

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: **PLAN COMMISSION**

DATE AND TIME: **MONDAY, FEBRUARY 13, 2017 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:** January 9, 2017
- V. **NEW BUSINESS:**
 - A. MD Development LLC, Owner & Operator for Moore Designs – W193 N10975 Kleinmann Drive. Sign Review Application
 - B. Tarantino & Company, LLC, agent for SMV Management Company LLC, Property Owner – W173 N10915 Bernies Way. Virginia Highlands Elderly Housing District (EHD) General Development Plan Amendment & Conditional Use Permit (CUP) for a 26-unit Community-Based Residential Facility (CBRF).
 - C. Joseph & Aimee Goetter – Property Owners of W156 N10762 Pilgrim Road. Conditional Use Permit (Landscaping & Snow-Plowing Business as a “Major” Home Occupation in a Residential District).
 - D. Carpetland USA Germantown, Inc., Agent for GT Real Estate of Germantown LLC, Property Owner – W188 N9875 Maple Road. Conditional Use Permit (Retail Flooring Showroom).
 - E. Dennis Hahn & Melinda Wilson, Property Owners of W172 N12125 Division Road. 1-Lot Certified Survey Map (Lot Combination) & Rezoning Application (Rs-2 to A-2).
 - F. JBJ Development for Heritage Place Joint Venture and Saxony Village Located at approximately N116 W16200 Main Street. Request for 12-month Extension to Site Plan Approval.
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

The next Plan Commission Meeting will be on March 13, 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

January 9, 2017

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

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

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Baum second Shadid to Approve the minutes from 12-12-16.***

Sports Specialists of Milwaukee – N104 W13885 Donges Bay Road. Skyline Development, agent for Sports Specialists, is seeking approval of revisions to the approved site plan for a 32,000 sqft warehouse distribution and office building on the 4.7 acre parcel. Planner Retzlaff summarized the proposal.

Mike Krenz, Skyline Development, explained the enclosure would have wood boards on all four sides. Trustee Baum was concerned the dumpsters may pop the boards off the back side. Mr. Krenz said the enclosure was constructed in a way that the dumpsters cannot hit the enclosure.

MOTION Baum second Gray to Approve the revisions to the dumpster enclosure material as proposed.

MOTION carried unanimously.

MLG Development – Willow Creek Business Park, North of Appleton Avenue & West of Maple Road. MLG Development has submitted a 2-Lot Certified Survey Map for the 118.7 acre Willow Creek Business Park located north of Appleton Avenue west of Maple Road in TID #6. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the 2-lot Certified Survey Map land division for the 118.7 acre Willow Creek Business Park property located north of Appleton Avenue west of Maple Road in the Village of Germantown's Tax Incremental District (TID)#6 subject to the following conditions:

- 1. All technical corrections identified by the Village Surveyor as summarized in the January 4, 2017 memo shall be made prior to recording the CSM.***
- 2. MLG Germantown Investments LLC shall work with the Village Park & Recreation Commission to discuss and possibly identify a mutually acceptable location for a 20' wide pedestrian access easement across Lot 2 for a future pedestrian trail to be developed and maintained by the Village at such time if and when the Village develops additional connecting trail sections across Outlot 1 and/or Outlot 2.***

Commissioner Gray said she was not in favor of Nimitz Drive as a street name thought it should relate more to Germantown. Chairman Wolter Nimitz has always been the name but he is open to suggestions. Discussion continued.

Motion Baum second Laszewski to change the name of the street from Nimitz to Willow Creek Way. Motion withdrawn.

MOTION to Approve the CSM carried unanimously.

MOTION Baum second Gray to change the street name from Nimitz Way to Willow Creek Way.

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

SIGN REVIEW

2/13/17 Plan Commission Meeting

MD Development & Moore Designs Inc.

Village Planner Report

Germantown, Wisconsin

Summary

David Moore, agent for MD Development LLC & Moore Designs Inc., property owner, is seeking approval for a wall sign on the new office building located at W193 N10975 Kleinmann Drive in the Lannon Road Business Center.

Location: W193 N10975 Kleinmann Drive
Applicant/
Property Owner: Dave & Lisa Moore
MD Development & Moore Designs Inc.
1707 Vogt Drive
West Bend, WI 53095

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Commercial	B-5
East	Commercial	B-5
West	USH 41/45	n/a



Background/Proposal

MD Development LLC & Moore Designs Inc. obtained site plan, sign and conditional use permit approval for the development of a 9,300 sqft office building on Kleinmann Drive in November, 2014. The office building included a separate 3,172 sqft tenant space. At that time, two (2) monument signs were approved; one located adjacent to Kleinmann Drive and the other on the west side of the parking lot directed toward US41 to the west (located approximately 300 feet west of the building and across the wetland marsh).

- Kleinmann Drive Sign: (1) double-sided, externally-illuminated monument sign comprised of a 10'6" wide x 8'4" high wood frame with two metal sign cabinets having 35 sqft of sign area per side; 70 total sqft) mounted on a masonry base w/ stucco finish and LED lighting (see above).
- US41 Sign: (1) single-sided, internally-illuminated monument sign comprised of a 14'6" wide x 11' high wood frame with one metal sign cabinet having 80 sqft of sign area) mounted on a masonry base w/ stucco finish.

At this time, Moore Designs is seeking approval for wall-mounted signage on the west "highway-facing" elevation of the new office building. The sign is comprised of two (2) lines of individual channel mounted letter sets with halo-type backlighting; one line for "Moore Designs" and the second line for the future tenant. It's expected that the total area of both lines will not exceed 36 sqft of sign area.

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 (up to 36 sqft proposed vs. the maximum allowance of 214 sqft of sign area for 143 linear feet of building frontage).

The owner has indicated that the wall-mounted signage is intended to replace the originally approved monument sign proposed for the west side of the parking lot facing the highway.

Village Planner Recommendation

APPROVE the proposed wall signage for MD Development LLC & Moore Designs Inc. located at W193 N10975 Kleinmann Drive subject to the following conditions:

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



Village of
Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 1-17-17

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
DAVID F. MOORE

PROPERTY OWNER

SAME

Phone (262) 339-9362

Phone ()

Fax (262) 415-5741

E-Mail dave@mooredesigns.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W193 N10975 KLEINMANN DRIVE

3 SIGN INFORMATION

Sign Dimensions 4 height x 12' width See attachment
Number of Sides 1 Single/Multi Tenant (circle one)
Building Frontage SF _____

Total Square Footage of Sign (include all sides) 36 square feet

Total height of the Sign See drawing Two Lines of 18" print

Is the Sign to be illuminated X yes _____ no

Type of Sign Construction Materials Alum. plastic

Distance to Closest Property Line 330' Hwy 45

Are there any existing signs on the property yes

If yes, what is the total Square Footage of existing signs 35 square feet x 2 @ roadside

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

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

Applicant

Date

Owner

Date

David Moore 1-10-17

HALO-LIT STAND-OFF MOUNTED CHANNEL LETTERS

(1) SET (2) LINES REQ'D

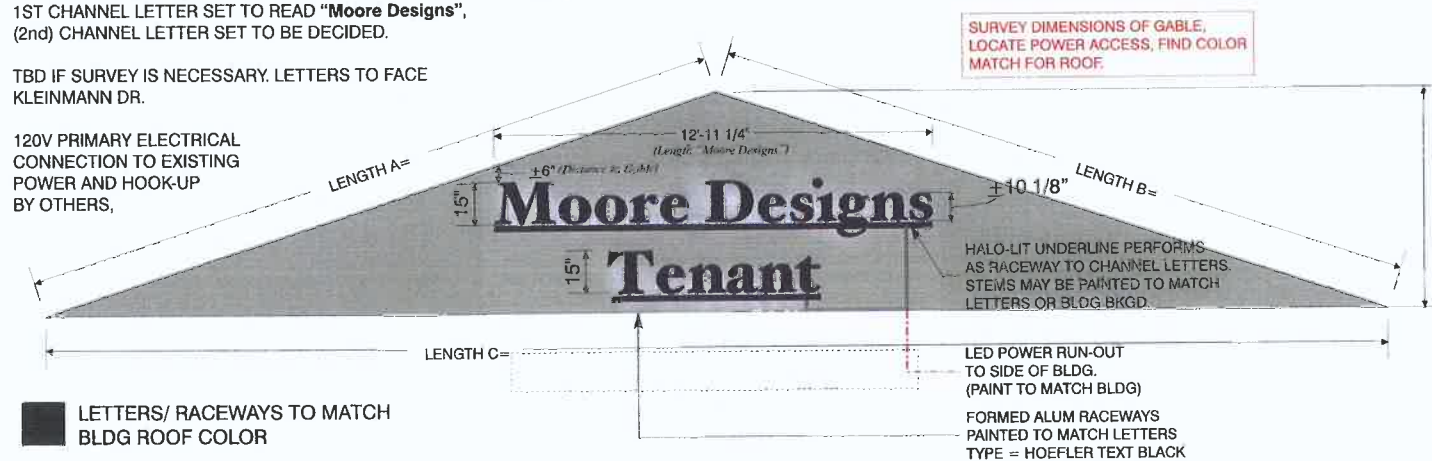
3/16" = 1' - 0" SCALE

CHANNEL LETTERS FORMED FROM PRE-FINISHED ALUM RETURNS AND ROUTED .125" THK FACES. BACKERS ARE ROUTED CLEAR POLYCARBONATE W/ 2" STANDOFFS FROM WALL. LED ILLUMINATION FROM WHITE LEDS.

HALO CHANNEL LETTERS TO MOUNT OVER HALO-LIT RACEWAYS ON ALUM POSTS. PAINT RACEWAYS TO MATCH LETTERS. LETTERS TO MATCH ROOF COLOR.
1ST CHANNEL LETTER SET TO READ "Moore Designs",
(2nd) CHANNEL LETTER SET TO BE DECIDED.

TBD IF SURVEY IS NECESSARY. LETTERS TO FACE KLEINMANN DR.

120V PRIMARY ELECTRICAL CONNECTION TO EXISTING POWER AND HOOK-UP BY OTHERS.



Reference only this would be on freeway side only

SignEffectz, Inc.

SIGN / LIGHTING

www.signeffectz.com

1827 W GLENDALE AVE., GLENDALE, WI 53209
PH: 414 764 5504 FX: 414 764 5564



Project:

Moore Designs, Inc.

Project Location:

10975 KLEINMANN DR.
GERMANTOWN WI 53022

Billing Location:

10975 KLEINMANN DR.
GERMANTOWN WI 53022

CONCEPT DEVELOPMENT

Sales Rep: J. Brown

Date: 10/11/16

Concept Design: A. Esguerra

**(1) S/F LIT MONUMENT
W/ (1) TENANT PANEL &
(2) CHANNEL LETTER
SETS**

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.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes

INSERT HERE

REVISIONS:

Rev A change design to halo letters, color match needed by AE	By AE	Date 10/31/16
Rev B wire run-off added	By AE	Date 10/31/16
Rev C add raceways and sealight connections	By AE	Date 10/31/16
Rev D add raceways to match roof color	By AE	Date 10/31/16
Rev E FORM RACEWAYS AS HALO-LIT UNDERLINE	By AE	Date 11/02/16
Rev F letter height to 15" tall	By AE	Date 11/15/16

Scale: 3/16" = 1'-0"

Original Page Size: 8 1/2" x 11"

12103849 C 02 R6

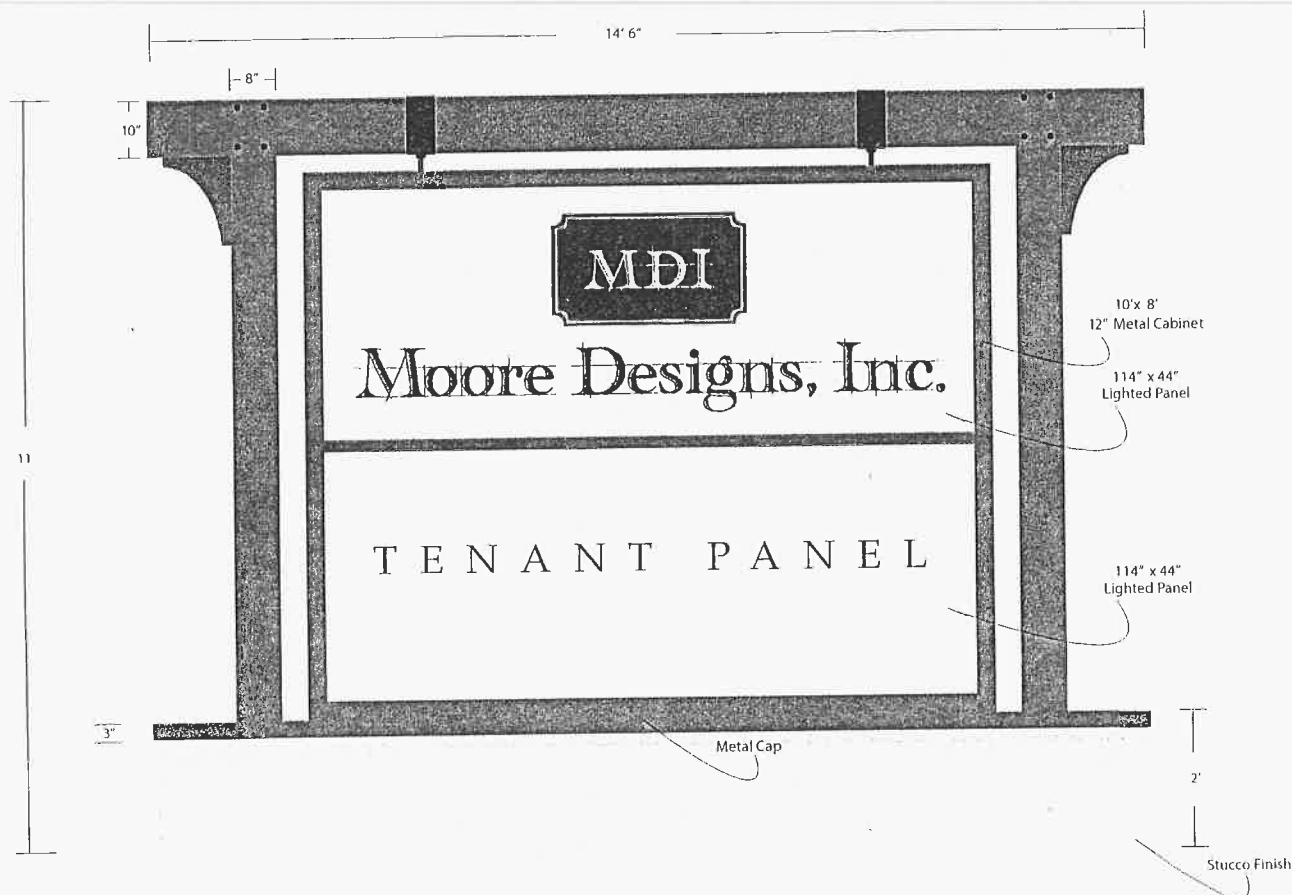
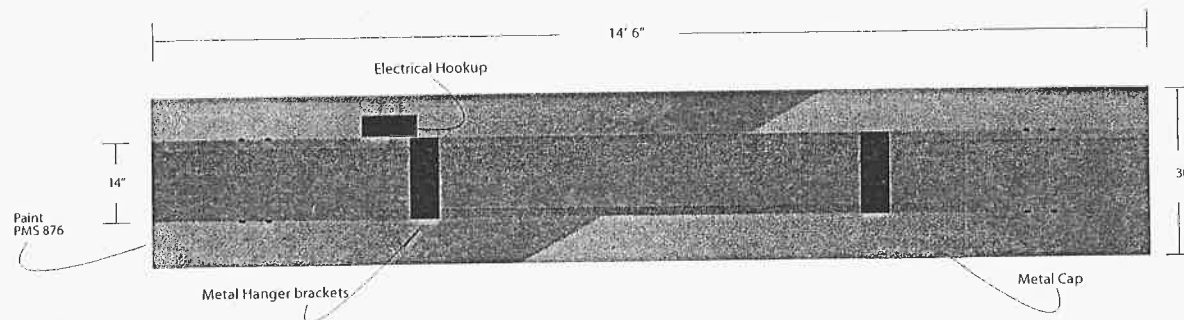
INS PROJ NO DESIGN PG REV NO

ESTIMATE NO.

CONCEPT PKG:

Work Order #:

OFFICE HIGHWAY SIGN



FOERSTER
SIGNS LLC
262-644-8553

CLIENT

MOORE DESIGN, INC.
WEST BEND, WI
53096

SIZE

14.6" x 11"

SQUARE FT

SQFT: 80
160 TOTAL

FACE

SINGLE FACE

QUANTITY

(1) ONE

MATERIAL

METAL CABINET LED LIGHTING
DOUG FIR TIMBER
STUCCO FINISH BASE
METAL CAP

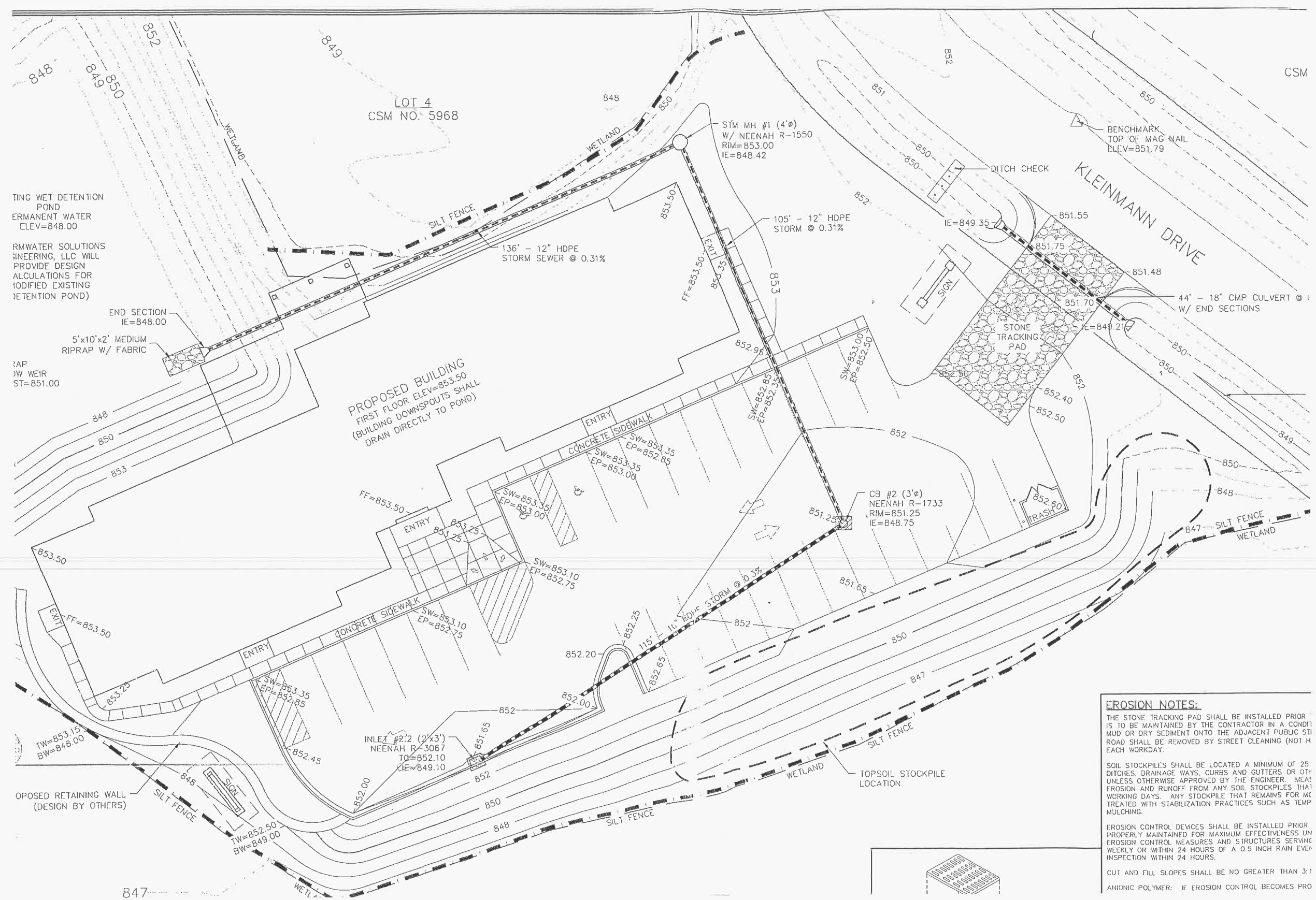
COLORS

PMS 876
(LOGO) CHARCOAL GRAY
(LOGO) DARK GRAY
(LOGO) BEIGE

REPRESENTATIVE

COREY FOERSTER

*PRODUCTION CANNOT BEGIN
UNTIL WE RECEIVE YOUR
AUTHORIZATION.



EH: ELDERLY HOUSING DISTRICT (EHD) AMENDMENT & CONDITIONAL USE PERMIT (CUP) APPLICATION

2/13/17 Plan Commission Meeting

Tarantino & Company LLC / SMV Management Company LLC

Village Planner Report

Germantown, Wisconsin

Summary

Tarantino & Company LLC, agent for the SMV Management Company LLC, property owner, is requesting approval of an amendment to the 15.6-acre Virginia Highlands Elderly Housing District (EHD) General Development Plan, and, a conditional use permit to allow the operation of a 26-unit Community Based Residential Facility (CBRF) as part of a planned expansion to the Gables of Germantown Campus along Division Road.

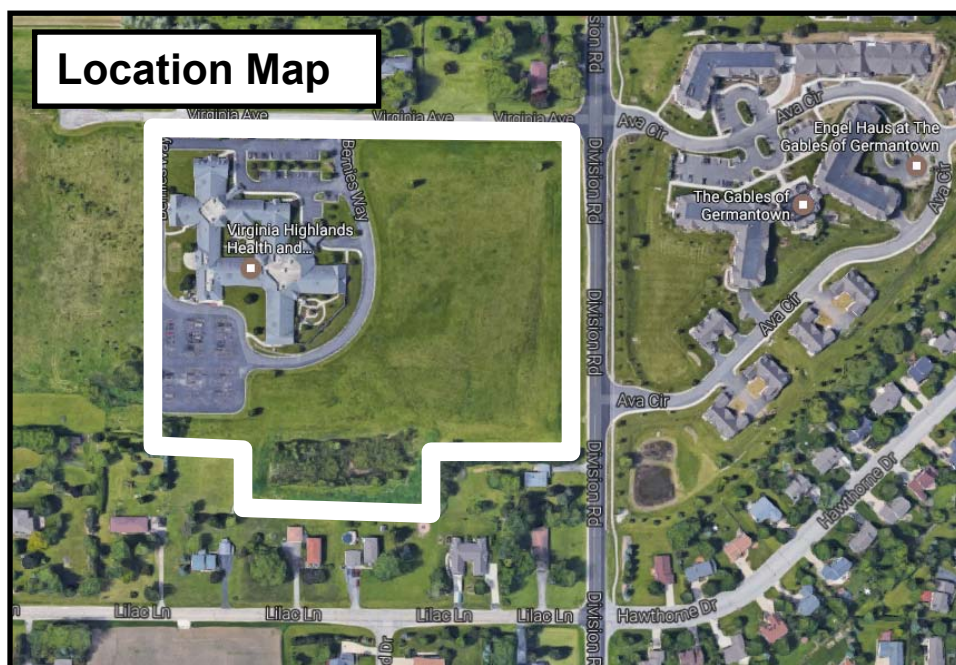
Property Location: Virginia Ave @ Division Road

Owner/Applicant: Tarantino & Company LLC
20711 Watertown Rd
Waukesha, WI 53186

SMV Mgmt Company LLC
45 Broadway Suite 520
New York, NY 10006

Current Zoning: EH: Elderly Housing

Adjacent Land Uses		Zoning
North	Residential	Rs-2
South	Residential	Rs-4
East	EH	Rs-4
West	EH (Virginia Highlands)	EH/Rs-2



Background

In 1995, Dennis Wilm, agent for the Bernard Wilm Family Trust, and (then) owner of the 15.6-acre parcel located at the Virginia Ave @ Division Road intersection, approached the Village with a proposal to develop a new senior residential campus on the property. In cooperation with Heartland Retirement Services Inc., the “Virginia Highlands Senior Community” was proposed with a mix of uses, including a nursing home, “Wovenheart” community-based residential facilities (CBRF), independent senior apartments and “fourplex” independent senior condominiums. After considerable discussion about how such a development might fit within the framework of the Village’s Zoning Code, an application to rezone the property into a Planned Development District (PDD) with an underlying Rm-3: Multi-family Zoning District was discussed but eventually tabled pending the creation of a new zoning district specifically designed to accommodate this type of senior housing development. In the fall of 1995, the Village developed and adopted the EH: Elderly Housing Zoning District. In November, 1995, an amended rezoning application for the 15.6-acre parcel was approved and the property rezoned into the first EH District in the Village.

As required under the EH District regulations, at the time of rezoning a “general development plan” was adopted for the EH District. The code requires that specific, detailed site plans be submitted prior to actual development for Plan Commission review and approval prior to commencing construction and issuing building permits. The code requires the site plans “...to conform substantially to the general development plan...” in order to be approved.

After rezoning and general development plan approval in 1995, the general development plan was revised as the proposal moved from the original senior community concept to actual development. In 1997, the Village approved conditional use permits for a 121-bed nursing home (the existing Virginia Highlands skilled nursing facility) and a 56-unit CBRF and daycare facility (never constructed). The latest and most current general development plan was also approved in late 1997 (see copy attached dated December 22, 1997). The current general development plan for the Virginia Highlands EH District includes:

- 121-bed skilled nursing facility (existing)
- 56-unit CBRF & adult daycare (never constructed)
- 56-unit independent senior apartments (never constructed)

Proposal

At this time, Tarantino & Company LLC, agent for the SMV Management Company LLC, property owner of the 15.6-acre property, is requesting approval of an amendment to the Virginia Highlands EH District general development plan, and, a conditional use permit to allow the operation of a 26-unit Community Based Residential Facility (CBRF) as part of a planned expansion to the Gables of Germantown Campus along Division Road.

EH District Amendment

As discussed in the Applicant's explanation and justification (Exhibit B), Tarantino & Co. and the current property owner are proposing changes to the existing general development plan that would enable development of the remaining area within Virginia Highlands EH District and the operation of two distinct senior care developments: (1) the existing 121-bed skilled nursing facility; and (2) a 128-unit senior care complex with independent living apartments, assisted living and memory care facilities.

While presented as a single building, the proposed complex would be comprised of three "attached" buildings located east of the nursing facility containing the following features:

- a 2 & 3-story, 56-unit independent senior apartment complex;
- a 1-story, 27,000 sqft commons area and 6,000 sqft wellness area; and
- a 3-story building with a 26-unit Community-based Residential Facility (CBRF) on the 1st floor, and a 48-unit "Residential Care Apartment Complex" (RCAC) assisted living complex on the 2nd and 3rd floors
- surface and underground parking
- access driveways to/from Virginia Avenue, Division Road and Bernie's Way (private internal street serving the Virginia Highlands skilled nursing facility)
- on-site storm water management

The amendment general development plan is presented in the attached "Gables of Germantown-Phase IV Expansion" plan dated January 31, 2017. The

15.6-acre property would be divided into two parcels; each owned and operated by a separate entity. The proposal includes dividing the existing 6.25-acre skilled nursing facility and the Gables IV expansion as separate parcels (a CSM land division will be required).

Conditional Use Permit (CUP)

As described in the Applicant's operations description (Exhibit C), the CBRF facility requires a CUP and will include the following features:

- CBRF with 26 units/28 beds serving residents with dementia, Alzheimer's and other memory impairments;
- 24/7 staffing with approximately 13-15 employees;
- Enclosed & secure outdoor courtyard/patio area

Staff Comments

The Village's EH: Elderly Housing Zoning District is intended to function similar to a "planned development district" in that it provides for a variety of residential, commercial, and institutional uses within an overall district (vs. per parcel). While different in terms of the building layout and number of units, the type of senior housing and care facilities proposed by Tarantino & Co. for the remaining 9.4 acre area within the Virginia Highlands EH District are very similar to, if not the same as, those originally approved for the Virginia Highlands District back in 1995. Nonetheless, the general development plan is different and needs to be approved prior to the submittal of any detailed site

development and building plans. If the general development plan amendment and CUP applications are approved, the Applicant and owner will proceed with the necessary CSM land division and detailed site plans.

The Applicant has prepared an amended general development plan that complies with all of the standard bulk requirements, allowances and limitations of the EH Zoning District. Most notably:

1. Density. The EH District allows residential development at a density not to exceed an average of 10 units per acre in the District. The Virginia Highlands EH District is 15.6 acres in area and could support up to 156 residential units at the maximum density allowance. The proposal includes 54 independent apartment units, 48 RCAC assisted living units and 26 CBRF units for a total of 128 residential units. *[NOTE: the skilled nursing facility is treated as a separate non-residential use for which CUP #6-97 was issued. Development of the skilled nursing facility is subject to a separate set of restrictions under 17.241(4)(d)].*
2. Lot Coverage (impervious area). Maximum lot coverage varies by use; including a maximum of 35% lot coverage for multi-family housing and 70% for nursing home facilities. As noted on the general development plan, the proposed lot coverage for the Gables IV expansion (considered to be multi-family) on Lot 2 is at the 35% maximum, and, the nursing home facility on what is proposed as Lot 1 is 66%. Both at or less than the maximum allowance.
3. Building Height/Stories. The EH District regulations limit multi-family buildings to a maximum height of 35 feet, commercial uses to a maximum height of 1 story, and nursing home facilities to a maximum of 2 stories (the existing nursing facility is 1 story). The proposed multi-family “attached” buildings are each proposed at a height of 3 stories and will not (cannot) exceed a height of 35 feet. This restriction will be enforced at the time detailed site plans are submitted for plan Commission approval.
4. Setbacks. Similar to building height, the EH District has varying setback requirements based on the type of use. For multi-family buildings, the front or street yard setback is three times the height of the building. Along Virginia Avenue, the 2-story portion of the building is setback at 70 feet and the 3-story portion at 105 feet or 3 times the maximum 35’ building height. Along Division Road, the 1-story portion of the building is setback 90 feet and the 3-story portion at 142 feet.

Compliance with all of the bulk requirements, allowances and limitations of the EH Zoning District will be determined at the time the detailed site development and building plans are submitted.

Public Works/Engineering

The Public Works Department has reviewed the general development plan and indicated that there are existing water and sanitary sewer laterals running easterly from the skilled nursing facility to Division Road through the middle of the undeveloped 9.4 acre area where the building is proposed. The Applicant has been made aware that these laterals and easements will need to be relocated prior to or concurrent with development and without interruption to existing services provided to the skilled nursing facility.

Also, the existing storm water management basin that was constructed in the southern portion of the property (on what is proposed as Lot 2) was intended to serve development on the entire 15.6-acre property. However, revised storm water management plans meeting current Village and MMSD requirements will be required along with any necessary improvements to the existing storm water facilities.

Finally, a secondary access driveway to Virginia Avenue is proposed. While this driveway access will help distribute site generated traffic to/from the adjacent road system more efficiently and possibly eliminate the need for controlled intersection improvements along Division Road, Virginia Avenue is in critical structural condition. That portion of the road adjacent to the site may require reconstruction in order to provide safe and efficient access to this development.

