VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: **REGULAR MEETING OF THE VILLAGE BOARD**

DATE AND TIME: **MONDAY, March 6, 2017 7:00 p.m.**

LOCATION: **Germantown Village Hall Board Room**

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

II. **ROLL CALL**

III. **PLEDGE OF ALLEGIANCE**

IV. **PRESIDENT'S REPORT**

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

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

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

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

VII. **CONSENT AGENDA:**

A. Approval of Regular Village Board Minutes for December 19, 2016 and January 16, 2017 and Special Village Board Minutes for February 20, 2017

B. Accounts payable/payroll

1.	February 7, 2017	Payroll (hourly)	$ 204,672.64
2.	February 15, 2017	Payroll (salary)	$ 82,869.68
3.	February 25, 2017	Accounts Payable	$ 483,430.21
4.	February 23, 2017	Payroll (hourly)	$ 211,511.73
5.	February 28, 2017	Payroll (salary)	$ 81,935.69

C. Operator Licenses: March 7, 2017 to June 30, 2017:
Julie K Friede, Robert J Hovanec, Alexander G Lindenberg, Danielle M Mattingly, Kevin S Riley, Eric D Schroeder, David S Vue, Stephanie M Wolf
[Recommended Approval]

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

D. Request Approval to Pay 2017 Contribution to Economic Development Washington County in the Amount of $10,000 [Recommended Approval]

E. Request Approval of **RESOLUTION NO. 04-17** Establishing a 2017 Fee Schedule for Weights & Measures Devices Required Under Section 12.26 of the Village of Germantown Municipal Code [Recommended Approval]

VII. CONSENT AGENDA continued:

F. Request Approval of **RESOLUTION NO. 05-17,** Resolution Authorizing the Charge Off of Uncollected 2015 Delinquent Personal Property Taxes [Recommended Approval]

G. Request Approval of **RESOLUTION NO. 06-17,** Resolution Approving Amendments to the 2017 Budget, Capital Account and General Fund Carry Over [Recommended Approval]

VIII. UNFINISHED BUSINESS: None

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

A. Joseph & Aimee Goetter, Property Owners and Applicants for a CONDITIONAL USE PERMIT for Operation of a "Major Home Occupation" Landscape & Snow Plowing Operation from the Property Located at W156N10762 Pilgrim Road, Tax Key GTNV 263-992, Pursuant to Section 17.61 of the Village of Germantown Zoning Code

B. Tarantino & Company LLC, Agent for SMV Management Company LLC, Property Owner and Applicant for: (1)An Amendment to the Virginia Highlands Elderly Housing district (EHD) General Development Plan; and (2) a CONDITIONAL USE PERMIT (CUP) for the Development and Operation of a 26-Unit/28-Bed Community-Based Residential Facility (CBRF) for Residents with Dementia, Alzheimer's and Other Memory Impairments on the Property Located at Approximately W172N10900 Division Road, Tax Key GTNV 281-990 (Vacant Land East of Virginia Highlands Skilled Nursing Facility)

C. Carpetland USA Germantown LLC, Agent for GT Real Estate of Germantown LLC, Property Owner and Applicant for a CONDITIONAL USE PERMIT (CUP) to Operate a Retail Flooring Showroom Pursuant to Section 17.28(3)(b) of the Zoning Code on the Property Located at W188N9875 Maple Road, Tax Key GTNV 324-959

D. Dennis Ivan Hahn and Melinda J. Wilson, Property Owners & Applicants to Rezone the Following Described Property from the Rs-2: Single-Family Residential District to the A-2: Agricultural District Pursuant to Section 17.13 of the Municipal Code on the Property Located at W172N12125 Division Road, Tax Key GTNV 164-998

X. NEW BUSINESS:

A. **RESOLUTION NO. 07-17** Authorizing the Redemption of $520,000 General Obligation Street Improvement Bonds Dated May 1, 2007

B. **RESOLUTION NO. 08-17** Awarding the Sale of $2,835,000** General Obligation Promissory notes, Series 2017A; Providing the Form of the Notes; And Levying a Tax in Connection Therewith

C. **CONDITIONAL USE PERMIT** to Operate a "Major Home Occupation" Landscape & snow Plowing Operation from the Property Located at W156N10762 Pilgrim Road for Joseph & Aimee Goetter, Property Owners and Applicant

D. **Amendment** to the Virginia Highlands Elderly Housing District (EHD) General Development Plan and a **CONDITIONAL USE PERMIT** for the Development and Operation of a 26-Unit/28-Bed Community Based Residential Facility (CBRF) at Approximately W172N10900 Division Road, for Tarantino & Company LLC, Agent for SMV Management Company LLC, Property Owner

X. **NEW BUSINESS continued:**

E. Carpetland USA, Agent for GT Real Estate of Germantown LLC, Property Owner; **CONDITIONAL USE PERMIT** Application to Allow for the Operation of a Retail Flooring Showroom From the Property Located at W188N9875 Maple Road, for Carpetland USA Germantown LLC, Property Owner

F. **ORDINANCE AMENDMENT** to Rezone the Following Described Property from the Rs-2: Single-Family Residential District to the A-2: Agricultural District Rezoning and a 27.8-acre 1-lot **Certified Survey Map (CSM)** Parcel Combination Pursuant to Section 17.13 of the Municipal Code on the Property Located at W172N12125 Division Road, Tax Key GTNV 164-998, - Dennis Ivan Hahn and Melinda J. Wilson, Property Owners & Applicants

G. Application for "Class B" Fermented Malt Beverage and Intoxicating Liquor License for BSC Wisconsin, LLC, Eric D. Schroeder, Agent, 4619 W. Bluemound Ct, Milwaukee WI 53208, d/b/a **Big Sky Country Bar & Grill**, W204N11498 Goldendale Road, Germantown, WI March 7, 2017 – June 30, 2017 (Includes a bar, 2 dining rooms on first floor, dining/banquet room in basement, office and 8' x 55' outdoor patio area on side) (Outside Premises Area (patio) Conditional Upon any Planning and Zoning Approval Requirements)

H. Clerk Request to Cancel or Reschedule the April 3rd Village Board Meeting

I. **RESOLUTION NO. 09-17** Approving the Salaries and Compensation for Exempt Employee's and other Non-Represented Support Staff, Calendar Year 2017

J. Section and Appointment of Water Utility Superintendent. The Village Board May Enter into Closed Session per Wis. Stats. §19.85(1)(c) Considering Employment, Promotion, Compensation or Performance Evaluation Data of Any Public Employee Over Which the Governmental Body Has Jurisdiction or Exercises Responsibility and then Re-enter Open Session to Take Such Action as it Deems Appropriate

K. Christian Tscheschlok From Economic Development Washington County - (Project Advance) And Potential Development Incentive. The Village Board May Enter Into Closed Session Per Wi. Stats. §19.85(1)(E) For The Purpose Of Deliberating Or Negotiating The Purchase Of Public Properties, The Investing Of Public Funds, Or Conducting Other Specified Public Business, Whenever Competitive Or Bargaining Reasons Require A Closed Session And May Re-Enter Open Session To Take Such Action As It Deems Appropriate.

L. The Germantown Municipal Employees Union Local 730 Negotiations. The Village Board May Enter Into Closed Session Per Wi. §19.85 (1)(e) For The Purpose Of Deliberating Or Negotiating The Purchase Of Public Properties, The Investing Of Public Funds, Or Conducting Other Specified Public Business, When Competitive Or Bargaining Reasons Require A Closed Session And May Re-Enter Open Session To Take Such Action As It Deems Appropriate.

XI. ADJOURNMENT

The next Village Board meeting will be on March 20, 2017 at 7:00 p.m.

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

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VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
December 19, 2016

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

ROLL CALL: President Wolter, Trustees Baum, Campbell, Hughes, Kaminski, Miller, Myers, Warren and Zabel. Also Present: Attorney Sajdak, DPW Director Ratayczak, CDD/Planner Retzlaff, Park & Rec Director Schroeder, Water Superintendent Driver, Fire Chief Weiss and Clerk Goeckner

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESIDENT'S REPORT: None.

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

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:
Brian Depies – W143N9867 Ridgewood Lane, Germantown – Concerns regarding Item 10Q – Permit for 120' Utility Pole

CONSENT AGENDA:

A. Approval of Village Board Minutes: Regular Village Board Meetings

B. Accounts payable/payroll

1.	November 2016	Accounts Payable	$ 28,505.76
2.	December 10, 2016	Accounts Payable	$ 667,644.41
3.	December 13, 2016	Payroll (hourly)	$ 238,661.20

C. Operator Licenses: December 14, 2017 to June 30, 2017:
Richard L. Eastman; Anfernee A. Whitaker; Ciara R. Wilson [Recommended Approval]

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

D. Request Approval of Animal Fancier License for Jan 1, 2017 – Dec 31, 2017, Phil Secker, W167 N10532 Bridle Path, with Stipulation that Mr. Secker Complete the Conditions Passed by Village Board on 12/21/2015 (Enclose the One Wall and Add A 6' Fence) and Have This Done by July 1, 2017 [Recommended Approval]

E. Request Authorization to Pay Invoice to Lakeside International LLC for Repairs to Ambulance 52 in the Amount of $6,701.94 with $1,995.00 being Returned for Core Charges. Funds to be allocated from Acct. #10-522-530-5500 [Recommended Approval]

F. Request Authorization to Pay Invoice to ProPhoenix for 2017 Annual Service Support & Maintenance in the Amount of $10,349.72, with Funds to be Allocated from Acct. # 10-522-530-7910 [Recommended Approval]

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

G. Request Authorization of Payment of HACCH Corporation Invoice in the amount of $5,865.85 for Replacement of One On-Line Fluoride Analyzer with Funds to be Allocated from Acct. #50-742-530-6770 [Recommended Approval]

MOTION (Baum/Myers) to approve Consent Agenda Items A-G, roll call vote, carried.

UNFINISHED BUSINESS: None.

PUBLIC HEARINGS – 7:00 P.M. OR LATER:

A. Rachit Dhingra, Agent for Odyssey Hotels, Property Owner & Agent for Riversbend Country Club Inc., Property Owner; Riversbend Country Club: N96W18034 County Line Road (Tax Key No. 333-951): Holiday Inn Express: W177N9675 Riversbend Lane (Tax Key No. 334-100): (1) Amendments to the Neviaser Planned Development District (PDD) and the Riversbend Country-Continental 246 Fund LLC Planned Development District (PDD) to allow for an expansion of a hotel and development of an off-site parking lot on the Odyssey Hotels property (Holiday Inn Express) and the adjacent Riversbend Country Club Inc. Property Located on County Line Road
CDD Retzlaff presented information regarding the application, as provided for in the packet of materials.

President Wolter opened the public hearing at 7:21 p.m.
The following parties spoke at the public hearing:
Sharon Loftus, W178N9740 Riversbend Circle W, Germantown – opposed
Robert Eastman, W179N9773 Riversbend Circle W, Unit D11, Germantown – made requests within project on items of concern.
Jason Day with Excel Engineering, Petitioner and representing Odyssey Hotels - spoke regarding application.
President Wolter closed the public hearing at 7:41 p.m.

B. Matthew Schaetzel & Carrie D'Acquisto, Property Owners for (1) an application to REZONE the following described Schaetzel property located at N116W16416 Main Street (Tax Key No. 222-011) from the Rs-3: Single-Family to the Rd-2 One & Two Family Zoning District and the D'Acquisto property located at N116W16366 (Tax Key No. 221-010) from the Rs-3: Single-Family to the Rs-4: Single-Family Zoning District
CDD Retzlaff presented information regarding this application. Information provided in packet.

President Wolter opened the public hearing at 7:44 p.m.
No one spoke at the hearing.
President Wolter closed the public hearing at 7:45 p.m.

C. Michelle Richards, Operator and Agent for A&V Waterjet Tech, Property Owners for (1) a CONDITIONAL USE PERMIT to allow a dog daycare, training, grooming, boarding and retail shop for accessories from the following described property located at N116W18395 Morse Drive (Tax Key #212-978) pursuant to Section 17.33(3)(c) of the Village Zoning Code
CDD Retzlaff presented information regarding the application. Information provided in packet.

President Wolter opened the public hearing at 7:50 p.m.
No one spoke at the public hearing.
President Wolter closed the public hearing at 7:51 p.m.

D. David & Lori Gutbrod, Property Owners, for (1) an application to REZONE the property located at W162N11840 Fond du Lac Avenue (Tax Key No. 221-986) from the Rs-2: Single-Family to the B-4: Professional Office Zoning District for purposes of converting the existing residential dwelling to an office building

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PUBLIC HEARINGS continued:

CDD Retzlaff presented information regarding the application. Information provided in the packet.

President Wolter opened the public hearing at 7:55 p.m.
The following persons spoke:
William Tait N120 W16355 Freistadt Road, Germantown – Questions regarding project.
Dann Fitzgerald W163N11861 Fond du Lac Avenue, Germantown – Concerned with traffic.
President Wolter closed the public hearing at 8:02 p.m.

E. Corey Becker, Surge Martial Arts LLC, Operator and Agent for James Barry, Property Owner for (1) a CONDITIONAL USE PERMIT for the operation of a martial arts and fitness center from the property located at W188N11927 Maple Road Suite 10 (Tax Key No. 201-964), pursuant to Section 17.33(3)(h) of the Village Zoning Code
CDD Retzlaff presented information regarding the application. Information provided in packet.

President Wolter opened the public hearing at 8:05 p.m.
No one spoke at the public hearing.
President Wolter closed the public hearing at 8:06 p.m.

NEW BUSINESS:

A. **ORDINANCE AMENDMENTS:** Matthew Schaetzel & Carrie D'Acquisto, Property Owners For (1) An Application to REZONE the Following Described Schaetzel Property Located at N116W16416 Main Street (Tax Key No. 222-011) From the Rs-3: Single-Family to The Rd-2: One & Two Family Zoning District and The D'Acquisto Property Located at N116W16366 Main Street (Tax Key No. 221-010) f from The Rs-3: Single-Family to The Rs-4: Single-Family Zoning District & a 2-Lot Certified Survey Map
MOTION (Baum/Miller) to approve as presented, carried.

B. **CONDITIONAL USE PERMIT:** Michelle Richards, Operator and Agent For A&V Waterjet Tech, Property Owners for A CONDITIONAL USE PERMIT to Allow a Dog Daycare, Training, Grooming, Boarding and Retail Shop for Accessories from The Following Described Property Located at N116W18395 Morse Drive (Tax Key #212-978) Pursuant to Section 17.33(3)(C) Of the Village Zoning Code
MOTION (Baum/Myers) to approve as presented. Discussion. **Carried.**

C. **ORDINANCE AMENDMENTS:** David & Lori Gutbrod, Property Owners, for (1) An Application to REZONE the Property Located at W162N11840 Fond Du Lac Avenue (Tax Key No. 221-986) From the Rs-2: Single-Family to the B-4: Professional Office Zoning District for Purposes of Converting the Existing Residential Dwelling to An Office Building
MOTION (Baum/Miller) to approve as presented. Discussion. **Carried.**

D. **CONDITIONAL USE PERMIT:** Corey Becker, Surge Martial Arts LLC, Operator and Agent for James Barry, Property Owner For (1) A CONDITIONAL USE PERMIT for The Operation of a Martial Arts and Fitness Center from The Property Located at W188N11927 Maple Road Suite 10 (Tax Key No. 201-964), Pursuant to Section 17.33(3)(H) Of the Village Zoning Code
MOTION (Baum/Myers) to approve as presented, carried.

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NEW BUSINESS continued:

E. **ORDINANCE AMENDMENTS:** Rachit Dhingra, Agent For Odyssey Hotels, Property Owner & Agent For Riversbend Country Club Inc., Property Owner; Riversbend Country Club: N96W18034 County Line Road (Tax Key No. 333-951): Holiday Inn Express: W177N9675 Riversbend Lane (Tax Key No. 334-100): (1) Amendments To The Neviaser Planned Development District (PDD) And The Riversbend Country-Continental 246 Fund LLC Planned Development District (PDD) To Allow For An Expansion Of A Hotel And Development Of An Off-Site Parking Lot On The Odyssey Hotels Property (Holiday Inn Express) And The Adjacent Riversbend Country Club Inc. Property Located On County Line Road

MOTION (Baum/Warren) to approve as presented. Discussion. **MOTION (Zabel/Myers) to amend the motion for the berm to continue west along that line of the north parking lot to the west end of that parking lot, and if it does go into the floodplain look at some kind of a fence to block the lights that are coming from the vehicles.** Discussion. **Trustee Myers withdraws his second. Motion fails for lack of a second. Original motion carried.**

F. Request Authorization to Approve Allocation of $150,000 in the Form of a Blanket Purchase Order for the Continuing Purchase of Water Meters on a Time and Need Basis; Funds to be Allocated from the 2017 Capital Budget Acct.#50-180-183-3460

MOTION (Kaminski/Warren) to approve as requested, roll call vote, 7 in favor, 2 opposed (Hughes, Zabel), carried.

