Recorded
APR. 23, 2004 AT 10:00AM
SHARON A. MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Fee Amount: \$15.00

15-3
Name & Return Address

Village of Germantown
P O Box 337

Germantown WI 53022

GTNV 204-959

Parcel Identification Number (PIN)

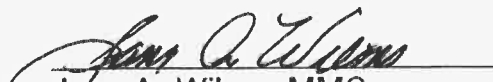
8. If the Village receives any complaints regarding the noise generated from barking dogs, the Plan Commission may request the applicant install sound softening measures within the areas of the building that the dogs are kept.
9. All permanent signage requires approval by the Plan Commission.
10. Any future paving requires approval by the Plan Commission.
11. Any change of the conditions listed above requires approval by the Village Board to officially amend the Conditional Use Permit.

The provisions of this permit shall be binding upon the owner unless and until amended by the Village of Germantown.

Granted by action of the Village Board of the Village of Germantown this 5th day of April, 2004.

ATTEST:

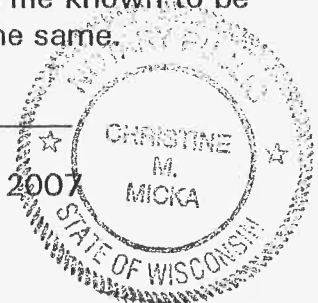

Charles J. Hargan
Village President


Jane A. Wilms, MMC
Village Clerk

STATE OF WISCONSIN)
)SS
WASHINGTON COUNTY)

Personally came before me this 22nd day of April, 2004, the above named Charles J. Hargan, Village President, and Jane A. Wilms, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Christine M. Micka, Notary
My Commission Expires: Sept. 09, 2007



Happy Hounds LLC - Conditional Use Permit No. 3-04
Page 3

ACCEPTANCE OF TERMS AND CONDITIONS BY PERMITTEE

I, Michelle Richards, President of Happy Hounds LLC., do hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 21 day of April, 2004

Michelle Richards
Michelle Richards, President
Happy Hounds LLC.

STATE OF WISCONSIN)
)SS
Washington COUNTY)

Personally came before me this 21st day of April, 2004, the above named Michelle Richards, to me known to be the person who executed the foregoing instrument and acknowledged the same.

This instrument was drafted by:
Jane A. Wilms, Village Clerk
Germantown, WI

Christine M. Micka
Print Name: Christine M. Micka
Notary Public, State of Wisconsin
My Commission Expires: 9-9-07



Jeff Retzlaff

Subject: Dog Daycare CUP Application

From: michelle@happyhoundswi.com [mailto:michelle@happyhoundswi.com]
Sent: Wednesday, December 07, 2016 3:05 PM
To: Jeff Retzlaff <jretzlaff@village.germantown.wi.us>
Subject: RE: CUP Application

Hi Jeff,

With all due respect, I still believe the two conditions should be deleted for the reasons I have stated.

My current CUP states a maximum of 65 dogs based on our current location. Our new location will triple the amount of play space for the dogs. Therefore, the amount of dogs should then be tripled. That would be a maximum of 195 dogs.

My current CUP states a maximum of 30 dogs outside based on our current location. Our new location will allow for three outside play areas vs the one outside play area we have now. With three outside play areas, we can now have all dogs outside together. Therefore, this number should match the maximum number of dogs: 195. As I stated previously, the dogs are always supervised when in their playgroup which includes when they are outside. We do not allow nuisance barking. There is a condition in the current CUP which covers any noise complaints. I did state that condition could stay in place.

As I stated in our previous communication, I believe these two conditions should be deleted. This is not a numbers game. How many dogs attend on a given day is based on the individual dogs. We know these dogs. We know their personalities, their temperaments and how they react with each other. These playgroups have been built over 12 years. I want to buy a building to have my "forever home" and be able to grow my business. I am NOT trying to reach a certain number. My business will grow based on the mix of dogs. By attaching some sort of number restriction, you are in fact, limiting my growth potential. If the Plan Commission and Village Board insist on making my business a numbers game; then 195 dogs would be a number I am willing to live with.

If you have any other questions or need any other information, please feel free to contact me. If you would like to meet in person, I would be happy to meet with you anytime on Thursday or Friday morning.

Thank you again Jeff for your time and consideration.

Respectfully submitted,

Michelle

Michelle Richards, CPDT-KSA
Owner / Trainer
Happy Hounds, LLC

Cell: 262-719-7069
Email: michelle@happyhoundswi.com



Village of



Germantown

Willkommen

Fee must accompany application

\$1460

Paid

Date

11-4-16

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1

APPLICANT OR AGENT

Happy Hounds, LLC
Michelle Richards
3624 Kacin Court
Richfield, WI 53076

Phone (262) 719-7069

Fax (262) 628-7069

E-Mail michelle@happyhoundswi.com

PROPERTY OWNER

Ziming Wu
A+V Waterjet Tech Inc
N116 W18395 Morse Drive

Phone (262) 250-8100

2

TO WHOM SHOULD THE PERMIT BE ISSUED?