Fire Department

The Fire Department has reviewed the general development plan and has provided the following comments, all of which will need to be reflected in the detailed site development and building plans submitted for actual development:

1. All fire protection requirements shall meet IBC;
2. The locations of the Knox Box, Fire Department connections and alarm panels shall be approved by the Germantown Fire Department;
3. The developer shall install two (2) approved fire hydrants for water supply; one to be located at/near the south entry on Lot 2, and, the second located at/near the north entry near the northern parking lot;
4. Access drives intended to provide fire department access shall be at least 20 feet wide and paved with a hard surface to support fire apparatus. No parking shall be allowed on any fire access drive less than 20 feet in width;
5. An emergency management plan shall be completed and submitted for Fire Department review and approval prior to issuance of an occupancy certificate;
6. The developer should install 2 ½ inch stand pipes at each level in the buildings including the basement and in any stairway;
7. All elevators will need to have interior dimensions large enough to accommodate ambulance cots.

Village Planner Recommendation: EHD Amendment

APPROVE amendments to the Virginia Highlands EH District general development plan for the 15.6-acre property subject to the following conditions:

1. The general development plan dated December 22, 1997 is replaced with the plan set entitled "Gables of Germantown-Phase IV Expansion" and dated January 31, 2017, which is hereby adopted as the new general development plan for the Virginia Highlands EH District.
2. The applicant shall address the storm water management, Virginia Avenue reconstruction, and sanitary sewer and potable water lateral issues identified by the Public Works Department prior to or concurrent with the submittal of detailed site development and building plans to the Village.
3. The applicant shall address the fire protection and safety issues identified by the Fire Department prior to or concurrent with the submittal of detailed site development and building plans to the Village.

Village Planner Recommendation: CUP

APPROVE a conditional use permit (CUP) for the Gables of Germantown LLC to allow the development and operation of a 26-unit Community-Based Residential Facility (CBRF) as part of the Gables IV development subject to the following conditions:

1. The principal use of the Community-based Residential Facility (CBRF) shall be limited to providing living and care services for residents with dementia, Alzheimer's and other memory impairments. The use of the CBRF facility for any other purpose is prohibited.
2. This conditional use permit shall not be transferable to any subsequent property owner and/or business operator that is not or cannot be licensed to operate a CBRF as permitted under condition 1 above. This CUP shall be transferable to a subsequent property owner and/or business operator that is/are licensed to operate a CBRF as permitted under Condition #1 above. A new CUP shall be required (but not necessarily approved by the Village) for any significant change in the type of use or operation, including but not limited to, CBRF services for residents and clients other than those permitted under Condition #1 above.
3. Detailed site development and building plans shall be submitted for review and approval by the Village Plan Commission. Said plans shall be consistent with the concept plan approved as part of the Virginia Highlands EH District general development plan dated January 31, 2017. Significant changes or deviations from the approved plan may result in the need to obtain a revised CUP.
4. This permit shall be deemed null and void if approval of such plans is not granted by the Plan Commission, or, development activities have not commenced within 24 months after Village Board approval pursuant to Section 17.42(6) of the Zoning Code.
5. The Owner/operator shall obtain and maintain all applicable state and county licenses, certifications, etc. for the CBRF and adult daycare facilities and operations. Copies of said licenses, certifications, etc. shall be provided to the Village Zoning Administrator prior to and as a condition of issuance of an occupancy permit.

Village of



Germantown

Willkommen

Fee Must Accompany Application

☒ \$820

Paid *h* Date 10-10-16

☐ \$200

PC Consultation Only

Paid _____ Date _____

EH: ELDERLY HOUSING DISTRICT (EHD) AMENDMENT APPLICATION

Applications NOT signed by the Property Owner(s) will not be accepted. Attach additional sheets and/or include supplemental information in support of your application. See Zoning Code Section 17.241 (Elderly Housing District) for specific requirements.

APPLICANT OR AGENT:

Tarantino & Company, LLC

James Tarantino, Amy Schoenemann

Address: 20711 Watertown Road, Suite A

Waukesha, WI 53186

Phone: 262-798-1224

FAX: 262-798-1119

E-Mail: aschoenemann@capricommunities.com

PROPERTY OWNER(S):

SMV Management Company LLC

Susan Davis / Wayne Craig

Address: 45 Broadway, Suite 520

New York, NY 10006

Phone: 212-284-3781

FAX: _____

E-Mail: SusanD@SWCSMVHoldings.com

EHD Ordinance No.:

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

Attach separate legal description if necessary; include electronic/digital file format (e.g. Microsoft Word)

See attached Exhibit A

Check all that apply:

☐

REQUEST TO AMEND EHD BOUNDARIES

☒

REQUEST TO AMEND EHD GENERAL DEVELOPMENT PLAN

Elderly Housing District (EHD) Amendment Application

Page 2 of 2

Explanation and Justification for Proposed Amendment(s):

Attach Revised Plan(s) or Separate Pages as Necessary

See attached Exhibit B

See attached 11x17 format drawings including proposed GDP, schematic floor plans, and conceptual exterior elevation. Existing 1998 GDP included for reference.

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

All Amendment Applications:

- ☒ Complete Application Form (Affidavit of Understanding and signatures required)
- ☒ Application Fee
- ☒ Detailed Narrative Description of and Justification for the Proposed Amendment(s)

General Development Plan Amendment Only:

- ☒ Copy of Existing General Development Plan
- ☒ Revised or New General Development Plan at a suitable scale necessary to accurately present the extent and location of proposed access driveways, roads, parking areas, buildings, landscaping features, storm water facilities, open space, and all other major components and features of the proposed development
- ☒ Building plans and elevations that generally depict the architectural design concept of any proposed building(s)

AFFIDAVIT OF UNDERSTANDING

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

- ☒ I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;
- ☒ I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the EHD as requested;
- ☒ I am aware that the approval of an application to amend a EHD only amends the General Development Plan and/or the area subject to the EH Zoning District affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals (e.g. site plan, building permits, conditional use, etc.) from the Village or other agencies as a prerequisite to actual or continued development of such land.

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

Applicant/Agent

Date

Property Owner

Date

Applicant/Agent

Date

Property Owner

Date



Village of

Germantown
Willkommen

Fee must accompany application

★\$1460

Paid \$

Date

2-3-17

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 <u>Tarantino & Company, LLC</u> <u>James Tarantino, Amy Schoenemann</u> <u>20711 Watertown Road, Suite A</u> <u>Waukesha, WI 53186</u> <u>Phone (262) 798-1224</u> <u>Fax (262) 798-1119</u> <u>E-Mail aschoenemann@capricommunities.com</u>	PROPERTY OWNER <u>SMV Management Company LLC</u> <u>Wayne Craig / Susan Davis</u> <u>45 Broadway, Suite 520</u> <u>New York, NY 10006</u> <u>Phone (212) 284-3781</u> <u>SusanD@SWCSMVHoldings.com</u>
----------	---	---

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Tarantino & Company, LLC

3	PROPERTY ADDRESS	TAX KEY NUMBER
----------	-------------------------	-----------------------

See attached Exhibit A

281990

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.

See attached Exhibit C.

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.

See attached Exhibit C.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached Exhibit A

7 SUPPORTING DOCUMENTATION:

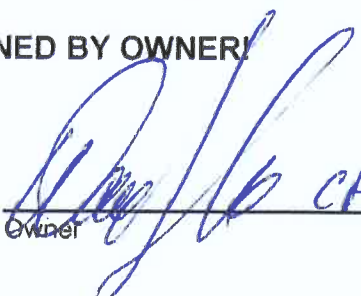
- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere - not applicable
- ☒ Schematic Floor Plans
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!


Applicant 2.2.17
Date


Owner CFO 2/3/17
Date

February 3, 2017

Mr. Jeffrey Retzlaff
Community Development Director and Zoning Administrator
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Dear Jeff:

Enclosed you will find the documents for Capri Senior Communities and Tarantino & Company's document submission as follows:

- Completed Elderly Housing District (EHD) Amendment Application;
- Completed Conditional Use Permit Application;
- Check #7756 for \$1,460.00 dated 02/03/2017 for the Conditional Use Permit Application;
 - Capri provided Check #7285 for \$820.00 on 10/07/2016 which should be applicable for the EH Amendment Application, rather than the previously submitted PDD Amendment Application.
- Fifteen (15) hard copies of The Gables of Germantown Phase IV Expansion; including site plans, schematic floor plans and conceptual exterior elevations;
- Fifteen (15) hard copies of the Approved 1997 Conditional Use Permit (CUP) for Virginia Highlands Senior Community;
- One (1) electronic copy of the documents on a CD that contains the application material.

Please let me know if you have any questions or need any additional information at this time.

Thank you,



Amy Schoenemann
Development Manager

AS: rs

Enclosure





Exhibit A – Legal Description of Property or Area

Virginia Highlands – W173N10915 Bernies Way, Germantown, WI 53022 – Tax key 281990.

That part of the SE 1/4 of the NE 1/4 and Outlot 1 of Certified Survey Map No. 3092, all being in Section 28, T9N, R20E, Village of Germantown, Washington County, WI, bounded and described as follows:

Commencing at the east 1/4 corner of said Section; thence N01°12'42" W along the east line of said 1/4 Section 352.00 feet; thence S89°12'52" W parallel to the south line of said 1/4 Section 33.00 feet to the point of beginning, said point also being on the west right-of-way line of Division Road; thence continue S89°12'52" W parallel to the south line of said 1/4 Section 297.00 feet; thence S01°12'42" E parallel to the west line of said 1/4 Section 132.00 feet; thence S89°12'52" W parallel to the south line of said 1/4 Section 440.00 feet; thence N01°12'42" W parallel to the east line of said 1/4 Section 132.00 feet; thence S89°12'52" W parallel to the south line of said 1/4 Section 195.72 feet; thence N01°06'42" W 720.56 feet; to a point on the south right-of-way line of Virginia Avenue; thence N89°21'18" E along the south right-of-way line of said avenue 931.48 feet to a point on the west right-of-way line of Division Road; thence S01°12'42" E parallel to the east line of said 1/4 Section and the west right-of-way line of said road 718.28 feet to the point of beginning. Containing 16.73 +/- net acres. Recorded as Document #673114 (Warranty Deed) Volume 1445, Pages 536 and 537.

Also Described as: **SW corner of Virginia Avenue and Division Road**





Exhibit B – Explanation and Justification for Proposed Amendment(s):

Tarantino & Company, LLC (T&Co), developer and applicant, is seeking an amendment to the General Development Plan (GDP) for the Virginia Highlands Senior Community Plan. The GDP was approved in 1997 under a different developer with plans to include three senior components: a 121- bed skilled nursing facility, a 56-unit senior apartment, and a 56-bed assisted living & adult daycare. To date, the Virginia Highlands skilled nursing facility was built and is in operation; however, the senior apartment building and assisted living / daycare were never developed.

T&Co is the development company for Capri Senior Living, owner and operator of the Gables of Germantown senior campus located across the street on Ava Circle. T&Co has an agreement to acquire the undeveloped land along Division Road from SMV Virginia Highlands, LLC. The land acquisition will have no impact on the operation or ownership of Virginia Highlands skilled nursing facility. SMV Virginia Highlands is in full support of the GDP amendment and T&Co's plan for multifamily senior housing, an expansion of senior services, and enhancement of the vacant parcel. The purchase agreement includes a clause prohibiting the use or sale of operation as a skilled nursing facility.

Senior housing demand in the Germantown market area has continued to grow creating an impact on service demands for the Germantown community and desire for expansion at the Gables of Germantown campus. The land would be developed, owned and operated as an extension of the Gables of Germantown. The new 128-unit building (Gables IV) would include the following senior care components:

A three story independent senior apartment residence with 54-units that would include a mix of one-bedroom and two-bedroom apartments. The third floor would feature deluxe two-bedroom apartments with unique, private amenity features.

A three story assisted living residence providing two levels of need based health care. The first floor would be licensed as a 26-unit / 28-bed CBRF specifically to provide services for elderly persons with Alzheimer's disease and related memory loss. The second and third floor would be a 48-unit certified Residential Care Apartment Complex (RCAC) which provides a variety of services to senior residents that need assistance with daily living activities.

The building will have a single entrance point to aid in visitor accessibility. Amenities include underground parking for independent residents, resort-style amenities such a restaurant style dining room, a pub, a bistro with café seating, salon, arts & crafts room, multiple courtyard spaces, and a variety of lounge and activities rooms purposefully designed for each resident population. A wellness suite will feature clinical space, a fitness and therapy suite.

The proposed GDP amendment would support Capri's vision of providing a state-of-the-art senior care building that aligns with current senior market demands, supports operational effectiveness, and offers increased opportunity for residents to age in place through an integrated continuum of care.



Exhibit C – Operations Description

Description of Existing Operation:

The Virginia Highlands EH district is located at the southwest corner of Division Road and Virginia Avenue in Germantown. Tarantino & Company, LLC (T&Co) has an agreement to acquire a portion of vacant land from SMV Virginia Highlands, the owner of Virginia Highlands skilled nursing facility. The 15.66 acre EH district would be subdivided to include 2 distinct senior care developments. Each senior development shall comply with the bulk regulations of the EH zoning district; yet each development will be owned & operated by different entities as follows:

6.25 Acre Property: SMV Virginia Highlands will continue to own the Virginia Highlands Health & Rehabilitation Center, a 121-bed skilled nursing facility (SNF). The SNF currently operates under a CUP agreement with the Village of Germantown. The new development, which will be outlined below, will have no impact on the SNF's operations and/or property as related to the CUP. T&CO, as applicant, is seeking no changes to the existing CUP.

9.41 Acre Property: T&Co is the development company for Capri Senior Living, owner and operator of the Gables of Germantown senior campus across the street on Ava Circle. T&Co intends to develop the vacant land to include a new 128-unit senior building that will include independent living, assisted living, and memory care. The 26-unit memory care will be a licensed Community Based Residential Facility (CBRF), which under the Village of Germantown zoning code, requires a CUP. Refer to next category 'Description of Proposed Operation.'

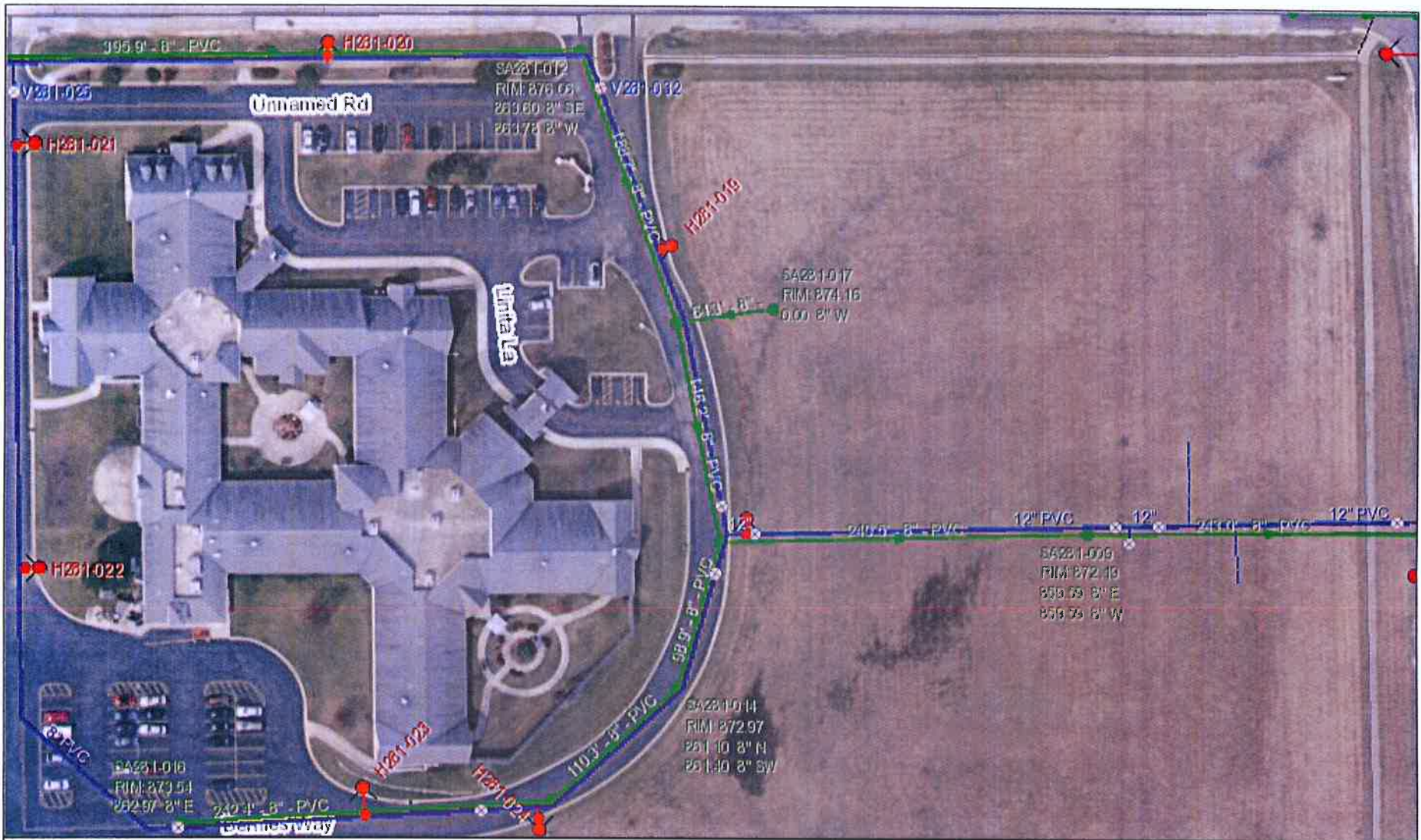
Description of Proposed Operation:

The proposed new senior care building will be located on 9.41 acres and be developed, owned and operated as an extension of the Gables of Germantown. The new 128-unit building, known as Gables IV, would include the following senior care components:

A three story independent senior apartment residence with 54-units that would include a mix of one-bedroom and two-bedroom apartments. The third floor would feature deluxe two-bedroom apartments with unique, private amenity features.

A three story assisted living residence providing two levels of need based health care. The first floor would be licensed as a 26-unit / 28-bed Community-based Residential Facility (CBRF). The second and third floor would be a 48-unit certified Residential Care Apartment Complex (RCAC) which provides a variety of services to senior residents that need assistance with daily living activities. **T&Co is seeking a new Conditional Use Permit (CUP) for the 26-unit CBRF component.**

The principal use of the CBRF is specifically designed and licensed to accommodate residents with dementia, Alzheimer's, and similar memory impairments. The 26-unit, 28-bed CBRF would serve up to 28 residents and be staffed 24 hours/day. Approximately 13-15 employees would support the CBRF environment over a 24 hour period. This would include 10 dedicated caregivers and additional incremental support staff such as dietary, CNA's, life enrichment, housekeeping and maintenance, and administration .



Village of Germantown
Virginia Highlands Utilities

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Germantown Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

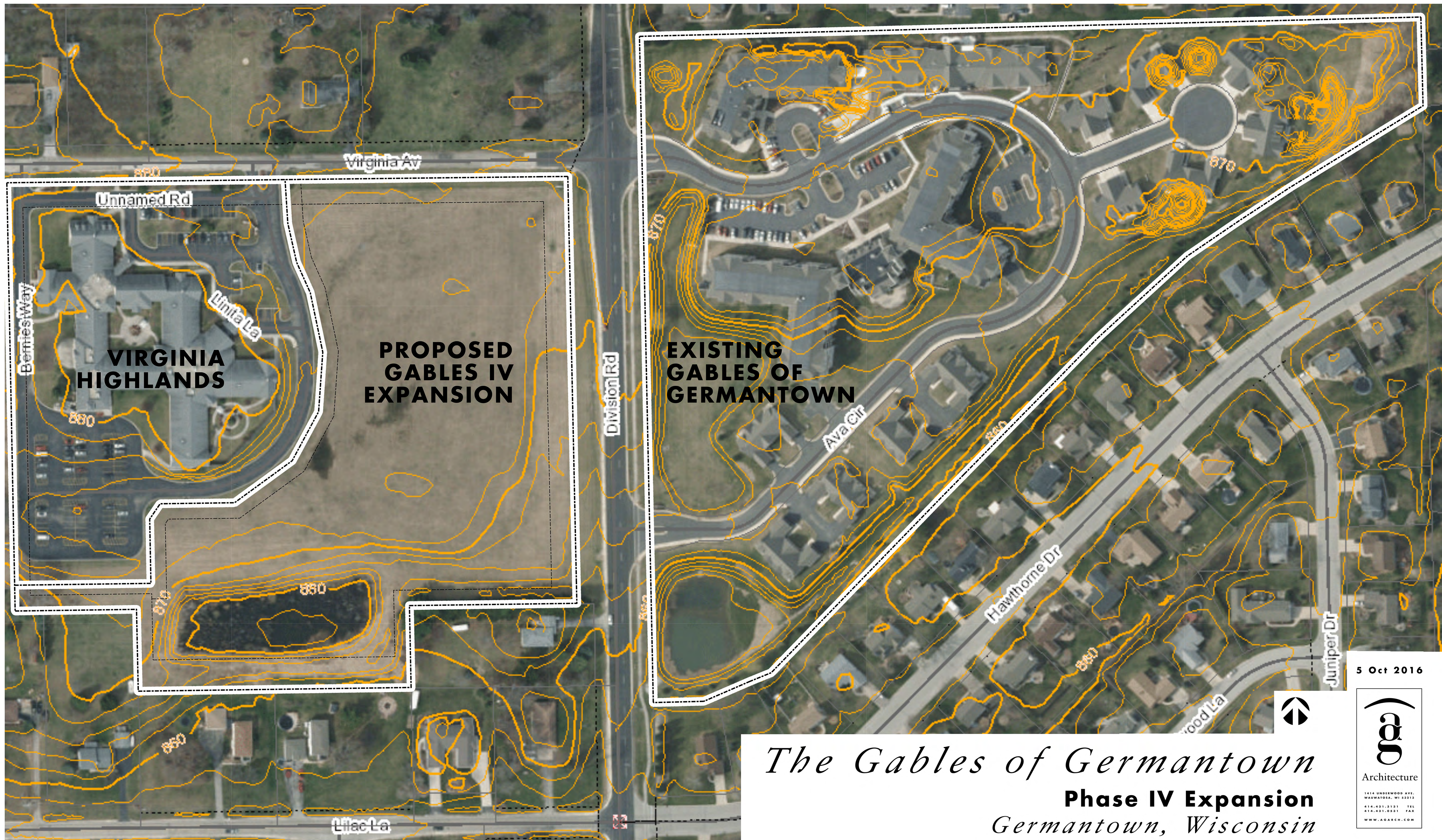


Village Of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4700



SCALE: 1" = 92'

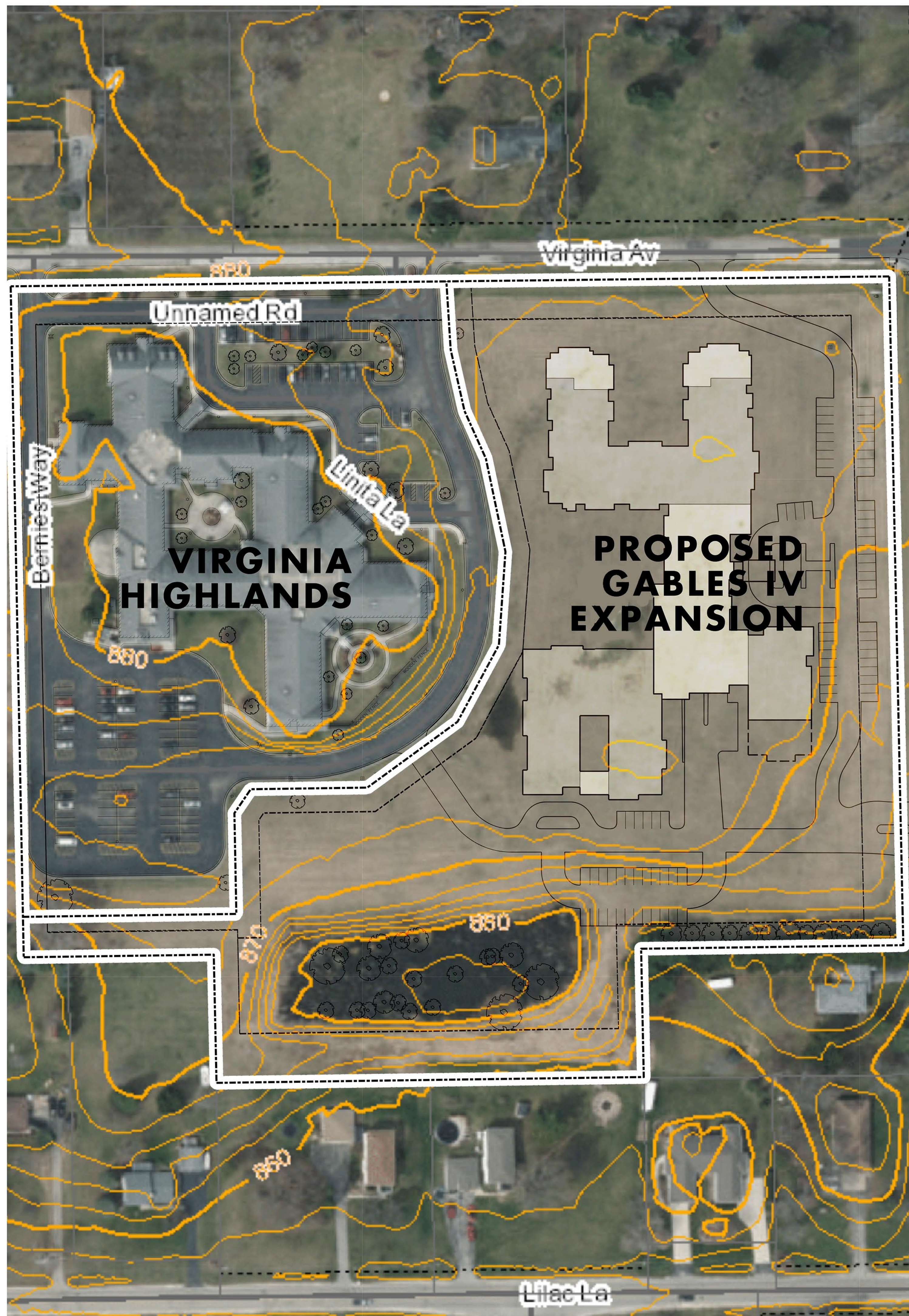
Print Date: 10/24/2016



The Gables of Germantown
Phase IV Expansion
Germantown, Wisconsin

5 Oct 2016



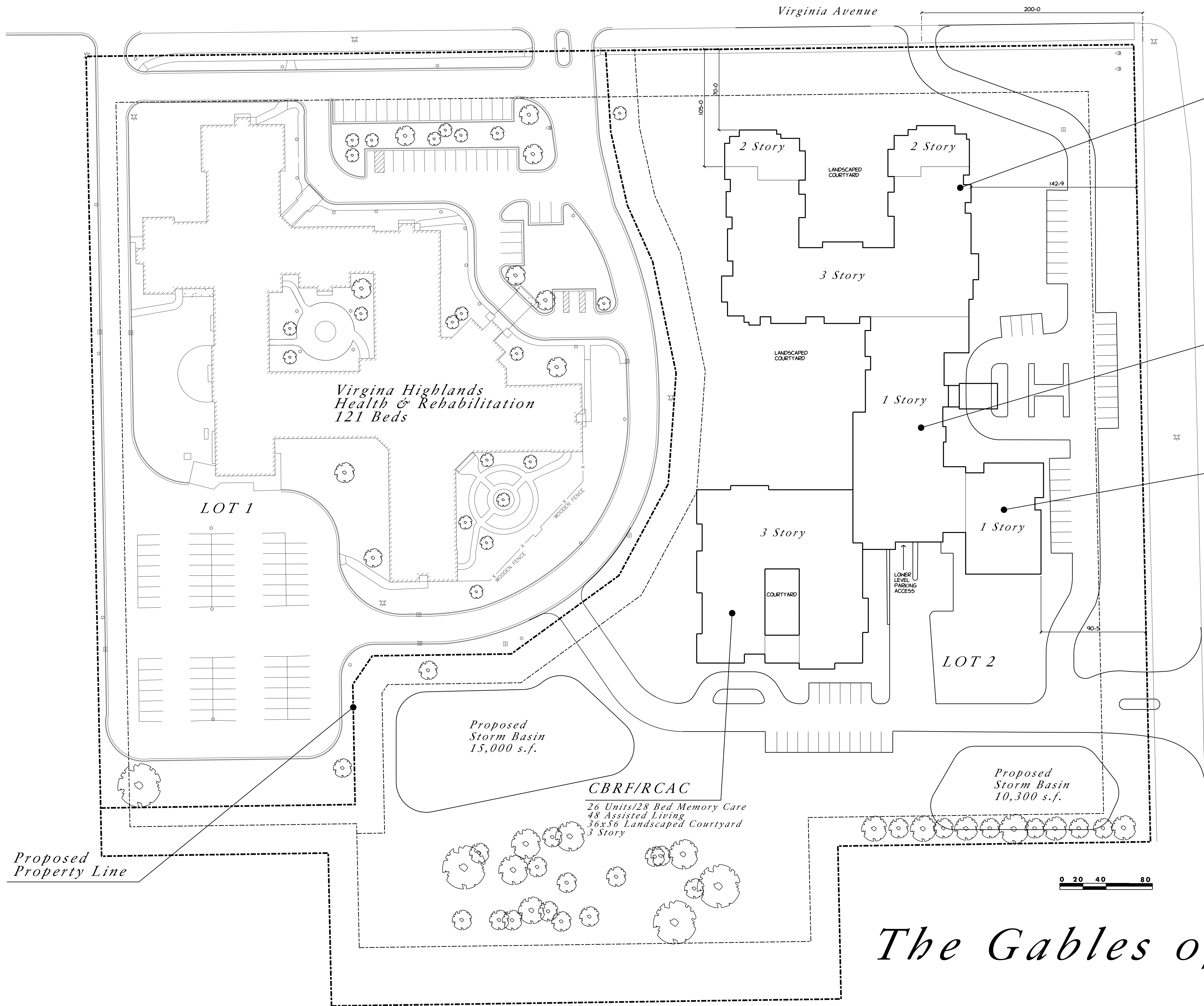


The Gables of Germantown
Phase IV Expansion
Germantown, Wisconsin



31 Jan 2017





Independent Living
54 Units
26 Two Bedroom Units
28 One Bedroom Units
3 Story

Commons Area
Approx. 27,000 Sq. Ft.
2,600 Sq. Ft. Community Room
Approx. 4,500 Sq. Ft. Commons Area, Dining, Bistro & Cafe

Wellness Area
6,000 sqft Wellness, Clinic, Fitness

SITE SUMMARY		
Lot 1 - Virginia Highlands	272,130 sqft (6.2472 acres)	
Lot 2 - Gables of Germantown	409,970 sqft (9.4116 acres)	
Total Property	682,100 sqft (15.6588 acres)	
SITE COVERAGE		
Lot 1 Area	272,130 sqft (6.2472 acres)	
Virginia Highlands Building	57,470 sqft	21.1%
Paving	110,787 sqft	40.7%
Sidewalks	13,544 sqft	4.9%
Green Space	90,319 sqft	33.1%
Lot 2 Area	409,970 sqft (9.4116 acres)	
Gables of Germantown Building	68,505 sqft	16.7%
Paving	84,267 sqft	13.2%
Sidewalks	20,500 sqft	5.0%
Green Space	266,698 sqft	65.0%
SITE PARKING		
Lot 1 - Virginia Highlands	105 surface spaces	
Lot 2 - Gables of Germantown	57 surface spaces	
Total Surface Parking	162 surface spaces	
Underground Parking	underground spaces	
SITE GREEN SPACE		
Lot 1 & 2 Combined Green Space	357,017 sqft	52.3%

31 Jan 2017

The Gables of Germantown
Phase IV Expansion
Germantown, Wisconsin





Lot 1
272,131 sq. ft.