G. An ordinance amendment Section 1.378(3) of the Germantown Municipal Code as it relates to the terms of office for members of the Tourism Commission.

MOTION (Zabel/Baum) to approve as presented, carried.

H. Request Approval of Cooperative Agreement Between the Village of Germantown and the Aging & Disability Resource Center of Washington County

MOTION (Myers/Baum) to approve as requested, carried.

I. Request Approval of Letter of Agreement Between the Village of Germantown and the Aging & Disability Resource Center of Washington County for Year 2017

MOTION (Myers/Baum) to approve as requested, carried.

J. Request Approval of Public Grant Application

MOTION (Baum/Warren) to approve as requested, carried.

K. Request for School District Facility Fund Purchase

MOTION (Zabel/Miller) $12,162 for Kennedy Middle School, updating of volleyball nets, roll call vote, 8 in favor, 1 opposed (Baum), carried.

L. **RESOLUTION NO. xx-16 Salary Resolution Amendment Merit Adjustment Calendar Year 2016**

MOTION (Zabel/Myers) to approve as presented, retroactive to January 1, 2016. Discussion: not a bonus, goes on the salary structure. **Roll call vote, carried.**

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NEW BUSINESS continued:

M. **ORDINANCE** Amending Section 2.02(1) Regular Meetings, as it Relates to Rescheduling of Certain Meetings of the Village Board
MOTION (Zabel/Baum) to approve as presented, carried.

N. Request Approval of Change of Agent – Walmart Store #1515, W190N9855 Appleton Ave., Germantown, to Shante T. Travis, N165W20166 Hickory Ln #2, Jackson, WI
MOTION (Baum/Myers) to approve as requested, carried.

O. Request Approval for Secondhand Article Dealer & Secondhand Jewelry Dealer License Renewal for January 1, 2017 to December 31, 2017, Kessler's Diamond Center
MOTION (Baum/Miller) to approve as requested, carried.

P. Request Approval of Secondhand Article Dealer License Renewal for January 1, 2017 to December 31, 2017 White House of Music
MOTION (Baum/Warren) to approve as requested, carried.

Q. Request Approval of Permit for Wisconsin Technology Networking, LLC to Install a 120' Utility Pole in Right-of-Way on Maple Road
MOTION (Zabel/Baum) to postpone action until we have a chance to review what other communities have done in regard to permits in right of ways. Discussion.
1 in favor, (Zabel), 8 opposed, motion fails. MOTION to approve as presented (Baum/Kaminski) 8 in favor, 1 opposed (Zabel), carried.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:55 p.m.

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Barbara K. D. Goeckner MMC/WCPC
Village Clerk

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VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
January 16, 2017

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

ROLL CALL: President Wolter, Trustees Baum, Campbell, Hughes, Kaminski, Miller, Myers, Warren and Zabel. Absent and excused: Trustee Warren Also Present: Attorney Sajdak, DPW Director Ratayczak, CDD/Planner Retzlaff, Wastewater Superintendent Zimmerman, Fire Chief Weiss and Clerk Goeckner

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESIDENT'S REPORT:
With difficult weather DPW has been out doing their best to put salt down, giving neighborhoods one or two passes within 24 hours.
Was honored to present Eagle Scout award yesterday to Logan Kannenberg. Very active in community and his church. One of the youngest, as a freshman, to be awarded this great achievement.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/COMMITTEE REPORTS: Trustees provided information on upcoming meeting dates and times.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:
Dan Wing – 7304 W Walker ST., West Allis WI – opposed to time changes on proposed Outside Premises Ordinance amendment and decibel level enforcement.

CONSENT AGENDA:

A. Approval of Village Board Minutes: December 14 & 27, 2016 Special Village Board Meetings

B. Accounts payable/payroll
   1. January 10, 2017 Payroll (hourly) $ 209,262.16

C. Operator Licenses: January 17, 2017 to June 30, 2017:
   Brittany L. Beason, Thomas R. Meitner, Sangita Raut [Recommended Approval]

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

D. Request Approval to Purchase a Used Quad-Axel Dump Truck for Water Utility in an Amount not to Exceed $85,000 with Funds Allocated from Acct# 50-180-185-3920 [Recommended Approval]

E. Request Approval of Blanket Purchase Order for Recycling Center for Materials, with Max R Recovery in an Amount not to Exceed $15,000 with Funds Allocated from Acct# 10-546-570-7960 [Recommended Approval]

MOTION (Baum/Myers) to approve Consent Agenda items A-E, roll call vote, carried.

UNFINISHED BUSINESS: None.

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PUBLIC HEARINGS – 7:00 P.M. OR LATER:

A. Public Hearing Regarding Proposed Industrial Development Revenue Refunding Bond Financing for L.T. Hampel Corp. project

Administrator Schornack – These are refunding bonds that will have new bonds issued in their place.

President Wolter opened the Public Hearing at 7:26 p.m.
No one spoke at the public hearing.
President Wolter closed the public hearing at 7:27 p.m.

NEW BUSINESS:

MOTION (Baum/Zabel) to take items out of order and go to item E first, carried.

E. Request Approval of the Developer Agreement with Presbyterian Homes

DPW Ratayczak presented information on Developer Agreement with Presbyterian Homes. Was approved at Public Works with two minor changes. A typo and an agreement to extend completion date for both buildings from 4 years to 5 years. Developer felt 5 years for completion of both buildings would be a more comfortable time line. All other issues were taken care of except one item awaiting Attorney Sajdak's final approval. PILOT agreement has been entered into. **MOTION (Zabel/Baum) to approve with attorney approving final language.** Discussion of 5-year deadline change, pilot agreement, item waiting for attorney review. Trustee Zabel requested staff contact County and request two separate tax key numbers be applied to the property to separate tax-exempt building from taxable building for better tracking. Administrator Schornack will speak with Finance Department to make this request. **Carried.**

A. Consideration of **RESOLUTION NO. 01-17,** Regarding Industrial Development Revenue Refunding Bond Financing for L.T. Hampel Corp. Project

MOTION (Baum/Myers) to approve Resolution No. 01-17 as presented, carried.

B. **ORDINANCE NO. 01-17,** Amending the Germantown Municipal Code to Provide for Extended Hours for Certain Late-Night Outdoor Entertainment Uses by Conditional Use Permit Within the Village

Trustee Baum inquired as to changes from Plan Commission not being in ordinance supplied with agenda packet. Attorney Sajdak informed Trustees the item placed in front of them is current version with recommended changes from Plan Commission. Village Board can handle this since it is an agenda item, or could choose to postpone and bring back at a later meeting with proper ordinance and information in that packet, or could choose to read corrected copy for audience and public and move on that ordinance. Meeting and item were noticed to public with tax bill notices. Discussion of items within ordinance and which establishments it applies to and how to proceed. **MOTION (Kaminski/Miller) to postpone this to the next Village Board meeting on February 6, 2017.** Further discussion on how many could apply for this. Administrator Schornack will locate that information and get it posted to the website. Discussion of Mr. Wing's comments related to the noise which is only part of this ordinance, which is about extending hours for businesses to have outside activity, decibel levels. Ed Schuster - Main Street, Germantown spoke in opposition to the amendment change and the effect it will have on them. President Wolter stated the application will be for a Conditional Use

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NEW BUSINESS continued:

Permit which must come back to a public hearing for others to speak at and for the Village Board to determine approval or not.
Nancy Litzow – N116W15952 Main Street, Germantown – opposed to ordinance amendment and process. Discussion.
Village Attorney Sajdak reminded the President and Trustees that any further discussion must pertain only to the motion for postponement. **Carried.**

C. Request Approval of Payment of Invoice for Lucas 3 CPR Device
MOTION (Baum/Kaminski) to approve as presented, roll call vote, carried.

D. Request Approval to Replace Deputy Chief's Vehicle
MOTION (Myers/Baum) to approve as presented, roll call vote, carried.

F. Appointments to the Village of Germantown Newly Revised Tourism Commission Due to State Statute Changes Effective January 1, 2017:

Jeffrey M. Hughes	Chair/Trustee	01/16/2017 – 05/14/2018
Lynn Grgich	Chamber Representative	01/16/2017 – 05/14/2018
Sue Ciurro	Hotel Representative	01/16/2017 – 05/14/2018
Patricia Adair	Member	01/16/2017 – 05/14/2018
Carroll Merry	Member	01/16/2017 – 05/14/2018
Judy Rogers	Member	01/16/2017 – 05/14/2018

MOTION (Baum/Myers) to approve the appointments to Tourism Commission as presented. Attorney Sajdak stated Trustee Hughes should not be listed as Chair as by statute that is an appointment the Commission will make. We have the ability to recommend, they make the decision. Discussion. **Carried.**

G. **MOTION (Baum/Miller) to enter Closed Session at 8:00 p.m., Per Wi. §19.85 (1)(E) For Deliberating or Negotiating the Purchase of Public Properties, The Investing of Public Funds, Or Conducting Other Specified Public Business, When Competitive or Bargaining Reasons Require a Closed Session and May Re-Enter Open Session to Take Such Action as It Deems Appropriate to Discuss Bargaining Strategy Involving Negotiations with the International Association of Firefighters Local 4854, roll call vote, carried. MOTION (Zabel/Kaminski) to go back into open session at 8:25 p.m., carried.**

H. Discussion and Action Regarding Tentative Agreement with IAFF Local 4854
MOTION (Baum/Kaminski) to direct staff to complete and execute the contract as discussed in closed session, carried.

ADJOURNMENT
There being no further business, the meeting adjourned at 8:25 p.m.

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Barbara K. D. Goeckner MMC/WCPC
Village Clerk

VILLAGE OF GERMANTOWN
SPECIAL VILLAGE BOARD MEETING MINUTES
February 20, 2017

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

ROLL CALL: President Wolter, Trustees Campbell, Hughes, Miller, Myers, and Zabel. Trustee Baum, Myers & Kaminski. Also Present: Administrator Schornack, Clerk Goeckner, Deputy Clerk Bodoh

NEW BUSINESS:

A. Request to Fill Vacancy of Deputy Clerk Position
MOTION (Zabel/Hughes) to approve filling the position for the Deputy Clerk, carried.

There being no further business, the meeting adjourned at 7:04 p.m.

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Barbara K. D. Goeckner MMC/WCPC
Village Clerk

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VII – E

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY

RESOLUTION NO. 04-17

RESOLUTION ESTABLISHING A 2017 FEE SCHEDULE FOR WEIGHTS & MEASURES DEVICES REQUIRED UNDER SECTION 12.26 OF THE MUNICIPAL CODE

WHEREAS, The Village of Germantown and the Wisconsin Department of Agriculture, trade and Consumer Protection (DATCP) entered into a self-renewing Memorandum of Agreement (dated July 1, 2010) where both agencies agree that DATCP will furnish the services and perform the duties of sealers of weights and measures on an annual basis from July 1 to June 30 required under Chapter 98.04, and, that the Village will pay DATCP an amount necessary to cover the cost of such services no later than May 1 of the current fiscal year; and

WHEREAS, the amount of such services agreed to as set forth in the Memorandum of Agreement for the Year 2017 is $5,600; and

WHEREAS, the Village of Germantown charges administrative fees totaling $1,000 per year that are prorated per device to cover costs incurred by the Village's Community Development Department associated with the processing, review and administration of the Village's weights & measures license regulations set forth in Section 12.26; and

WHEREAS, it is required under Section 12.26(7) that the Village Board establish a schedule of fees for each type of weighing and measuring device used for the purpose of computing a charge or payment for service rendered on the basis of weight or measure within the Village of Germantown; and

WHEREAS, on February 28, 2017, the Village's General Government & Finance Committee did review and recommend approval of the proposed Weights & Measures Fee Table set forth in Exhibit 1 attached hereto; and

NOW, THEREFORE, BE IT RESOLVED that the Weights & Measures Device Fee Schedule attached hereto as Exhibit 1 is hereby established for licenses issued in 2017.

Introduced by: _____
Adopted: _____
Vote: Ayes: _____ Nays: _____

_____
Dean M. Wolter, Village President

ATTEST:

_____
Barbara K. D. Goeckner, MMC/WCPC
Village Clerk

EXHIBIT 1.

WEIGHTS & MEASURES DEVICE
2017 FEE SCHEDULE

Device Type	Inspection Time (hrs) Per Device	# of Devices	Total Time (hrs)	% of Time	Total Cost	Fee ($) Per Device
Vehicle Scales	1.5	4	6	4.57%	$ 301.37	$ 75.34
Small Capacity Scales 0-30#	0.3	42	12.6	9.59%	$ 632.88	$ 15.07
Large Capacity Scales 31-1000 #	0.7	5	3.5	2.66%	$ 175.80	$ 35.16
Point of Sale Scanner Combos	0.4	61	24.4	18.57%	$ 1,225.57	$ 20.09
Liquid Measuring Devices (LMDs)	0.3	283	84.9	64.61%	$ 4,264.38	$ 15.07
Totals		395	131.4	100.00%	$ 6,600.00	
Late Fee (per license)	$100.00					

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY

RESOLUTION NO. 05-17

RESOLUTION AUTHORIZING THE CHARGE OFF OF UNCOLLECTED 2015 DELINQUENT PERSONAL PROPERTY TAXES

WHEREAS, Personal Property Taxes are settled in full with the taxing jurisdictions during the February settlement and various 2015 personal property taxes due to the Village of Germantown remain unpaid and are deemed uncollectible, and,

WHEREAS, for taxes assessed as of January 1, 2011, a taxation district may only charge back personal property taxes if the taxes are owed by an entity that has ceased operations, or filed a petition for bankruptcy, or are due on personal property that has been removed from the next assessment roll, the Village Finance Director has, in accordance with the provisions of Section 74.42 (1) Wisconsin Statutes, charged back to each taxing jurisdiction its proportional share of the uncollected personal property taxes, and,

WHEREAS, other delinquent accounts have been sent to Waukesha County for further collection efforts or are being pursued internally, and,

NOW THEREFORE BE IT RESOLVED, by the Village Board of the Village of Germantown, Washington County, Wisconsin, that the following uncollected 2015 personal property taxes will be removed from the general ledger: Please see the attached listing of accounts which totals $4,340.85, of which the Village share is **$1,205.86.**

Introduced by: _____
Adopted: _____
Vote: Ayes: _____ Nays: _____

_____
Dean M. Wolter, Village President

ATTEST:

_____
Barbara K. D. Goeckner, MMC/WCPC
Village Clerk

Village of Germantown

CHARGE OFF OF DELINQUENT 2015 PERSONAL PROPERTY TAXES - 03/06/17

		0.009	0.143	0.152	0.278	0.501	0.069		
		Due From State	Due From County		Due From Village	Due From School	Due From MATC	TOTAL	CONDITION
PA13401000	ALLEN HOLMES LLC	7.91	121.34		236.36	426.50	58.63	850.74	3
PA19403079	ALLIED UTILITY EQUIPMENT	0.75	11.47		22.33	40.30	5.54	80.39	3
PB21200196	CITY WIDE INSULATION	0.22	3.35		6.51	11.75	1.62	23.45	3
PR88810019	DONALDSON OIL CO	3.43	52.55		102.36	184.71	25.39	368.44	3
PF20402080	FINANCIAL EQUIPMENT CO	0.50	7.59		14.77	26.67	4.08	53.61	1 Mid 2015
PS33300797	GILBERT BROTHERS HARDWAI	2.04	31.29		60.95	109.98	15.12	219.38	3
PG28100109	GREEN DIRECTIONS	0.33	5.02		9.76	17.63	2.43	35.17	3
PL66600900	LEGACY SALON & DAY SPA	1.74	26.75		52.11	94.03	12.93	187.56	3
PO28100109	MEG O'MARRO ATTORNEY	0.08	1.20		2.32	4.20	0.58	8.38	1 Mid 2015
PP88808472	PRO-COAT	19.60	300.48		585.32	1,056.18	145.20	2,106.78	3
PS22400881	SAUER INSURANCE	0.13	1.91		3.72	6.71	0.92	13.39	3
PS28105002	SOUTHEAST REIMBURSEMENT	0.09	1.43		2.80	5.04	0.69	10.05	3
PS23357504	SYDNEY LANDSCAPING	0.93	14.33		27.93	50.37	6.92	100.48	3
PT23204093	TURF-KING	2.64	40.37		78.62	141.89	19.51	283.03	3
		40.39	619.08		1,205.86	2,175.96	299.56	4,340.85	

County & State Portion

659.47

Charge back conditions:

1) Entity ceased operations
2) Filed petition for bankruptcy
3) Removed from next assessment roll

Accounts Sent to Waukesha County Collections or being pursued internally

PJ22400107	CHAN & DUKE LEE	108.77
PE999024	ENGINEERNG RESOURCE CTR	83.74
PJ23400494	JOHNSON MANAGEMENT	1,520.63
PJ35450006	JR CARPENTRY	197.61
PF224100109	PREFERRED FITNESS	1,214.15
PS88812501	SPRINT UNTIED	293.07
PS999108005	SUPERIOR METAL	122.25
PT35300111	TRIPATH IMAGING	3,920.46
Collection or Payment Plan		7,460.68
Grand Total		11,801.53

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY

RESOLUTION NO. 06–17

RESOLUTION APPROVING AMENDMENTS TO THE 2017 BUDGET
Capital Account and General Fund Carry Over

WHEREAS, the Village Board of the Village of Germantown approved the appropriation of funds for operations for the year 2017, and,

WHEREAS, funds for various Capital Projects and General Fund expenditures were included in the 2016 Budget and have not been fully expensed, and;

WHEREAS, several projects are still ongoing, or will have its excess funds attributed to another capital project, as detailed in the attached listing, totaling $332,882 for General Fund and $801,758 for Capital Fund 40, and,

NOW THEREFORE BE IT RESOLVED, by the Village Board of the Village of Germantown that the 2017 Budget be amended according to the attached list, and

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized and directed to publish a copy of this Resolution as a Class I Notice in accordance with Section 65.90 (a) Wisconsin Statutes.