Happy Hounds, LLC

3

PROPERTY ADDRESS

TAX

KEY NUMBER

N116 W18395 Morse Drive

GTNV 212978

4

DESCRIPTION OF EXISTING OPERATION

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

Dog daycare, training, grooming, boarding and retail shop. * Please see attached document

5

DESCRIPTION OF PROPOSED OPERATION

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

In accordance with municipal code 17.33(3)(c)

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

Dog daycare, training, grooming, boarding and retail shop.
* please see attached document.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

CSM 3584 DOC 1223958 SEC 21-9-20

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

mm Michael 11-3-16
Applicant Date

mm
Owner

11-4-16
Date

CONDITIONAL USE PERMIT APPLICATION

HAPPY HOUNDS, LLC

MICHELLE RICHARDS

1.APPLICANT OR AGENT

Happy Hounds, LLC
Michelle Richards
3624 Kacin Court
Richfield, WI 53076

Phone: 262-719-7069

Fax: 262-628-7069

Email: michelle@happyhoundswi.com

PROPERTY OWNER

Ziming Wu
A&V Waterjet Tech Inc
N116 W18395 Morse Drive
Germantown, WI 53022

262-250-8100

2.TO WHOM SHOULD THE PERMIT BE ISSUED?

Happy Hounds, LLC

3.PROPERTY ADDRESS

N116 W18395 Morse Drive

TAX KEY NUMBER

GTNV 212978

4. DESCRIPTION OF EXISTING OPERATION

Happy Hounds, LLC is a doggie daycare and dog training business located in the Germantown Industrial Park on Edison Drive. We have been in business since 2004. We have been leasing our current location. We have outgrown our current location and would like to now find our “forever home” and purchase a building.

5. DESCRIPTION OF PROPOSED OPERATION

Municipal Code 17.33 (3) (c) Yards and structures used for the temporary storage or holding of animals not for slaughter.

Happy Hounds, LLC would like to continue with our current services (dog daycare, training, grooming, boarding and retail) in a larger location in the Germantown Industrial Park. The new location on Morse Drive would be purchased and not leased.

Interior Alterations: Alterations to the location on Morse Drive would include cosmetic changes on the inside of the building (painting, removing wall paper and removing carpet). We would use the existing offices as they are currently structured.

CONDITIONAL USE PERMIT APPLICATION

HAPPY HOUNDS, LLC

MICHELLE RICHARDS

Exterior Alterations: On the property we would be installing a six foot fence solid or chain link with privacy slats. A dumpster corral on the east side of the building would be constructed of the same fencing material. We would add one walk-through door on the east and west sides of the building. An awning would be added over each walk-through door. A 15 foot wide awning would be added along the back of the building (south side). All existing asphalt will be repaved. The A&V Waterjet letters will come off the front of the building and we will put up a Happy Hounds sign.

Please see two (2) attached photographs for outside alterations.

6.METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

CSM 3584 DOC 1223958 SEC 21-9-20

7.SUPPORTING DOCUMENTATION

Please see two (2) attached photographs for outside alterations.

CURRENT CUP CONDITIONS AND HOW THEY DO OR DO NOT APPLY TO THE NEW LOCATION

1.The facility shall be limited to a 7,200 sq ft area, with the following allowed uses:

- a. Dog daycare
- b. Dog training
- c. Dog grooming and bathing
- d. Retail sales of dog accessories
- e. Dog boarding

The new facility is 10,000 sq ft. The above listed uses would stay the same.

CONDITIONAL USE PERMIT APPLICATION

HAPPY HOUNDS, LLC

MICHELLE RICHARDS

2.The maximum number of dogs allowed on the premises at one time is 65.

This condition was put in place twelve (12) years ago when the concept of “doggie daycare” was very new. Many people were not quite sure what it was or how it would work. After running my business for over a decade, I know I have found my true passion. We have learned over the past twelve years that the mix of dogs not the number of dogs is how we need to function on a day to day basis. How we operate is based on my and my staff’s expertise in knowing the individual dogs and how they interact with each other. I have and will continue to educate myself and my staff on dog behavior. Therefore, I believe this condition no longer applies and should be deleted.

3.The maximum number of dogs allowed outside the building at one time is 30.

This condition was also put in place twelve (12) years ago when the concept of “doggie daycare” was very new. The main concern was about noise. We reinforce good basic manners while the dogs are at daycare. They are supervised at all times when they are in their playgroup. Nuisance barking is not allowed. It is disturbing not only to the humans, but the other dogs. I believe this condition no longer applies and should be deleted as we are constantly monitoring our noise levels and in twelve years have had no complaints.

4.Outside dog area shall be completely fenced in with a minimum 6ft solid or chain link fence with privacy slats.

The new facility will also be completely fenced with the above listed fencing materials.

5.The hours of operation shall be between 6:00 am and 10:00 pm.

The hours of operation will remain the same as listed above.