Lot 1
Virgin Highlands
Health and Rehab. 121 Beds
57,470 sq. ft.

Lot 1 Area:
Walkways: 13,544

Lot 1
Parking Roads
110,787 sq. ft.

Lot 2
Parking Roads
54,267 sq. ft.

Lot 2
Area: IL, Commons,
Wellness Center
68,488 sq. ft.

Lot 2
409,971 sq. ft.

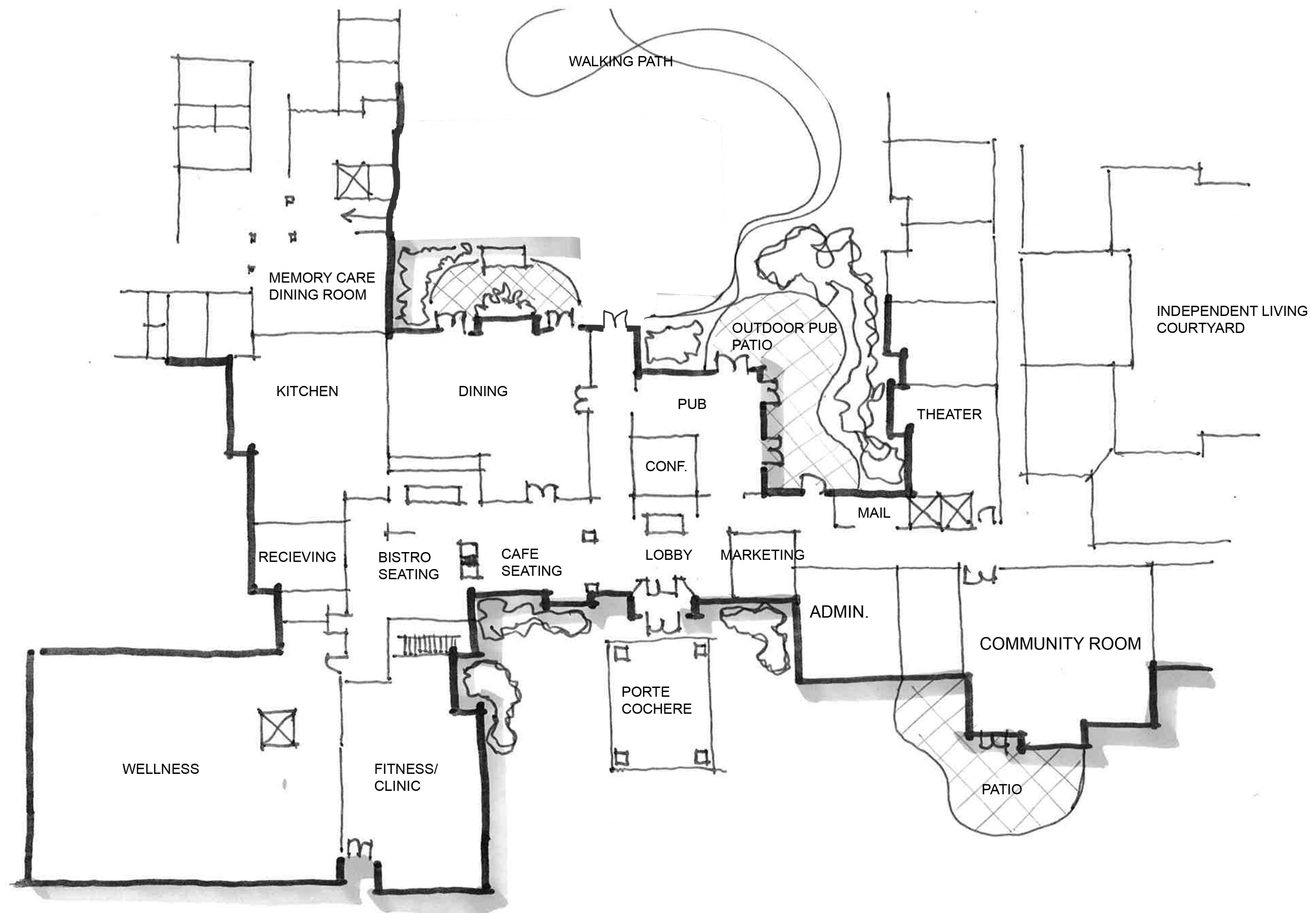
The Gables of Germantown
Phase IV Expansion
Germantown, Wisconsin

31 Jan 2017



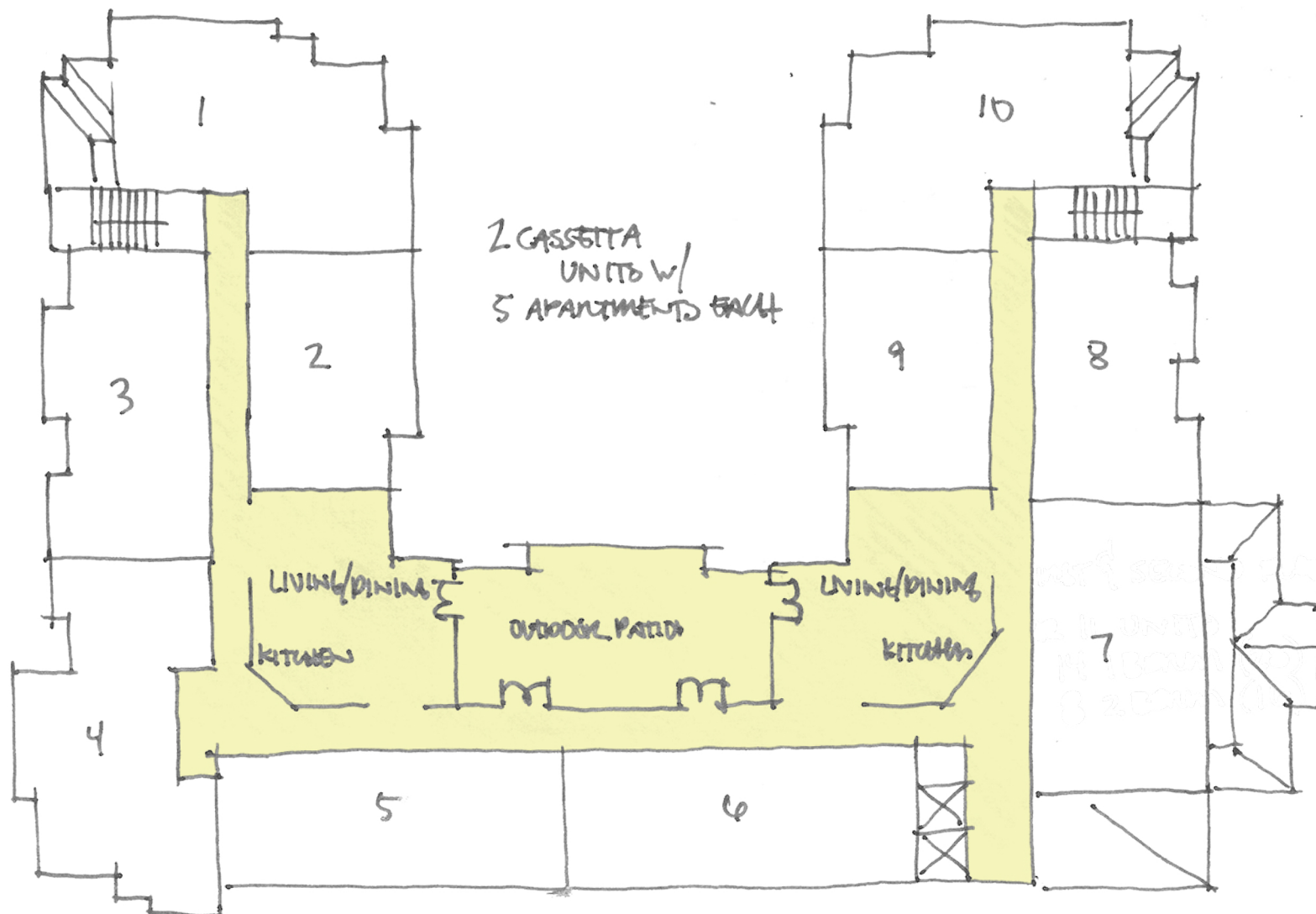
Architecture

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213
414.431.3131 TEL
414.431.0531 FAX
WWW.AGARCH.COM



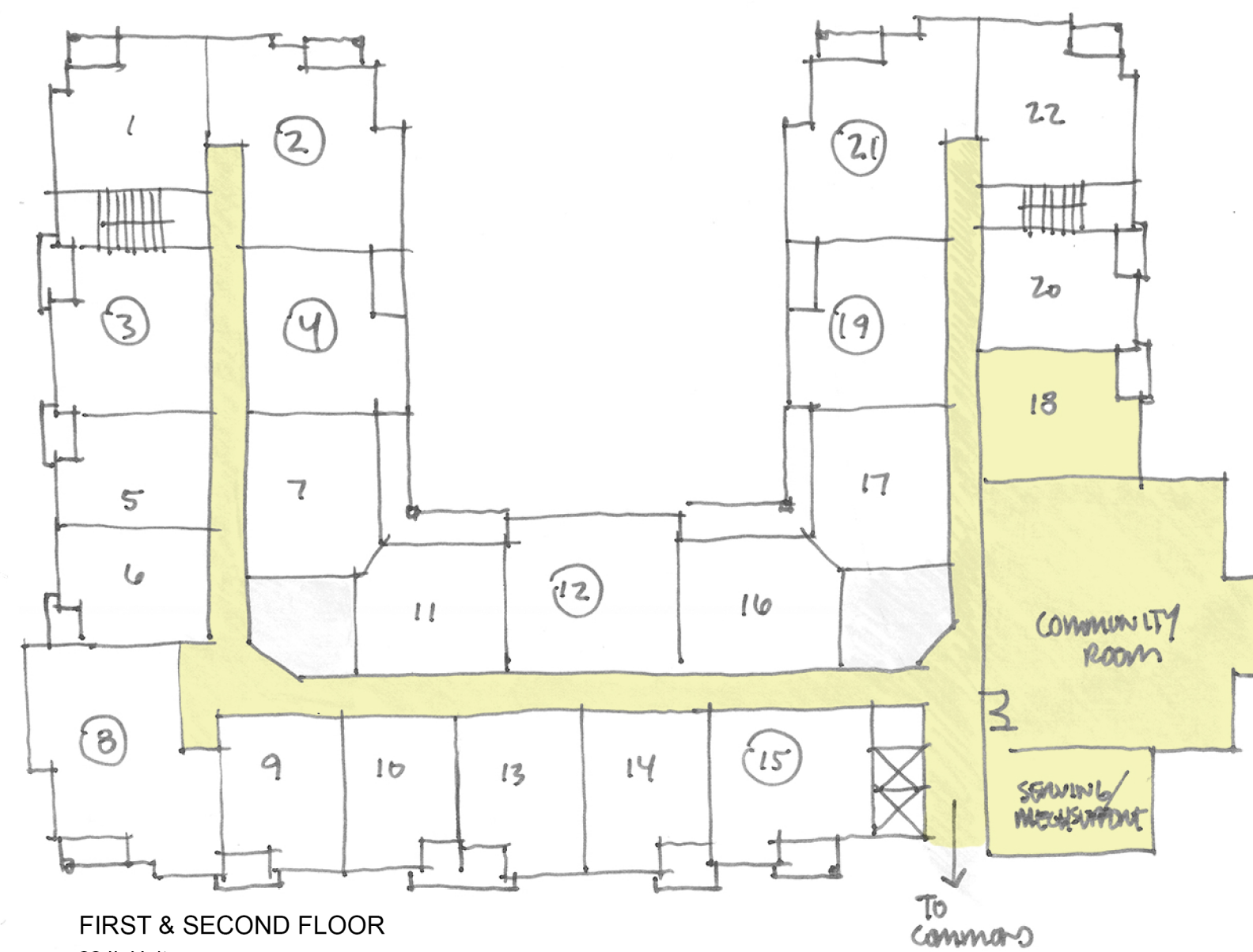

 SCALE:
 1:30

CONCEPTUAL
 COMMONS PLAN



THIRD "EXECUTIVE" FLOOR

10 IL Units
 (0) 1 Bedrooms
 (10) 2 Bedrooms

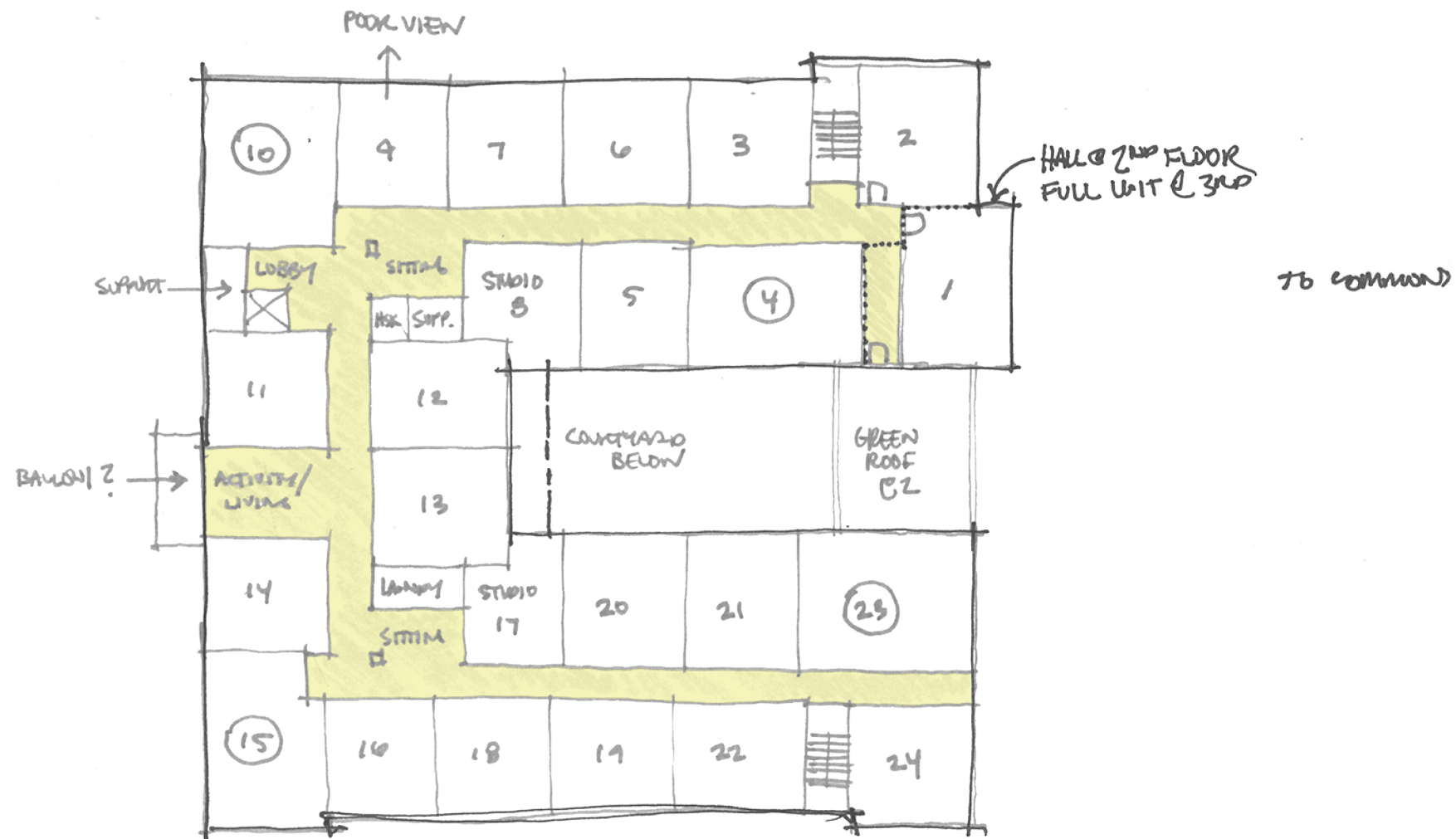


FIRST & SECOND FLOOR

22 IL Units
 (14) 1 Bedrooms (28 Total)
 (8) 2 Bedrooms ((16 Total)

SCALE:
 1:30

INDEPENDENT LIVING FLOOR PLAN



SECOND & THIRD FLOOR ASSISTED LIVING (RCAC) *SECOND & THIRD FLOOR ASSISTED LIVING (RCAC)*



FIRST FLOOR MEMORY CARE (CBRF)

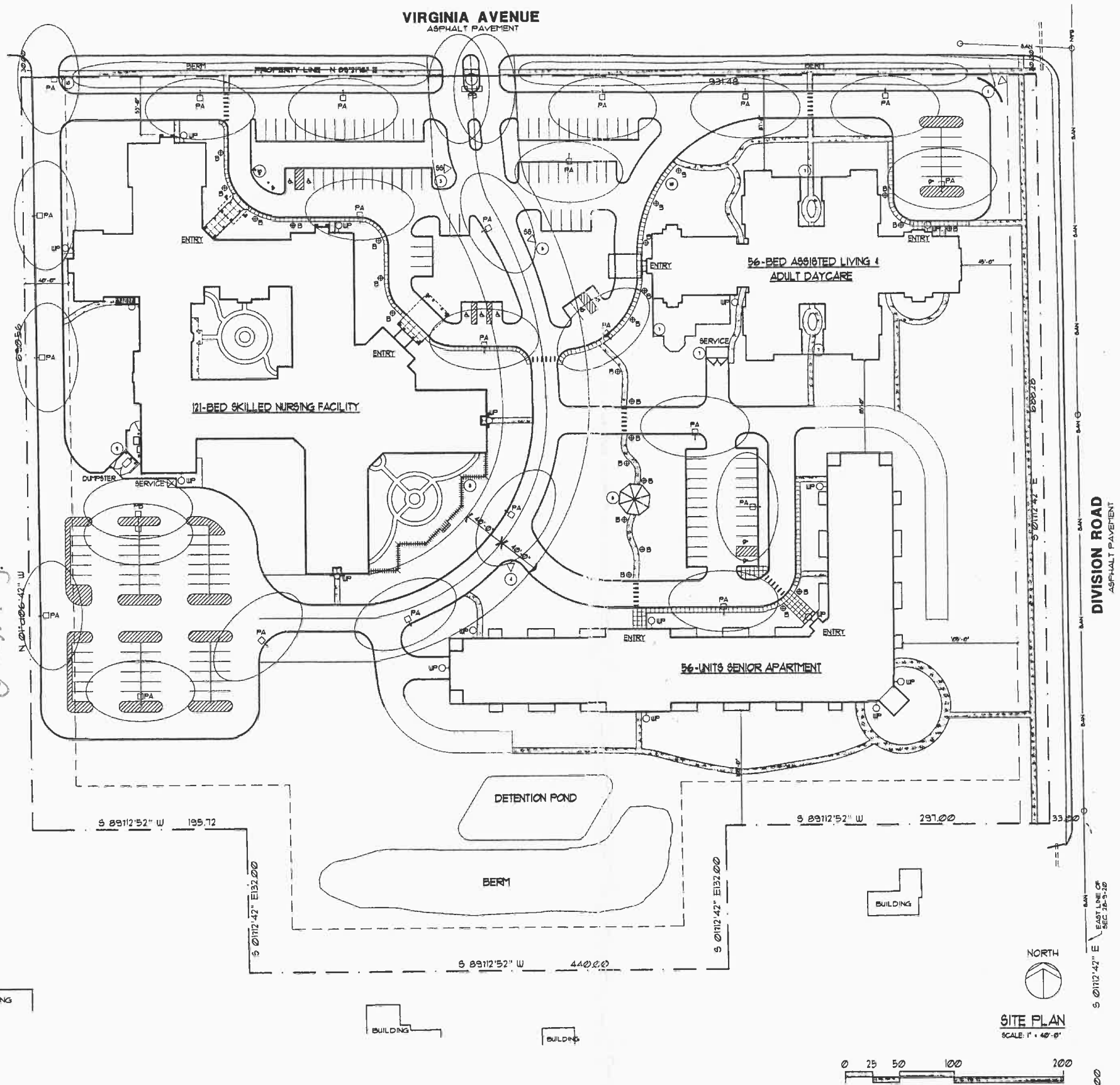
SCALE:
1:30

MEMORY CARE
& ASSISTED LIVING
FLOOR PLAN

Final Site, Arch, Landscape, Lighting

APPROVED
January 12, 1998
BY THE
PLANNING COMM.
VILLAGE OF GERMANTOWN
Charles P. Dargatzis
CHIR. OR SEC.

Conditions:
① Grading
② Landscaping
③ Lighting



CURBS AND WALKS	
	PAINTED CROSSWALK
----	5'-0" WIDE ASPHALT WALK
=====	5'-0" WIDE CONCRETE WALK
----	VERTICAL FACED CURB
----	NO CURB

SIGNAGE AND FENCING	
NOTE: REFERENCE SHEET ILLUSTRATING PROPOSED SIGNAGE AND FENCING.	
①	SITE MONUMENT SIGN
②	SITE ENTRANCE SIGN
③	BUILDING IDENTIFICATION SIGN
④	BUILDING IDENTIFICATION SIGN
⑤	BUILDING IDENTIFICATION SIGN
⑥	GAZEBO
⑦	ARBOR / GATE
⑧	FENCING
⑨	FENCING / SCREEN ENCLOSURE
⑩	DIRECTIONAL SIGN

LIGHTING	
PA	POLE LIGHT - 250W HPS DOWNLIGHT W/ HOUSESHIELD, 18' HIGH POLE ON 2' HIGH CONCRETE BASE.
PB	POLE LIGHT - 1 - 250W HPS DOWN LIGHTS W/ HOUSESHIELD, 18' HIGH POLE ON 2' HIGH CONCRETE BASE.
B	BOLLARD LIGHT - 47' HIGH ROUND, 100W METAL HALIDE.
SB	SIGN SPOT LIGHT - 100W HPS W/ BARN DOORS FOR LIGHT SPREAD (HORIZ. & VERT.).
UP	WALL PACK LIGHT - 50W HPS, MOUNTED AT 6 FEET.

PARKING	
121-BED SKILLED NURSING FACILITY	
REQUIRED - 65 SPACES	
PROVIDED - 92 SPACES (5 ACCESSIBLE)	
56-BED CARE	
REQUIRED - 24 SPACES	
PROVIDED - 30 SPACES (1 ACCESSIBLE)	
56-BED ADULT DAYCARE	
REQUIRED - 5 SPACES	
PROVIDED - 3 SPACES (2 ACCESSIBLE)	
56-UNIT SENIOR APARTMENT	
REQUIRED - 56 SPACES (26 ENCLOSED)	
PROVIDED - 63 SPACES (41 ENCLOSED/4 ACC'BLE)	
TOTALS	
REQUIRED - 150 (5 ACCESSIBLE)	
PROVIDED - 191 SPACES (12 ACCESSIBLE)	

LOT COVERAGE	
SKILLED NURSING FACILITY	
BUILDING FOOTPRINT -	97550 SF.
ROADS/PARKING -	9730 SF.
WALKWAYS -	8640 SF.
TOTAL COVERAGE -	87120 SF.
TOTAL PARCEL -	24785 SF.
LOT COVERAGE -	635 %
LOT COVERAGE ALLOWED -	10 %
CARE/ADULT DAYCARE	
BUILDING FOOTPRINT -	71880 SF.
ROADS/PARKING -	40050 SF.
WALKWAYS -	6505 SF.
TOTAL COVERAGE -	118435 SF.
TOTAL PARCEL -	108460 SF.
LOT COVERAGE -	678 %
LOT COVERAGE ALLOWED -	10 %
SENIOR APARTMENT	
BUILDING FOOTPRINT -	33600 SF.
ROADS/PARKING -	36510 SF.
WALKWAYS -	6805 SF.
TOTAL COVERAGE -	87315 SF.
TOTAL PARCEL -	33440 SF.
LOT COVERAGE -	248 %
LOT COVERAGE ALLOWED -	25 %
TOTALS	
BUILDING FOOTPRINT -	167000 SF.
ROADS/PARKING -	16100 SF.
WALKWAYS -	21640 SF.
TOTAL COVERAGE -	34660 SF.
TOTAL PARCELS -	100686 SF. (16.08 AC.)



210 EAST MICHIGAN STREET
SUITE 100 • P.O. BOX 92728
MILWAUKEE, WISCONSIN 53202-0728
414-271-6360 • FAX 271-7794

VIRGINIA AVENUE



210 EAST MICHIGAN STREET
SUITE 100 • P.O. BOX 98728
MILWAUKEE, WISCONSIN 53202-0728
414-271-5200 • FAX 271-7754

VIRGINIA
HIGHLANDS
SENIOR
COMMUNITY

DIVISION ROAD

MASTER
LANDSCAPE
PLAN

1"=30ft.



Since 1975
HAWKS

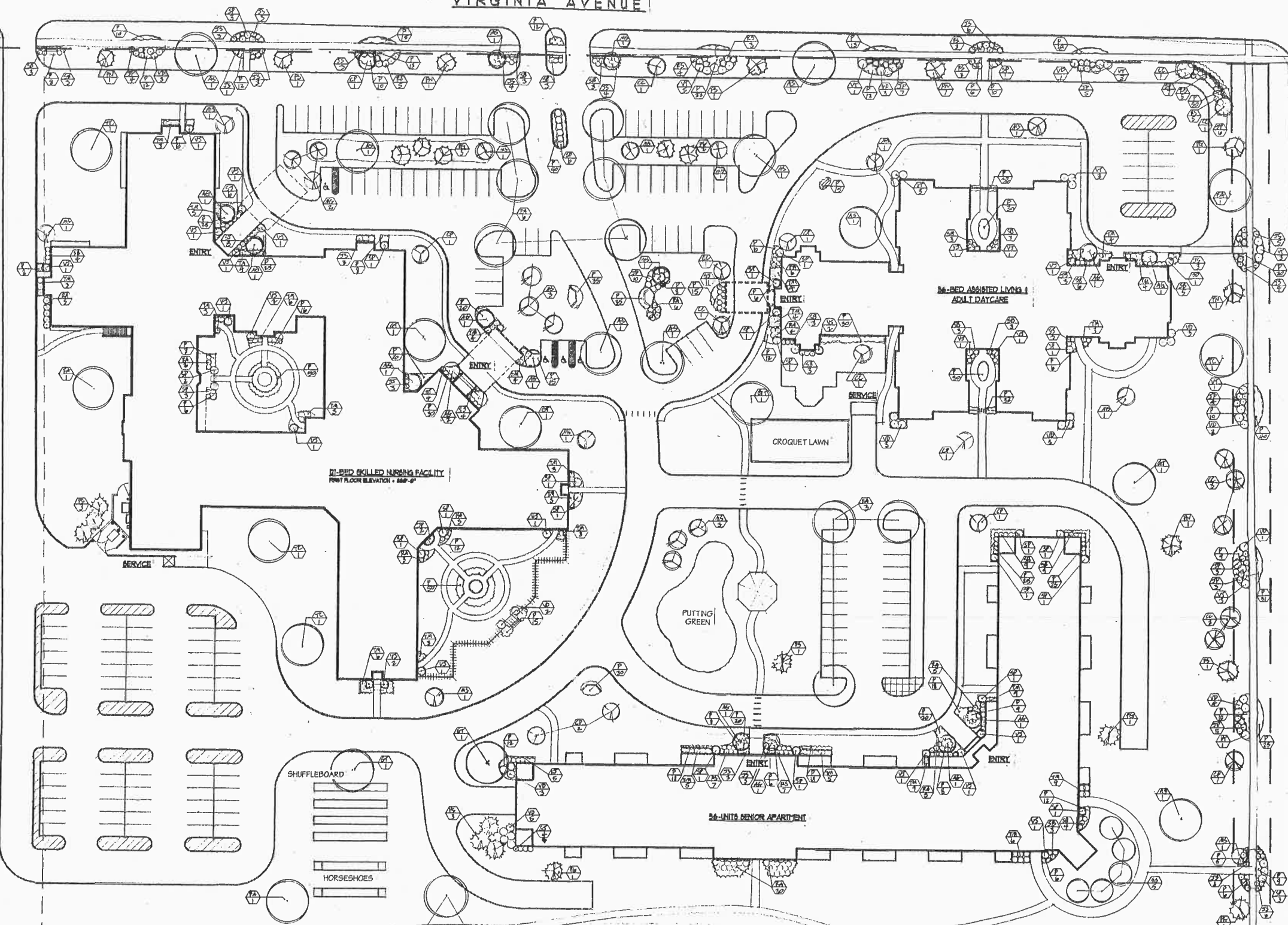
- LANDSCAPE ARCHITECTURE
- DESIGN & CONSTRUCTION
- LANDSCAPE MAINTENANCE
- GARDEN CENTER & FLORIST

12217 W. Watertown Plank Rd.
Wauwatosa, WI 53226

PHONE: 414-258-5525
FAX: 414-258-9739

designed and drawn by:
JOHN R. KLATT &
CHRISTOPHER R. MIRACLE
December 17, 1997

Project No.
Date



Plant Schedule & Notes

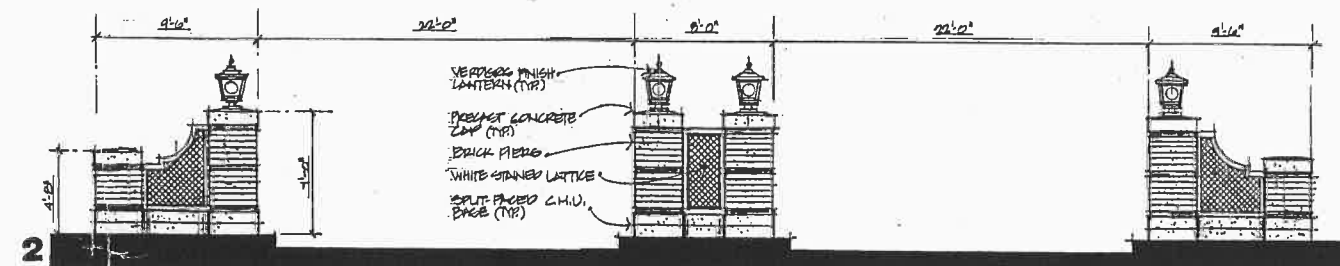
botanic name	common name	qty	size	code/key
TREES				
Acer dieckmannii	Bonfire Sugar Maple	8	2.5"	AS
Fraxinus americana	Autumn Purple Ash	12	2.5"	FA
Gleditsia triacanthos	Skyline Honeylocust	5	2.5"	GT
Tilia cordata 'Greenspire'	Greenspire Linden	8	2.5"	TC
FLOWERING TREES				
Amelanchier x grandiflora	Serviceberry	13	6/7"	AG
Crataegus crusgalli	Cockspur Hawthorn	11	6/7"	CC
Crataegus phaeopyrum	Washington Hawthorn	9	6/7"	CP
Malus species	Pranefire Crab	28	1.75"	MS
EVERGREEN TREES				
Picea glauca 'Dorset'	Black Hills Spruce	9	6/7"	PG
Pinus rigida	Austrian Pine	5	6/7"	PN
Pinus sylvestris	Scotch Pine	10	6/7"	PS
SHRUBS				
Rosa arvensis 'Grolow'	Low Fragrant Rose	70	12/15"	RA
Rosa species	Hardy Shrub Rose	42	1 gal	RS
Spiraea japonica	Little Princess Spirea	48	12/15"	SJ
Spiraea humala	Anthony Waterer Spirea	73	12/15"	SB
Syringa patula	Mossy Leaf Lilac	37	18/24"	SP
Viburnum dentatum	Arrowwood Viburnum	34	2/3"	VD
Viburnum juda	Spice Viburnum	25	18/24"	VJ
Viburnum triloba 'Hahn'	Hahn's Compact Viburnum	23	2/3"	VT

botanic name	common name	qty	size	code/key
EVERGREEN SHRUBS				
Juniperus procumbens	Compact Pfitzer Juniper	56	15/18"	JP
Juniperus horizontalis	Broadmoor Juniper	65	15/18"	JS
Taxus x media	Densiformis Yew	110	15/18"	TM
PERENNIALS & GROUNDCOVERS				
Calamagrostis acutifolia	Feather Reed Grass	18"	on center quart	P
Hemerocallis species	Mixed Daylily Hybrids	18"	on center quart	P
Helictotrichon sempervirens	Blue Oatgrass	18"	on center quart	P
Rudbeckia fulgida	Golden Glow Rudbeckia	18"	on center quart	P
Sedum spectabile	Blue Sage	18"	on center quart	P
Sedum spectabile	Autumn Joy Sedum	18"	on center quart	P
total misc. perennials 1272				

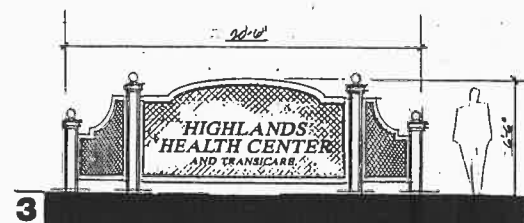
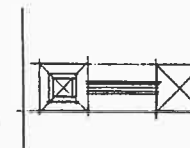
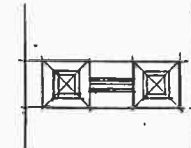
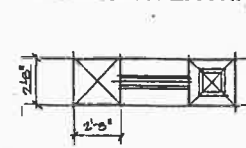
NOTES:
- all lawn areas will be fine graded and seeded by landscape contractor.
- trees in lawn areas will have 4 ft. diameter mulched tree rings with shovel cut edge.
- quantities shown in plant list are for convenience only, actual plant quantities drawn will prevail.