Introduced by: _____
Adopted: _____
Vote: Ayes: _____ Nays: _____

_____
Dean M. Wolter, Village President

ATTEST:

_____
Barbara K. D. Goeckner, MMC/WCPC
Village Clerk

Budget Amendment Resoution

Carry Over Projects & Equipment Purchases - 2016 to 2017

Capital Projects Fund

Account	Department	Description	Purpose	Amount	2017 Original Budget	Amended
40-521-570-8460	Police	Pho-Phoenix Enhancement	Citizen & Court Interface	17,000	362,000	379,000
40-521-570-8440	Police	Baycomm	9-1-1 Replace System	70,700	0	70,700
40-521-570-8410	Police	Furniture	Final purchases for completion	3,536	0	3,536
40-522-570-8520	Fire	Braun NW	Re-chassis Ambulance (2nd one)	270,000	0	270,000
40-541-570-8892	Engineering	Stormwater Relay	Misc Projects	104,235	250,000	354,235
40-542-570-8810	Public Works	Roads	Asphalt Paving	252,915	1,500,000	1,752,915
40-542-570-8850	Public Works	County Line (2015 & 2015)	Traffic Signal & Cabinet Upgrades	52,653	40,000	92,653
40-552-570-8310	Recreation	Haupt Strasse Tennis Court	Tennis Court (balance of Alt Bauer Park projects (Tennis Court and Playround)	30,719	60,000	90,719
				801,758		

Use of Existing Capital Funds to Offset 2017 Projects & Equipment

Account	Department	Description	Purpose	Amount
40-542-530-8450	Public Works	Public Works Equipment	Skid Loader	75,000
40-542-570-8530	Public Works	Other Public Works Machinery	Trailer (40,000 Lb)	25,000
40-553-570-8520	Parks	Trucks	New 3/4 Ton Pickup	40,000
40-552-530-8520	Recreation	Vehicles	Mini van	15,000
				155,000

General Fund

Account	Department	Description	Purpose	Amount	Original Budget	Amended
10-511-570-8100	Legislative	Capital Equipment	Global Sight & Sound Board Room	20,000	0	20,000
10-513-570-8100	Clerk	Capital Equipment	Agenda Management	2,000	32,000	34,000
10-519-570-8222	Bld & Grounds	Capital Equipment	Fire Station 1 bathroom remodel/water line	39,902	20,000	59,902
~~10-519-570-8251~~	~~Bld & Grounds~~	~~Capital Equipment~~	~~Library LED Light Conversion~~	~~6,120~~	~~10,000~~	~~16,120~~
10-553-570-8100	Parks	Capital Equipment	18'Trailer - Miller Bradford - delivery 2017	8,095	51,000	59,095
10-542-570-8100	Highway	Capital Equipment	Burke Truck - Plow - Deliver 2017	9,300	60,000	69,300
10-563-530-4400	Community Development	Planning - Contracted Services	Contracted Services	46,495	15,000	61,495
10-551-+++-++++	Library	County Carry over	Various Accounts	23,927		23,927
10-567-530-7950	Municipal Development	Hotel Motel Tax		52,335	47,179	99,514
10-541-570-8200	Engineering	DOT Donges Bay Payack *$108,464.76 per year*	DOT Donges Bay Payack Approved 2015 - 2/yr term	108,465	0	108,465
15-100-110-1200	Honor Guard	Police Honor Guard Fund	Transfer Honor Guard Fundraising Amount to Fund #15	16,243		
				332,882		
			Total without Donges Bay	**224,417**		

Approved GGF 2/28/2017
Approved VB

* Library Board Allocation TBD		Carry Over	Budget	New
10-551-530-3645	Audio Visual			0.00
10-551-530-3610	Books - County			0.00
10-551-530-3625	Processing - County			0.00
10-551-530-3821	Summer Reading			0.00
		0.00	0.00	0.00

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: March 6, 2017

AGENDA ITEM: Public Hearing & New Business **(CONDITIONAL USE PERMIT)**

ITEM TITLE: Joe & Aimee Goetter, Property Owners; Conditional Use Permit Application to allow the operation of a "major" home occupation lawn, landscape & snow plowing operation from the 8-acre property located at W156 N10762 Pilgrim Road (Parcel GTNV#263-992)

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

SUMMARY EXPLANATION:
Joe & Aimee Goetter, owners of an 8-acre parcel located at W156 N10762 Pilgrim Road and owner/operators of North Brook Landscaping are requesting approval of a Conditional Use Permit (CUP) to operate their "major" home-occupation landscaping & snow plowing operation from their property. 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.

ATTACHMENTS:

- 2/13/17 Staff Report
- 2/13/17 Plan Commission Meeting Minutes
- Draft CUP

PLAN COMMISSION 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 (3) conditions.

{see Draft CUP for all conditions recommended by the Plan Commission}

mailed
2/23/17

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, March 6, 2017
TIME: 7:00 p.m. or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the application filed by the following Applicants for a CONDITIONAL USE PERMIT for the operation of a "Major Home Occupation" landscape & snow plowing operation from the property described below pursuant to Section 17.33(3)(h) of the Village Zoning Code:

Petitioner: Joseph & Aimee Goetter, Property Owners

Property: W156 N10762 Pilgrim Road (Tax Key: GTNV 263-992)

Part of the NW ¼ of the SW ¼ of Section 20, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

A copy of the application is on file in the Planning & Zoning Division of the Community Development Department, N112 W17001 Mequon Road, and available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 9th day of February 2017.
Barbara K. D. Goeckner, Village Clerk

To Be Published On: February 16 and February 23, 2017

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 Comments

Consistency 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.

Trustee Baum said he agreed with previous comments questioning the need for another senior living development and concerns with the proposed three story building height.

MOTION carried unanimously.

Joseph & Aimee Goetter – W156 N10762 Pilgrim Road. The property owners are requesting approval of a Conditional Use Permit (CUP) to operate a major home-occupation lawn, landscape and snow plowing services business from the property. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to 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 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.***

MOTION to Amend Laszewski second Baum to change the language in Condition #2 from minimum to maximum.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried (Goetter abstained).

Carpetland USA Germantown – W188 N9875 Maple Road. GT Real Estate of Germantown, property owner is seeking a Conditional Use Permit to allow the operation of a Retail Flooring Showroom from the existing building. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve a Conditional Use Permit for GT Real Estate of Germantown LLC, property owner, operator of 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***

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 →

Phone ( )

Fax ( )

E-Mail JGoetter1@gmail.com

PROPERTY OWNER

Joe & Aimee Goetter

Phone (414) 750-8899

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Joe & Aimee Goetter

3 PROPERTY ADDRESS

W156 N10762 Pilgrim Rd.

TAX KEY NUMBER

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 pick up 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 <u>any</u> 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

Owner 1-11-17
Date

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

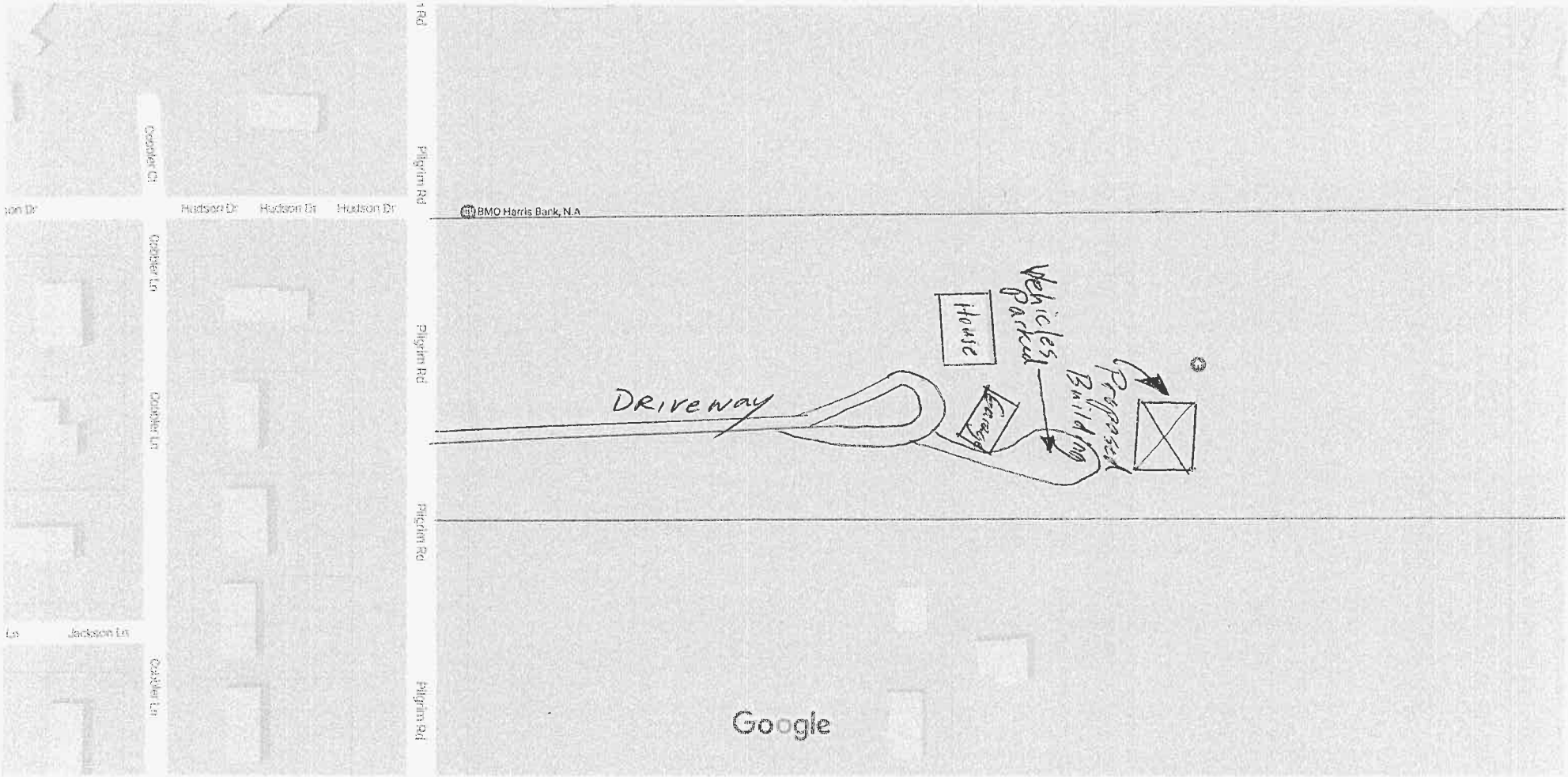
-Our property is heavily wooded (see attached google maps image). Our home & detached buildings are located well beyond view from Pilgrim Rd (see attached google maps image). None of our vehicles or equipment are visible from Pilgrim Rd.

-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



Map data ©2017 Google 50 ft

CUP # xx-17 Document No.	CONDITIONAL USE PERMIT Document Title

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

X-C

Whereas the Applicants:
Joe & Aimee Goetter, Property Owners & Business Operators

agree 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 Applicants to permit the operation of a "major" home occupation lawn, landscape & snow plowing business operation from the property located at W156 N10762 Pilgrim Road pursuant to Section 17.61 of the Village Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 263-992

On the following described property located in the Village of Germantown, Washington County, Wisconsin:
Part of the NW ¼ of the SW ¼ of Section 20, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Tax Key No: 263-992
Address: W156 N10762 Pilgrim Road

Pursuant to the following condition(s):

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 maximum 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.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2017.

_____
Dean Wolter, Village President

ATTEST:

_____
Barbara K. D. Goeckner, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of _____, 2017, the above named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR
As a property owner and business operator, Joe Goetter, I 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 ___ day of _____, 2017

_____
Joe Goetter, Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2017, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFT

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As a property owner and business operator, Aimee Goetter, I 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 ___ day of _____, 2017

_____
Aimee Goetter, Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2017, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFT

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP

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

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

IX – B

MEETING DATE: March 6, 2017

AGENDA ITEM: Public Hearing & New Business **(EHD PLAN AMENDMENT & CONDITIONAL USE PERMIT)**

ITEM TITLE: Tarantino & Company LLC, Agent for SMV Management Company LLC, Property Owner; Amendment to the Virginia Highlands Elderly Housing District (EHD) General Development Plan, and a Conditional Use Permit (CUP) for the development and operation of a 26-unit/28-bed Community-Based Residential Facility (CBRF)

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

SUMMARY EXPLANATION:
Tarantino & Company, 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. With the proposed changes, the Tarantino proposal would effectively complete the previously planned and approved senior residential community in this location.

Under the EH District regulations, the current "general development plan" was adopted for this EH District back in 1995 (copy of plan set enclosed). The EH District regulations require 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 also requires that the site plans "…conform substantially to the general development plan…" in order to be approved.

The proposed 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 proposed complex would be comprised of three "attached" buildings located east of the skilled 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 to/from Virginia Avenue, Division Road and Bernie's Way
- on-site storm water management

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

A certified survey map (CSM) will be required along with detailed Site Plans if the proposal moves forward.

ATTACHMENTS:

- 2/13/17 Staff Report
- 2/13/17 Plan Commission Meeting Minutes
- Original GDP Plan Set
- Proposed Gables IV GDP Plan Set
- Draft CUP (for CBRF)

PLAN COMMISSION RECOMMENDATIONS:

APPROVE amendments to the Virginia Highlands EH District general development plan for the 15.6-acre property subject to (3) 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.

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 (5) conditions.