6.All waste outside must be picked up on a daily basis and disposed of properly.

We will continue to pick up and dispose of all waste properly at the new location.

7.Any outside special events requires Plan Commission approval.

We do not hold any outdoor special events so, this condition is not necessary.

CONDITIONAL USE PERMIT APPLICATION

HAPPY HOUNDS, LLC

MICHELLE RICHARDS

8.If the Village receives any complaints regarding the noise generated from barking dogs, the Plan Commission may request the applicant install sound softening measures within the areas of the building that the dogs are kept.

In twelve (12) years of operation, we have had no complaints; therefore, I do not believe this condition is necessary.

9.All permanent signage requires approval by the Plan Commission.

Understood.

10.Any future paving requires approval by the Plan Commission.

As noted above, we are planning to repave the existing asphalt. It is in need of repair.

11.Any change of the conditions listed above requires approval by the Village Board to officially amend the Conditional Use Permit.

Understood.

In summary, the conditions of the current CUP and how they apply to the new CUP application:

1. Needs to be modified for square footage
2. No longer applies and should be deleted
3. No longer applies and should be deleted
4. Applies and can stay as it is currently written
5. Applies and can stay as it is currently written
6. Applies and can stay as it is currently written
7. Can be deleted or can stay as it is currently written
8. Can be deleted or can stay as it is currently written
9. Applies and can stay as it is currently written
10. Applies and can stay as it is currently written
11. Applies and can stay as it is currently written

***Thank you in advance to Zoning Administrator, Jeff Retzlaff, the staff,
Plan Commission and Village Board for taking the time to review my application.***

Happy Hounds, LLC



D = Dumpster Corral
/// = Awning

Black line = Fence

Happy Hounds, LLC
Awning



SITE PLAN REVIEW

12/12/16 Plan Commission Meeting

FC Wisconsin Nationals Inc.

Village Planner Report

Germantown, Wisconsin

Summary

FC Wisconsin Nationals Inc. is seeking approval of an amendment to the approved site development & building plans for their soccer complex and training facility in order to construct a 1,900 sqft concession stand and 1,845 sqft storage building on the property located at W140 N10020 Fond du Lac Ave.

Location: W140 N10020 Fond du Lac Ave

Applicant/

Property Owner: FC Wisconsin Nationals Inc.
c/o Chad Hoitink, President
PO Box 876
Germantown, WI 53022

Current Zoning: A-1: Agricultural

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Residential/Industrial (landfill)	Rd-2/M-2
East	Industrial	M-1
West	Residential/Industrial	Rs-1/M-1



Background

In 2007, the Village approved a Future Land Use Plan map amendment (from “Industrial/Office” to “Park/Recreation Area”), a rezoning application (from “M-2: Limited Industrial” to “A-1: Agricultural”) and Conditional Use Permit (CUP) #04-07 in order for FC Milwaukee Nationals, Inc. to develop and operate a soccer complex and training facility on the 57.5-acre parcel. Site development & building plans were also approved in 2007 for a multi-field soccer training complex with the following features (see Sheet C100 attached):

- nine (9) soccer fields (two fields w/ 60' tall Musco sport lighting);
- One (1) 30' x 110' (3,300 sqft) concession and restroom building near Field #1;
- One (1) 20' x 40' (800 sqft) concession and restroom building near Fields #7 and #8 (with the final size, design, material type, location, etc. for both buildings to be determined at the time of Plan Commission review and approval);
- One (1) paved access driveway to/from Fond du Lac Avenue serving a main parking lot with 152 paved stalls leading to a secondary gravel access road and secondary parking lot with an additional 185 gravel stalls;
- Additional temporary/portable toilet stations with 3-sided enclosures throughout the complex;
- Parking lot lighting near Fields #1 and #2 comprised of thirty (30) 250W metal-halide cut-off fixtures mounted on 25' poles;
- Extensive landscaping at the driveway entrance and main parking lot perimeter (see Sheets L100 & L101 attached).

To date, two of the fields (Fields #1 and #2), 60' high sport lighting, the main driveway entrance and 152-stall main parking lot, and on-site storm water detention basin have been installed. No landscaping, parking lot lighting or permanent signage have been installed.

Proposal

At this time, FC Wisconsin Nationals Inc. (formerly FC Milwaukee Nationals Inc.) is seeking approval of a minor amendment to the approved site development & building plans for their soccer complex and training facility in order to construct a 1,900 sqft concession stand and 1,845 sqft storage building on the property located at W140 N10022 Fond du Lac Ave.

As discussed in the letter dated November 7 (copy attached) and presented in site and building plans, FC Wisconsin has finalized plans for the concession/restroom building and storage building that received preliminary approval. The 33' x 57' (1,900 sqft) concession building is being relocated from south of Field #1 to a more centrally-located and convenient spot east of Field #1 (see Sheet C201). The concession building contains space for concession serving (cooking facilities not included), inside and outside seating, a trainer room, storage closet and ADA-accessible restrooms. The concession building will be constructed with gray and white painted split-faced CMU block and a shingled hip roof.