1
MAIN SITE SIGN MONUMENT

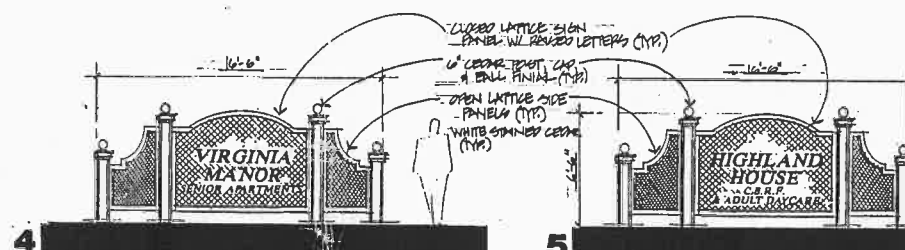


2
MAIN SITE ENTRANCE

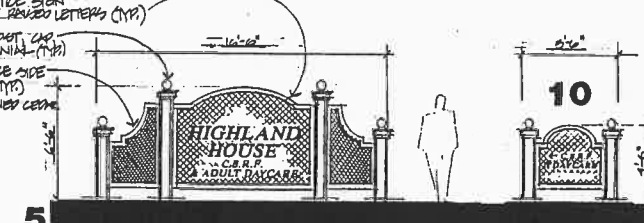


3

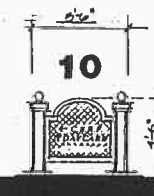
BUILDING SIGNAGE



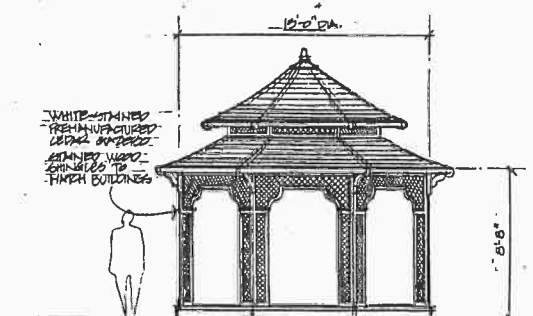
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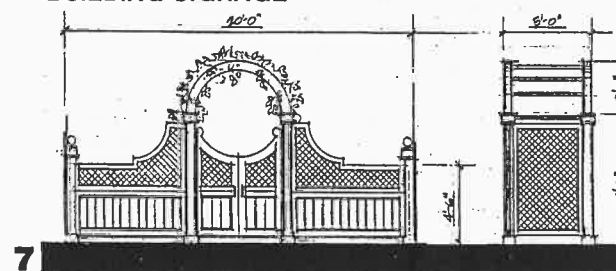
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10
DIRECTIONAL SIGN

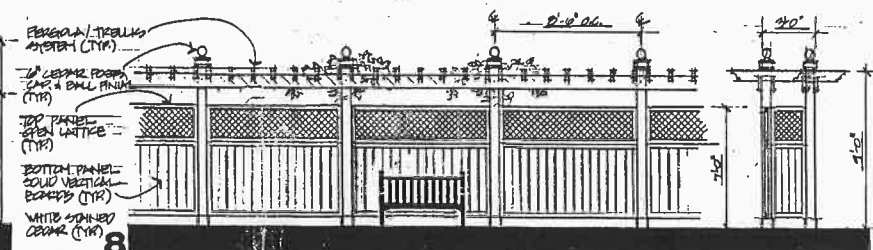


6
CENTRAL GAZEBO

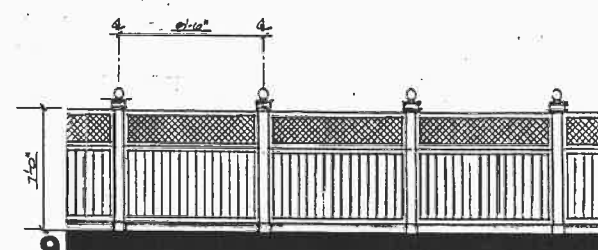


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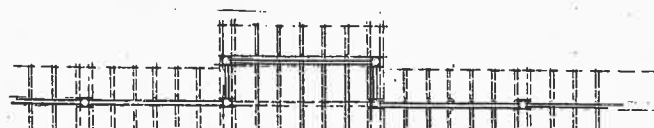
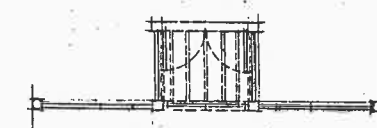
ARBOR/GATE AT C.B.R.F. COURTYARD



8
FENCING AT DEMENTIA UNITS



9
TYPICAL FENCING/SCREEN ENCLOSURES

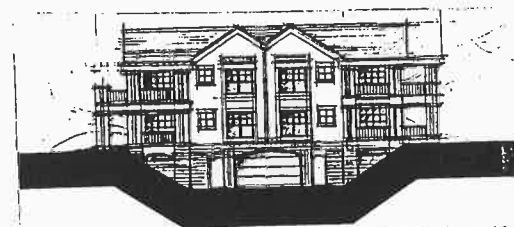




EAST ELEVATION DIVISION STREET



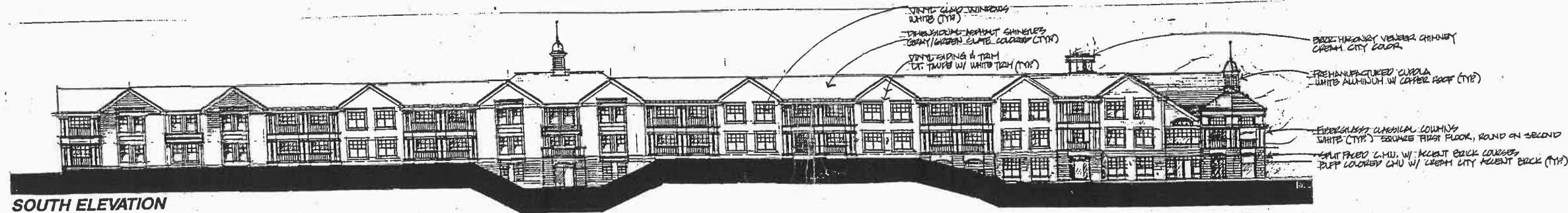
WEST ELEVATION



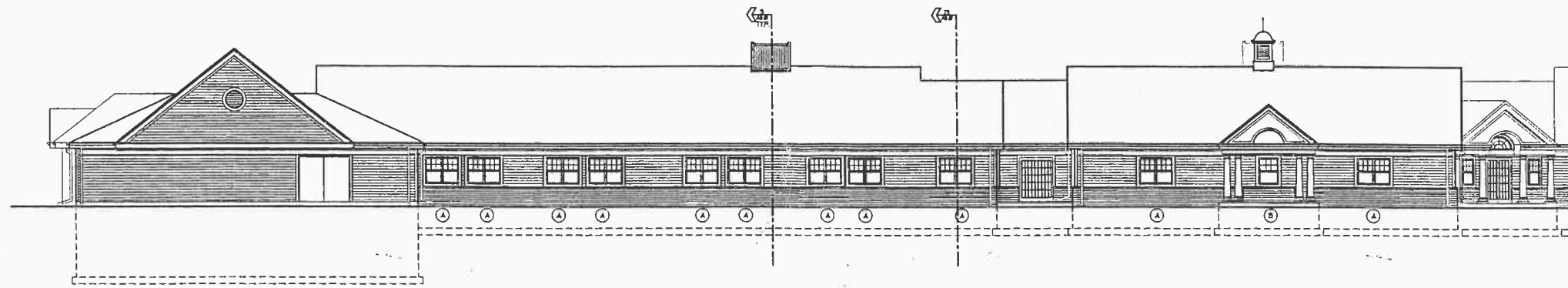
END ELEVATION



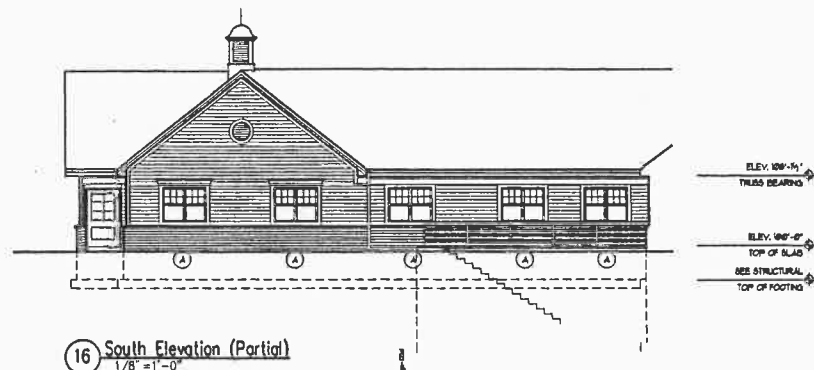
NORTH ELEVATION



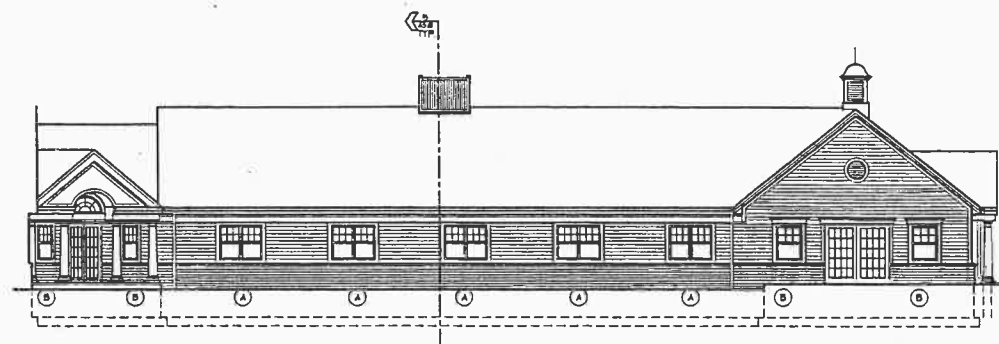
SOUTH ELEVATION



2 South Elevation (Partial)
1/8" = 1'-0"

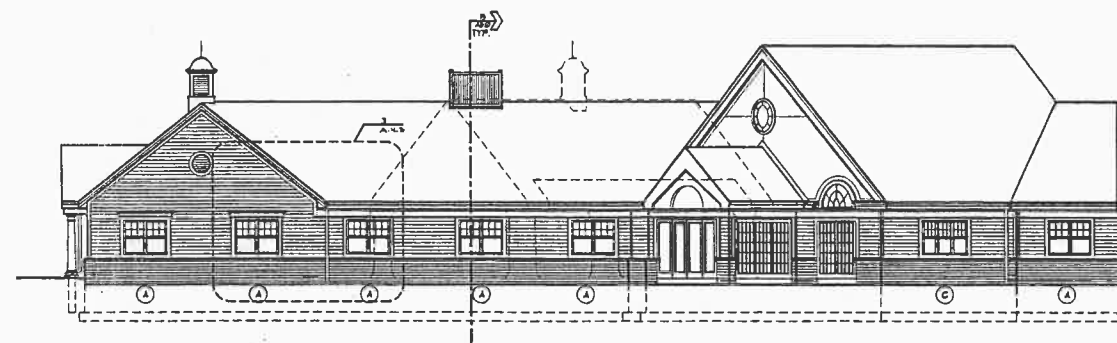


16 South Elevation (Partial)
1/8" = 1'-0"

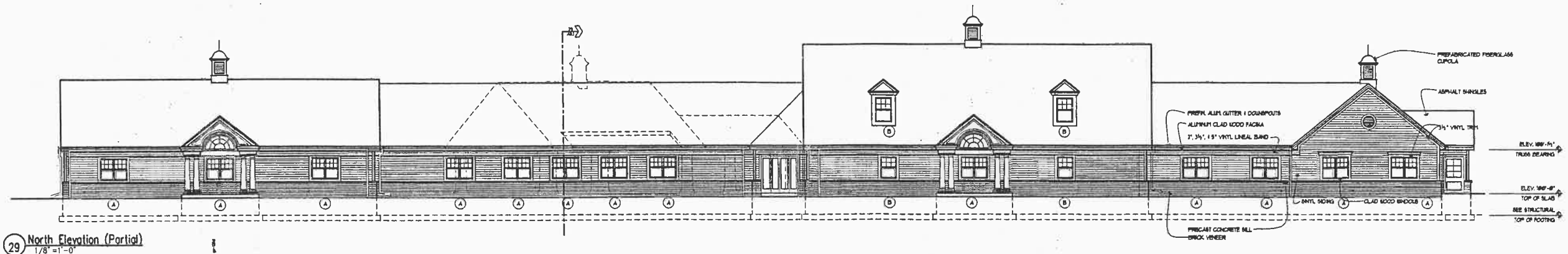


19 South Elevation (Partial)
1/8" = 1'-0"

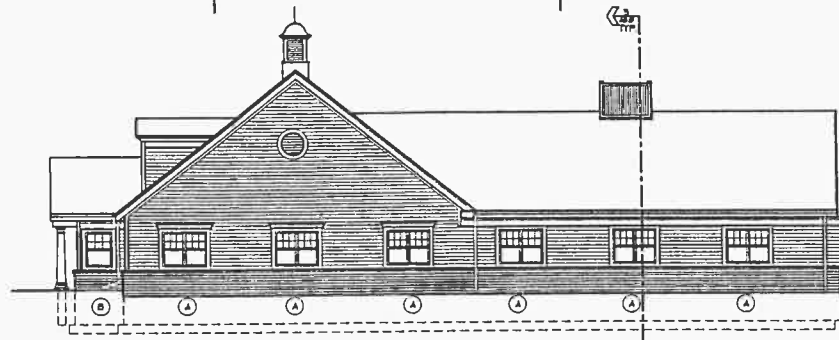
WINDOW SCHEDULE		
SYMBOL	PRODUCT NUMBER	MANUFACTURER
(A)	(1) VSH 2448	ACORN WINDOW SYSTEMS INC.
(B)	(1) VSH 3848	ACORN WINDOW SYSTEMS INC.
(C)	(1) VSH 2448	ACORN WINDOW SYSTEMS INC.
(D)	(1) VSH 3848	ACORN WINDOW SYSTEMS INC.



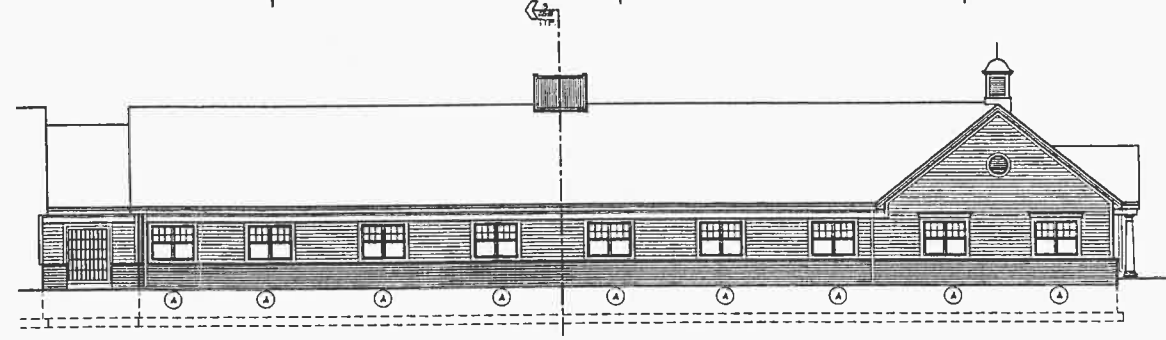
26 North Elevation (Partial)
1/8" = 1'-0"



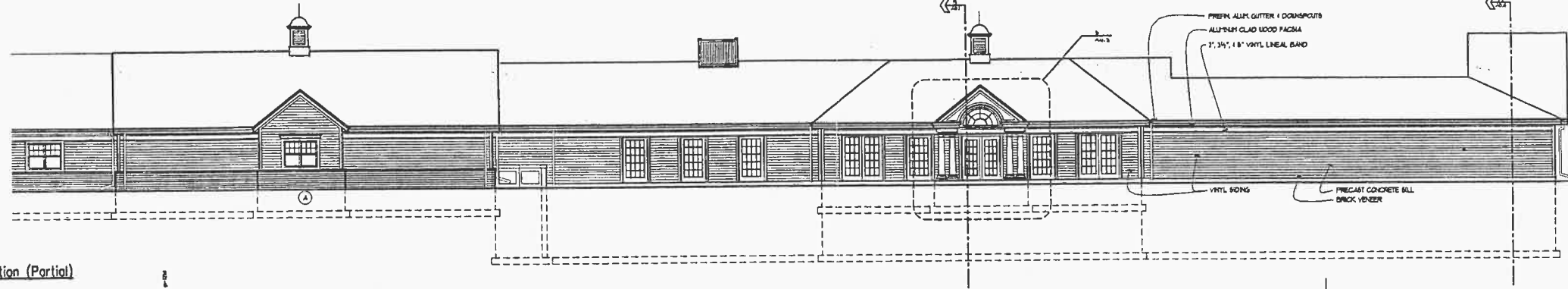
29 North Elevation (Partial)
1/8" = 1'-0"



1 West Elevation (Partial)
1/8" = 1'-0"

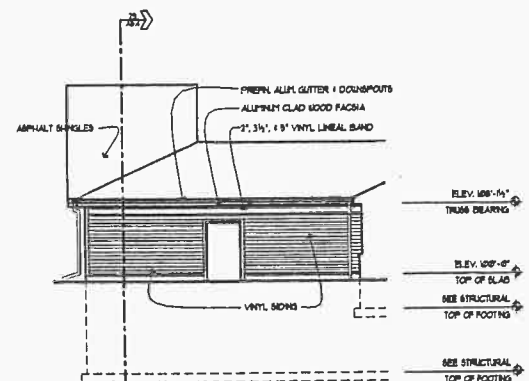


4 West Elevation (Partial)
1/8" = 1'-0"

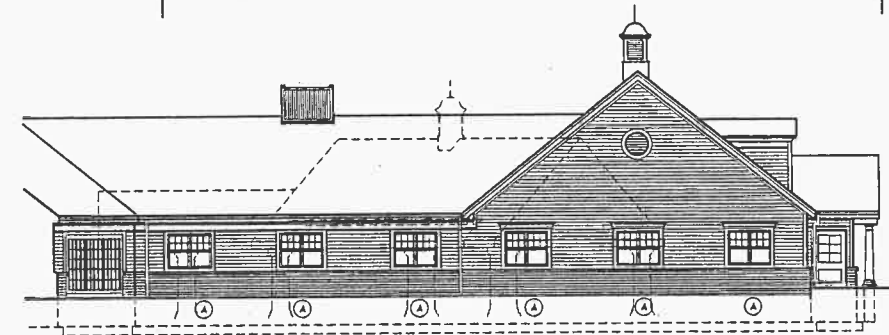


8 West Elevation (Partial)
1/8" = 1'-0"

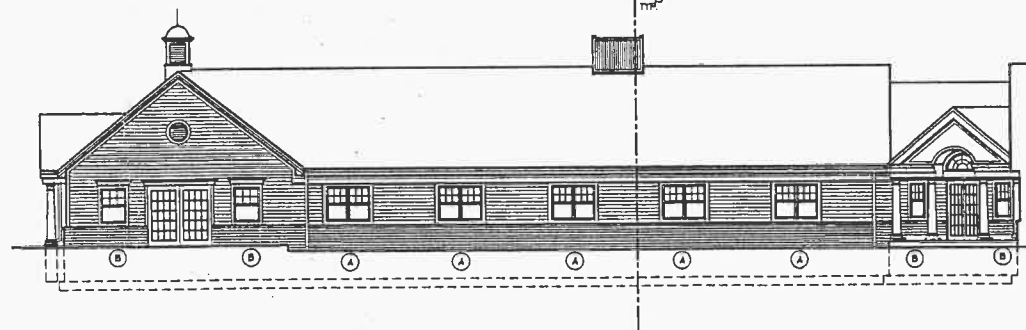
SYMBOL	PRODUCT NUMBER	MANUFACTURER
(A)	(U) VSH 2448	ACORN WINDOW SYSTEMS INC.
(B)	(U) VSH 3848	ACORN WINDOW SYSTEMS INC.
(C)	(U) VSH 2448	ACORN WINDOW SYSTEMS INC.
(D)	(U) VSH 3848	ACORN WINDOW SYSTEMS INC.



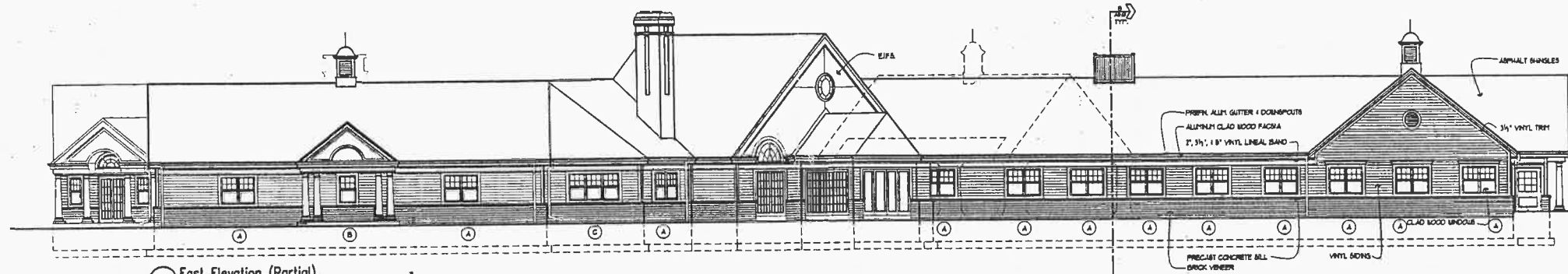
23 East Elevation (Partial)
1/8" = 1'-0"



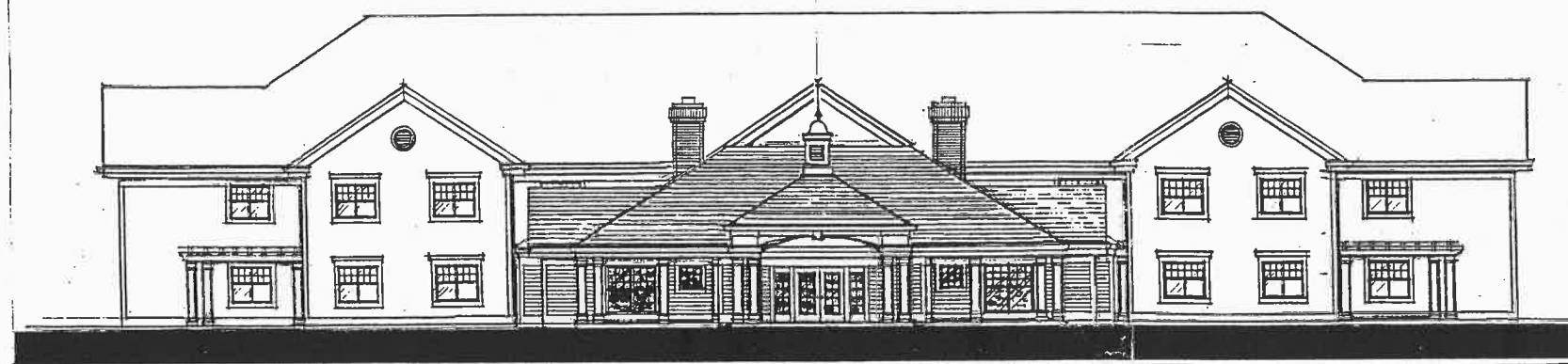
19 East Elevation (Partial)
1/8" = 1'-0"



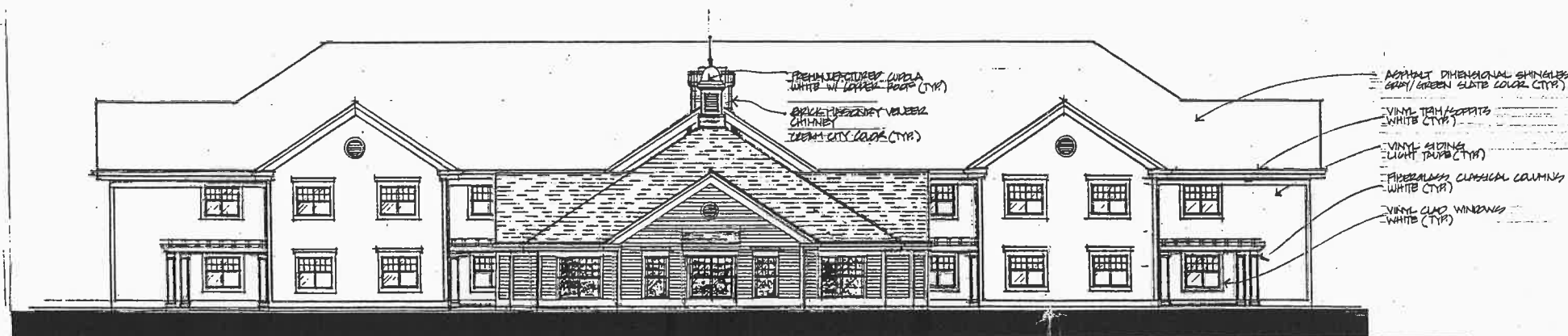
25 East Elevation (Partial)
1/8" = 1'-0"



30 East Elevation (Partial)
1/8" = 1'-0"



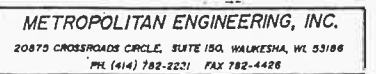
WEST ELEVATION



EAST ELEVATION DIVISION STREET



NORTH ELEVATION VIRGINIA AVENUE



STM INL #4
GRATE 873.75
12" E 869.75
7'-12" CL V RCP @ 0.52 %

STM INL #9
GRATE 871.73
18" E 8 865.83
12" N 8 W 866.33
143.00'-18" CL IV RCP @ 0.57 %

STM INL #10
GRATE 871.40
18" E 8 W 866.33
61.09'-18" CL IV RCP @ 0.58 %

NOTE: SLOT DRAIN SHALL HAVE NEENAH R-4950-HK FRAME AND TYPE A GRATE.
CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF STRUCTURE FOR APPROVAL BY OWNER AND VILLAGE.

STM INL #11
GRATE 872.63
18" N 8 SW 866.93
91.02'-18" CL IV RCP @ 0.46 %

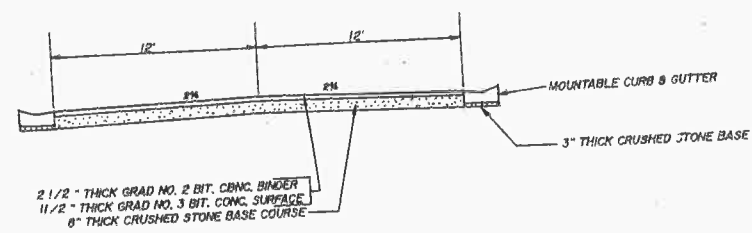
STM INL #6
GRATE 873.47
12" NE 868.05
18" S 867.55
191.41'-18" CL IV RCP @ 0.19 %

STM INL #5
GRATE 871.73
12" S 867.04
26'-12" CL V RCP @ 2.73 %

STM INL #5
RIM 874.00
12" NE 868.54
80.17'-12" CL V RCP @ 0.33 %

STM INL #8
GRATE 872.77
12" SW 868.77
68.19'-12" CL V RCP @ 0.33 %

VIRGINIA AVENUE
96.48
Y 89+21.18" E



TYPICAL CROSS SECTION

PROPOSED PAVEMENT SECTION
8" THICK GRAD, NO. 1 CRUSHED STONE BASE
2 1/2" THICK GRAD, NO. 2 BIT. CONC. BINDER
11 1/2" THICK GRAD, NO. 3 BIT. CONC. SURFACE

MANHOLES SHALL HAVE NEENAH R-1661 FRAMES W/TYPE A CATCH BASIN COVER.
CURB INLETS SHALL HAVE NEENAH R-3501-R FRAMES & GRATES.
PAVEMENT & FIELD INLETS SHALL HAVE NEENAH R-3287 FRAMES & GRATES.
CONTRACTOR SHALL GRADE DITCHLINE OF VIRGINIA AVE AS NECESSARY TO DAYLIGHT PROPOSED CULVERTS.