{see Draft CUP for all conditions recommended by the Plan Commission}

Mailed 2/23/17

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, March 6, 2017
TIME: 7:00 p.m. or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the applications filed by the following applicants for: (1) an amendment to the Virginia Highlands Elderly Housing District (EHD) General Development Plan; and (2) a Conditional Use Permit (CUP) for the development and operation of a 26-unit/28-bed Community-Based Residential Facility (CBRF) for residents with dementia, Alzheimer's and other memory impairments on the following described property:

Applicants: Tarantino & Company LLC, Agent for SMV Management Company LLC, Property Owner

Property: Located at approximately W172 N10900 Division Road; Tax Key No. 281-990 (Vacant land east of Virginia Highlands Skilled Nursing Facility)

Parcel 1 of Certified Survey Map No.4936 being in that part of the SE 1/4 of the NE ¼ of 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 2'42" W along the east line of said 1/4 Section 352.00 feet; thence S89 2'52" 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 2'52" W parallel to the south line of said 1/4 Section 297.00 feet; thence S01 2'42" E parallel to the west line of said 1/4 Section 132.00 feet; thence S892'52" W parallel to the south line of said 1/4 Section 440.00 feet; thence N012'42" W parallel to the east line of said 1/4 Section 132.00 feet; thence S89 2'52" W parallel to the south line of said 1/4 Section 195.72 feet; thence N01006'42" 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 S012'42" 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 +I-·net acres.
Also Described as: SW corner of Virginia Avenue and Division Road

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

Dated this 9th day of February, 2017.
Barbara K. D. Goeckner, Village Clerk

To Be Published On: February 16th and February 23rd, 2017

CUP # xx – 17 Document No.	CONDITIONAL USE PERMIT Document Title

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

X-D

Whereas the Applicant:

Tarantino & Company LLC, Agent for Gables of Germantown LLC & SMV Management Company LLC, Property Owner

agree 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 permit the operation of a Community Based Residential Facility from the property located at _____ Division Road pursuant to Section 17.241 of the Village of Germantown Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 281-990

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

Parcel 1 of Certified Survey Map No.4936 being in that part of the SE 1/4 of the NE ¼ of 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^{0}12'42" W along the east line of said 1/4 Section 352.00 feet; thence S89^{0}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^{0}12'52" W parallel to the south line of said 1/4 Section 297.00 feet; thence S01^{0}12'42" E parallel to the west line of said 1/4 Section 132.00 feet; thence S89^{0}12'52" W parallel to the south line of said 1/4 Section 440.00 feet; thence N0^{0}12'42" W parallel to the east line of said 1/4 Section 132.00 feet; thence S89^{0}12'52" W parallel to the south line of said 1/4 Section 195.72 feet; thence N01^{0}06'42" W 720.56 feet; to a point on the south right-of-way line of Virginia Avenue; thence N89^{0}21'18" E along the south right-of-way line of said Virginia Avenue 931.48 feet to a point on the west right-of-way line of Division Road; thence S0^{0}12'42" E parallel to the east line of said 1/4 Section and the west right-of-way line of said Division Road 718.28 feet to the point of beginning. Containing 16.73 +I-·net acres. Also described as: SW corner of Virginia Avenue and Division Road.

Tax Key No: 281-990
Address: _____ Division Road *{address to be determined after CSM & Site Plan approval}*

Pursuant to the following condition(s):

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.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2017.

ATTEST: _____
Dean Wolter, Village President

_____
Barbara K. D. Goeckner, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of _____, 2017, the above named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFT

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As agent and representative for Tarantino & Company LLC, property owner, I 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 constitute a violation of the Village's Zoning Code and result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____,2017

_____
{print full name here}, Tarantino & Company LLC

_____
{signature on this line}

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2017, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

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

DRAFT

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

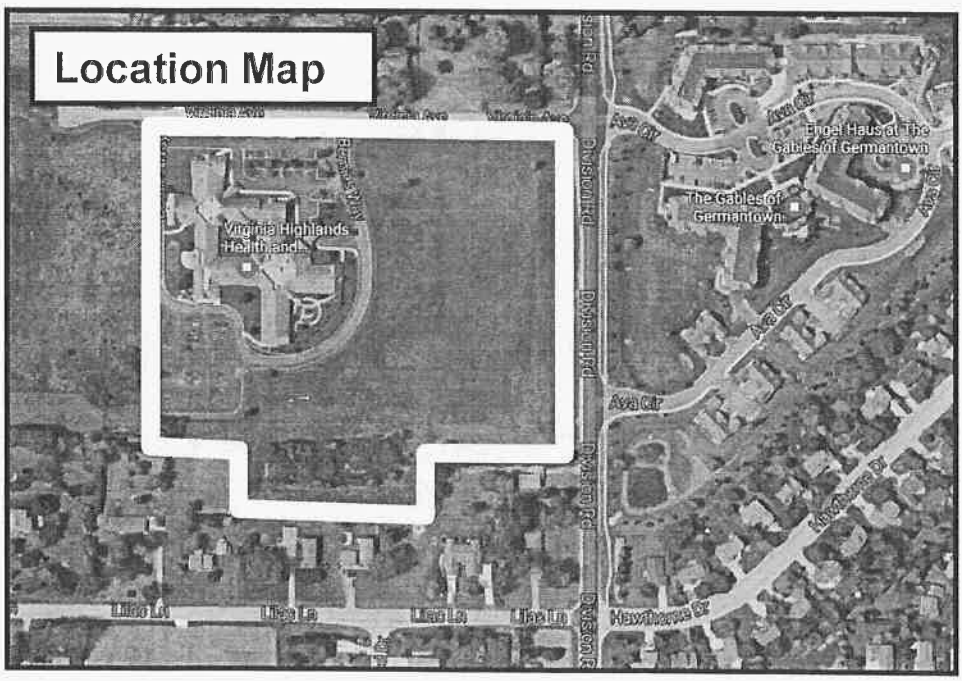
Owner/Applicant:

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.

PLAN COMMISSION MINUTES
February 13, 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 1-9-17. MOTION carried unanimously.***

Moore Designs – W193 N10975 Kleinmann Drive. Dave Moore, property owners, is seeking approval for a wall sign on the new office building. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to 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 Inspection Services prior to installation.***
2. ***All electronic components shall be inspected and labeled by a licensed lab.***

MOTION carried unanimously.

Tarantino & Company LLC as agent for SMV Management Company – W173 N10915 Bernies Way. The request is for 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. Amy Schoenemann, Capri Communities, presented the proposal. Planner Retzlaff summarized the history of the property, proposed development plan and staff recommendation.

Discussion followed. Trustee Baum asked about the State Statute limiting the number of units and distance between developments. Planner Retzlaff said the attorney revealed that due to recent case law, those statutes are no longer in enforceable. Commissioner Gray said she feels there are no Village amenities within a reasonable distance that are available for residents in these senior living developments and they won't really be a part of the community. Planner Retzlaff said the developments are consistent with the elderly housing regulations that allow for internal commercial uses. Commissioner Laszewski said the current facilities seem to be self-contained, but added it would be nice to see a facility closer to Village amenities.

MOTION Baum second Laszewski to 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***

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.***

Judy Kind, N109 W17334 Virginia Avenue, said she attended the developer's neighborhood meeting and was not against the development but said she had talked to residents on Hawthorne Drive who questioned the need for another senior development, and, that did not like the three-story building height. Ms. Kind asked the developer why they can't use the original 20-year-old plan and develop it instead.

MOTION carried unanimously.

MOTION Baum second Shadid to 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.***

Trustee Baum said he agreed with previous comments questioning the need for another senior living development and concerns with the proposed three story building height.
MOTION carried unanimously.

Village of

Germantown

COPY

Engineering Department Memorandum

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

From: Eric Bartlein, Civil Engineer

CC: Larry Ratayczak, Director of Public Works; John Laning, Village Engineer

Date: February 27, 2017

Re: The Gables of Germantown Phase IV Expansion

The Engineering Dept. offers these comments now for the preliminary plans of the proposed development listed above.

Utilities

- Existing Water and Sanitary Sewer Lines running through the property will need to be relocated due to the proposed footprint of the building (at the expense to the developer and per Village Specs which part requires plans by a Licensed Engineer)
- A Utility Permit will be required for excavation in the Street or Right-of-Way.

Storm Water Management

- The preliminary plans show two storm water basins on the South side of the property to be built, A Storm Water Management Plan will need to be drafted showing the existing and future flows will be controlled to Village Specifications.
- There is an existing storm water basin on the property which was built to service both properties, the Village would like to know the plan for the existing basin and the flows.
- An Erosion Control Permit will be required prior to construction.

Roadway

- A Traffic Impact Analysis shall be performed for the driveway approach on Division Road to determine if any roadway improvements will be needed. This should be completed early on, while there is still flexibility in the development's design.
- A Driveway Permit will be required for each entrance.

Agreements

- A Developer's Agreement is required.
- A Storm Water Maintenance Agreement will be required for the new storm water basins.

Village of Germantown ...Willkommen

Fee Must Accompany Application

☒ $820 Paid [illegible] 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**

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	2.22.17 Date	Property Owner CFO	2/3/17 Date
Applicant/Agent	Date	Property Owner	Date

Village of Germantown ...Willkommen

Fee must accompany application

☒ $1460 Paid [illegible] 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

Tarantino & Company, LLC
James Tarantino, Amy Schoenemann
20711 Watertown Road, Suite A
Waukesha, WI 53186
Phone (262) 798-1224
Fax (262) 798-1119
E-Mail aschoenemann@capricommunities.com

PROPERTY OWNER

SMV Management Company LLC
Wayne Craig / Susan Davis
45 Broadway, Suite 520
New York, NY 10006
Phone (212) 284-3781
SusanD@SWCSMVHoldings.com

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:

- [x] Site Plan and elevations for new construction (can be conceptual)
- [ ] Photos of existing use and/or proposed use operating elsewhere - not applicable
- [x] 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 <u>any</u> 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 2.3.17

Owner _____ CFO Date 2/3/17

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**

RECEIVED
FEB 03 2017
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

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:

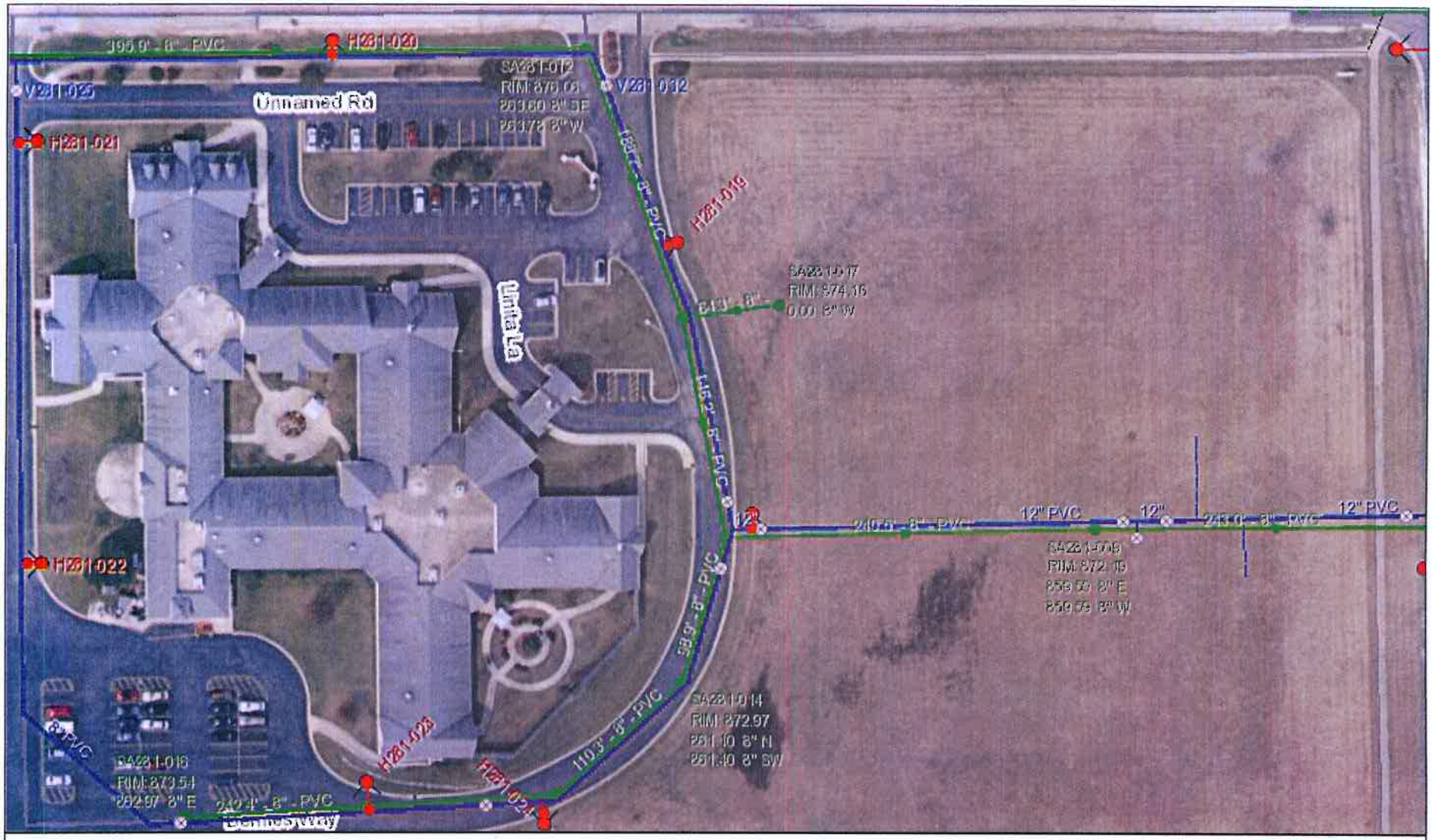
> 6.25 Acre Property: SMV Virginia Highlands will continue to own the Virginia Highlands Health & Rehabilitation Center, a 121-bed skilled nursing facility (SNF). The SNF currently operates under a CUP agreement with the Village of Germantown. The new development, which will be outlined below, will have 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.

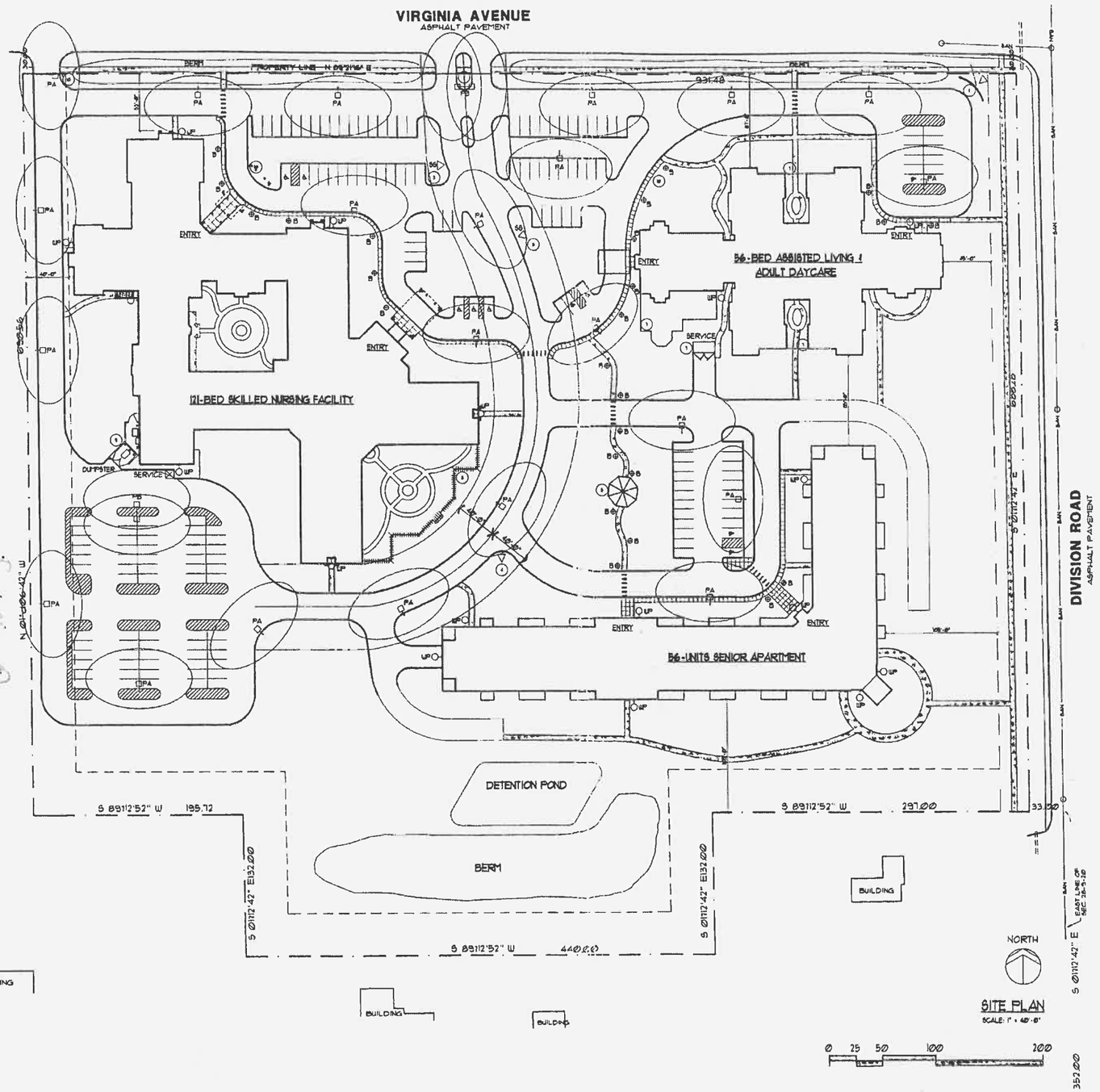
The Village of Germantown Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1 = 92'

Village of Germantown

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

Print Date: 10/24/2016



SITE PLAN
SCALE: 1" = 40'-0"

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
1. SITE ENTRANCE SIGN
1. BUILDING IDENTIFICATION SIGN
1. BUILDING IDENTIFICATION SIGN
1. BUILDING IDENTIFICATION SIGN
5. GAZEBO
1. ARBOR / GATE
6. FENCING
5. FENCING / SCREEN ENCLOSURE
W. DIRECTIONAL SIGN

LIGHTING

PA POLE LIGHT - 250W HPS DOWNLIGHT W/ HOUSESHIELD. 20' HIGH POLE ON 3' HIGH CONCRETE BASE.