The 31' x 59.5' storage building will be located further north and between Field #1 and

Field #2. The storage building will be frame construction with gray horizontal fiber-cement siding with two (2) overhead doors.

No other features of improvements required in the approved site plans are proposed at this time.

Staff Comments

The original site plans were approved with the understanding that development of the soccer complex and training facility would occur in phases, and, that the final location and design, materials, etc. for the concession and storage buildings would be determined prior to actual construction.

Phase 1 was to include installation of two natural grass fields (Field #1 and #2), the entrance driveway and by-pass lane on Fond du Lac Avenue, the main parking lot (gravel) and the required landscaping. Phase 2 was expected to include replacement of the two fields with artificial turf and pavement of the main parking lot. In reality, Phase 1 included the installation of artificial turf for Fields #1 and #2 and pavement for the entire main parking lot. Phase 3 was expected to include construction of a concession stand with restrooms, covered seating and storage. Unfortunately, no landscaping or parking lot lighting has been installed (other than the placement of large boulders along the Fond du Lac Avenue property line to discourage illegal vehicle parking and access).

The proposed concession and storage buildings are generally consistent with the approved site plan. The re-location of the concession/restroom building makes sense from a convenience point of view given the field and parking lot layout. Although the re-located concession building displaces a “future” 33-stall parking area, FC Wisconsin indicates that the existing 152-stall parking lot is more than sufficient when the two fields are in use. Moreover, additional “future” parking stalls are planned for in the original site plan and will be installed if/when warranted to meeting future parking demand.

It is understood that the original “FC Milwaukee” organization recently reconstituted as “FC Wisconsin” and that the organizations board of directors has not necessarily been focused on completing development of the soccer complex as originally approved. Staff would like to take this opportunity to remind FC Wisconsin that, unless they seek to change the original site plan approval, the remaining features, including landscaping and parking lot lighting, are still required to be installed as approved. While not a direct enhancement to functionality of the site or FC Wisconsin operation, completion of these features is needed to satisfy development requirements of the Village’s Zoning Code.

Toward that end, upon completion of the concession and storage buildings, FC Wisconsin is strongly encouraged to install the landscaping and lighting improvements required under the approved site plan as the next “phase” of development and before any other features of improvements are made to the site. A logical first step would be to prepare and submit plans for a permanent monument sign to be installed with the required landscaping and lighting at the facility entrance.

Fire Department

- The application indicates the property address is N102 W13797 Spaten Ct. The correct address is W140 N10022 Fond du Lac Ave;
- Install a Knox Box for Fire Department emergency access at the main entrance gate;
- Install “NO PARKING- FIRE LANE” signs along the narrow main entrance driveway to ensure Fire Department accessibility;
- Install one (1) “Stortz” connector type fire hydrant near the new concession stand with the final location to be determined in cooperation with the Fire Department and Village water utility;
- Both buildings will require a pre-occupancy and annual fire safety inspections by the Fire Department.

Building Inspection Services

The buildings may require state plan review and approval. Given the limited size and use of the buildings, the standard \$20,000 occupancy bond may be reduced to \$5,000 at the time of building permit application.

Village Planner Recommendation

APPROVE an amendment to the approved site development plan for the FC Wisconsin Inc. soccer complex and training facility and building plans for a 1,900 sqft concession stand and 1,845 sqft storage building on the property located at W140 N10020 Fond du Lac Ave subject to the following conditions:

1. The following life-safety items shall be installed prior to or concurrent with construction of the concession or storage building as required by the Fire Department:
 - a. Install “NO PARKING- FIRE LANE” signs along the narrow main entrance driveway to ensure Fire Department accessibility;
 - b. Install one (1) “Stortz” connector type fire hydrant near the new concession stand with the final location to be determined in cooperation with the Fire Department and Village water utility.
 - c. Install a Knox Box for Fire Department emergency access at the main entrance gate.
2. Both buildings will require a pre-occupancy and annual fire safety inspections by the Fire Department.
3. The need for state plan review and approval will be determined at the time of building permit application; contact the Building Inspector for further information. Given the limited size and use of the buildings, the standard \$20,000 occupancy bond may be reduced to \$5,000 at the time of building permit application.
4. FC Wisconsin shall install the landscaping and lighting improvements required under the approved site plan as the next “phase” of development after construction of the concession building and before any other features of improvements are made to the site. In the event that FC Wisconsin submits plans for a permanent monument sign, the required landscaping and lighting (if any) around the sign location at the facility entrance shall be installed at that time.