METROPOLITAN ENGINEERING, INC.
8045 CROSSROADS CIRCLE, SUITE 100, FAUKESHA, WI 53188
TEL (414) 788-8881 FAX 788-4488

VILLAGE OF GERMANTOWN

STREET & STORM SEWER

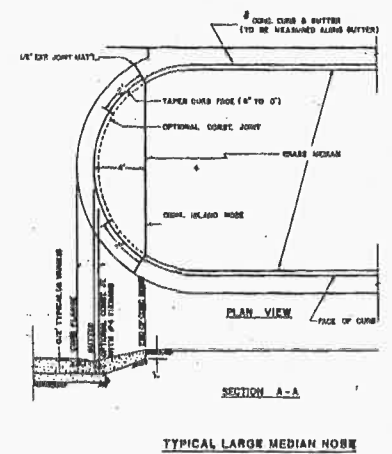
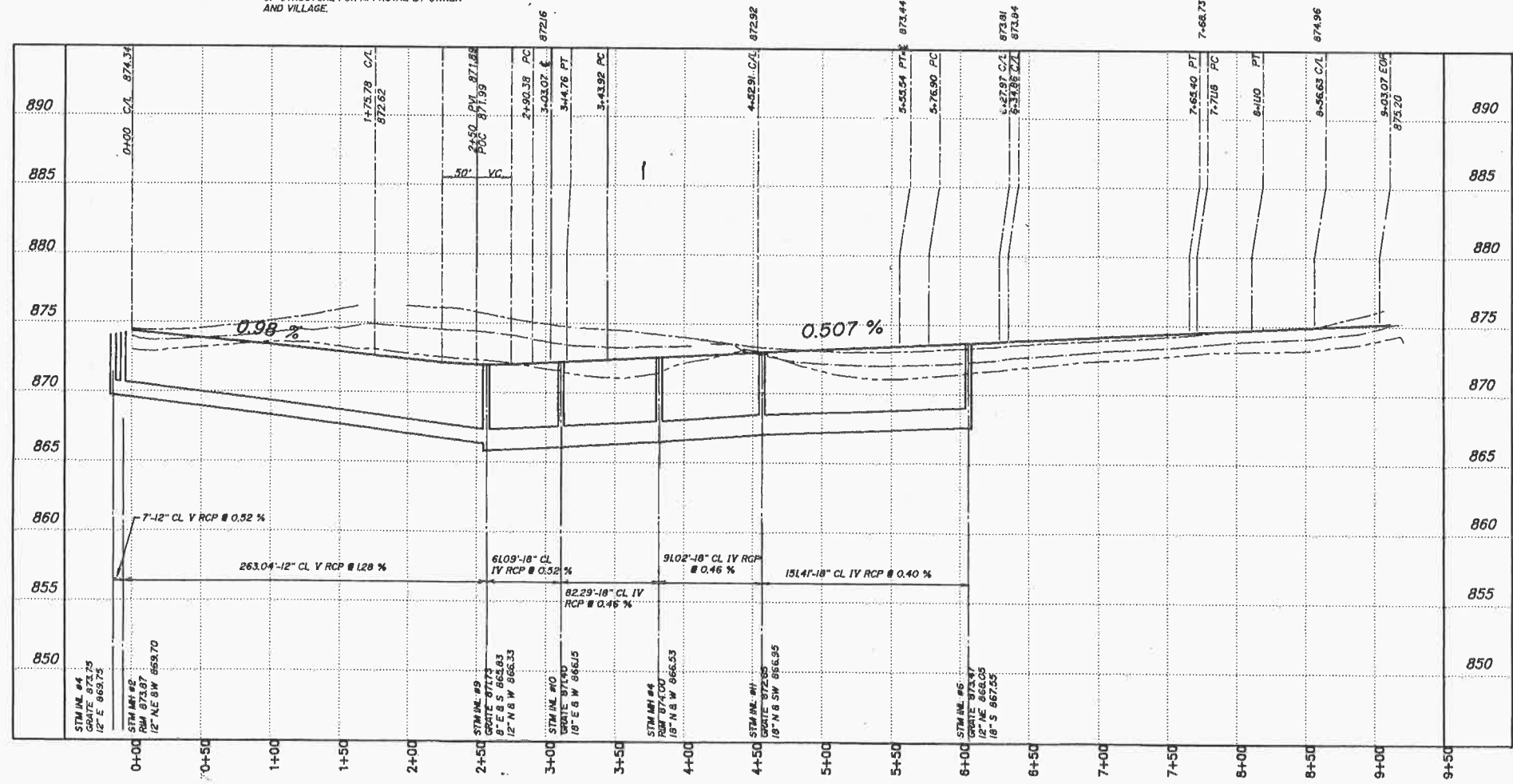
IN: EASEMENT
FROM: ± 900' SOUTHWEST OF VIRGINIA AVE
TO: VIRGINIA AVE



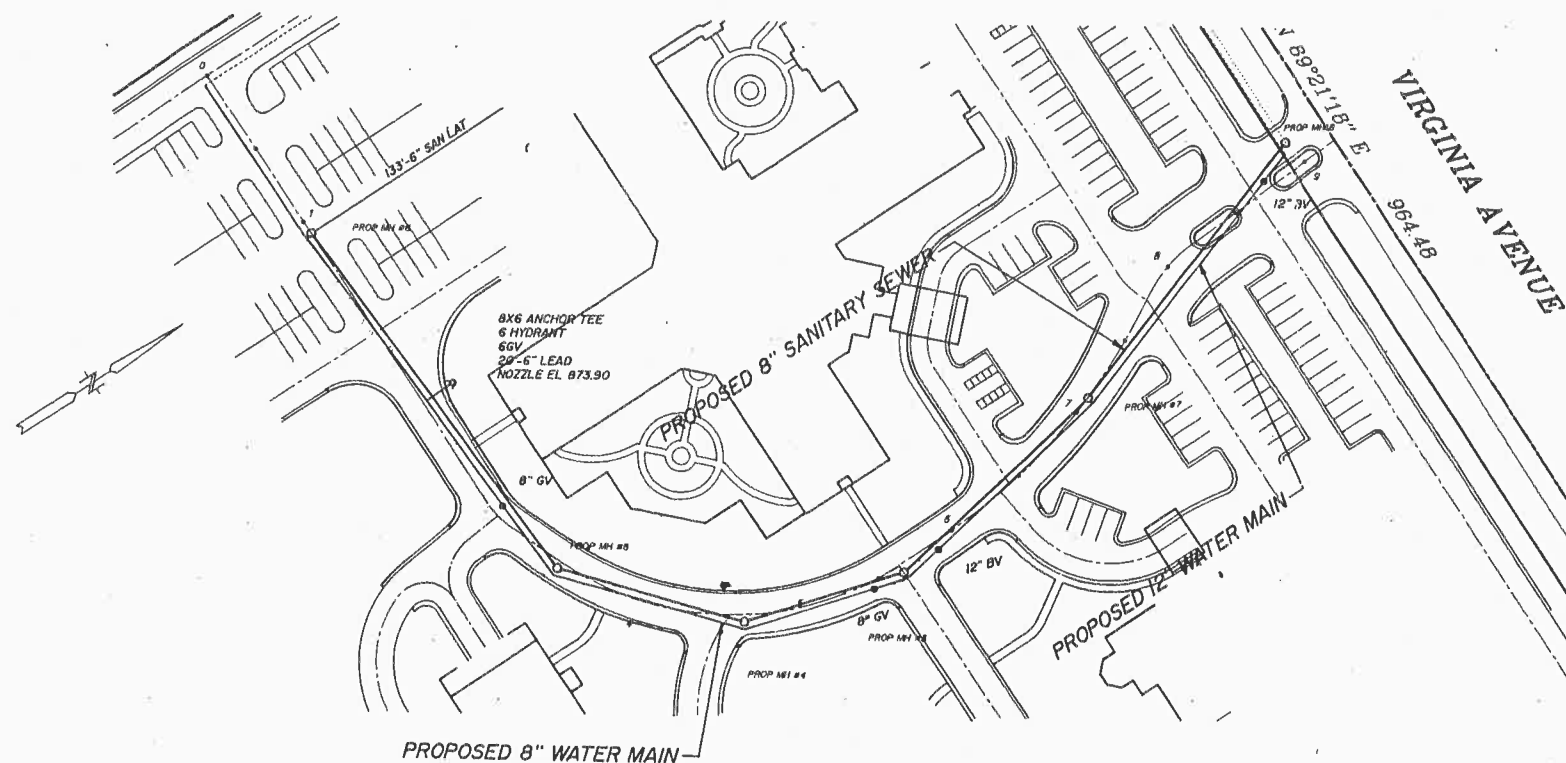
REVISIONS	BY	DATE
1	WPH	10/28/97
2	WPH	11/17/97
3	WPH	11/24/97

DRAWN BY	WPH	DATE	10/28/97	SCALE	SHEET
CHECKED BY	WPH	DATE	11/17/97	HORIZ 1"= 30'	6 OF 7
APPR. BY	WPH	DATE	11/24/97	VERT 1"= 3'	SHEETS
				FILE NO.	

10-28-97







TO OBTAIN LOCATION OF
HYDROGRAPHIC INFORMATION
CONTACT THE
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
VILLAGE OF GERMANTOWN
1000 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH. (614) 788-8331 FAX 788-4486

METROPOLITAN ENGINEERING, INC.
8075 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH. (614) 788-8331 FAX 788-4486

REVISIONS		DATE		BY	
1		10/28/99			
2		10/28/99			
3		11/2/99			
4		11/15/99			

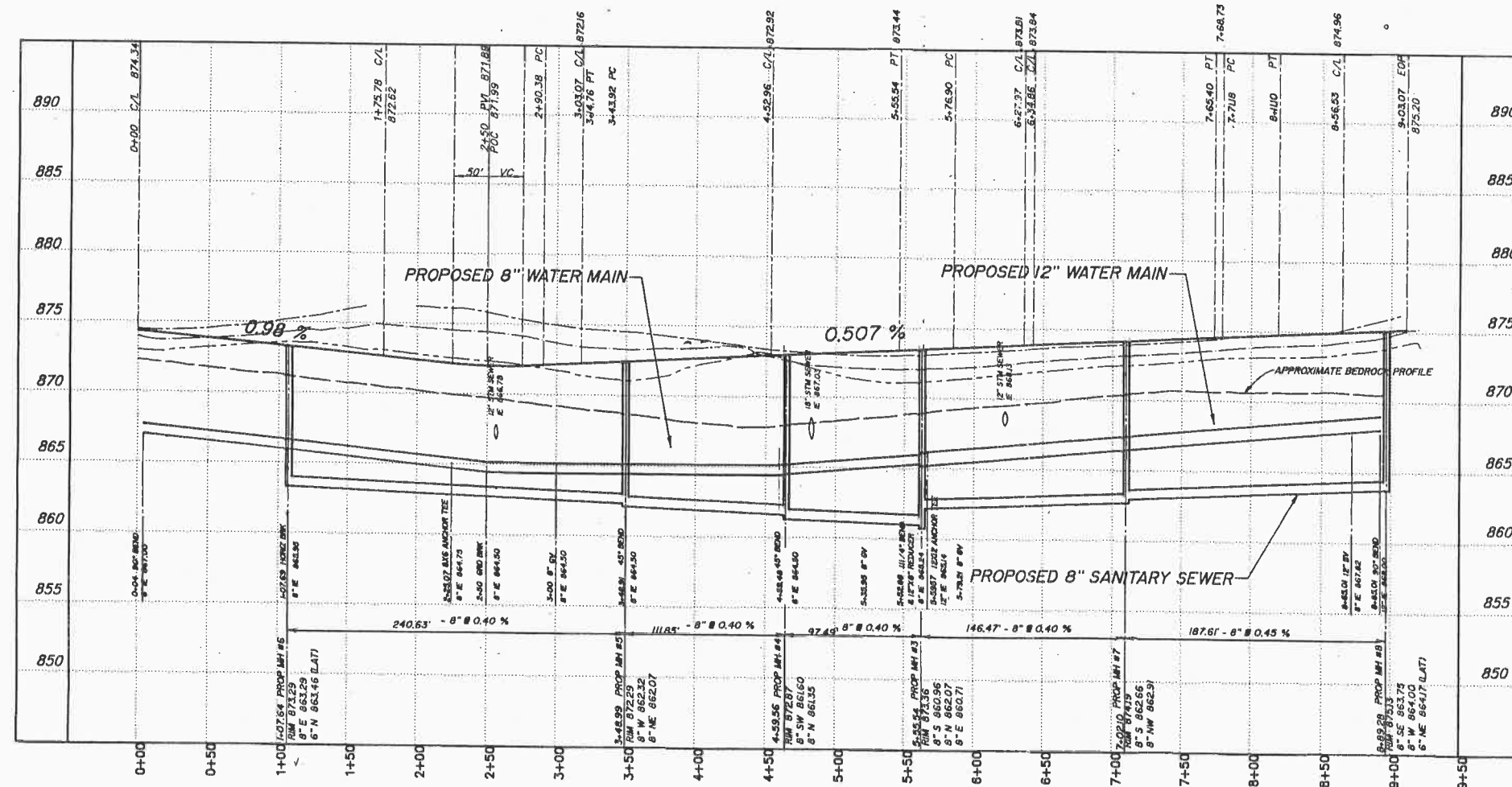
VILLAGE OF GERMANTOWN

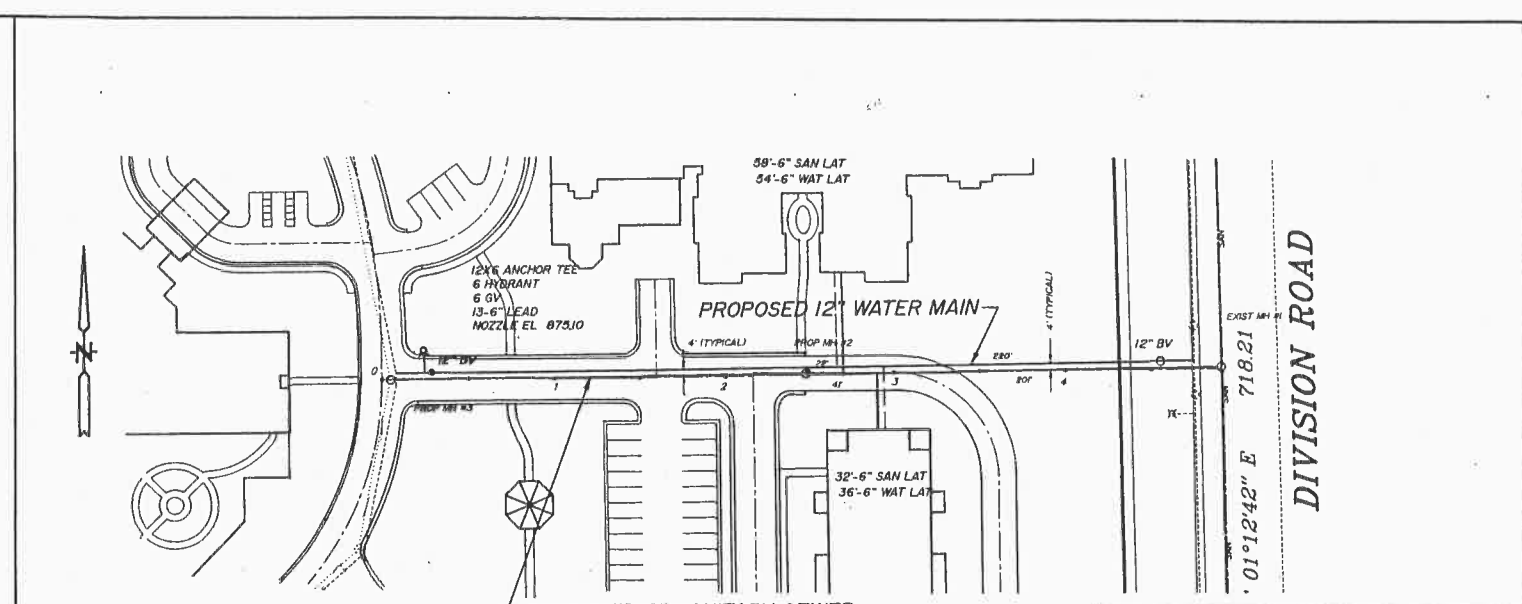
SANITARY SEWER & WATER MAIN

IN: EASEMENT
FROM: 900' SOUTHWEST OF VIRGINIA AVE
TO: VIRGINIA AVE

DRAWN BY: HEP DATE: 8/20/99 SCALE: 1"=50'
CHECKED BY: DATE: FILE NO.:
APP'D. BY: DATE: SHEET: 3 OF 7

NOTE: CONTRACTOR IS RESPONSIBLE FOR BORINGS
TO DETERMINE ACTUAL BEDROCK QUANTITY.



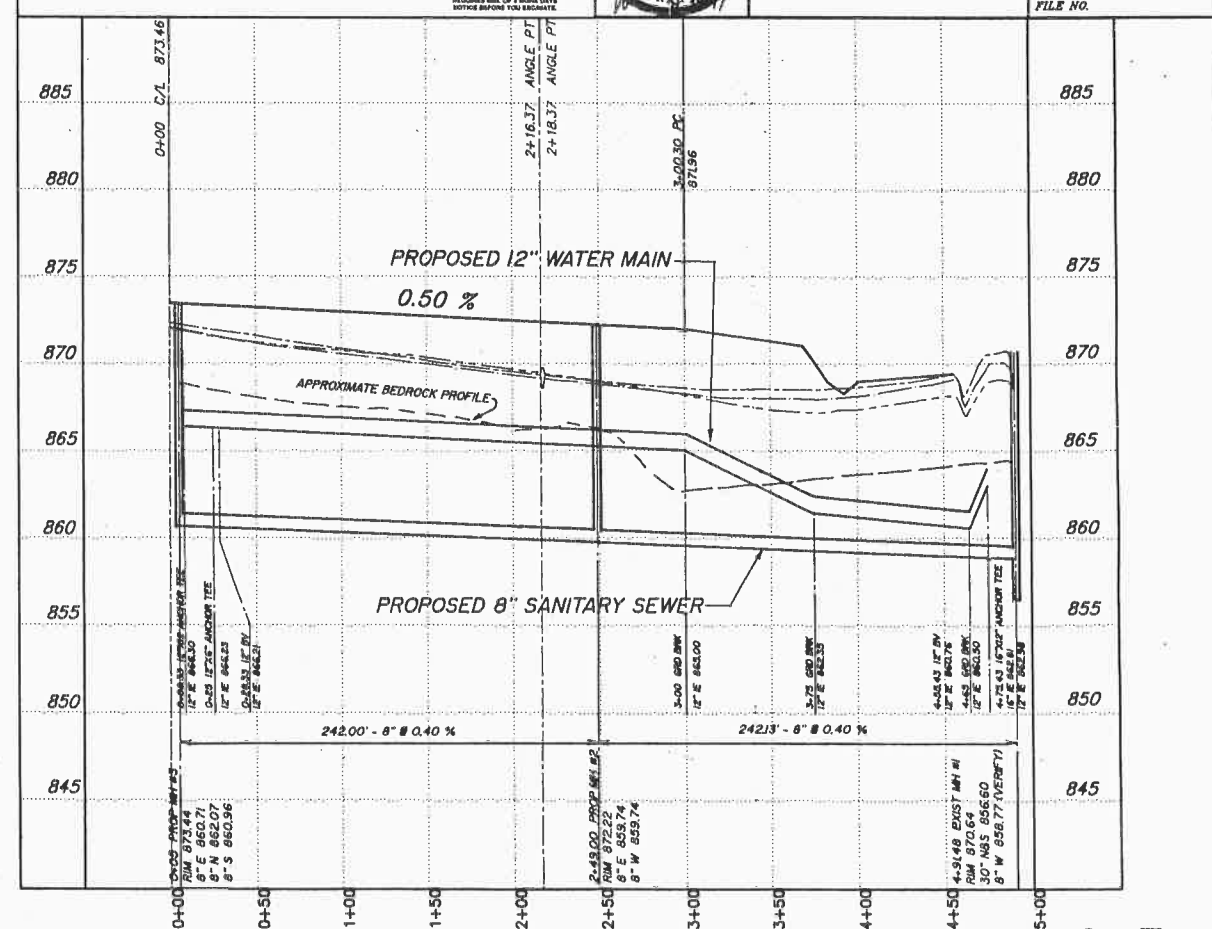


REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%; padding: 2px;">BY</th> <th style="width: 10%; padding: 2px;">DATE</th> </tr> <tr> <td style="padding: 2px;">10/8/97</td> <td style="padding: 2px;">10/21/97</td> </tr> <tr> <td style="padding: 2px;">11/6/97</td> <td style="padding: 2px;">12/22/97</td> </tr> </table>	BY	DATE	10/8/97	10/21/97	11/6/97	12/22/97	VILLAGE OF GERMANTOWN SANITARY SEWER & WATER MAIN
BY	DATE						
10/8/97	10/21/97						
11/6/97	12/22/97						
	<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> //N: EASEMENT FROM: VIRGINIA AVE TO: ± 500' SOUTH </td> <td style="width: 50%; vertical-align: top;"> EASEMENT DIVISION RD ± 500' WEST </td> </tr> </table>	//N: EASEMENT FROM: VIRGINIA AVE TO: ± 500' SOUTH	EASEMENT DIVISION RD ± 500' WEST				
//N: EASEMENT FROM: VIRGINIA AVE TO: ± 500' SOUTH	EASEMENT DIVISION RD ± 500' WEST						
DRAWN BY: <u>HEP</u> CHECKED BY: <u>WAH</u> APP'D BY: _____	DATE: <u>8/20/97</u> DATE: _____ DATE: _____						
	<table style="width: 100%;"> <tr> <td style="width: 50%;">SCALE</td> <td style="width: 50%;">SHEET</td> </tr> <tr> <td>HORIZ 1" = 50'</td> <td>2 OF 2</td> </tr> <tr> <td>VERT. 1" = 5'</td> <td>SHEETS</td> </tr> </table> FILE NO. _____	SCALE	SHEET	HORIZ 1" = 50'	2 OF 2	VERT. 1" = 5'	SHEETS
SCALE	SHEET						
HORIZ 1" = 50'	2 OF 2						
VERT. 1" = 5'	SHEETS						

 TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

40% STATUTE WAIVER (10/14)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU DIGGATE.

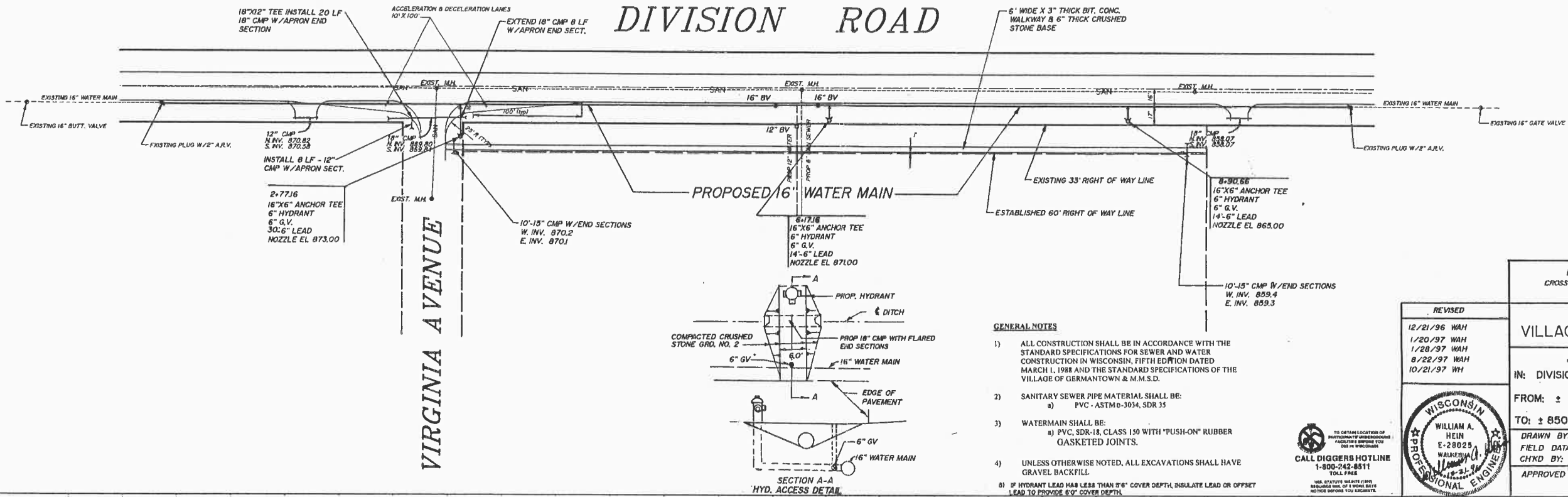


NOTE: CONTRACTOR SHALL SAWCUT & REMOVE ALL PAVEMENT INCLUDING DRIVES, AND REPLACE IN KIND.
NOTE: ALL DISTURBED AREAS SHALL BE TOPSOILED, SEED & MULCHED.



DIVISION ROAD

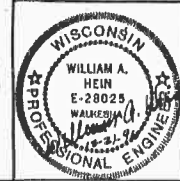
VIRGINIA AVENUE



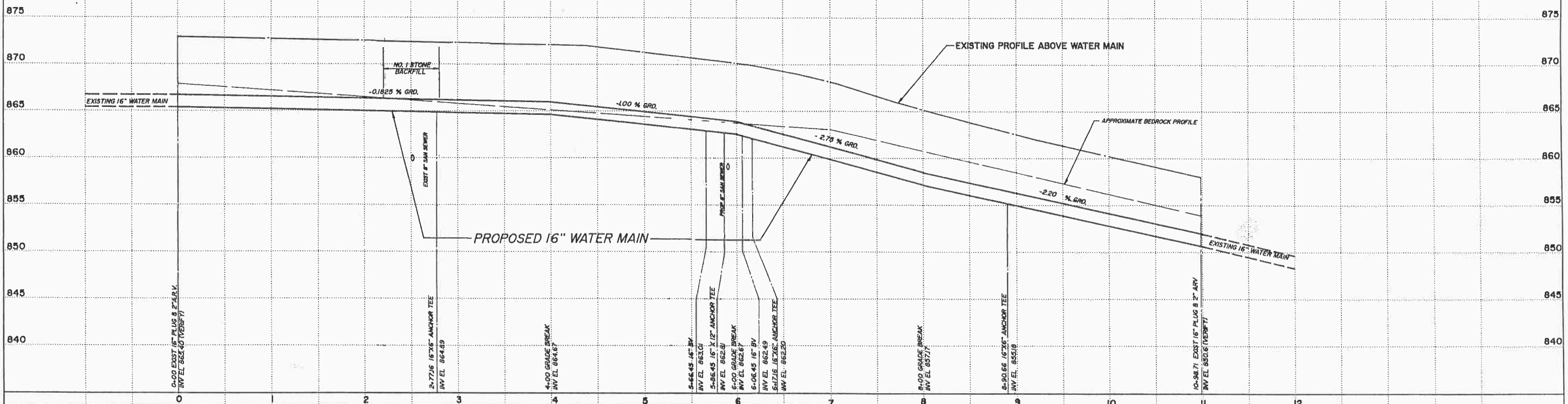
GENERAL NOTES

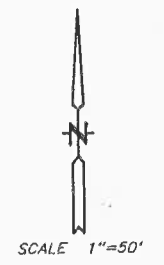
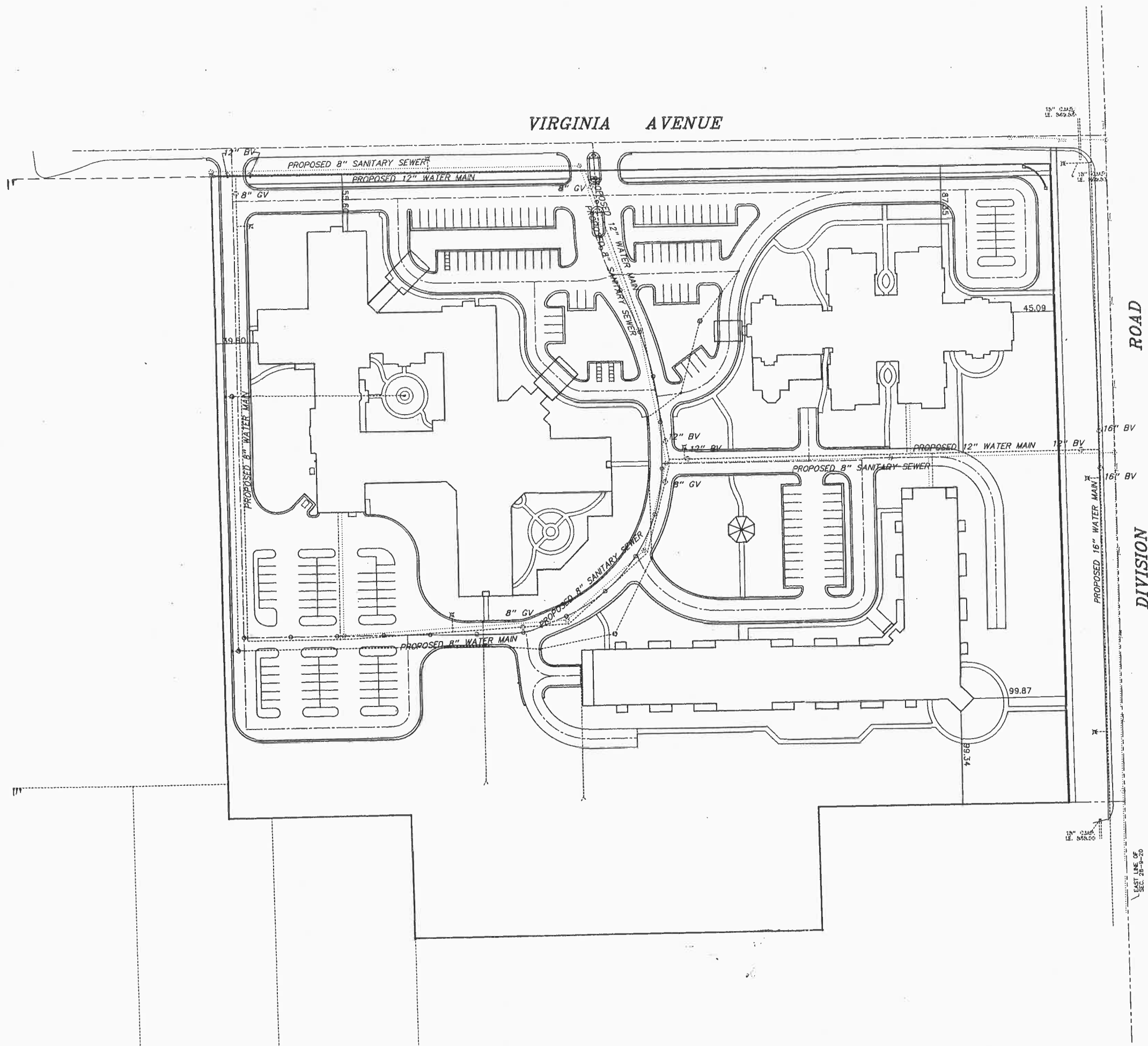
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, FIFTH EDITION DATED MARCH 1, 1988 AND THE STANDARD SPECIFICATIONS OF THE VILLAGE OF GERMANTOWN & M.M.S.D.
- SANITARY SEWER PIPE MATERIAL SHALL BE:
a) PVC - ASTM D-3034, SDR 35
- WATERMAIN SHALL BE:
a) PVC, SDR-18, CLASS 150 WITH "PUSH-ON" RUBBER GASKETED JOINTS.
- UNLESS OTHERWISE NOTED, ALL EXCAVATIONS SHALL HAVE GRAVEL BACKFILL.
- IF HYDRANT LEAD HAS LESS THAN 8" COVER DEPTH, INSULATE LEAD OR OFFSET LEAD TO PROVIDE 8" COVER DEPTH.