PB POLE LIGHT - 1 - 250W HPS DOWN LIGHTS W/ HOUSESHIELD. 20' HIGH POLE ON 3' HIGH CONCRETE BASE.

B BOLLARD LIGHT - 42" HIGH, ROUND, 100W METAL HALIDE

SS SIGN SPOT LIGHT - 100W HPS W/ BARN DOORS FOR LIGHT SPREAD (HORZ. & 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 CBRF
REQUIRED = 24 SPACES
PROVIDED = 30 SPACES (1 ACCESSIBLE)

56-BED ADULT DAYCARE
REQUIRED = 5 SPACES
PROVIDED = 13 SPACES (2 ACCESSIBLE)

56-UNIT SENIOR APARTMENT
REQUIRED = 56 SPACES (16 ENCLOSED)
PROVIDED = 63 SPACES (41 ENCLOSED/4 ACCIBLE)

TOTALS
REQUIRED = 150 (5 ACCESSIBLE)
PROVIDED = 197 SPACES (12 ACCESSIBLE)

LOT COVERAGE

SKILLED NURSING FACILITY

BUILDING FOOTPRINT =	57,550 S.F.
ROADS/PARKING =	9,330 S.F.
WALKWAYS =	6,440 S.F.
TOTAL COVERAGE =	81,320 S.F.
TOTAL PARCEL =	141,185 S.F.
LOT COVERAGE =	63.5 %
LOT COVERAGE ALLOWED =	70 %

CBRF/ADULT DAYCARE

BUILDING FOOTPRINT =	7,850 S.F.
ROADS/PARKING =	4,050 S.F.
WALKWAYS =	6,565 S.F.
TOTAL COVERAGE =	14,465 S.F.
TOTAL PARCEL =	18,460 S.F.
LOT COVERAGE =	67.8 %
LOT COVERAGE ALLOWED =	70 %

SENIOR APARTMENT

BUILDING FOOTPRINT =	35,600 S.F.
ROADS/PARKING =	36,330 S.F.
WALKWAYS =	6,915 S.F.
TOTAL COVERAGE =	81,835 S.F.
TOTAL PARCEL =	334,411 S.F.
LOT COVERAGE =	24.5 %
LOT COVERAGE ALLOWED =	25 %

TOTALS

BUILDING FOOTPRINT =	95,000 S.F.
ROADS/PARKING =	49,710,00 S.F.
WALKWAYS =	21,560 S.F.
TOTAL COVERAGE =	166,660 S.F.
TOTAL PARCELS =	700,686 S.F. (16.08 AC.)

EPPSTEIN·UHEN
ARCHITECTS

210 EAST MICHIGAN STREET
SUITE 100 • P.O. BOX 92726
MILWAUKEE, WISCONSIN 53202-0726
414-271-5350 • FAX 271-7784

APPROVED BY THE PLANNING COMMISSION
VILLAGE OF GERMANTOWN
January 12, 1998
Chuck Dickson
CHAIR OR SEC.

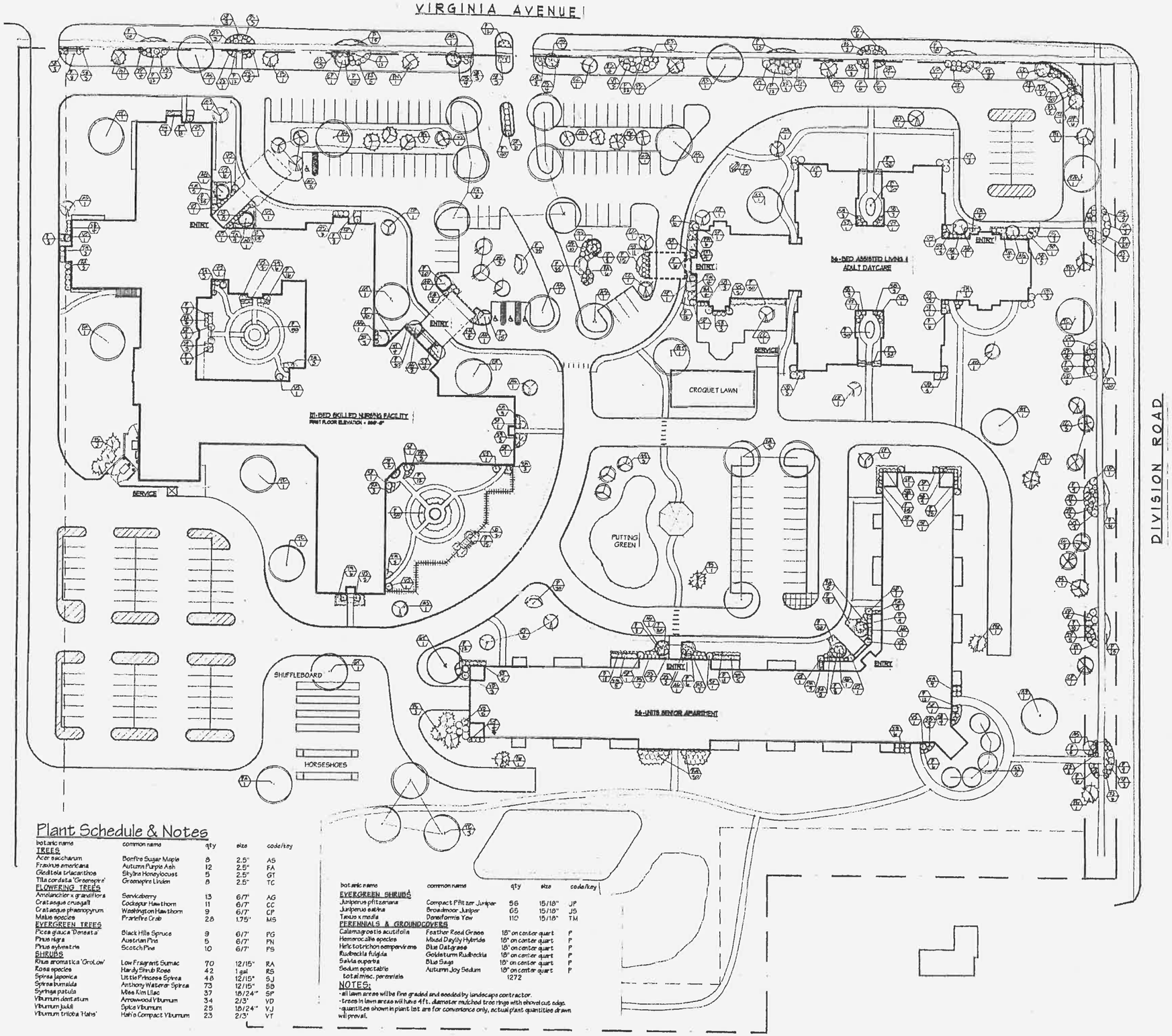
Final Site Arch, Landscape, Lighting.

Conditions: ① Grading ② Landscaping ③ Lighting.

S:\Grancare\1961147-05\11\ep\ep.dwg Mon Dec 22 08:47:26 1997 tpsc111 hpgl ar111\ep1-SHEET-7

GRANCARE, INC. VIRGINIA HIGHLANDS SENIOR COMMUNITY MASTERPLAN GERMANTOWN, WI

Project No. 1-96147-05
Date DEC. 22, 1997



EPPSTEIN·UHEN ARCHITECTS

210 EAST WISCONSIN STREET
SUITE 100 • P.O. BOX 92726
MILWAUKEE, WISCONSIN 53202-0726
414-271-5200 • FAX 271-7724

VIRGINIA HIGHLANDS SENIOR COMMUNITY

MASTER LANSCAPE PLAN

1"=30ft.

Plant Schedule & Notes

botanic name	common name	qty	size	code/key
TREES				
Acer saccharum	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 phaenopyrum	Washington Hawthorn	9	6/7'	CP
Malus species	Prairefire Crab	28	1.75"	MS
EVERGREEN TREES				
Picea glauca 'Densata'	Black Hills Spruce	9	6/7'	PG
Pinus nigra	Austrian Pine	5	6/7'	PN
Pinus sylvestris	Scotch Pine	10	6/7'	PS
SHRUBS				
Rhus aromatica 'GroLow'	Low Fragrant Sumac	70	12/15"	RA
Rosa species	Hardy Shrub Rose	42	1 gal	RS
Spirea japonica	Little Princess Spirea	48	12/15"	SJ
Spirea bumalda	Anthony Waterer Spirea	73	12/15"	SB
Syringa patula	Miss Kim Lilac	37	18/24"	SP
Viburnum dentatum	Arrowwood Viburnum	34	2/3'	VD
Viburnum juddii	Spice Viburnum	25	18/24"	VJ
Viburnum trilobum 'Hahs'	Hah's Compact Viburnum	23	2/3'	VT

botanic name	common name	qty	size	code/key
EVERGREEN SHRUBS				
Juniperus pfitzeriana	Compact Pfitzer Juniper	56	15/18"	JP
Juniperus sabina	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	Goldsturm Rudbeckia	18" on center quart		P
Salvia superba	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.

HAWKS Since 1875

- 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

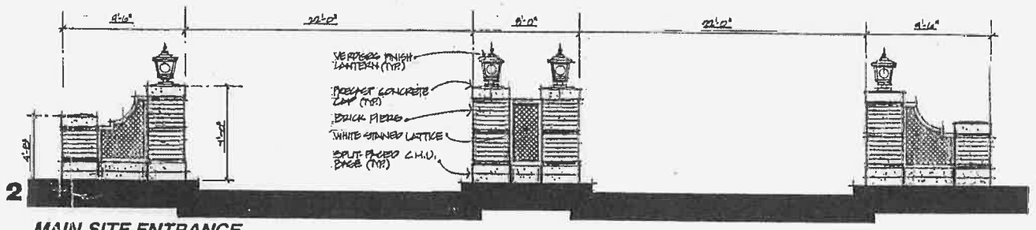
designed and drawn by:
JOHN R. KLATT &
CHRISTOPHER R. MIRACLE
December 17, 1997

Project No.

Date

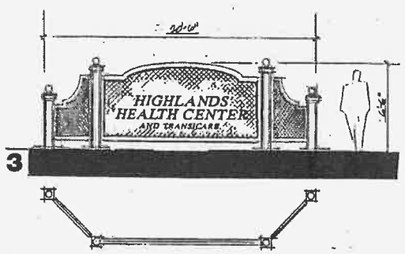
[redacted]

1 MAIN SITE SIGN MONUMENT

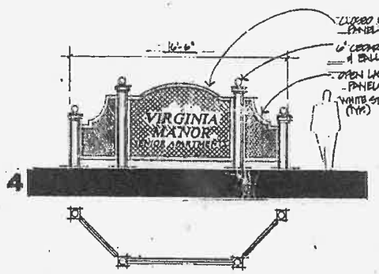


2 MAIN SITE ENTRANCE

EPPSTEIN•UHEN ARCHITECTS



3 BUILDING SIGNAGE



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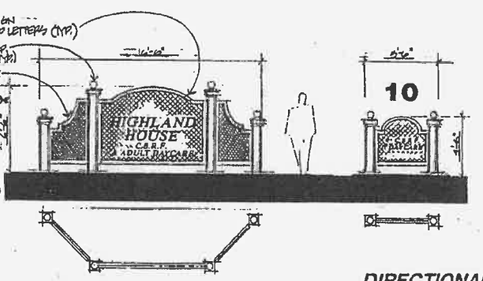

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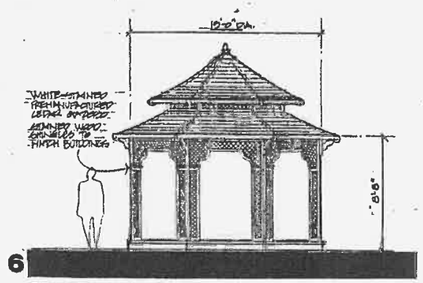
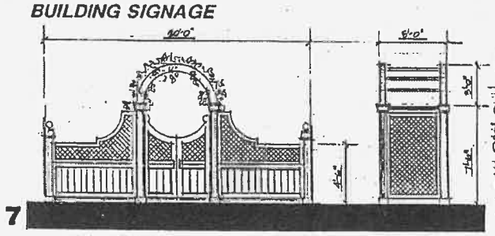
DIRECTIONAL SIGN



6 CENTRAL GAZEBO



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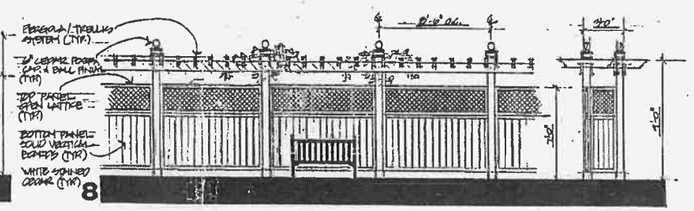

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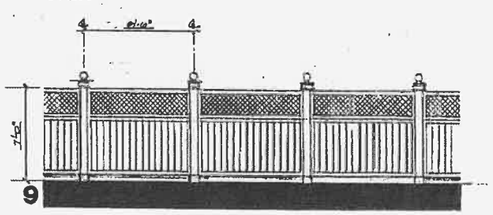

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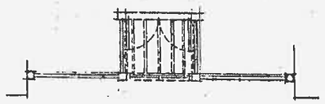
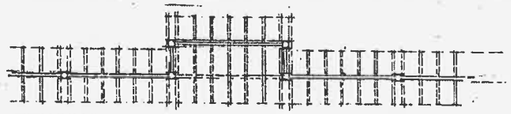


ARBOR/GATE AT C.B.R.F. COURTYARD



FENCING AT DEMENTIA UNITS

TYPICAL FENCING/SCREEN ENCLOSURES

GRANCARE, INC. VIRGINIA HIGHLANDS

PROPOSED SIGNAGE STANDARDS AND FENCING DETAILS

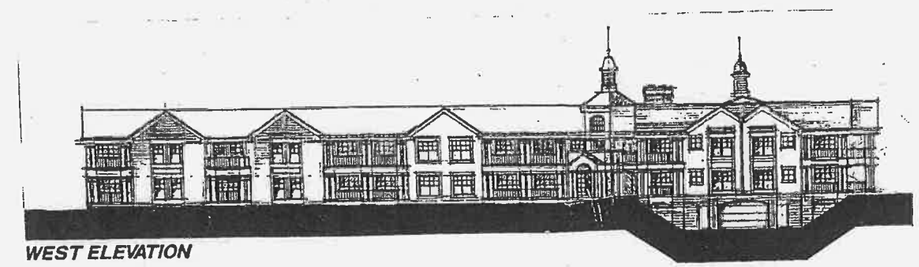
1/4" = 1'-0"

Project No.