SHEET TITLE:
OVERALL GENERAL
SITE PLAN

NO.	DATE	REVISIONS	BY
PROJECT NUMBER: 2007-0144.01			
DATE:		9/17/07	
DRAWN BY:		JMH	
CHECKED BY:		JFP	
PROJECT MANAGER:		JFP	
SCALE:		1" = 80'	
FILE: C-00-SP-144.dgn			

SHEET NUMBER
C100



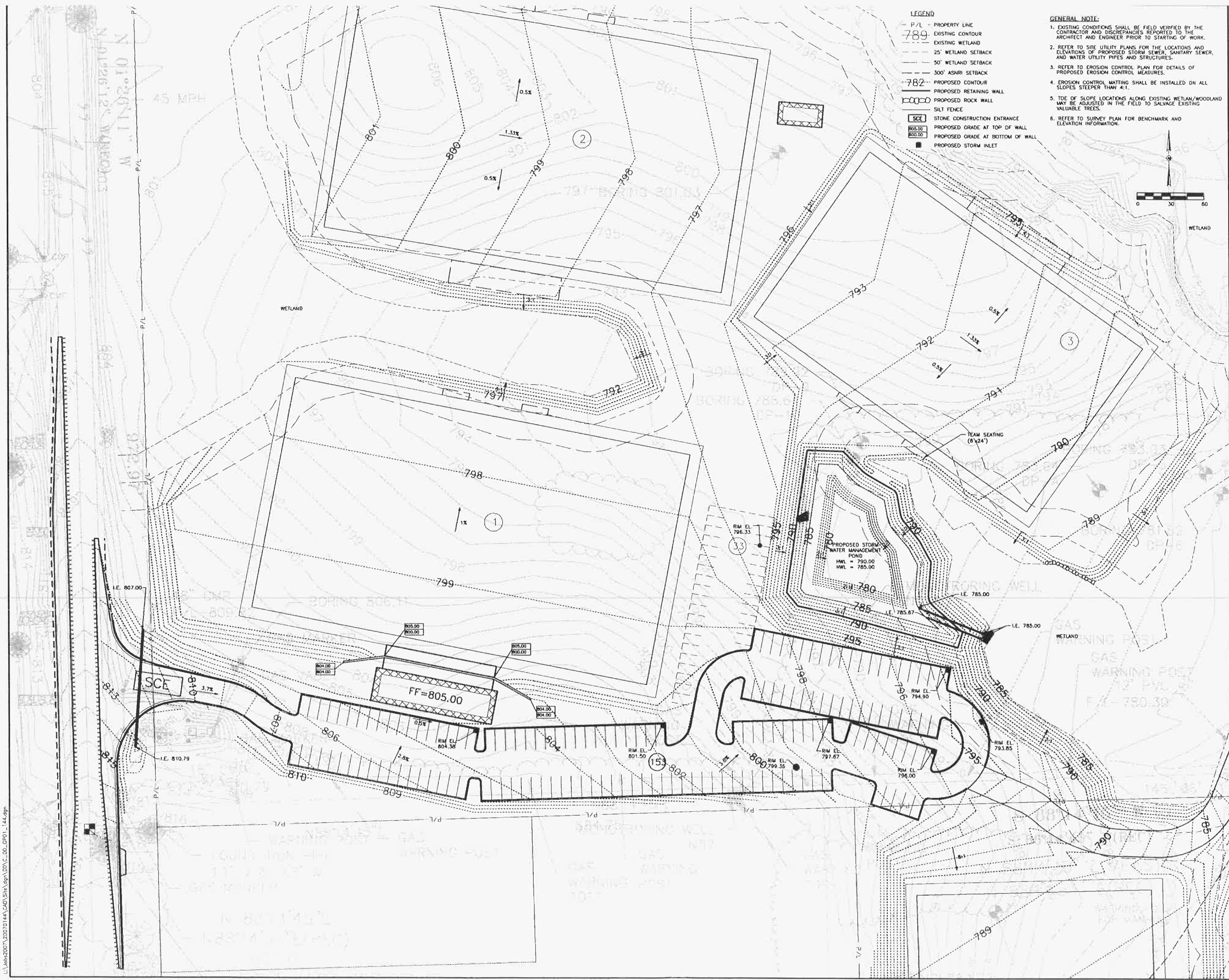
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	2702.0'	350.35'	350.35'	138°01'51"E
				338°01'53"E (H&D)

PROPOSED CURVE RADII TABLE							
POINT	NORTHING	EASTING	RADIUS	POINT	NORTHING	EASTING	RADIUS
①	658.93	783.15	58'	⑫	1082.94	1812.60	15'
②	767.04	901.49	89'	⑬	1082.30	1881.61	30'
③	700.04	1216.12	22.5'	⑭	1163.09	1839.38	45.1'
④	689.23	1217.58	10"	⑮	1167.97	1868.50	62.45'
⑤	718.87	1287.53	44'	⑯	1225.73	1874.72	110.43'
⑥	678.84	1457.87	24.86"	⑰	1254.67	1794.18	125'
⑦	572.43	1510.23	53'	⑱	1330.43	1836.89	100'
⑧	707.12	1629.41	102.84'	⑲	1344.49	1968.06	7.5"
⑨	656.59	1656.85	53.23'	⑳	1410.31	2200.88	25'
⑩	1035.14	1328.09	500'	㉑	1382.35	2202.62	24'
⑪	1133.02	1834.27	15'				