TO OBTAIN LOCATION OF
PARTICIPATING ENGINEERS
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE



METROPOLITAN ENGINEERING, INC. CROSSROADS CIRCLE, SUITE 150 - WAUKESHA, WI 53186 PH (414) 782-2221 FAX 782-4428	
VILLAGE OF GERMANTOWN	
IN: DIVISION ROAD	
FROM: ± 255' NORTH OF VIRGINIA AVENUE TO: ± 850' SOUTH OF VIRGINIA AVENUE	
DRAWN BY: HPP 10/2/96 FIELD DATA: CHKD BY: WAH 10/3/96	SCALES VERT: 1"=8' HOR: 1"=50'
APPROVED BY: _____ DATA: NO. _____	SHEET 1 OF 7

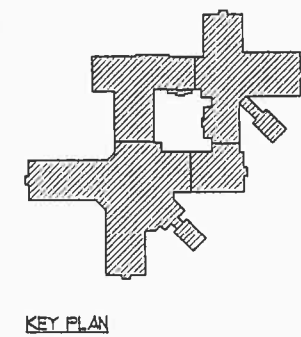
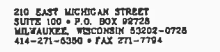




**PROPOSED SITE PLAN
VIRGINIA HIGHLANDS
VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**

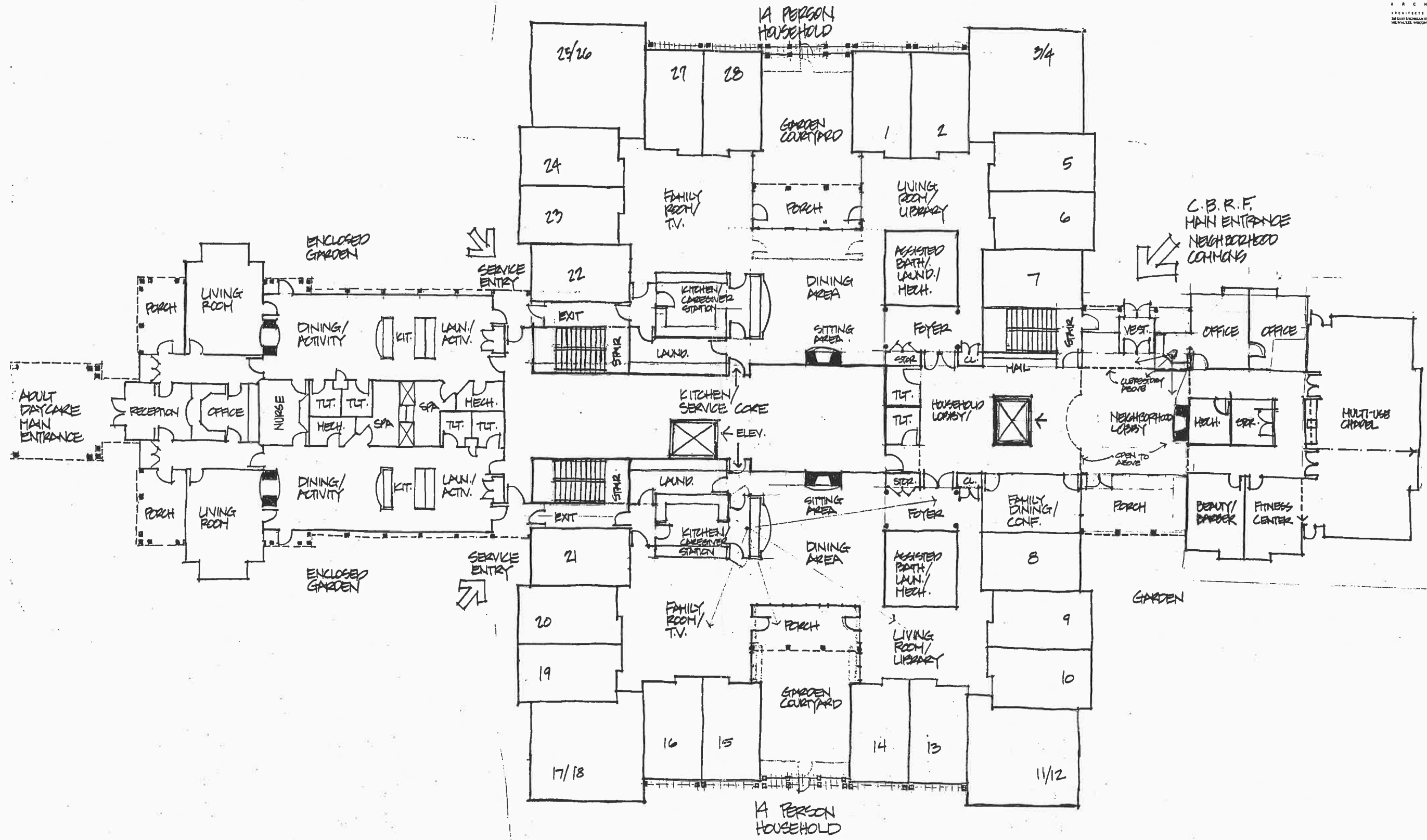
METROPOLITAN ENGINEERING, INC.
20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH. (414) 782-2221 FAX 782-4428

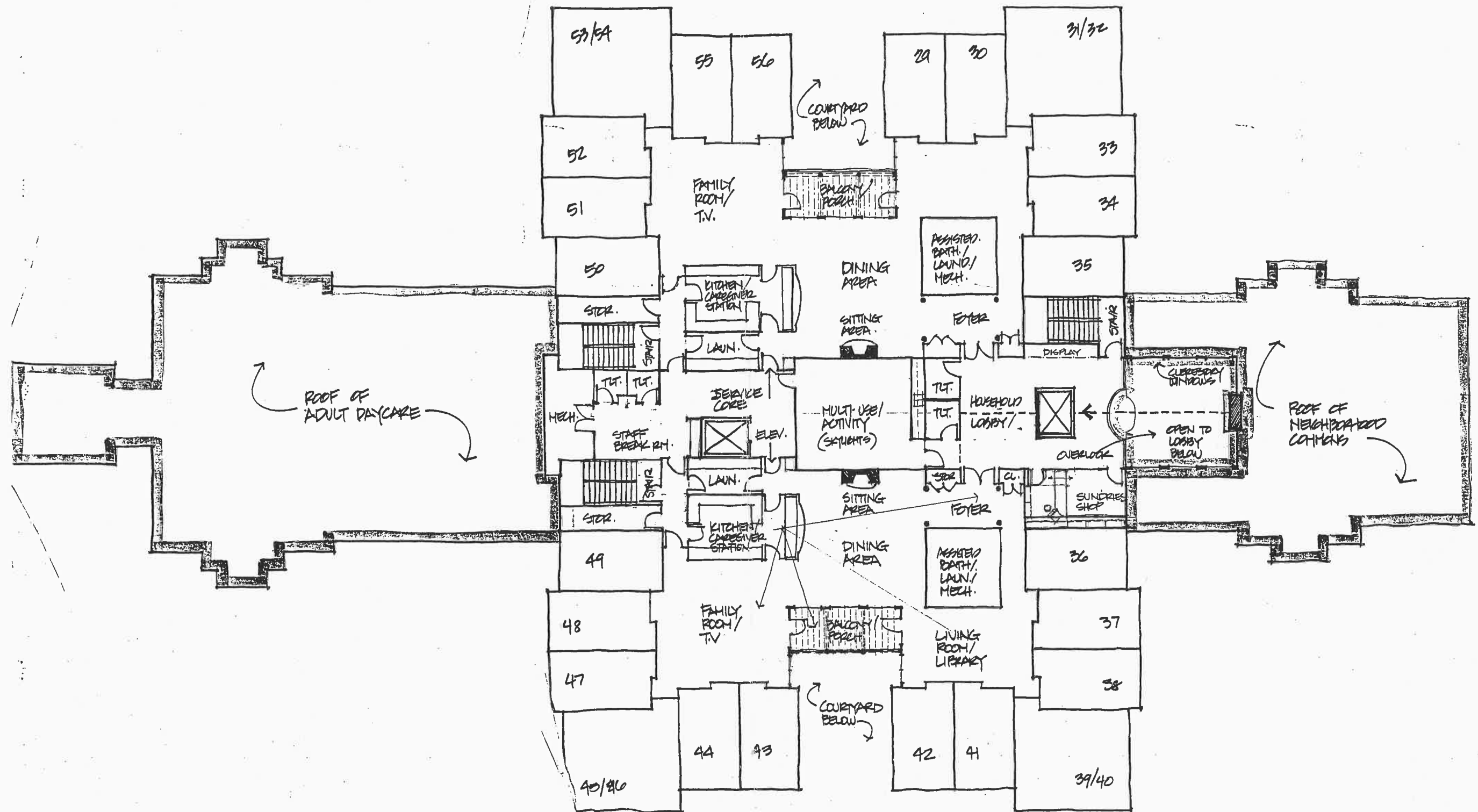
REVISED SEPT. 26, 1997.
REVISED OCTOBER 21, 1997.
REVISED NOVEMBER 17, 1997
REVISED NOVEMBER 26, 1997.
REVISED DECEMBER 22, 1997.



SUB-ACUTE & REHABILITATION CENTER

Project No. 96147-03
Date August 22, 1997





CONDITIONAL USE PERMIT (CUP)

2/13/17 Plan Commission Meeting

Joe & Aimee Goetter

Village Planner Report

Germantown, Wisconsin

Summary

Joe & Aimee Goetter, property owners of an 8-acre parcel located at W156 N10762 Pilgrim Road are requesting approval of a Conditional Use Permit (CUP) to operate a “major” home-occupation lawn, landscape & snow plowing services business from the property.

Location: W156 N10762 Pilgrim Road

Property Owner/

Applicant: Joe & Aimee Goetter
W156 N10762 Pilgrim Road
Germantown, WI

Current Zoning District: Rs-2: Single-family

Adjacent Land Uses		Zoning
North	Residential	Rs-5/Rs-4
South	Residential	Rs-1
East	Residential	Rs-4
West	Residential	Rs-6



Proposal

Joe & Aimee Goetter, property owners of an 8-acre parcel located at W156 N10762 Pilgrim Road are requesting approval of a Conditional Use Permit (CUP) to operate a “major” home-occupation landscape & snow plowing operation from the property.

As detailed in the attached description, the Goetter’s own and operate North Brook Landscaping Inc. The business currently operates from the property and provides various lawn, landscaping, tree and snow plowing maintenance services. Hours of operation are generally 7:00am to 5:00pm daily. North Brook Landscaping employs 3-4 full-time employees. All services are performed off-site with all trucks, trailers, plows, lawn mowers and other equipment kept on-site during non-work hours.

Staff CommentsConsistency with Village’s Land Use Plan.

The Plan map classifies this property as “Low Density Residential” (2 DU per acre density with 20,000 sqft min. lot size).

Conformance with Zoning District & Home Occupation Requirements.

Section 17.61 of the Zoning Code provides for and regulates home-occupations. While “minor” home-occupations are allowed in all residential zoning districts “by right” and do not need special permits or approvals, a “major” home-occupation is allowed in only the Rs-1 (5 acre), Rs-2 (2-acre) and Rs-3 (1 acre) residential districts. Major home-occupations can be more intense in terms of their operation characteristics, have more employees (up to 5 non-resident employees), can operate from an accessory building, and have outside storage of materials and equipment provided it is screened from the public view.

The Goetter property is 8 acres in area and zoned Rs-2: Single-family. Under Section 17.61, “major” home occupations are allowed on property located in the Rs-2 District with a conditional use permit (CUP), and, compliance with the general and specific requirements and performance criteria under Section 17.61(4) and (5)(b).

The two requirements of particular concern for “major” home occupations such as this landscaping operation are: outside storage of vehicles, equipment and materials; and # of employees.

Section 17.61(5)(b)2. requires:

The display, storage or parking of materials, goods, supplies, or equipment outside of the dwelling is permitted in an enclosed accessory building, or in the side or rear yard of the subject property provided the yard area used for such display, storage or parking is completely screened from view from all public streets and adjacent property. Screening shall be accomplished through the use of natural landscaping materials (i.e., trees, plants, berms, rocks), or, a combination of natural landscaping and other manmade or fabricated screening materials (e.g., fencing, etc.) provided that all screening shall be instantaneous and continuously maintained;

In this case, the Goetter property is heavily wooded. All vehicles and equipment are kept in the rear yard behind an existing garage. Indications are that none of the adjacent property owners nor public traveling Pilgrim Road can see the items being kept on the property. All services are performed off-site, so the only evidence of the business would be vehicles travelling to/from the property at the beginning and end of the work day.

Section 17.61(5)(b)3. Provides that:

The number of part-time or full-time nonresident employees working upon the premises for which a home occupation permit has been granted shall not exceed the following:

- a. Five nonresident employees for home occupations in the Rs-1 Zoning District;*
- b. Two nonresident employees for home occupations in the Rs-2 or Rs-3 Zoning Districts.*

In this case, while the number of non-resident employees is 3-4 full-time employees, none of the non-resident employees work on the premises; all services are performed off-site.

Village Planner Recommendation

APPROVE a conditional use permit (CUP) for the landscape services and snow plowing operation to operate as a “major” home-occupation from the property located at W156 N10762 Pilgrim Road subject to the following conditions:

1. The landscape services operation shall meet and continuously comply with all applicable provisions, limitations and regulations in Section 17.61 (Home Occupations and Professional Home Offices) of the Zoning Code; specifically Section 17.61(5)(b) and 17.61(4)(a) through (q) except (n)1. which shall be as set forth below.
2. Pursuant to Section 17.61(4)(n)1. of the Zoning Code, the minimum time period for which this major home occupation CUP will remain valid shall be ten (10) years from the date of issuance subject to ongoing compliance with all conditions set forth herein.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.



Village of



Germantown

Willkommen

Fee must accompany application

\$1460

Paid

Date

1-12-17

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

SAME →

PROPERTY OWNER

Joe & Aimee Goetter

Phone ()

Phone (414) 750-8899

Fax ()

E-Mail JGoetter1@gmail.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Joe & Aimee Goetter

3 PROPERTY ADDRESS

TAX KEY NUMBER

W156 N10762 Pilgrim Rd.

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.

Lawn care & snow plowing. 4-5 pickup trucks, 2-3 trailers, lawn mowers, various equipment. 3-4 employees work 8am-5pm. No retail or customers.

5 DESCRIPTION OF PROPOSED OPERATION

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

MAJOR home occupation

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

Same as above

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Attached

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:

JG 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.

JG 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.

JG 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!

same

Applicant Date

[Signature]

Owner Date *1-11-17*

Germantown CUP Occupation Description

We own & operate a small lawn/landscape & snow plowing business. We provide lawn & landscape maintenance services.

Employees:

-We have 3-4 full time employees.

-These employees arrive between 7-8am, park their personal vehicles, and depart for the day with a truck and/or truck & trailer.

-The employees return at some point between 4-5pm, park the truck and/or truck & trailer, and depart with their personal vehicle.

Other activity at our property:

-Other than employees, we do not have any other activity at our property. There is no retail operations, we do not have customers at our property, and do not have business related deliveries. Our work is not on site but rather at customer's locations.

Signage:

-We do not post any signs on our property.

Equipment Storage:

-We have 4-5 pickup trucks, 2-3 trailers, snow plows, lawn mowers & various landscaping equipment. We store the vehicles behind our detached garage. The majority of the other equipment is stored within the garage or the enclosed trailer.

Materials:

-We do not store any 'for sale' materials on our property.

Infringement upon neighbors/community

-Our property is heavily wooded (see attached google maps image). Our home & detached buildings are located well beyond view from Pilgrim Rd (see attached google maps image). None of our vehicles or equipment are visible from Pilgrim Rd.

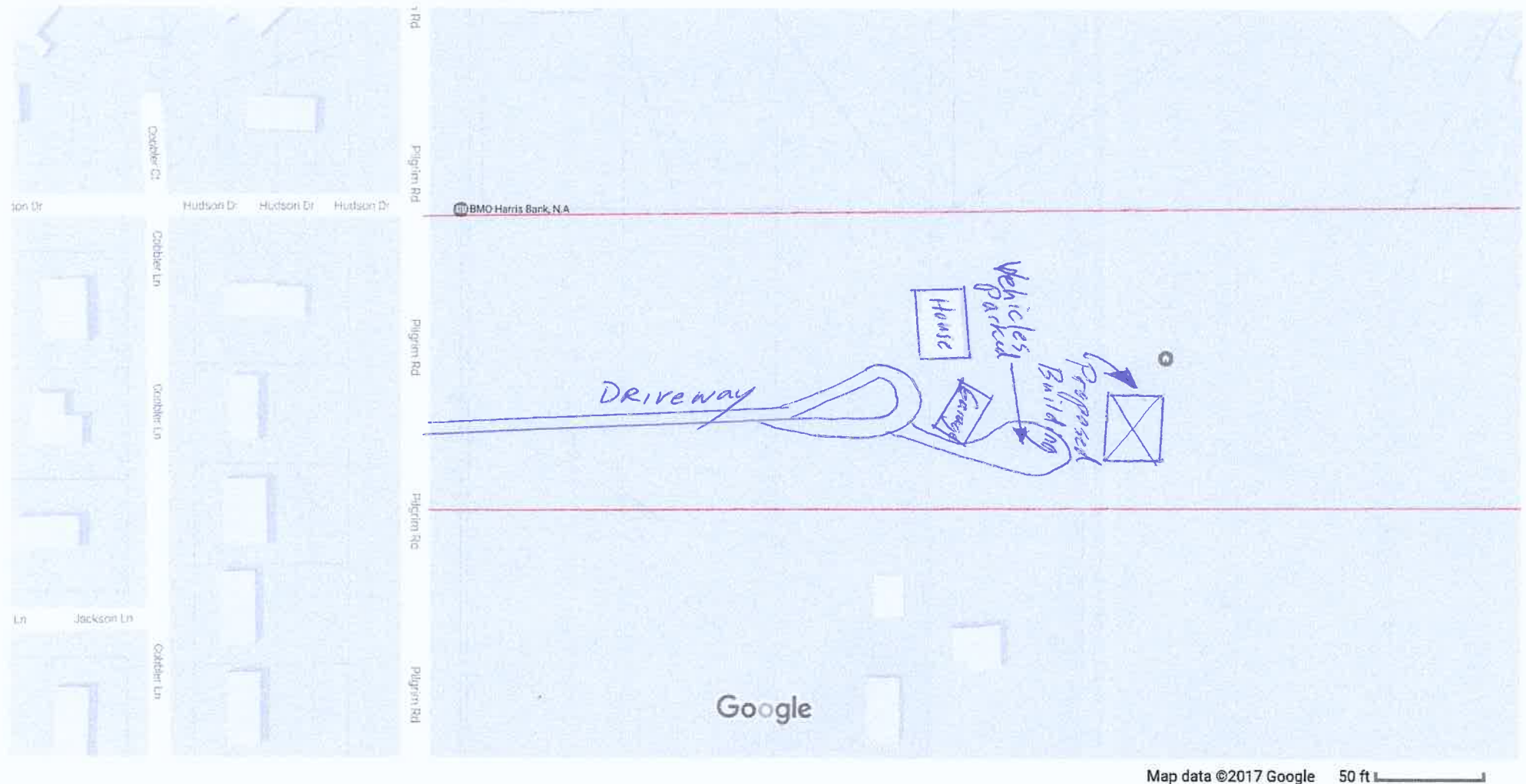
-We have only one neighbor to the south – in the winter months (leaves not on trees), our neighbor may be able to see our vehicles parked around our garage.

Google Maps Goetter Residence



Imagery ©2017 Google, Map data ©2017 Google 100 ft

Google Maps Goetter Residence



CONDITIONAL USE PERMIT APPLICATION

2/13/17 Plan Commission Meeting

Carpetland USA Germantown / GT Real Estate of Germantown LLC

Village Planner Report

Germantown, Wisconsin

Summary

Carpetland USA Germantown, agent for GT Real Estate of Germantown LLC, property owner, is seeking a Conditional Use Permit to allow the operation of Retail Flooring Showroom from the existing building located at W188 N9875 Maple Road.

Property Location: W188 N9875 Maple Road

Applicant/

Property Owner: GT Real Estate of Germantown
c/o Carpetland USA
11316 W. Rogers St
West Allis, WI 53227

Current Zoning: B-1: Neighborhood Business District

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Commercial	B-2
East	Commercial	B-2
West	Commercial	B-2



Background

In 2007 the Village granted GT Real Estate of Germantown LLC CUP #4-07 for the operation of a “retail flooring showroom”. The permit also granted limited rights to grade and install a parking lot within a 25’ wetland setback associated with the redevelopment of this 1.7-acre parcel with a 14,400 sqft multi-tenant building (see enclosed CSM survey, site plan and building plans). However, for various reasons and despite a series of three 12-month approval extensions granted for the site plans that were also originally approved in 2007, the flooring showroom use was never developed. In accordance with the provisions of Section 17.42(6) of the Village’s Zoning Code, CUP#04-07 has lapsed and is no longer valid. Consequently, in order for GT Real Estate of Germantown LLC to use the property they will need to apply for and obtain a new conditional use permit.

Proposal

Carpetland USA Germantown, agent for GT Real Estate of Germantown LLC, property owner, is seeking a (new) Conditional Use Permit to allow the operation of Retail Flooring Showroom from the existing building located at W188 N9875 Maple Road. However, unlike the original proposal, GT Real Estate intends to re-use the existing 3,600 sqft building and parking lot.

As discussed in the January 10 project description letter from Dave Brown, Carpetland would operate a flooring showroom with all inventory and installation activities conducted from the existing warehouse locating in West Allis. Hours of operation at the showroom would be Monday-Friday 10:00am to 8:00pm, Saturday 10:00am to 6:00pm and Sunday 11:00am to 5:00pm. A sales staff of up to four (4) people and a store manager will work at the Germantown showroom location.

Staff Comments

CUP #04-07 was originally granted with the understanding that the “retail flooring showroom” would be just that... a showroom, and not include any sort of warehouse component that would require and/or depend upon deliveries by large trucks. As was the case back in 2007, there is concern that any significant amount of traffic or even a small amount of large, delivery-type truck traffic, will create problems at the driveway entrance onto Maple Road. The close proximity of the access driveway to the Appleton Ave @ Maple Road intersection and left-turn lane for the Menard’s access driveway, and the narrowness of the site and parking lot with only one way in/out will make it difficult for large trucks to navigate in and out of the site. While those concerns were expressed in reaction to the proposed re-development plans for the site, this same concern is even more likely to occur with no improvement to the site, access driveway location or parking lot. Consequently, it is imperative that the flooring showroom NOT require large trucks to regularly visit the site. Any significant problems created by showroom traffic may result in the Village re-evaluating the CUP and the need for site improvements to remedy any such traffic problems.

Public Works Department staff indicated that water and sanitary sewer utilities to the site were disconnected years ago when the re-development plans were originally approved and the existing building was being prepped for demolition. Connection to new utility stubs will be required in order to provide water and sewer to the building. New utility stubs are provided from Appleton Ave on the north side of the site.

With respect to parking, the Village's parking guidelines for a 3,600 sqft retail building with five employees recommend a minimum of (19) parking stalls. The site plan provided with the application indicates that a total of (29) stalls could be provided within the existing paved parking lot.

Fire Department staff has reviewed the CUP application and have recommended approval subject to the following comments:

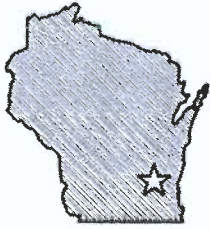
- Pre-occupancy inspection required by Fire Department
- Any new or additional building construction on the site may require additional water supply or Fire Department access

The Building Inspector has indicated that state-approved plans will be required for any interior or exterior improvements.

Village Planner Recommendation

APPROVE a Conditional Use Permit for GT Real Estate of Germantown LLC, property owner, operator a retail flooring showroom from the existing building located at W188 N9875 Maple Road subject to the following conditions:

1. This permit authorizes the uses and activities set forth in the conditional use permit application dated January 12, 2017 and in the supporting documents and plans made part of the application, including the floor plan and site plan dated January 3, 2017. All of the operational characteristics and activities proposed, as well as any commitments made by the Applicant in the application and supporting documents are deemed to be conditions of approval. No warehouse use or installation activities shall occur on the property.
2. If the use, activities and/or operation of the training facility subject of this permit falls out of conformity with the conditions herein, or where there is a change in the character, intensity or extent of the activities that causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. Exterior building and/or site improvements will require plan approval and/or permits from the Village.
4. The owner/operator shall contact Inspection Services regarding the need for building, electrical and plumbing permits for any interior and exterior renovations. State-approved plans may be required for any improvements and shall be submitted with or prior to any building permit application. All building code and fire safety improvements required shall be installed, inspected and approved prior to issuance of an occupancy permit.
5. The owner/operator shall cooperate with the Fire Department and Building Inspector to conduct a pre-occupancy inspection and provide whatever fire safety measures are required under the Village and other applicable codes.
6. The existing sign panel attached to the front elevation of the building is not compliant with current sign regulations. All exterior signs shall comply with the Village's sign regulations including obtaining approval and/or permits from the Zoning Administrator and/or Plan Commission.
7. The CUP shall not be transferrable to any other organization and/or business operator.



Village of
★★★
Germantown
Willkommen

Fee must accompany application

~~1~~\$1460 Paid ~~\$~~ Date 1-12-17

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

Carpetland USA Germantown, Inc.

11316 W. Rogers St.

West Allis WI 53227

Phone (262) 909-4552

Fax (414) 727-4971

E-Mail ~~usckia@carpetlandwi.com~~

Steve M @ carpetland.wi.com

PROPERTY OWNER

GT Real Estate of Germantown, LLC

11316 W. Rogers St.

West Allis WI 53227

Phone (262) 909-4552

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Carpetland USA Germantown, Inc.

3 PROPERTY ADDRESS

W188 N9875 Appleton Ave

TAX KEY NUMBER

GTNV 324959

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.

property is not currently being used for anything

5 DESCRIPTION OF PROPOSED OPERATION

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

Retail Flooring Showroom

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

see attached letter of proposed use

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

W188 N9875 Appleton Ave
Sec. 32 T9N R20E
PT NE SE CSM 6232 LOT 1 DOC 1091171 + 1146272
SEC 32-9-20 1.724C

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!


Applicant _____ Date _____


Owner _____ Date _____



6051 Regency West Drive • Racine, WI 53406
Phone 262-554-7070 • Fax 262-554-7171

1451 S. 108th Street • West Allis, WI 53214
Phone 414-453-7070 • Fax 414-453-7171

208 W Silver Spring Drive • Glendale, WI 53217
Phone 414-332-7070 • Fax 414-332-7171

2030 Silvernail Road • Pewaukee, WI 53072
Phone 262-522-1010 • Fax 262-522-0101

January 10th, 2017

To whom it may concern:

RE: W188 N9875 Appleton Ave, Germantown, WI Property - Use

GT Real Estate of Germantown, LLC purchased a couple of properties in Germantown over the years of 2004-2006. At that time, the intention was to tear down the existing buildings and build a new building that would be leased out to Carpetland USA of Germantown, Inc. to be used as a retail flooring showroom. The CUP#4 – 07 was issued to GT Real Estate of Germantown, LLC as property owner at the end of 2007. Unfortunately, with the economic downturn in 2008, the flooring industry took a considerable hit and the plans for Germantown were put on hold. As the economy started to recover, one of the partners of GT Real Estate of Germantown, LLC sadly passed away. This also put a hold on some of our future growth plans.

We have always had a dream of opening a store in Germantown. Now that Carpetland USA has had time to recover and are back in a growth mode, we are looking to fulfill that dream. Over the years of changes in the economy, we changed our business model. This new business model allows us to open stores in much smaller spaces.

Our plan for the Germantown property listed above is to open a small showroom – approximately 3,500 sf. There will not be a warehouse on the property. All installation and inventory activity associated with the business will be conducted at our current warehouse location at 11316 W Rogers Street in West Allis. The building in Germantown will house our sales staff of approximately 4 people, and a store manager. The hours of operation will be as follows: M-F 10am – 8pm, Sat 10am – 6pm, Sun 11pm – 5pm.

We appreciate your consideration for a use permit. Please feel free to contact Vicki Wishau @ 262-909-4552 with any questions you might have.

Sincerely,


Dave Brown.

CUP # 4 - 07
Document No.

CONDITIONAL USE PERMIT
Document Title

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

Whereas the Applicant:

GT Real Estate of Germantown LLC, Property Owner

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

Now, therefore, this permit is issued to the Applicant to allow for:

1. The operation of a "retail flooring showroom" in conjunction with and as a tenant of a retail commercial building pursuant and subject to the requirements of Sections 17.28(3)(b) of the Village of Germantown Zoning Code (Section 17); and
2. The installation of a storm water basin outlet structure and associated swale and grading within the 25' wetland setback pursuant to Section 24.02(3)(c)(4) of the Village of Germantown Shoreland-Wetland Zoning Code (Section 24).

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

That part of the NE 1/4 of the SE 1/4 of Section 32, T9N, R20E, Village of Germantown, Washington County, Wisconsin, being more completely described as follows:

Commencing at the northeast corner of said 1/4 Section: thence S01°04'01" E, along the east line of said 1/4 Section, 645.39 feet to the point of beginning of lands to be described; thence S01°04'01" E, along said East line, 330.94 feet to a point; thence S88°55'59" W, 33.00 feet to a point; thence Southeasterly 104.53 feet along the arc of a curve whose center lies to the North, whose radius is 45.00 feet and whose chord bears S65°28'27" W, 82.57 feet to a point; thence N47°59'01" W, 302.11 feet to a point; thence N42°00'59" E, 340.00 feet to a point; thence S47°58'49" E, 87.84 feet to a point; thence S01°04'01" E, 32.45 feet to a point; thence N42°00'59" E, 23.70 feet to a point; thence S47°58'49" E, 23.02 feet to the point of beginning. Parcel containing 92,773 sqft. or 2.1298 acres.

DOC# 1173868



Recorded
OCT. 12, 2007 AT 09:30AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$15.00

153

Name & Return Address:

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

Parcel Identification No:

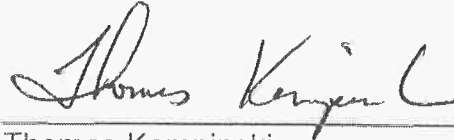
GTNV 324-914
GTNV 324-976

Pursuant to the following condition(s):

1. The "Retail Flooring Showroom" shall not include any warehouse component or the sale of remnant items.
2. The outlet pipe structure shall not be located in the Maple Road right-of-way unless a mutually agreed upon alternative is accepted and approved by the Village Engineering Department.

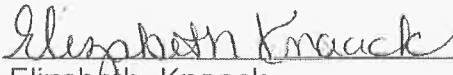
The provisions of this permit shall be binding upon the owner unless and until amended by the Village of Germantown.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 16th day of July, 2007.



Thomas Kempinski
Village President

ATTEST:



Elizabeth Knaack
Village Clerk

STATE OF WISCONSIN)
)SS
WASHINGTON COUNTY)

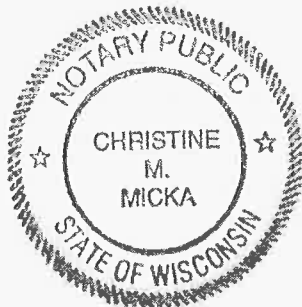
Personally came before me this 10th day of October, 2007, the above named Thomas Kempinski, Village President, and Elizabeth Knaack, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Christine M. Micka, Notary

My Commission Expires: ~~Sept. 09, 2007~~

Aug. 14, 2011



CUP # 00-00

Village of Germantown, Washington County, Wisconsin

Page 3 of 3

ACCEPTANCE OF TERMS AND CONDITIONS BY PERMITTEE

I, Jeff Bernstein, Applicant, representing GT Real Estate of Germantown LLC, 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 4 day of October, 2007

Jeff Bernstein ^{Member}
GT Real Estate of Germantown LLC

STATE OF WISCONSIN)
)SS
Milwaukee COUNTY)

Personally came before me this 4 day of October, 2007 the above named Jeff Bernstein, (title) to me known to be the person who executed the foregoing instrument and acknowledged the same.