Date

EPPSTEIN•UHEN
ARCHITECTS

EAST ELEVATION DIVISION STREET



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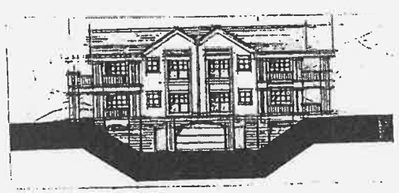
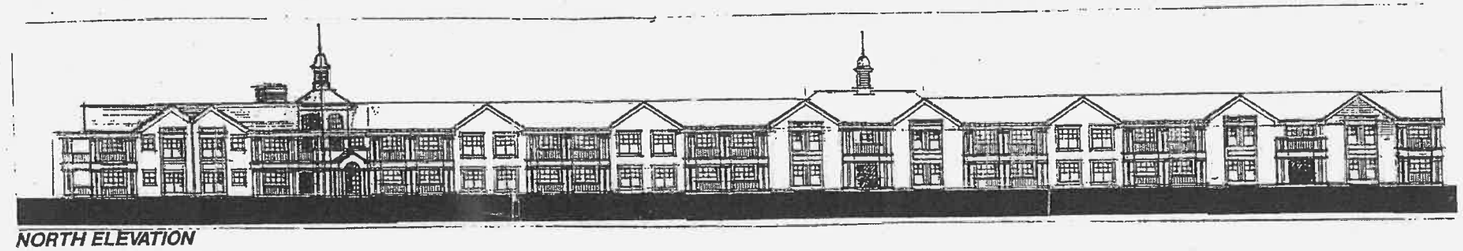
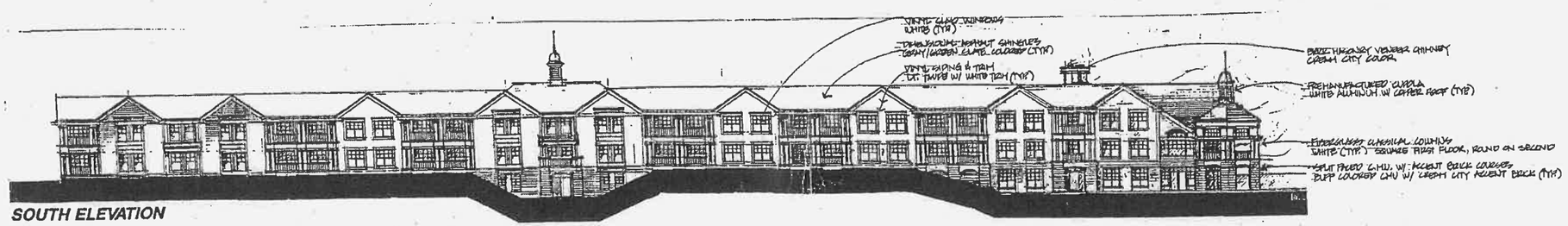


END ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

GRANCARE, INC. VIRGINIA HIGHLANDS

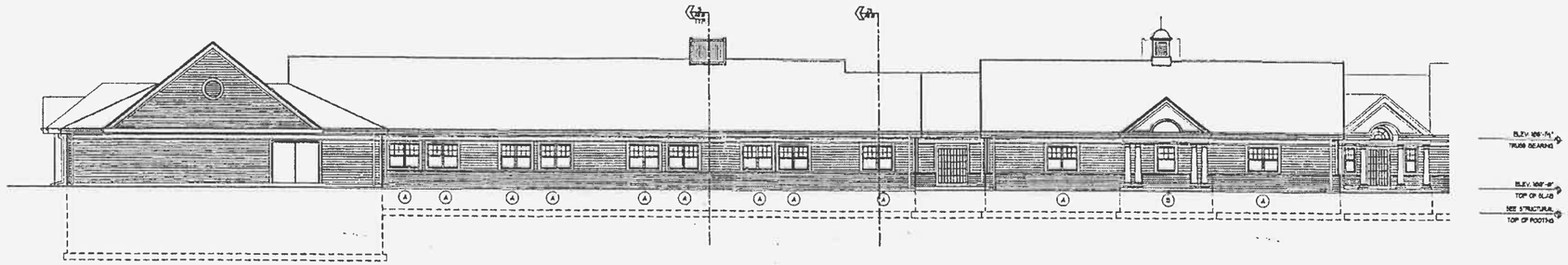
GERMANTOWN, WISCONSIN

56 UNIT INDEPENDENT SENIOR HOUSING

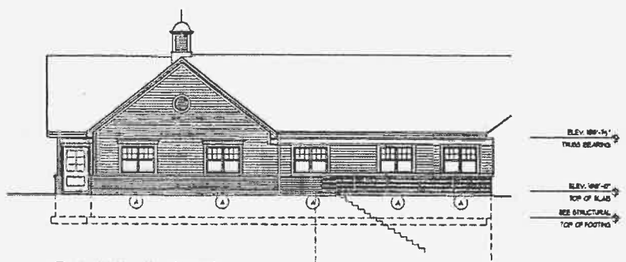
PROPOSED ELEVATIONS

1/16" = 1'-0"

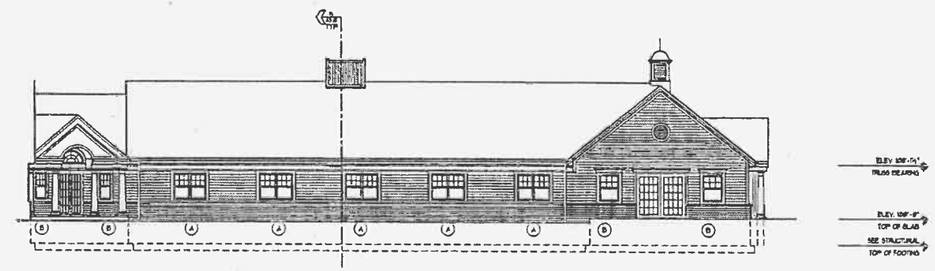
Project No. 1-961147-04
Date OCT. 9 1997



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

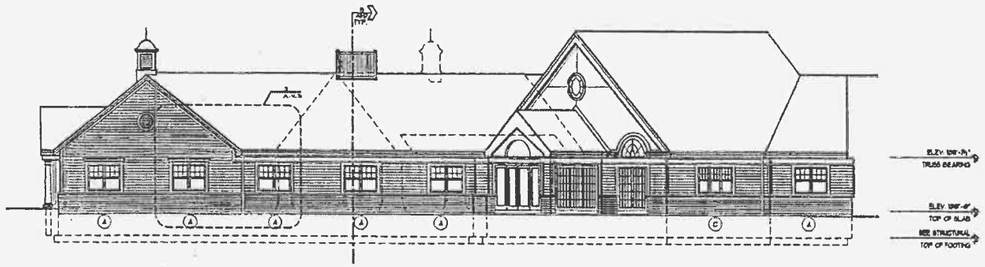


16 South Elevation (Partial)
1/8" = 1'-0"

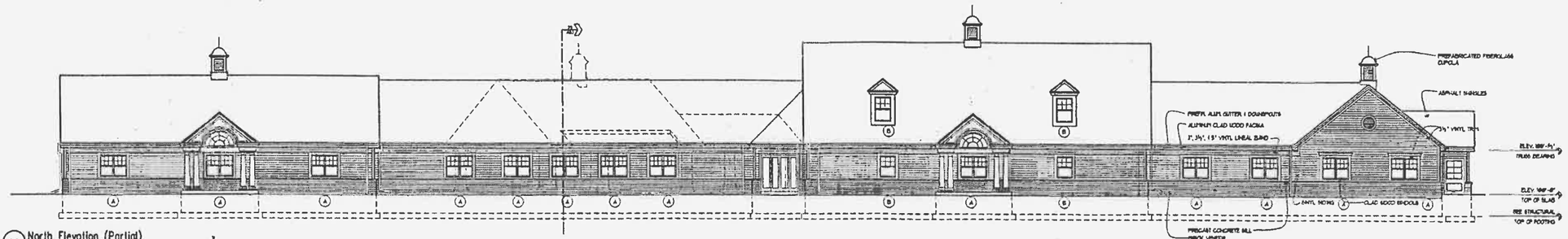


19 South Elevation (Partial)
1/8" = 1'-0"

WINDOW SCHEDULE		
SYMBOL	PRODUCT NUMBER	MANUFACTURER
A	(1) VSH 3448	ACORN WINDOW SYSTEMS INC.
B	(1) VSH 3848	ACORN WINDOW SYSTEMS INC.
C	(3) VSH 3448	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"

EPPSTEIN•UHEN
ARCHITECTS

210 EAST MICHIGAN STREET
SUITE 100 • P.O. BOX 92728
MILWAUKEE, WISCONSIN 53202-0728
414-271-5360 • FAX 271-7784

GranCare
Commitment to Excellence

Project
GERMANTOWN – SUB-ACUTE & REHABILITATION CENTER

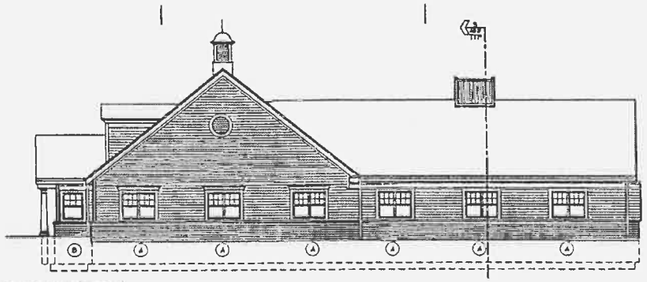
Sheet Title
EXTERIOR ELEVATIONS

Revisions

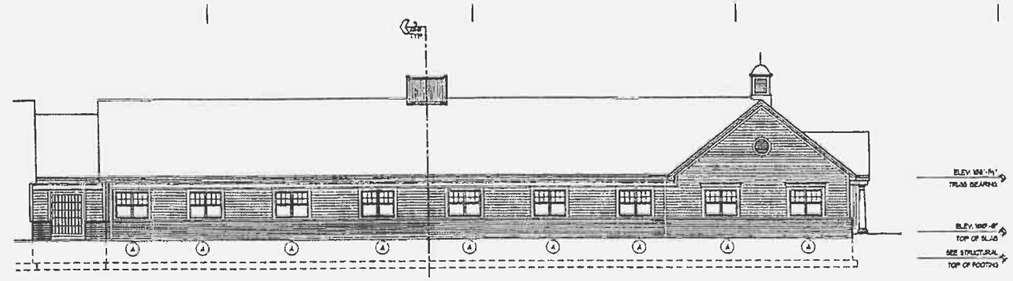
Item	Date	By

Project Architect	gZ
Drawn By	TJS
Project No.	1-96147-01
Date	August 4, 1997
Sheet No.	A4.0

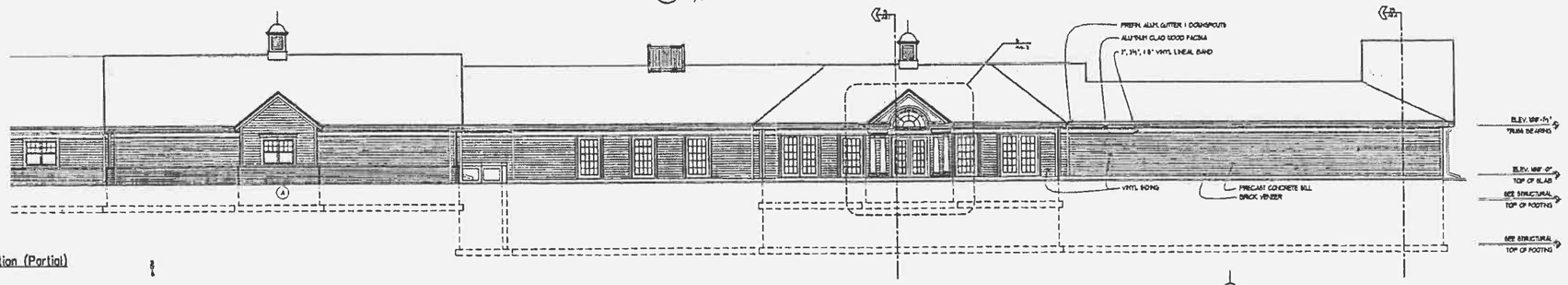
:\ACAD\C-96147-01\A4.0 Sat Aug 02 23:57:20 1997 EPPSTEIN UHEN ARCHITECTS - TERRY-S



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

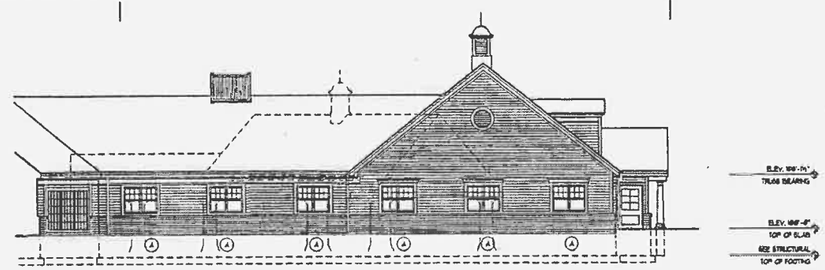


4 West Elevation (Partial)
1/8" = 1'-0"

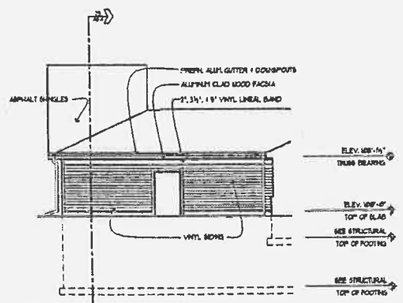


8 West Elevation (Partial)
1/8" = 1'-0"

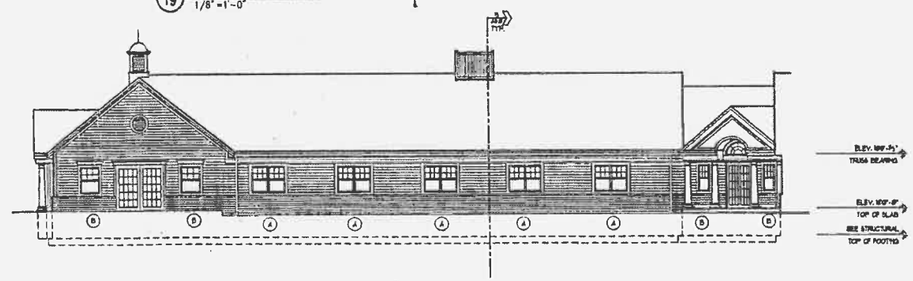
WINDOW SCHEDULE		
SYMBOL	PRODUCT NUMBER	MANUFACTURER
A	(1) V6H 2448	ACORN WINDOW SYSTEMS INC.
B	(1) V6H 3048	ACORN WINDOW SYSTEMS INC.
C	(3) V6H 2448	ACORN WINDOW SYSTEMS INC.
D	(1) V6H 3048	ACORN WINDOW SYSTEMS INC.