LOT COVERAGE	AREA	%
TOTAL AREA SQUARE FOOTAGE	3,165,448 S.F.	
DEVELOPABLE SQUARE FOOTAGE TOTAL	2,837,586 S.F.	
IMPERVIOUS SURFACE TOTAL	103,328 S.F.	3.64%
GREEN SPACE TOTAL	2,734,258 S.F.	96.36%
	100%	

<u>PARKING</u>	
ASPHALT PARKING STALLS	153
GRAVEL PARKING STALLS	152
GRASS PARKING STALLS	33
TOTAL PARKING STALLS PROVIDED	= 338
OVERFLOW GRASS PARKING (FIELD #4)	= 220 +/-

12/5/2007
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- LEGEND**
- P/L - PROPERTY LINE
 - 789 - EXISTING CONTOUR
 - - - - - EXISTING WETLAND
 - - - - - 25' WETLAND SETBACK
 - - - - - 50' WETLAND SETBACK
 - - - - - 300' ASHRI SETBACK
 - 782 - PROPOSED CONTOUR
 - - - - - PROPOSED RETAINING WALL
 - - - - - PROPOSED ROCK WALL
 - - - - - SILT FENCE
 - SCE - STONE CONSTRUCTION ENTRANCE
 - 805.00 - PROPOSED GRADE AT TOP OF WALL
 - 800.00 - PROPOSED GRADE AT BOTTOM OF WALL
 - - PROPOSED STORM INLET

- GENERAL NOTE:**
- EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO THE ARCHITECT AND ENGINEER PRIOR TO STARTING OF WORK.
 - REFER TO SITE UTILITY PLANS FOR THE LOCATIONS AND ELEVATIONS OF PROPOSED STORM SEWER, SANITARY SEWER, AND WATER UTILITY PIPES AND STRUCTURES.
 - REFER TO EROSION CONTROL PLAN FOR DETAILS OF PROPOSED EROSION CONTROL MEASURES.
 - EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 4:1.
 - TIE OF SLOPE LOCATIONS ALONG EXISTING WETLAND/WOODLAND MAY BE ADJUSTED IN THE FIELD TO SALVAGE EXISTING VALUABLE TREES.
 - REFER TO SURVEY PLAN FOR BENCHMARK AND ELEVATION INFORMATION.

FC MILWAUKEE NATIONALS, INC.
5557 N. 124TH ST.
BUTLER, WI 53007



PROJECT NAME:
FC MILWAUKEE NATIONALS, INC.
SOCCER FIELD COMPLEX

SHEET TITLE:
DETAILED GRADING PLAN
-CENTRAL

11/05/07 VILLAGE RESUBMITTAL
12/18/07 VILLAGE RESUBMITTAL

NO.	DATE	REVISIONS	BY
PROJECT NUMBER:	2007-0144.01		
DATE:	9/17/07		
DRAWN BY:	JWH		
CHECKED BY:	JFP		
PROJECT MANAGER:	JFP		
SCALE:	1"=30'		
FILE:	C:\p01\2007\20070144.dgn		

SHEET NUMBER
C201

FC MILWAUKEE NATIONALS, INC.
5557 N. 124th ST.
BUTLER, WI 53007



One Harley Creek Corporate Center
135 South Main Street, Suite 101
Milwaukee, WI 53212-1010
Phone: 414-224-1200
Fax: 414-224-1207
Web Site: www.gra.com