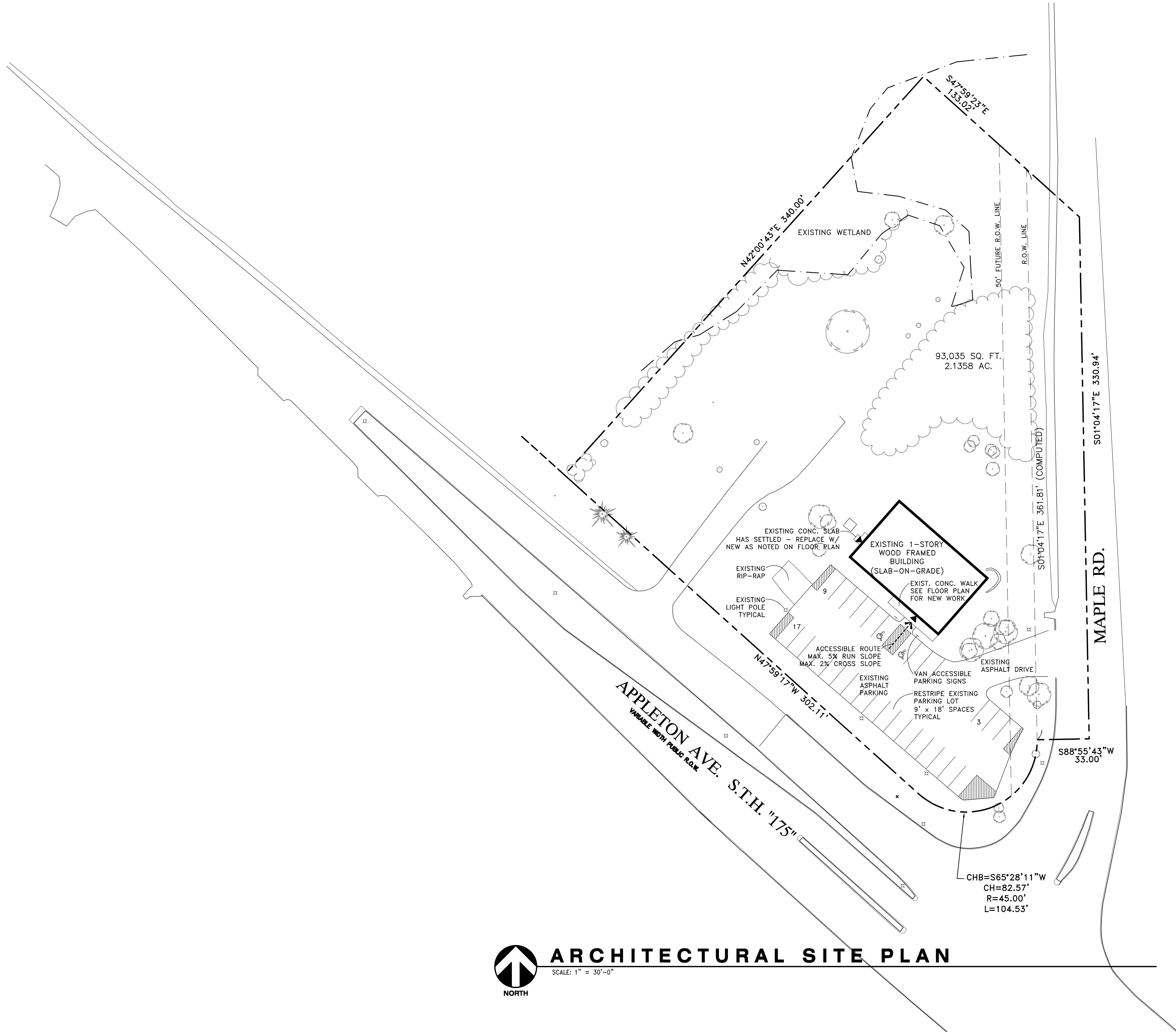
Barbara E. Struebing
Print Name of Notary:
Barbara E. Struebing

Notary Public, State of Wisconsin

My Commission Expires: Jan 20, 2008

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

G:\TWP\Projects 05128-H\Drawg\05128-H_Architectural Site Plan.dwg 1-03-17 11:43:59 AM dmk



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

Building Renovation for:

CARPETLAND - GERMANTOWN

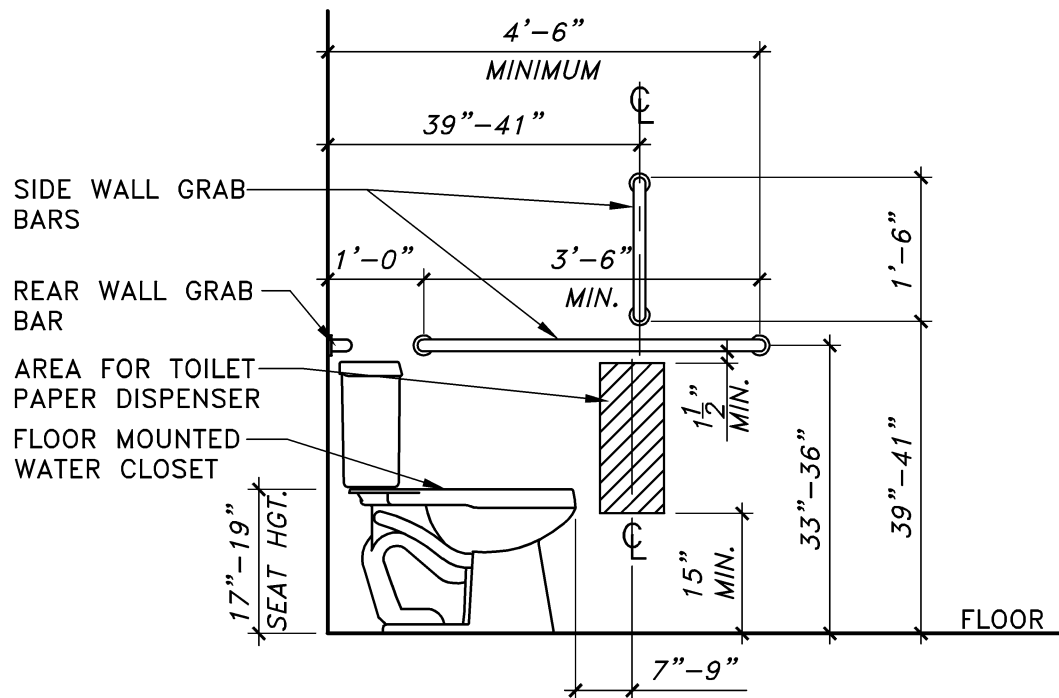
W188 N9854 Appleton Ave. (HWY 175)
Germantown, Wisconsin

No.	Revision	Date	By

Sheet Title: Architectural Site Plan	
Project Number: 05128-H	
Date: January 3, 2017	
Drawn by: knad	Checked by: JC

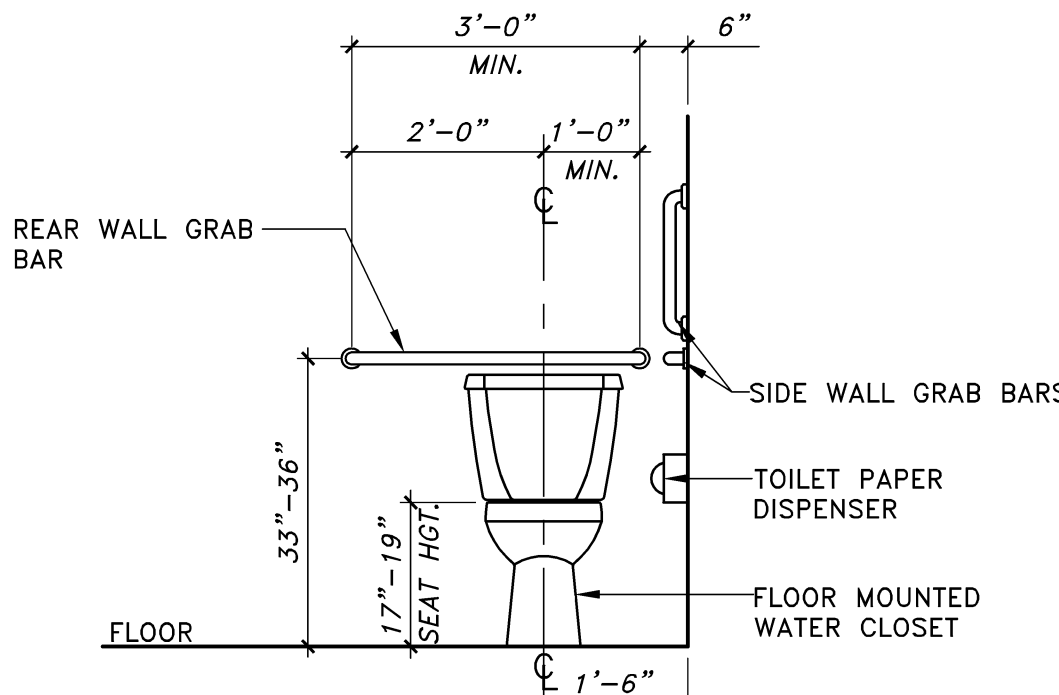
Sheet Number: A1.1

ELM GROVE, WISCONSIN 53122
PHONE: (262) 641-0729
FAX: (262) 641-0584

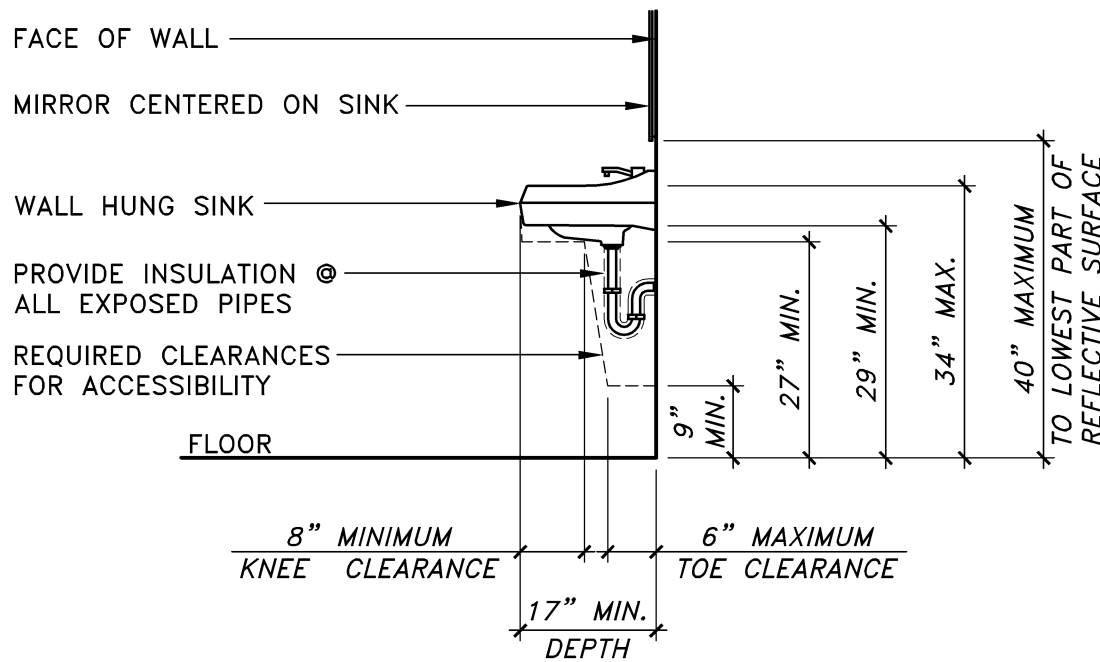


TYPICAL SIDE WALL ELEVATION @ WATER CLOSET

SPECIFICATIONS
GRAB BARS: 1 1/2" DIA. SATIN STAINLESS STEEL W/ CONCEALED MTG. BRADLEY #812 OR EQUAL
TOILET PAPER DISPENSER: DOUBLE ROLL - BRADLEY #5402 OR EQUAL

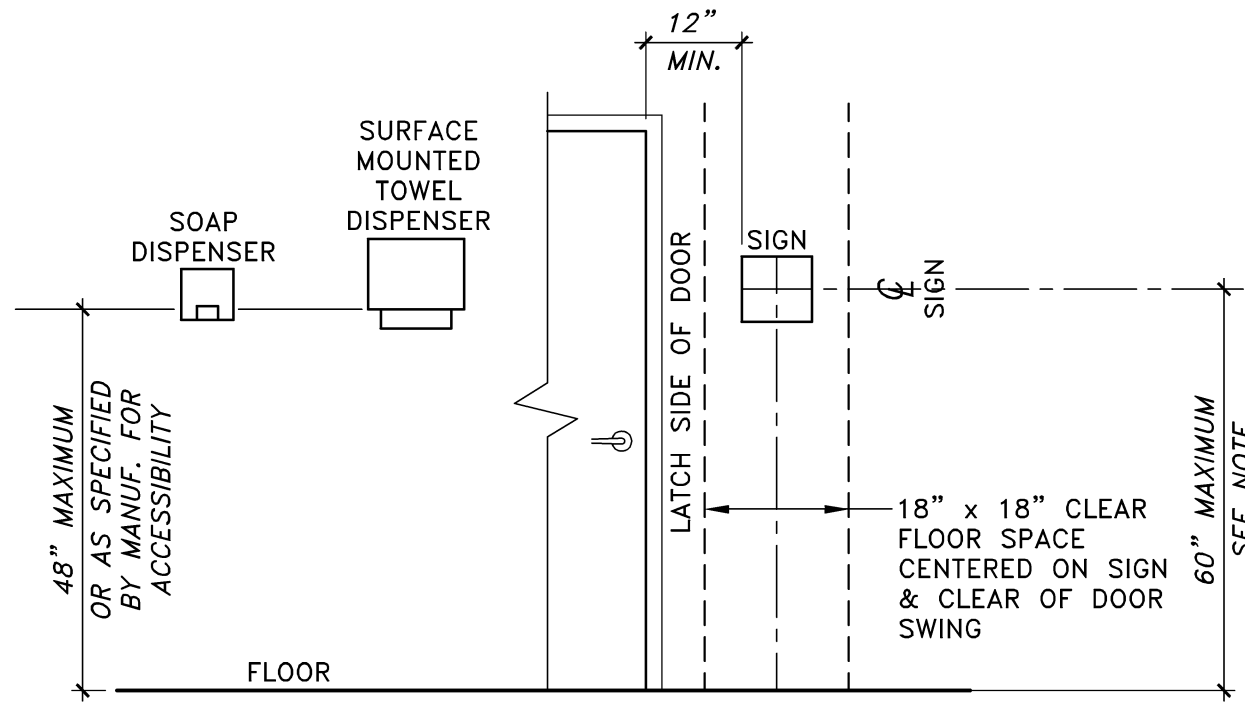


TYPICAL REAR WALL ELEVATION @ WATER CLOSET



TYPICAL TOILET ROOM WALL HUNG SINK

SPECIFICATIONS
STAINLESS STL. CHANNEL FRAME GLASS MIRROR - BRADLEY #781 OR EQUAL



MISCELLANEOUS ACCESSORIES

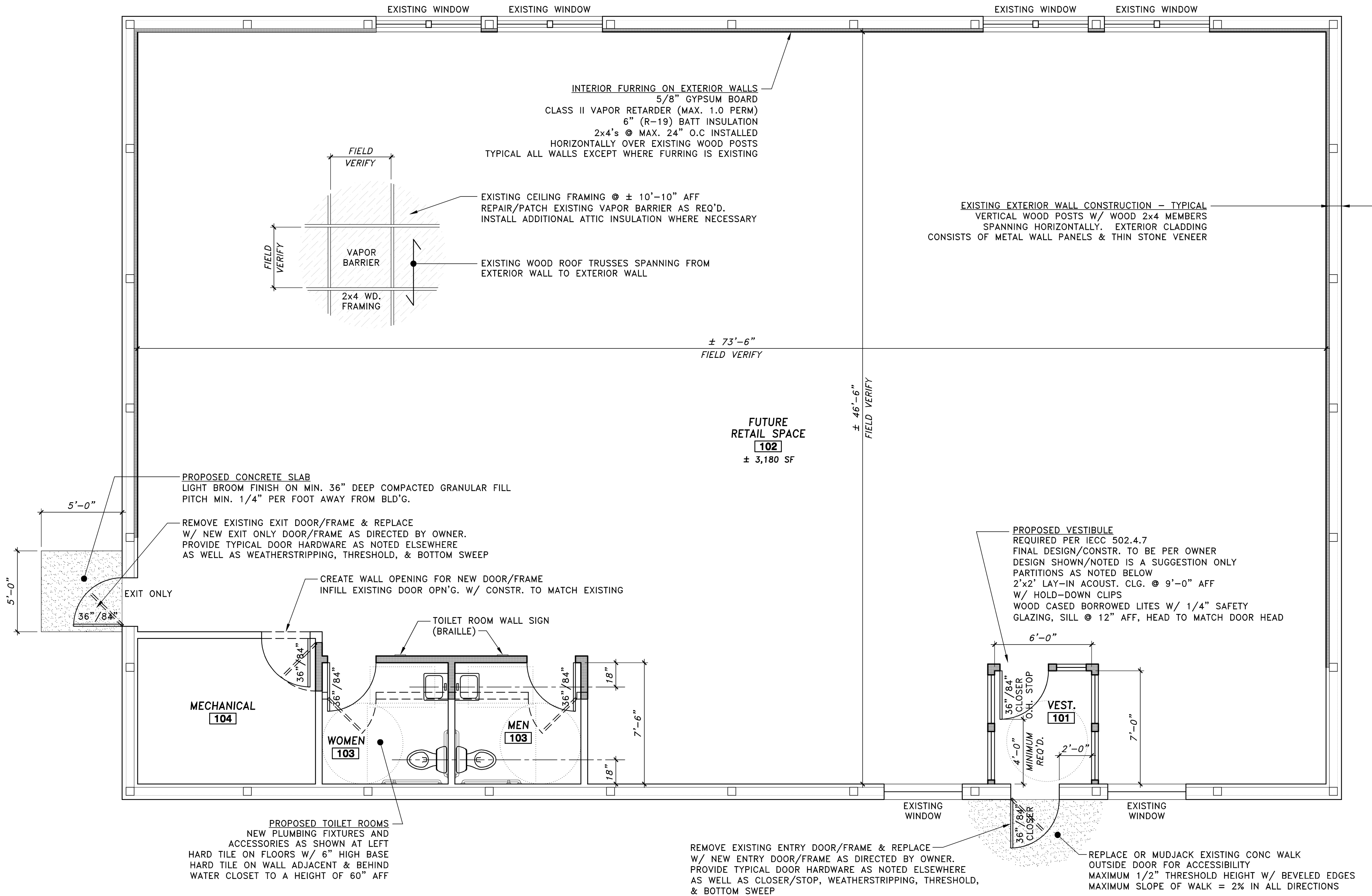
NOTE
SOAP & TOWEL DISPENSERS PER OWNER

TOILET ROOM WALL SIGN HEIGHT ABOVE FLOOR IS GENERALLY AS SHOWN
ALTHOUGH OTHER RESTRICTIONS APPLY DEPENDING ON SIGN DESIGN - REFER
TO CURRENT ICC/ANSI 117.1 DOCUMENT FOR SPECIFIC REQUIREMENTS

TOILET ROOM AND MISCELLANEOUS ACCESSORY DETAILS

1
A1.2

SCALE: NONE



FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

EXISTING PARTITION AND/OR DOOR/FRAME - NO WORK EXCEPT AS NOTED

EXISTING CONSTRUCTION TO BE REMOVED - FIELD VERIFY MATERIALS

PROPOSED WALL OR PARTITION
CONSTRUCTION AS NOTED BELOW UNLESS NOTED OTHERWISE ON FLOOR PLAN
-- 5/8" GYPSUM BOARD (BOTH SIDES)
-- 2x4 WOOD STUDS @ MAX. 24" O.C.
-- SOUND ATTENUATION INSULATION
-- EXTEND ALL MATERIALS TO UNDERSIDE OF EXISTING CEILING FRAMING

PROPOSED DOOR & FRAME - XX"/XX" INDICATES WIDTH x HEIGHT
WOOD OR HOLLOW METAL FRAME AS DESIRED BY OWNER
TYPICAL DOOR HARDWARE TO INCLUDE HINGES, LOCKSET, & WALL STOP
OTHER HARDWARE FOR SPECIFIC DOORS NOTED ON FLOOR PLAN

Building Renovation for:

CARPETLAND - GERMANTOWN

W188 N9854 Appleton Ave. (HWY 175)

Germantown, Wisconsin

No.	Revision	Date	By

Sheet Title:

Floor Plan - Proposed

Project Number:

05128-H

Date:

January 3, 2017

Drawn by:

knad

Checked by:

JC

Sheet Number:

A1.2

PRELIMINARY
NOT FOR CONSTRUCTION

TWP ARCHITECTURE

ELM GROVE, WISCONSIN 53122
FAX: (262) 641-0584

13100 WATERTOWN PLANK ROAD
PHONE: (262) 641-0729

CARPETLAND

Vinyl Tile LVT HHS

Laminate Hardwood

OPEN











CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 32, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

● INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED

○ INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

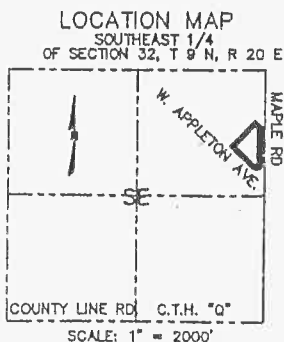
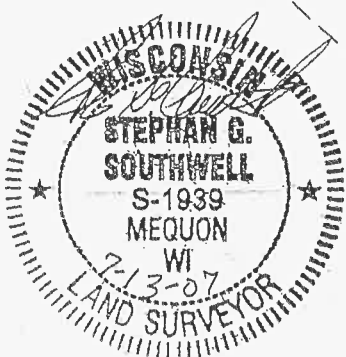
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 32, T 9 N, R 20 E, WHICH BEARS SOUTH 01°04'01" EAST

① DEDICATION FOR PUBLIC STREET PURPOSES

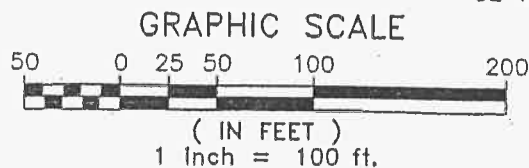
SEE PAGE 2 FOR WETLAND DETAILS

SITE IS ZONED B1

THE CROSS ACCESS EASEMENT AREA IS INTENDED FOR FUTURE VEHICLE ACCESS BETWEEN THE ABUTTING PROPERTIES PROVIDED THAT ADEQUATE PARKING AND TRAFFIC CIRCULATION CAN BE MAINTAINED ON PARCEL 1



OWNER:
G.T. REAL ESTATE OF GERMANTOWN, LLC
1541 S. 108TH STREET
WEST ALLIS, WI 53214
414-453-7070



LOT 2
CSM 3380

(S47°59'22"E
CSM 3380)
S47°58'49"E
87.84'

FOUND CONC MON
W/BRASS CAP
NE CORNER OF THE
SE 1/4 SEC 32-9-20

S47°58'49"E
23.02'
N42°00'59"E
23.70'

17,871 SQ.FT
0.4103 ACRES
DEDICATED FOR
PUBLIC STREET

S88°55'59"W
33.00'

L=104.53'
R=45.00'
CHB=S65°28'27"W
CH=82.57'

**National
Survey &
Engineering**

A Division of R.A. Smith & Associates, Inc.

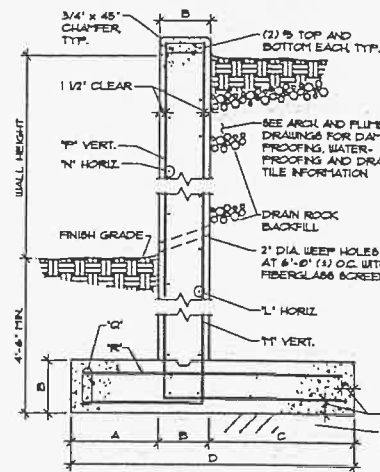


262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

S:\5162785\dwg\
CS100L.dwg\CS101LIH
SHEET 1 OF 5 SHEETS

CSM MAP NO 6232 VOL 46 PAGE 325

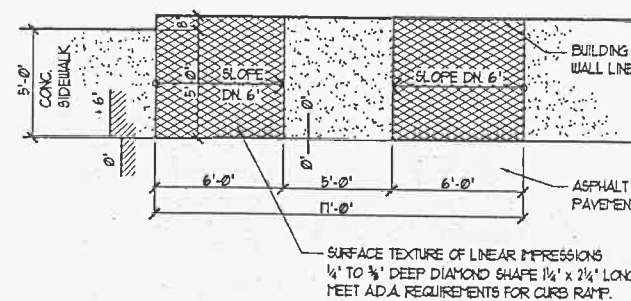
FEE
#77.25 (R)
EXEMPT



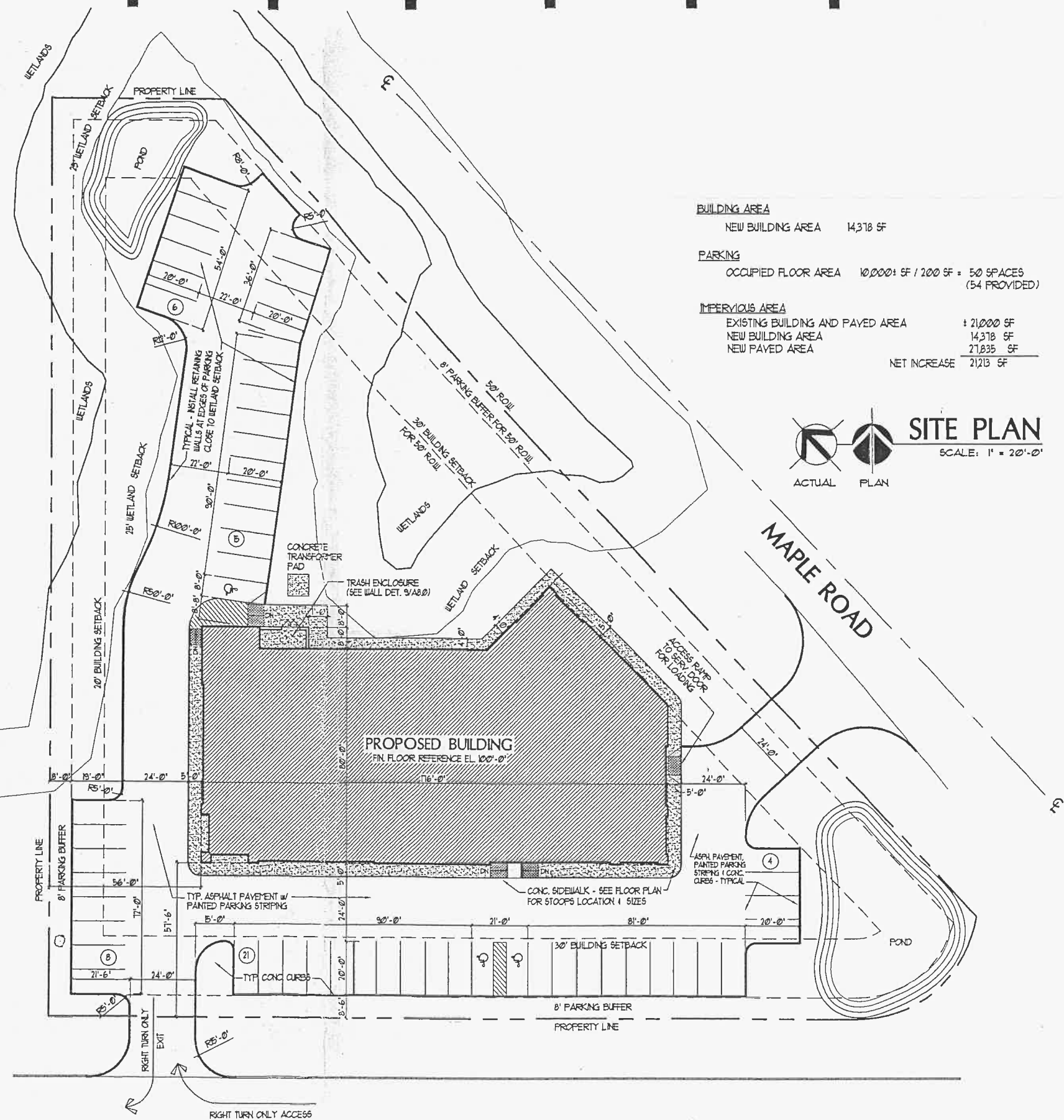
- NOTES FOR RETAINING WALL**
- DOUELS IN THE FOOTING TO MATCH SIZE AND SPACING OF VERTICAL RE-BARS. OPT DOUELS WHERE WALL HEIGHT IS LESS THAN 3'-0" AND EXTEND VERTICAL RE-BARS INTO FOOTING.
 - PROVIDE CORNER BARS TO MATCH SIZE AND SPACING OF HORIZONTAL RE-BARS.
 - FILL ON BOTH SIDES OF WALLS SIMULTANEOUSLY BELOW LOWER FINISH GRADE.
 - VERTICAL BARS ON EARTH SIDE OF RETAINING WALLS ARE TO BE EXTENDED INTO FOOTING UNLESS OTHERWISE NOTED.
 - LAP HORIZONTAL BARS 48 x DIAMETER UNLESS OTHERWISE NOTED.