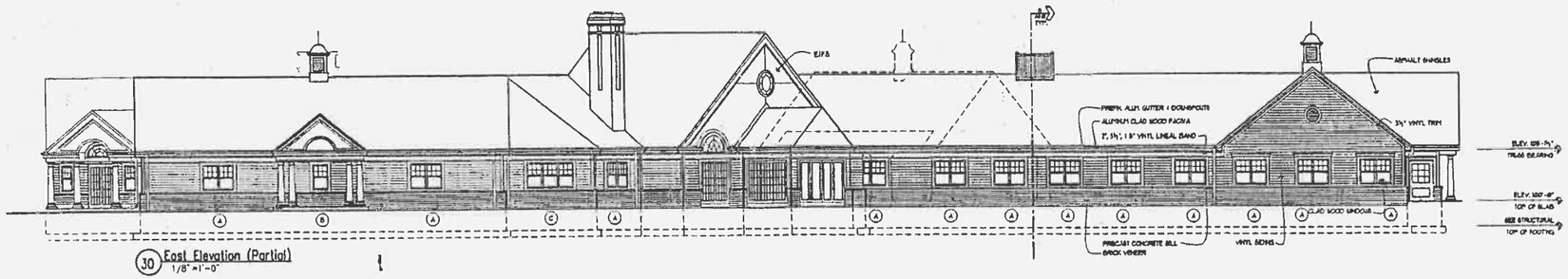
19 East Elevation (Partial)
1/8" = 1'-0"



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



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



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

EPPSTEIN·UHEN
ARCHITECTS

210 EAST MICHIGAN STREET
SUITE 102 • P.O. BOX 92725
MILWAUKEE, WISCONSIN 53202-0725
414-271-5360 • FAX 271-7794

GRANCARE
Commitment To Excellence

Project
GERMANTOWN – SUB-ACUTE & REHABILITATION CENTER

Sheet Title
EXTERIOR ELEVATIONS

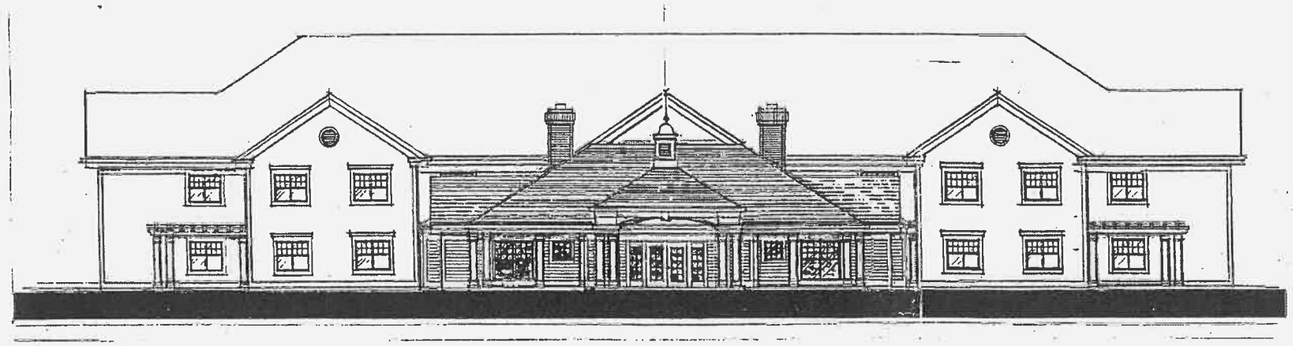
Revisions

Item	Date	By

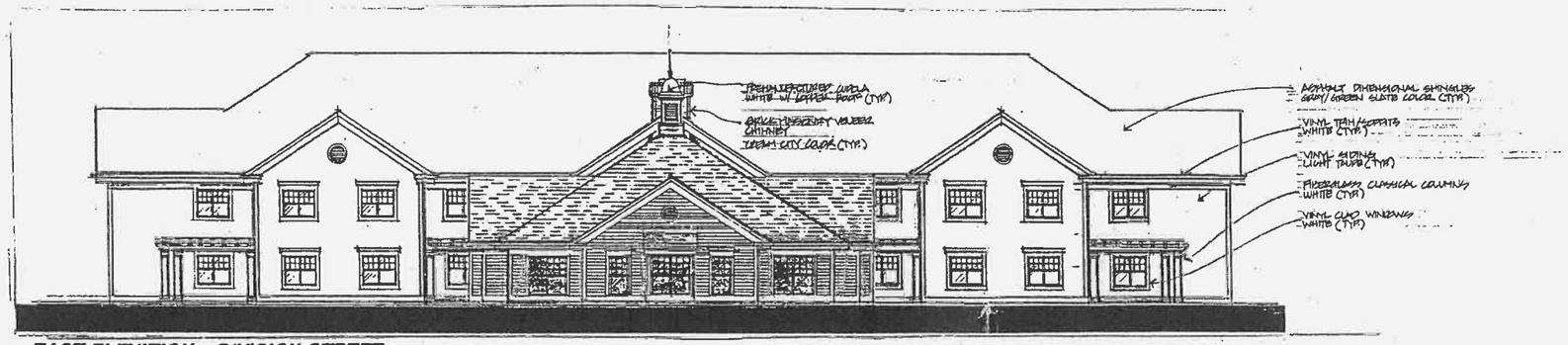
Project Architect	gZ
Drawn By	TJS
Project No.	1-98147-01
Date	August 4, 1997
Sheet No.	A4.1

E:\Acad\EC-98147-01\A4.0 Sat Aug 02 23:56:31 1997 EPPSTEIN UHEN ARCHITECTS - TERM=S

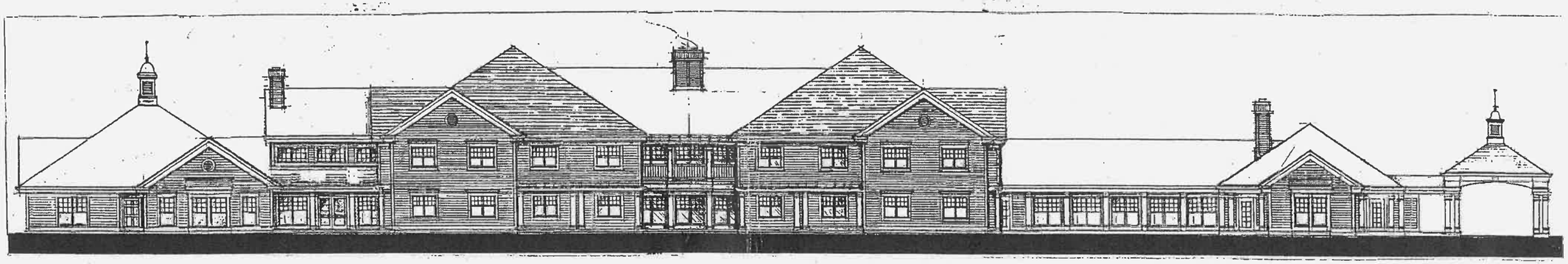
EPPSTEIN•UHEN
ARCHITECTS



WEST ELEVATION



EAST ELEVATION DIVISION STREET



NORTH ELEVATION VIRGINIA AVENUE

GRANCARE, INC. VIRGINIA HIGHLANDS

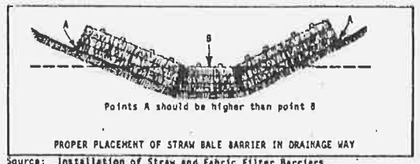
GERMANTOWN, WISCONSIN

56-BED C.B.R.F. WITH ADULT DAYCARE

PROPOSED ELEVATIONS

1/8" = 1'-0"

Project No. 1-96147-04
Date OCT 4 1997



PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY

Source: Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

VIRGINIA AVENUE

N 89°21'18" E 964.48

S 01°12'42" E 718.21

N 01°06'42" W 720.56

S 89°12'52" W

N 01°12'42" W

N 01°12'42" W

EAST LINE OF SEC 20-9-20

18" CMP LE. 869.85

18" CMP LE. 869.85

18" CMP LE. 858.00

STM INL #12
GRATE 872.00
12" SE 868.50
52'-12" CL V RCP @ 0.30 %

STM MH #5
RIM 873.50
12" NW&S 868.34
159'-12" CL V RCP @ 0.30 %

FLARED END SECTION
12" N 867.87
MEDIUM RIP RAP ON STABILIZATION FABRIC

FFE 875.0

FFE 880.0

FFE 875.0 GEE 866.0

PROPOSED RETAINING WALL (BY OTHERS)

EROSION MAT DETAIL

TEMPORARY LINERS STRAW MULCH BOND IN FABRIC WITH PLASTIC OR JUTE NETTING

ROLL OUT STRIPS OF NETTING PARALLEL TO THE DIRECTION OF FLOW

NICKER NETTING IN A TRENCH

JOIN STRIPS BY ANCHORING AND OVERLAPPING

18'

PROPOSED SWALE 2' BOTTOM WIDTH 5:1 sideslopes

MED. RIP RAP ON ST. FABRIC (TYP)

EMERGENCY SPILLWAY
MEDIUM RIP RAP ON STABILIZ. FABRIC
EL 864.0

SILT FENCE (TYPICAL)

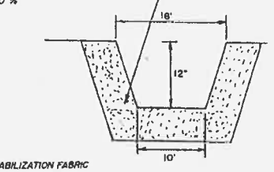
EXCELSIOR EROSION MAT

HAY BALE DITCH CHECKS @ 100' INTERVALS (TYP)

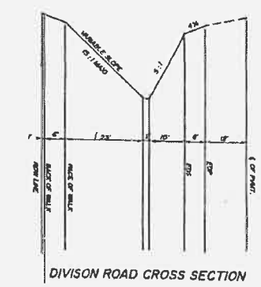
50'-12" CL V RCP @ 0.50 %
W INVERT 861.00
E INVERT 860.75

SCALE 1"=50'

MEDIUM RIP ON STABILIZATION FABRIC
RIP RAP DEPTH= 12"



SPILLWAY DETAIL



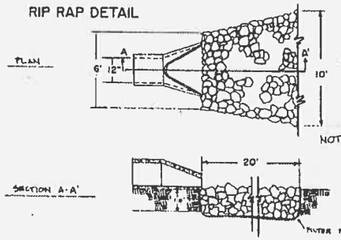
DIVISON ROAD CROSS SECTION

DIVISION ROAD

NOTE: DETENTION POND SHALL BE CONSTRUCTED PRIOR TO SITE GRADING ON REMAINDER OF SITE. TEMPORARY SWALES SHALL BE BUILT TO DIRECT STORMWATER TO DETENTION POND DURING CONSTRUCTION.

NOTE: ALL EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED PER WIS DNR CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

RIP RAP DETAIL



NOTE: APRON TO BE PLACED LEVEL WITH THE TOP SURFACE OF RIPRAP AT SAME LEVEL AS SURROUNDING LAND SURFACE — NO OVERFALL SHOULD EXIST.

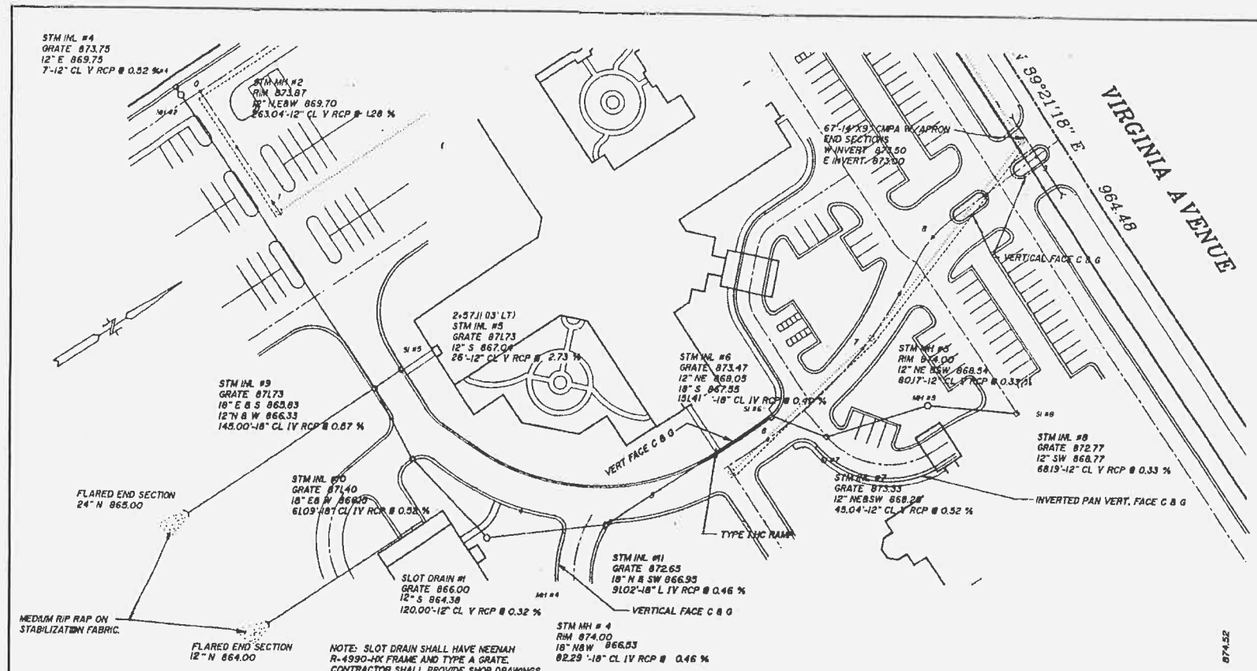
SITE GRADING & EROSION CONTROL
VIRGINIA HIGHLANDS

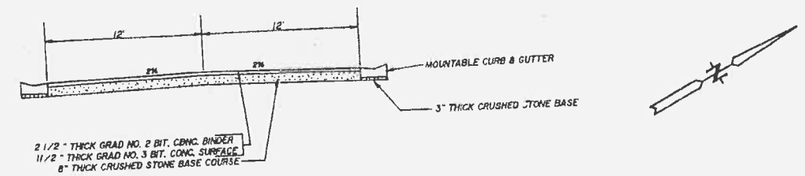
REVISED 10/8/97
10/28/97
11/17/97

C-8

SHEET 7 OF 7

METROPOLITAN ENGINEERING, INC.
20879 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH. (414) 782-2221 FAX 782-4426

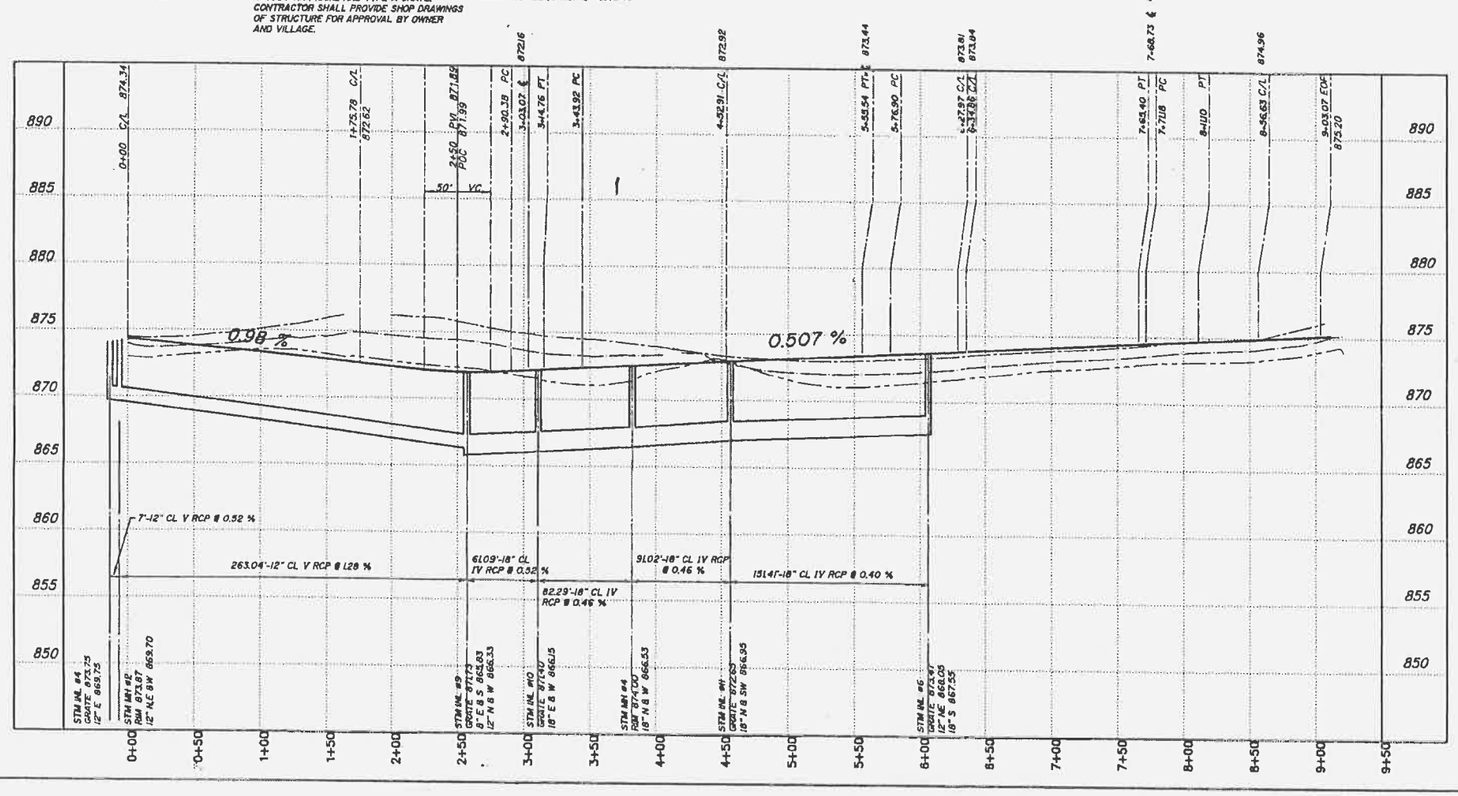


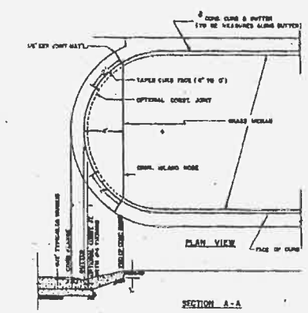


TYPICAL CROSS SECTION

PROPOSED PAVEMENT SECTION
8" THICK GRAD. NO. 1 CRUSHED STONE BASE
2 1/2" THICK GRAD. NO. 2 BIT. CON. BINDER
1 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-3227 FRAMES & GRATES.
CONTRACTOR SHALL GRADE DITCHLINE OF VIRGINIA AVE AS NECESSARY TO DAYLIGHT PROPOSED CULVERTS.