PROJECT NAME:
FC MILWAUKEE NATIONALS, INC.
SOCCER FIELD COMPLEX

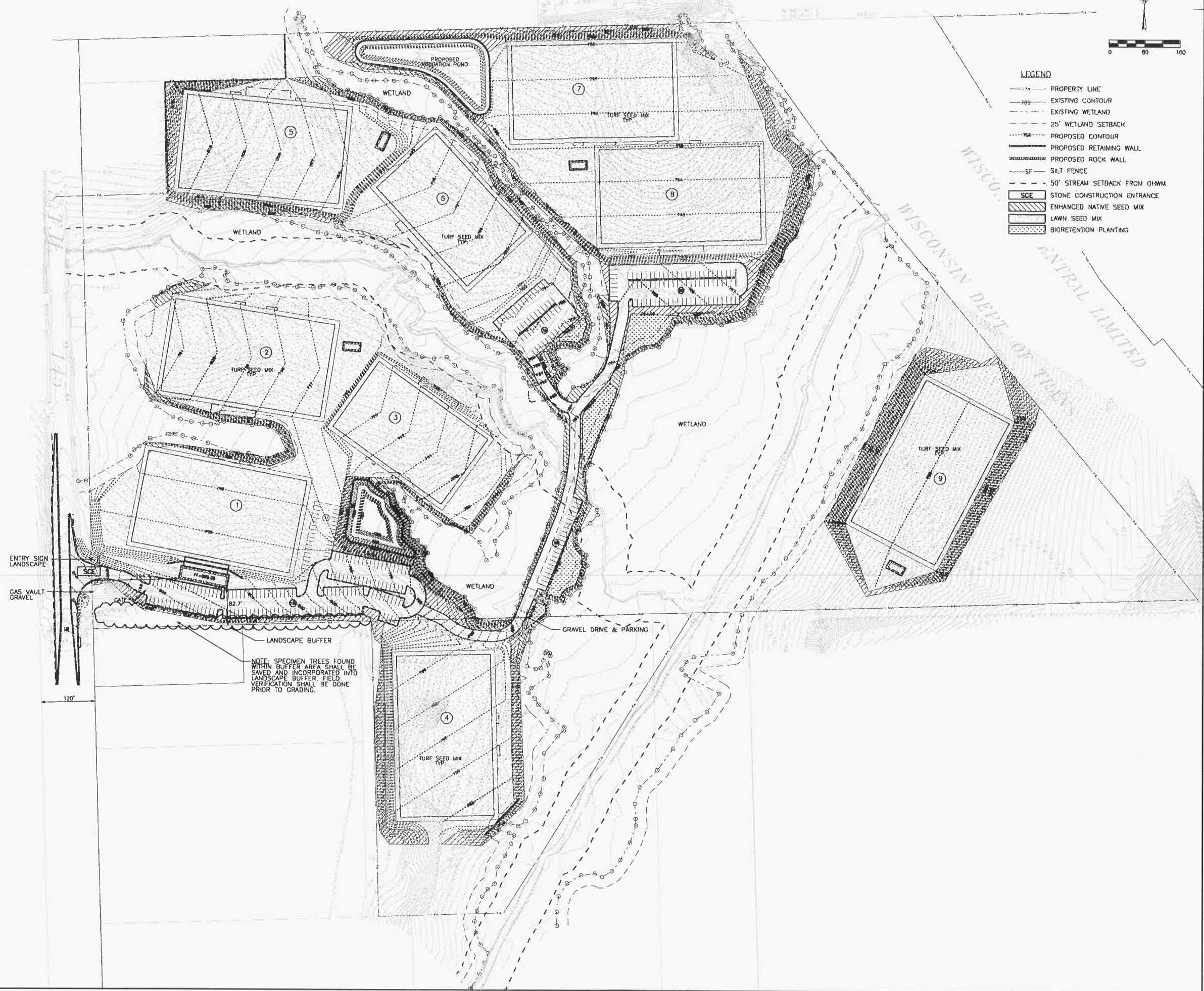
SHEET TITLE:
OVERALL SEEDING PLAN

11/05/07 VILLAGE RESUBMITTAL
12/10/07 VILLAGE RESUBMITTAL

NO.	DATE	REVISIONS	BY
PROJECT NUMBER: 2007-0144.01			
DATE: 9/17/07			
DRAWN BY: PCA			
CHECKED BY: JFP			
PROJECT MANAGER: JFP			
SCALE: 1" = 80'			
FILE: L-00-SEEDPLAN-144.dgn			

SHEET NUMBER

L100



LEGEND

- PL — PROPERTY LINE
- 785 — EXISTING CONTOUR
- 785 — EXISTING WETLAND
- 25' — 25' WETLAND SETBACK
- 785 — PROPOSED CONTOUR
- 785 — PROPOSED RETAINING WALL
- 785 — PROPOSED ROCK WALL
- SF — SILT FENCE
- 50' — 50' STREAM SETBACK FROM OHWM
- [SCE] — STONE CONSTRUCTION ENTRANCE
- [Hatched] — ENHANCED NATIVE SEED MIX
- [Dotted] — LAWN SEED MIX
- [Stippled] — BIOTENTION PLANTING

NOTE: SPECIMEN TREES FOUND WITHIN BUFFER AREA SHALL BE SAVED AND INCORPORATED INTO LANDSCAPE BUFFER. FIELD VERIFICATION SHALL BE DONE PRIOR TO GRADING.

12/16/2007
5:06:12 PM
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L-00-SEEDPLAN-144.dgn

**Fee must accompany application**

- ☐ \$700 Minor Addition
- ☒ \$1,240 Construction <10,000 SF
- ☐ \$2,095 Construction 10,000 SF to 50,000
- ☐ \$3,460 Industrial Construction >50,000 SF
- ☐ \$3,460 Commercial Construction >50,000
- ☐ \$200 Plan Commission Consultation
- ☐ \$125 Fire Department Plan Review

PAID \$.DATE 11-7-16

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1**APPLICANT OR AGENT**FC Wisconsin Nationals- Board President: Chad Haitink* Contact: Jason Johnsoncallthebadge@gmail.com414-828-2222Phone (262) 623-4405E-Mail choitink35@gmail.com**PROPERTY OWNER**FC Wisconsin Nationals- Board President: Chad HaitinkPhone (262) 623-4405E-Mail choitink35@gmail.com**2****PROPERTY ADDRESS**N102W13797 Spaten Ct.
Germantown, WI 53022**3****NEIGHBORING USES** - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North	South	East	West
<u>Residential/Storage</u>	<u>Residential/Landfill</u>	<u>Railroad</u>	<u>Storage</u>