CAST-IN-PLACE RETAINING WALL SCHEDULE					
HEIGHT OF WALL	①	②	③	④	⑤
A	0'-0"	1'-0"	1'-0"	2'-0"	3'-0"
B	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
C	1'-0"	2'-0"	2'-0"	3'-0"	3'-0"
D	2'-0"	4'-0"	5'-0"	7'-0"	9'-0"
REINFORCING STEEL (TO BE STAGGERED)	ALL REINFORCING SHOWN BELOW TO BE SPACED O.C. UNLESS NOTED OTHERWISE				
L	4 # 16'	4 # 16'	4 # 12'	5 # 12'	5 # 12'
M	4 # 16'	4 # 16'	4 # 12'	5 # 12'	5 # 12'
N	4 # 16'	4 # 16'	4 # 16'	4 # 16'	4 # 16'
P	4 # 2'-0"	4 # 2'-0"	4 # 16'	4 # 16'	4 # 16'
Q	(3)-4 EA. EQ. SPACED	4 # 12'	4 # 12'	5 # 12'	5 # 12'
R	4 # 16'	4 # 16'	4 # 16'	5 # 16'	5 # 12'

OPTIONAL WALL TYPE ± DECORATIVE LANDS
TYPICAL CAST-IN-PLACE RETAINING WALL
SCALE: NONE



CONC. SIDEWALK CURB RAMP AREA PLAN
SCALE: 1/4" = 1'-0"



BUILDING AREA	
NEW BUILDING AREA	14,378 SF
PARKING	
OCCUPIED FLOOR AREA	10,000 ± SF / 200 SF = 50 SPACES (54 PROVIDED)
PERVIOUS AREA	
EXISTING BUILDING AND PAVED AREA	± 21,000 SF
NEW BUILDING AREA	14,378 SF
NEW PAVED AREA	27,835 SF
NET INCREASE	21,213 SF

SITE PLAN
SCALE: 1" = 20'-0"
ACTUAL PLAN

NEW RETAIL BUILDING FOR
CARPETLAND
APPLETON AVENUE & MAPLE ROAD
GERMANTOWN, WISCONSIN

Rev.	Date	Description	By
1	1-5-07	1st Revisions	JJC

SITE PLAN

Drawn: CLR/NEY Approved: JJC
Date: 08/23/06
Project Number
05128

Sheet Number
A1.0

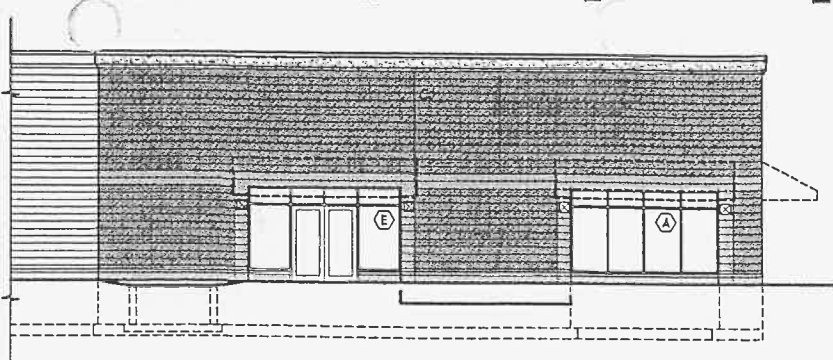
Architects
Engineers

**Torke
Wirth
Pujara
Ltd**

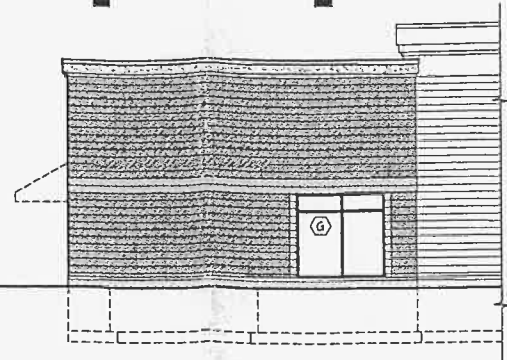
13100 Watertown Plank Rd
Elm Grove, WI 53122
Phone (262) 641-0729
Fax (262) 641-0584

NEW RETAIL BUILDING FOR
CARPETLAND
APPLETON AVENUE & MAPLE ROAD
GERMANTOWN, WISCONSIN

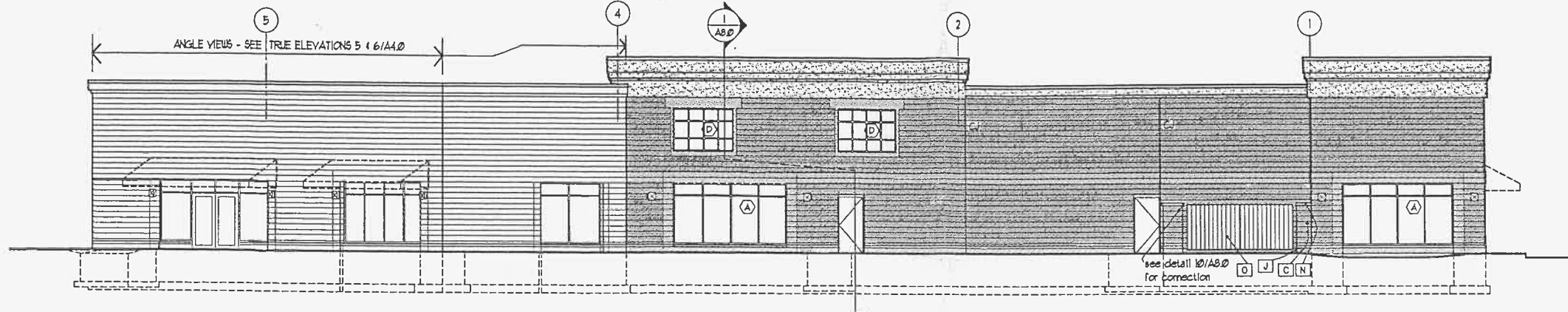
EXTERIOR FINISH SCHEDULE	
A	PREFIN. METAL COPING (ACCENT COLOR)
B	EJFS. FASCIA SYSTEM (ACCENT COLOR)
C	SPLIT-FACE CMU (FIELD COLOR)
D	SPLIT-FACE CMU, 2-CRS. FLUSH, (ACCENT COLOR)
E	SPLIT-FACE CMU, 16" WIDE, FLUSH, (ACCENT COLOR)
F	SPLIT-FACE CMU, 4" WIDE, FLUSH, (ACCENT COLOR)
G	SPLIT-FACE CMU, 1-CRS. FLUSH, (ACCENT COLOR)
H	SPLIT-FACE CMU, 2-CRS, 1" PROJ., (ACCENT COLOR)
J	SPLIT-FACE CMU, 1 1/2-CRS, 1" PROJ., (ACCENT COLOR)
K	WALL SCONCE, SEE SPECS.
L	PRECAST CONC. SILL (ACCENT COLOR)
M	FABRIC AWNINGS (RED COLOR) w/ METAL FRAMES (NOT SHOWN - FOR CLARITY)
N	PRECAST CONC. WALL CAP (ACCENT COLOR)
O	DBL WOOD GATE (MATCH BUILDING FIELD COLOR)



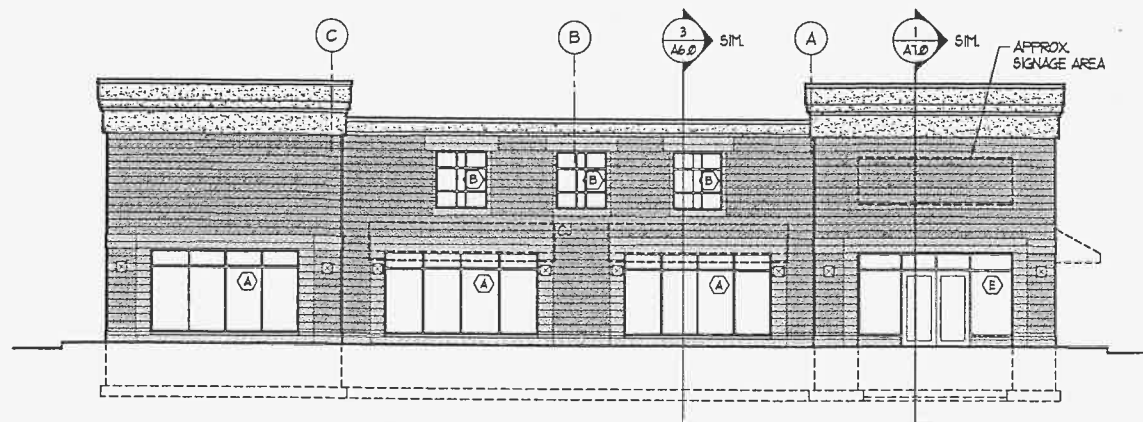
6 TRUE NORTH-EAST ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



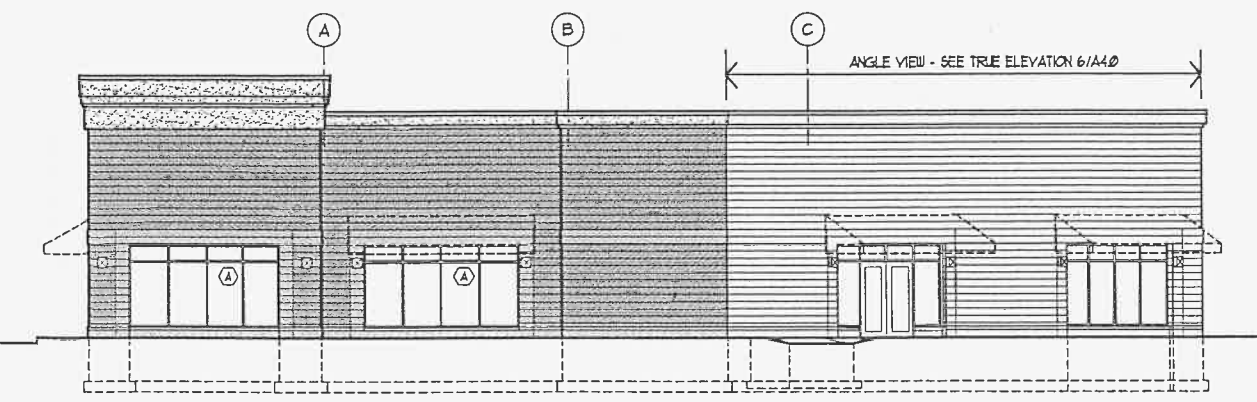
5 TRUE NORTH-WEST ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



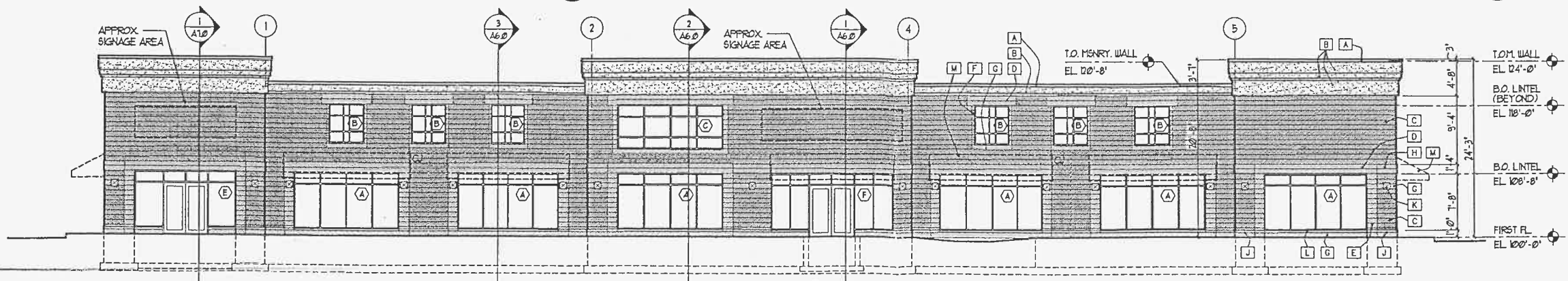
4 NORTH ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A4.0 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A4.0 SCALE: 1/8" = 1'-0"

Rev.	Date	Description	By
1	1-15-01	1st Revisions	FJH

EXTERIOR ELEVATIONS

Drawn: NEY Approved: JC
Date: 08/23/06

Project Number
05128

Sheet Number
A4.0

CERTIFIED SURVEY MAP (CSM) & REZONING

2/13/17 Plan Commission Meeting

Dennis Hahn & Melinda Wilson

Village Planner Report

Germantown, Wisconsin

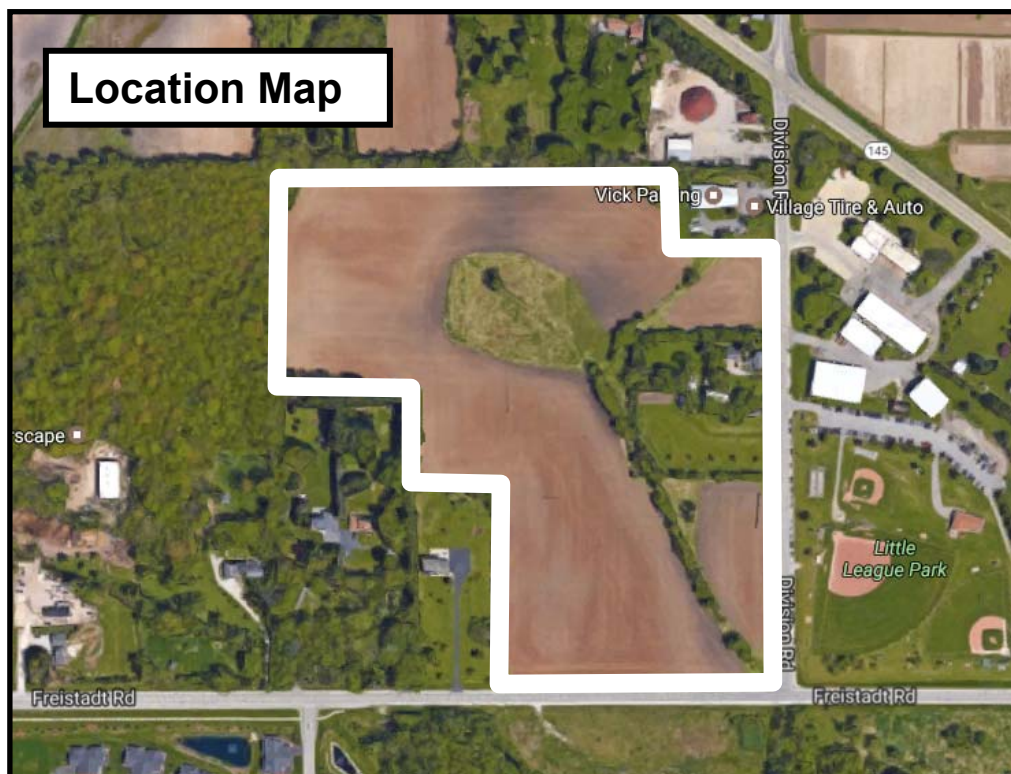
Summary

Dennis Hahn and Melinda Wilson, property owners of two parcels totaling 27.8 acres of land located west of Division Road north of Freistadt Road is requesting approval of a rezoning and 1-lot Certified Survey Map (CSM) in order to combine the two parcels into one 27.8-acre agricultural parcel.

Location: W172 N12125 Division Road
**Property Owner/
Applicant:** Dennis Hahn & Melinda Wilson
W172 N12125 Division Road
Germantown, WI

Current Zoning District: A-2: Agricultural & Rs-2: Single-family
Proposed Zoning District: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Residential/Business	Rs-2/B-3
South	Vacant	EH
East	Institutional	I
West	Agricultural/Residential	A-2/Rs-2



Proposal

Dennis Hahn and Melinda Wilson, property owners of two parcels totaling 27.8 acres of land located west of Division Road north of Freistadt Road is requesting approval of a rezoning and 1-lot Certified Survey Map (CSM) in order to combine the two parcels into one 27.8-acre agricultural parcel.

Hahn owns a 2.5-acre residential lot (Rs-2: Single-family District) on Division Road. Hahn acquired the adjacent 25.3-acre agricultural parcel (A-2 Zoning District) and wants to combine and rezone the two parcels into one, 27.8 acre agricultural parcel (26.4 acres net after right-of-way dedication for Freistadt and Division Road).

Staff CommentsConsistency with Village's Land Use Plan.

The 2020 Land Use Plan map classifies this property as "Agricultural/Conservation Residential". The proposed lot combination and A-2 rezoning for the 27.8-acre parcel is consistent with the 2020 Land Use Plan.

Conformance with Zoning District Requirements.

The proposed parcel meets the requirements of the A-2 Zoning District. The lot combination and rezoning will allow the owners to construct an additional detached accessory building.

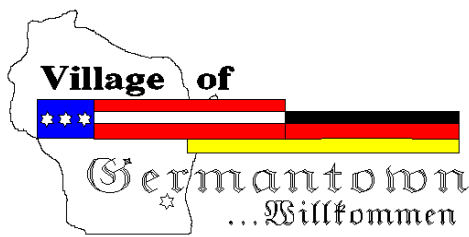
The Village Surveyor has identified a few technical corrections in a February 2, 2017 memo (copy attached) that will need to be addressed in a revised CSM prior to recording the CSM.

Village Planner Recommendation

APPROVE the proposed Rs-2 to A-2 Rezoning for the 2.5 acre area (formerly Lot 1 of CSM #3368);

APPROVE the proposed 1-lot Certified Survey Map (CSM) as drafted subject to the following conditions:

1. All requirements and technical corrections identified in the Village Surveyor's February 2, 2017 review memo shall be addressed in a revised CSM prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: February 2, 2017

Re: Dennis Hahn CSM

Jeff,

Here are my review comments for the CSM received 1-18-2017.

Certified Survey Map

Applicant or Owner: Dennis Hahn

Land Surveyor/Firm: Don Thoma, PLS, Accurate Surveying and Engineering, LLP

1. The bearing basis and coordinate system (Washington County NAD83) is incorrect. At this point, the Village does not recognize the new datum by village ordinance. The current approved system is the Wisconsin State Plane Coordinate System, South Zone grid, NAD 1927 and NVDG 1929.
2. The location of onsite wetlands has been waived due to the requested change in zoning.
3. The Village has waived the requirement for passing soil borings and showing proposed septic field due to the requested rezoning.
4. The existing well and septic system needs to be located and mapped.
5. As right of way is being dedicated with this document, the Owner's Certificate needs to include the following text:

"As Owners, we hereby dedicate that part of (*street name*) to the Village of Germantown for public road purposes as represented on Sheet ____ of ____ of this Certified Survey Map."

No further review comments.

Document Submittals and Data Conversion

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

February 3, 2017

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

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

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

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



Village of



Germantown

...Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 1-18-17

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Phone () _____

Fax () _____

E-Mail pedder2@yahoo.com

PROPERTY OWNER

DENNIS IVAN HAHN
MELINDA J. Wilson

Phone (920) 539-9009

2

PROPERTY ADDRESS OR GENERAL LOCATION

W172 N12125 DIVISION RD. GERMANTOWN

TAX KEY NUMBER

GTNV 164998

GTNV 164978

3

PURPOSE OF LAND SPLIT

<u>LAND COMBINATION</u>	Will the land split require rezoning?	
	From	To

4

READ AND INITIAL THE FOLLOWING:

DIH I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

DIH I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

DIH I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

DIH I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Dennis Ivan Hahn 1/18/17
Applicant Date

MELINDA J. Wilson
DENNIS IVAN HAHN 1/18/17
Owner Date



Village of

Germantown
Willkommen

Fee must accompany application

☒ \$1085 Paid \$ Date 1-18-17
☐ \$200 Plan Commission Consultation

APPLICATION TO REZONE PROPERTY

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Phone ()

Fax ()

E-Mail pedder2@yahoo.com

PROPERTY OWNER

DENNIS IVAN HAHN
MELINDA J. Wilson

Phone (920) 539-9009

2 PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

W172 N12125 DIVISION RD, GERMANTOWN

GTNV 164998

3 REZONING REQUEST

FROM

RS 2

TO

A 2

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

Attach pages as necessary.

5

PURPOSE OF REZONING REQUEST

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

WE PURCHASED THIS FARM FIELD (ZONED A-1) THAT ENCOMPASSES MY ORIGINAL PROPERTY (ZONED R2), WITH THE INTENT OF PUTTING UP A BUILDING/WORKSHOP FOR OUR OWN PRIVATE USE, APPROXIMATELY 50' X 70'. I HAD TALKED TO JEFF AND HE ADVISED ME TO REZONE BOTH PROPERTIES TO A-2

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

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

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

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

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Dennis I. Hahn

Applicant

1/18/17
Date

MELINA J. WILSON

DENNIS IVAN HAHN

Owner

1/18/17
Date

Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120 Fax (262)644-6151

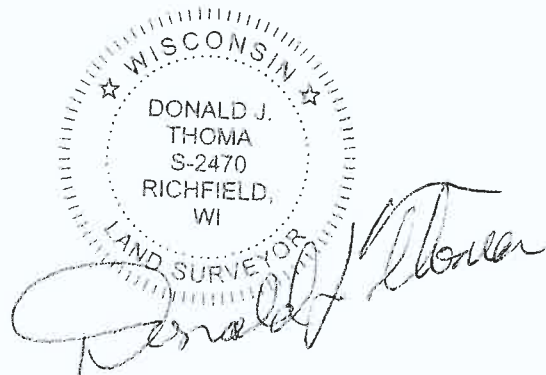
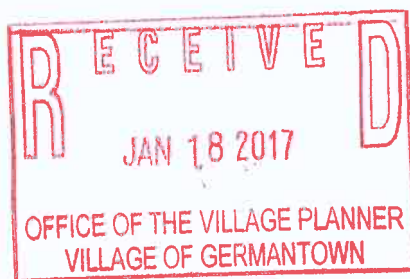
March 15, 2016

RE: Legal description of area to be rezoned Tax No. GTNV 164978 and GTNV 164978.

Lot One of Certified Survey Map No. 3368 as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 125-126 as Document No. 540916 and part of the SE 1/4 of the SE 1/4 all in Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at a concrete monument with a brass cap marking the Southeast corner of said Section 16; thence S 89°50'43" W, along the south line of said SE 1/4, 696.12 feet, to the southeast corner of Certified Survey Map No. 2867 as recorded in the Washington County Registry in Volume 16 of Certified Survey Maps on pages 74-75 as Document No. 487422; thence N 01°09'17" W, along the east line of said Certified Survey Map No. 2867, 520.00 feet; thence S 89°50'43" W, along the north line of said Certified Survey Map No. 2867, 220.00 feet, to a point in the east line of Lot 2, of Certified Survey Map No. 159 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on page 257-258 as Document No. 300684; thence N 01°09'17" W, along the east line of said Lot 2, 230.00 feet; thence S 89°50'43" W, along the north line of said Lot 2 and Lot 1 of Certified Survey Map No. 159, 350.21 feet, to a point in the west line of said SE 1/4 of the SE 1/4; thence N 01°10'36" W, along said west line, 571.71 feet, to the northwest corner of said SE 1/4 of the SE 1/4; thence S 89°56'33" E, along the north line of said SE 1/4 of the SE 1/4, 1029.21 feet, to the northwest corner of Certified Survey Map No. 1180 as recorded in the Washington County Registry in Volume 6 of Certified Survey Maps on pages 131-132 as Document No. 364531; thence S 00°10'21" E, along the west line of said Certified Survey Map No. 1180, 199.91 feet, to the southwest corner of said Certified Survey Map No. 1180; thence S 89°56'31" E, along the south line of said Certified Survey Map No. 1180, 260.00 feet, to a point in the east line of said SE 1/4; thence S 00°10'21" E, along said east line of the SE 1/4, 1116.82 feet, to the point of beginning.

Containing 28.844 acres (1,256,445 square feet) more or less.

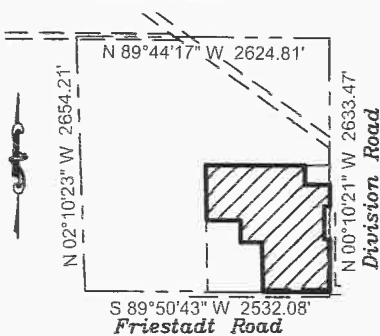


Washington County Certified Survey Map

Sheet 2 of 3

Location Sketch

SE 1/4 Section 16-9-20
Scale: 1" = 2000'



All of Lot One (1) of Certified Survey Map No. 3368 as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 125-126 as Document No. 540916, and part of the SE 1/4, of the SE 1/4, all in Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Ivan Hahn, I have surveyed, divided, and mapped the land shown and described hereon, All of Lot One (1) of Certified Survey Map No. 3368 as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 125-126 as Document No. 540916, and part of the SE 1/4, of the SE 1/4, all in Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Section 16; thence N 00°10'21" W, along the east line of said SE 1/4, 33.00 feet, to the point of beginning of lands herein described; thence S 89°50'43" W, parallel with and 33 feet normal to the south line of said SE 1/4, 696.69 feet, to a point in the east line of Certified Survey Map No. 2867 as recorded in the Washington County Registry in Volume 16 of Certified Survey Maps on pages 74-75 as Document No. 487422; thence N 01°09'17" W, along the east line of said Certified Survey Map No. 2867, 486.99 feet, to a 1.3 inch od iron pipe found; thence S 89°50'43" W, along the north line of said Certified Survey Map No. 2867, 220.00 feet, to a 1.3 inch od iron pipe found, which marks a point in the east line of Certified Survey Map No. 159 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 257-258 as Document No. 300684; thence N 01°09'17" W, along said east line, 230.00 feet, to a 1.3 inch od iron pipe found; thence S 89°50'43" W, along the north line of said Certified Survey Map No. 159, 350.21 feet, to a 1.3 inch od iron pipe found; thence N 01°10'36" W, along the west line of said SE 1/4 of the SE 1/4, 571.71 feet, to the northwest corner of said SE 1/4 of the SE 1/4; thence S 89°56'33" E, along the north line of said SE 1/4 of the SE 1/4, 1029.21 feet, to a 1.3 inch od iron pipe found marking the northwest corner of Certified Survey Map No. 1180 as recorded in the Washington County Registry in Volume 6 of Certified Survey Maps on pages 131-132 as Document No. 364531; thence S 00°10'21" E, along the west line of said Certified Survey Map No. 1180, 199.91 feet; thence S 89°56'31" E, along the south line of said Certified Survey Map No. 1180, 260.00 feet, to a point in said east line of the SE 1/4; thence S 00°10'21" E, along said east line of the SE 1/4, 220.00 feet, to the northeast corner of said Certified Survey Map No. 3368; thence N 89°56'31" W, along the north line of said Certified Survey Map No. 3368, 60.00 feet, to a point in the west right-of-way line of Division Road; thence S 00°10'21" E, along said west right-of-way line, 350.00 feet, to a point in the south line of said Certified Survey Map No 3368; thence S 89°56'31" E, along said south line of Certified Survey Map No. 3368, 60.00 feet, to a point in said east line of the SE 1/4; thence S 00°10'21" E, along said east line of the SE 1/4, 513.82 feet, to the point of beginning.

Containing 27.834 acres (1,212,464 square feet) more or less. TOGETHER WITH those lands lying within the dedicated right-of-way of Division Road occupied by buildings.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Germantown Ordinance in surveying, dividing, and mapping said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this ____ day of _____, 2017.

Donald J. Thoma, S-2470

Owner's Certificate:

As owners of Lot 1, we hereby certify that we caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission

Village of Germantown Village Board

Dennis I. Hahn - Owner

Melinda J. Wilson - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 20____, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public, _____, Wisconsin.

My commission expires _____

Washington County Certified Survey Map

Sheet 3 of 3

All of Lot One (1) of Certified Survey Map No. 3368 as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 125-126 as Document No. 540916, and part of the SE 1/4, of the SE 1/4, all in Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Plan Commission Approval:

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

Dean Wolter - Chairperson

Laura A. Johnson - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, being all of Lot One (1) of Certified Survey Map No. 3368 as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 125-126 as Document No. 540916, and part of the SE 1/4, of the SE 1/4, all in Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and (the dedication of that part of Division Road and Friestadt Road for public road purposes as shown on Sheet 1 of 3 is hereby) accepted by the Village Board of Trustees of the Village of Germantown on

this ____ day of _____, 20____.

Dean Wolter - Village President

Barbara K.D. Goeckner - Village Clerk

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Dennis I. Hahn and Melinda J. Wilson, owners.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed
by _____, its President, and countersigned by _____,
its Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto
affixed this ____ day of _____, 20____.
In the presence of:

Corporate Name _____(Corporate Seal)

President

Secretary or Cashier

Date

Donald J. Thoma, S-2470

Dated this ____ day of _____, 2017.

SITE PLAN APPROVAL EXTENSION

2/13/17 Plan Commission Meeting

Saxony Village / Heritage Place Joint Venture

Village Planner Report

Germantown, Wisconsin

Summary

Scott Bence, JBJ Development and agent for Heritage Place Joint Venture, property owner, has submitted a request for a 12-month extension to the Site Plan approval for the 172-unit multi-family apartment community called "Saxony Village" located at approximately N116 W16200 Main Street.

Property Location: N116 W16200 Main Street (south of Main Street @ Park Avenue)

Applicant/

Property Owner: Scott Bence, JBJ Development, Agent
Heritage Place Joint Venture LLC
W178 N9912 Rivercrest Drive, Germantown, WI

Current Zoning: Rm-2: Multi-family Residential & B-3: General Business

Adjacent Land Uses		Zoning
North	Commercial	B-3
South	Multi-family Residential	Rm-2/PDD
East	Multi-family Residential	Rm-2/PDD
West	Multi-family Residential	Rm-2/Rm-3



Background:

Scott Bence, JBJ Development and agent for Heritage Place Joint Venture, property owner, has submitted a request for a 12-month extension to the Site Plan approval for the 172-unit multi-family apartment community called “Saxony Village” located at approximately N116 W16200 Main Street.

Site Plan approval was originally granted by the Plan Commission on December 14, 2015. Pursuant to Section 17.43(11) of the Zoning Code, if construction or other activities necessary to complete a development authorized under a site plan approval have not commenced within 12 months after the date of approval and continue toward completion, the site plan approval “...shall be deemed to have lapsed... and all permits and/or approvals granted subsequent to such site plan approval shall expire...” unless an extension is granted by the Plan Commission (unless a different project-specific deadline was established as a condition of site plan approval).

Section 17.43(11a) provides the following:

EXTENSION OF DEADLINE FOR CONSTRUCTION COMPLETION. At its discretion, for good cause and following consideration of a written request submitted by the applicant/property owner to the Village prior to expiration of the previous deadline, the Plan Commission (and Village Board in the case of projects being developed in a PDD) may grant one or more extensions of the deadline to complete the project for which site plan approval was granted. The duration of each extension shall be determined by the Plan Commission (or Village Board in the case of PDD projects) but shall not exceed 12 months. A deadline extension request that is received prior to expiration of the current deadline will not be subject to any applicable application fees. Requests received after expiration of the current deadline will be subject to applicable application fees.

It’s important to note that, since the entire Saxony Village project was put “on hold” pending the outcome of the Board of Zoning Appeals (BZA) decision regarding the developer’s appeal of the Plan Commission’s initial approval of the Site Plan (which by itself rendered the project unable to move forward with any development), the first date for the 12-month approval period for the Site Plan was effectively changed from December 14, 2015 to April 13, 2016... that’s the date when the BZA overturned the PC’s original Site Plan approval. Consequently, the Site Plan approval “expiration date” is now April 13, 2017.

Despite the “new” Site Plan expiration date of April 13, 2017, the developer is requesting a 12-month extension. Further explanation and a project status summary are provided in the developer’s January 26 request letter.

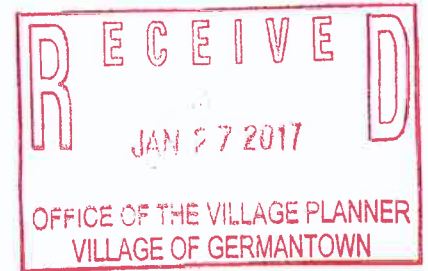


J.B.J. Development
A Division of J.B.J. Companies, Inc.

W178 N8912 Rivercrest Drive, Suite 101
Germantown, WI 53022-1645
Phone: 262-255-1800
Fax: 262-255-2234
www.jbjcompanies.com

January 26, 2017

Village of Germantown
Attn: Jeff Retzlaff, Village Planner
N112 W17001 Mequon Road
Germantown, WI 53022



RE: Extension Request:
Conditional Use Zoning Permit #01-16
Saxony Village Site Plan Approval

Dear Mr. Retzlaff:

On behalf of Heritage Place JV, I am requesting an extension of the Conditional Use Zoning Permit #01-16 that is scheduled to expire on April 13, 2017, and for the site plan approval for Saxony Village which I believe is set to expire on April 22, 2017 (Tax Parcel #GTNV 224-992).

This project has faced many hurdles. One of the largest was working the Economic Development Washington County (EDWC) and the Wisconsin Economic Development Corporation (WEDC). For the past fifteen months we have worked to secure an EDWC Redevelopment Grant and WEDC Brownfield Grant to assist with the cost involved in redevelopment of a Brownfield site. The final grant was recently approved on January 10, 2017. Now that the grants are in place we are able to finalize the project financing and other related contracts. We are currently on track for a spring ground breaking with occupancy of the first building estimated in spring of 2018.

Below is a summary of our project status:

Site Erosion Permit	Ready for pickup at building inspection
Site Topsoil Permit	Ready for pickup at building inspection
Grading and utilities	All permits received (DNR, Army Core, etc.)
Brownfield Grant	Issued January 2017
Building 4 & 5	State review date in February 13 th
Building 4 & 5	Local permit will be applied for after state approval
Developer's Agreement	Need to be finalized and execute, (waiting on financing)
Prestart Meeting	Need to schedule

We are asking that the Village grant a twelve (12) month extension on both the Conditional Use Permit and the Site Plan approval.

If you have any questions regarding our timeline for this project or need for an extension please feel free to contact me at 262-255-1800 ext. 17.

Sincerely,

Scott J. Bence, Agent
Heritage Place Joint Venture

PLAN COMMISSION MINUTES

December 14, 2015

COPY

CALL TO ORDER: 6:30 pm

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

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

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

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

MOTION carried unanimously.

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

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

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

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

MOTION carried unanimously.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discussion continued.

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

MOTION to Amend carried (6-1 Gray).

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

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

MOTION to Amend carried (6-1 Gray).

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

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

MOTION to Amend Withdrawn.

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

MOTION to Amend carried unanimously.

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

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

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

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

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

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

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

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

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

MOTION to Amend carried unanimously.

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

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

MOTION to Approve as Amended carried unanimously.

ANNOUNCEMENTS: None

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

Respectfully submitted,

Lori Johnson
Planning Assistant