4**READ AND INITIAL THE FOLLOWING:**CH I am aware of the Village of Germantown ordinance ~~requiring fire sprinklers in most new construction.~~ NOT REQUIRED.CH I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.CH I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.**5****SIGNATURES** - ALL APPLICATION MUST BE SIGNED BY OWNER!X CH 10/22/16
Chad Haitink
Applicant DateCH 10/22/16
Chad Haitink
Owner Date

Contact info
Jason Johnson
[414-828-2222](tel:414-828-2222)
callthebadger@gmail.com

Property Address
N102W13797 Spaten Ct,
Germantown, WI 53022

November 7, 2016

Village of Germantown
Planning Dept

To whom it may concern:

We are submitting plans for review to meet the needs of the soccer players and families. We are submitting for 2 structure: First one being a concession stand with running water bathrooms and a safety shelter for bad weather. Second one being a storage garage for Soccer goals, nets, cones, and other items that can be left at the fields for practice and games. This building could also be used for a structure to get the kids out of bad weather if needed.

Sincerely yours,

FC Wisconsin

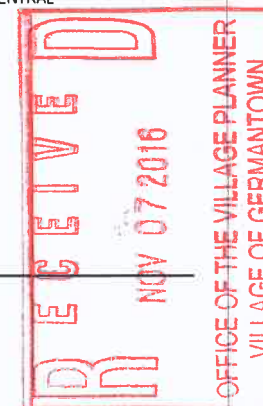
FC MILWAUKEE NATIONALS, INC.
5557 N. 124th ST.
BUTLER, WI 53007



One Honey Creek Corporate Center
125 South Main Street, Suite 401
Milwaukee, WI 53211-1470
414.299.1200
Fax 299-0037
Web Site: www.graef.com

PROJECT NAME:
FC MILWAUKEE NATIONALS,
INC. SOCCER FIELD
COMPLEX

SHEET TITLE:
DETAILED GRADING PLAN
-CENTRAL



NO.	DATE	REVISIONS	BY
1	2007-01-14	01	JFP
2	2007-06-30	02	JFP
3	2007-06-30	03	JFP
4	2007-06-30	04	JFP
5	2007-06-30	05	JFP
6	2007-06-30	06	JFP
7	2007-06-30	07	JFP
8	2007-06-30	08	JFP
9	2007-06-30	09	JFP
10	2007-06-30	10	JFP
11	2007-06-30	11	JFP
12	2007-06-30	12	JFP
13	2007-06-30	13	JFP
14	2007-06-30	14	JFP
15	2007-06-30	15	JFP
16	2007-06-30	16	JFP
17	2007-06-30	17	JFP
18	2007-06-30	18	JFP
19	2007-06-30	19	JFP
20	2007-06-30	20	JFP

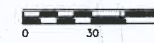
SHEET NUMBER

C201

- LEGEND
- P/L - PROPERTY LINE
 - CONSTRUCTION LIMIT LINE
 - EXISTING CONTOUR
 - EXISTING WETLAND
 - 25' WETLAND SETBACK
 - 50' WETLAND SETBACK
 - 300' ASRI SETBACK
 - PROPOSED RETAINING WALL
 - PROPOSED ROCK WALL
 - SF - SILT FENCE
 - SCE - STONE CONSTRUCTION ENTRANCE
 - PROPOSED GRADE AT TOP OF WALL
 - PROPOSED GRADE AT BOTTOM OF WALL
 - PROPOSED STORM INLET

GENERAL NOTE:

- EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING OF WORK.
- REFER TO SITE UTILITY PLANS FOR THE LOCATIONS AND ELEVATIONS OF PROPOSED STORM SEWER, SANITARY SEWER, AND WATER UTILITY PIPES AND STRUCTURES.
- REFER TO EROSION CONTROL PLAN FOR DETAILS OF PROPOSED EROSION CONTROL MEASURES.
- EROSION CONTROL MATING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 4:1.
- TOE OF SLOPE LOCATIONS ALONG EXISTING WETLAND/WOODLAND MAY BE ADJUSTED IN THE FIELD TO SALVAGE EXISTING VALUABLE TREES.
- REFER TO SURVEY PLAN FOR BENCHMARK AND ELEVATION INFORMATION.



WETLAND

EXCAVATE CROSS HATCHED AREA
TO EL 793.00
BY TURF CONTRACTOR AS PART
OF BID NO. 3

TEAM SEATING
(6x24')

PROPOSED STORM
WATER MANAGEMENT
POND
HWL = 790.00
HWL = 785.00

FUTURE
FF=805.00

52 STALLS

REFER TO ROADWAY PLANS
FOR DETAILS OF CONSTRUCTION
ON S.T.H. 145

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