TYPICAL LARGE MEDIAN NOSE

METROPOLITAN ENGINEERING, INC.
8087S CROSSROADS CIRCLE, SUITE 100, WAUKESHA, WI 53186
PH. (414) 783-8881 FAX 783-4486

REVISIONS	
BY	DATE
	10/8/97
	10/28/97
	11/17/98
	11/5/99

VILLAGE OF GERMANTOWN

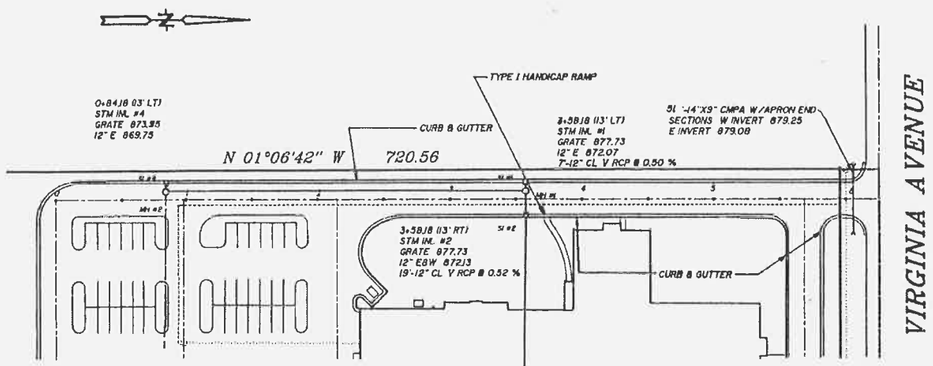
STREET & STORM SEWER

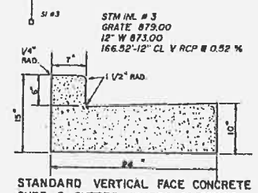
WISCONSIN WILLIAM A. HEIN E-26338 WAUKESHA, WI PROFESSIONAL ENGINEER
10-28-97

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

DRAWN BY HPP	DATE 8/20/97	SCALE	SHEET
CHECKED BY	DATE	HORZ. 1"= 50'	6 OF 7
APP'D. BY	DATE	VERT. 1"= 3'	SHEETS
		FILE NO.	

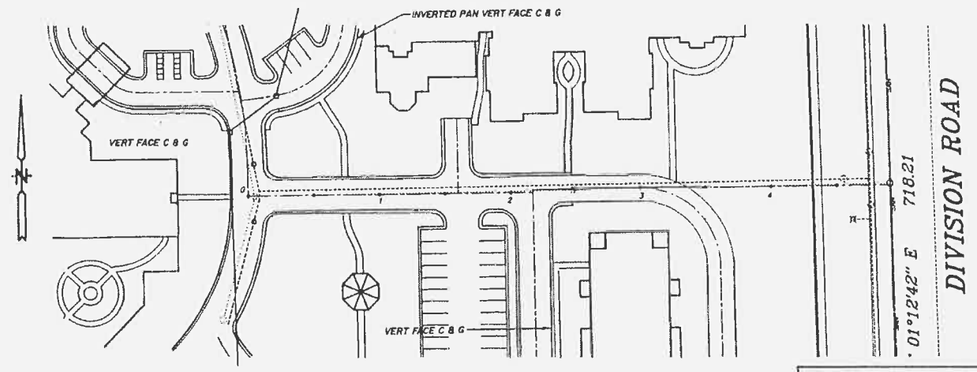
C-7

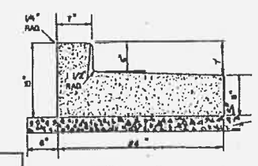




STANDARD VERTICAL FACE CONCRETE CURB & GUTTER WHERE SPECIFIED

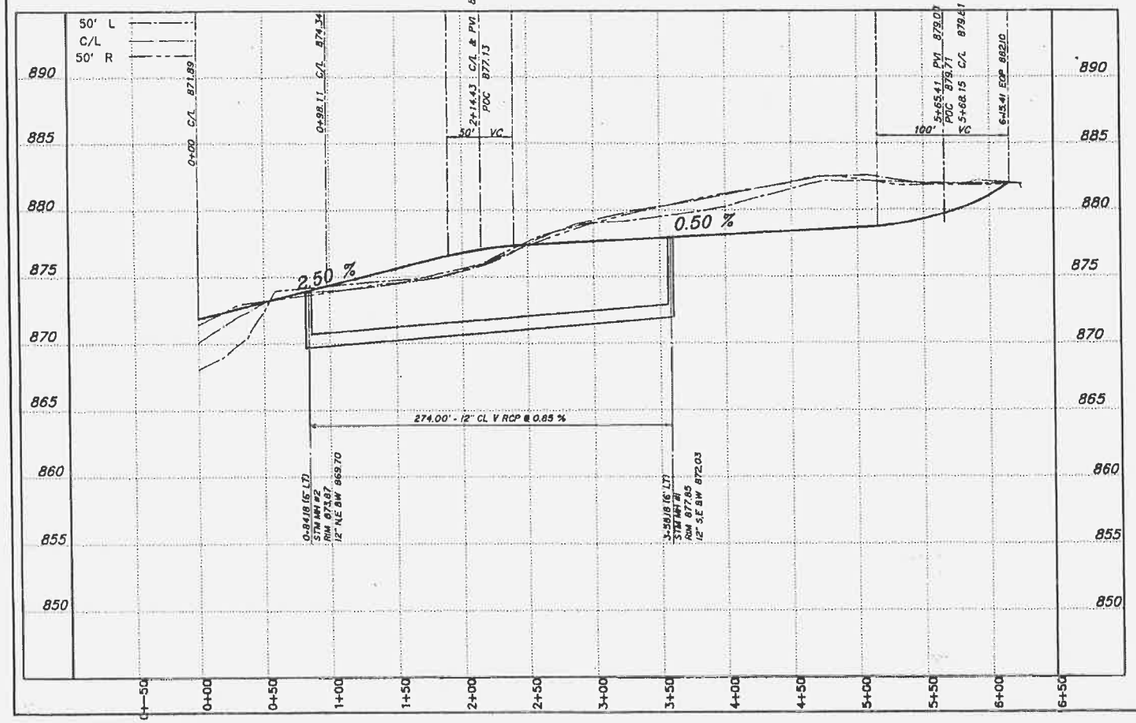
NO SCALE

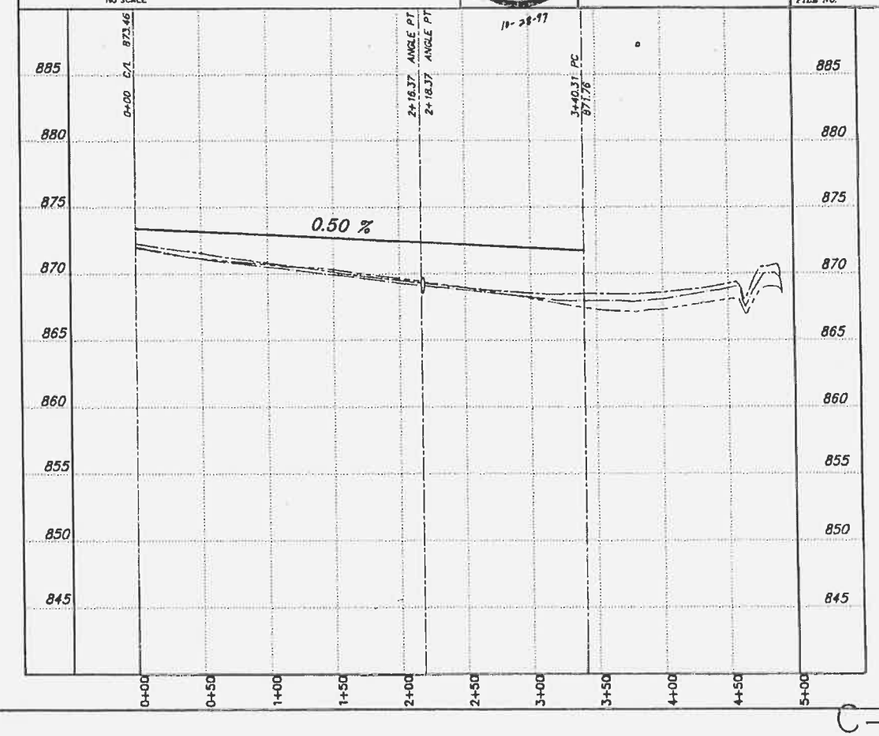




INVERTED PAN VERTICAL FACE CONCRETE CURB & GUTTER WHERE SPECIFIED

NO SCALE





METROPOLITAN ENGINEERING, INC.
80875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH. (414) 782-2281 FAX 782-4426

REVISIONS BY	DATE
	10/8/97
	10/28/97
	11/07/97
	11/26/97

WISCONSIN WILLIAM A. HEIN E-30362 WAUKESHA PROFESSIONAL ENGINEER 11-26-97

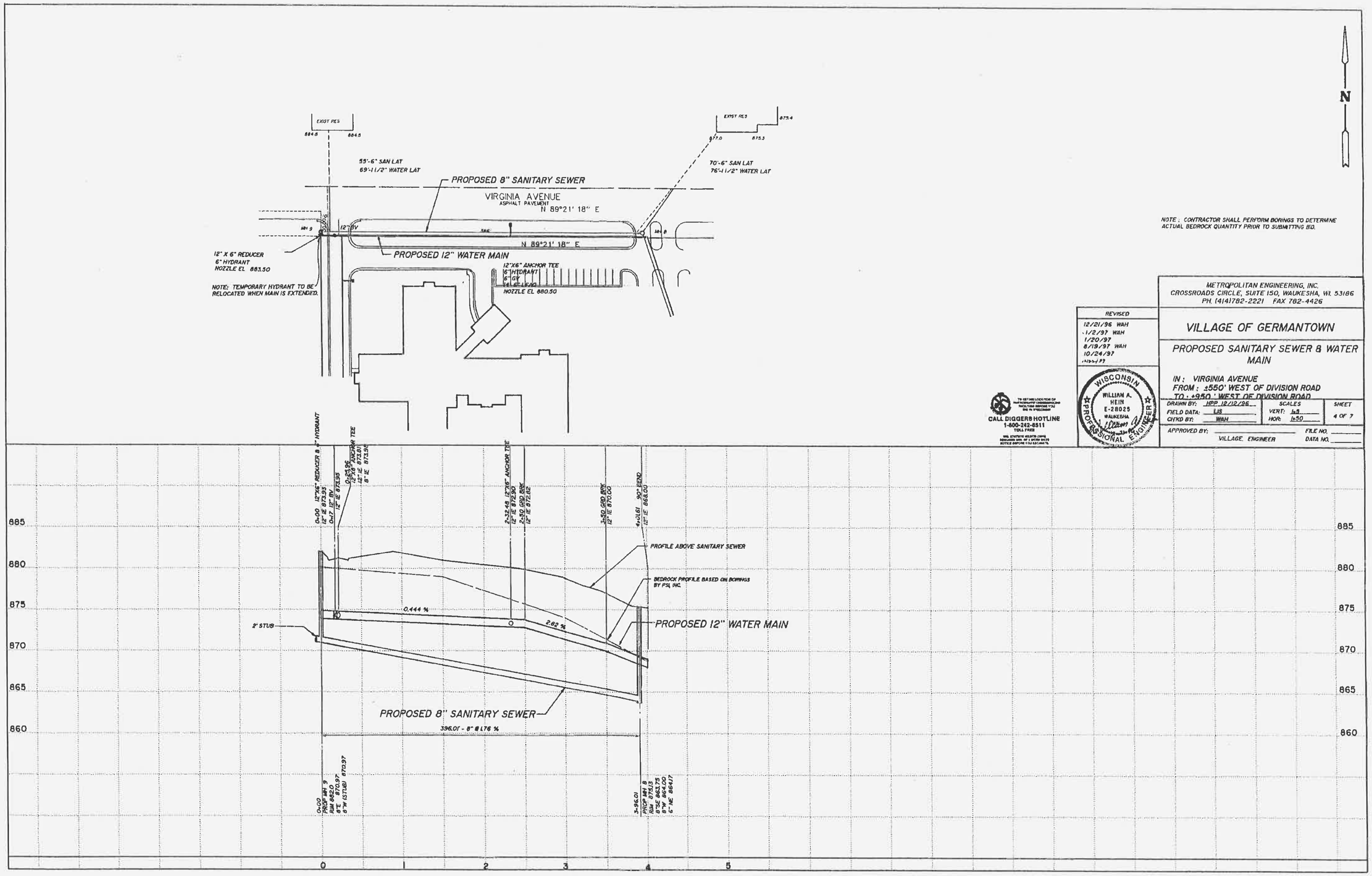
VILLAGE OF GERMANTOWN

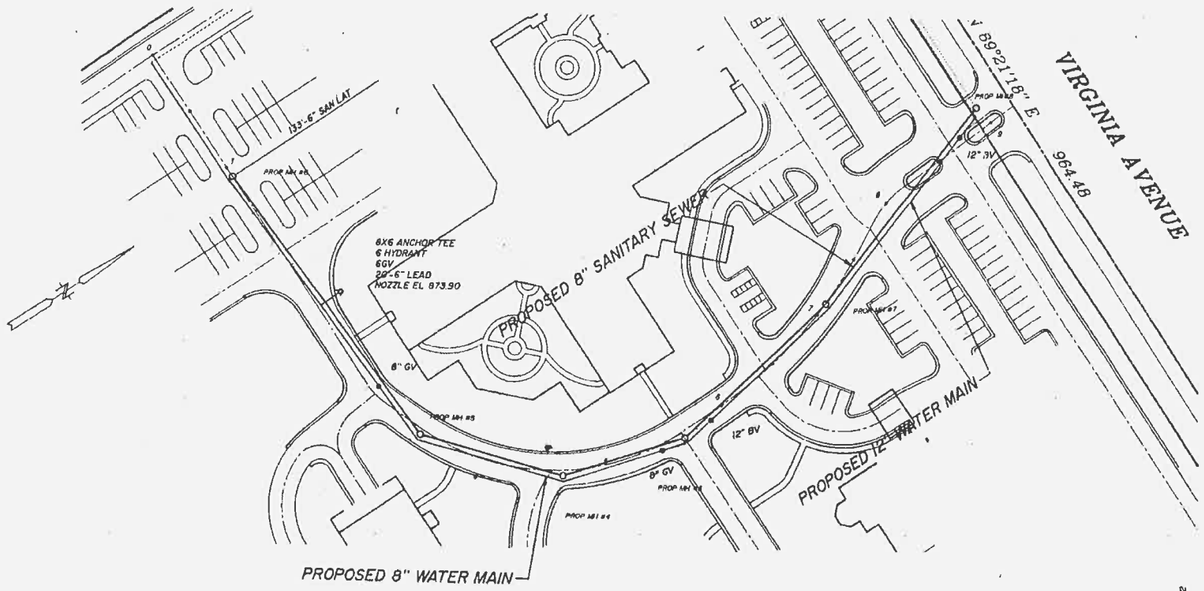
STREET & STORM SEWER

IN:	EASEMENT	EASEMENT
FROM:	VIRGINIA AVE	DIVISION RD
TO:	±600' SOUTH	±500' WEST

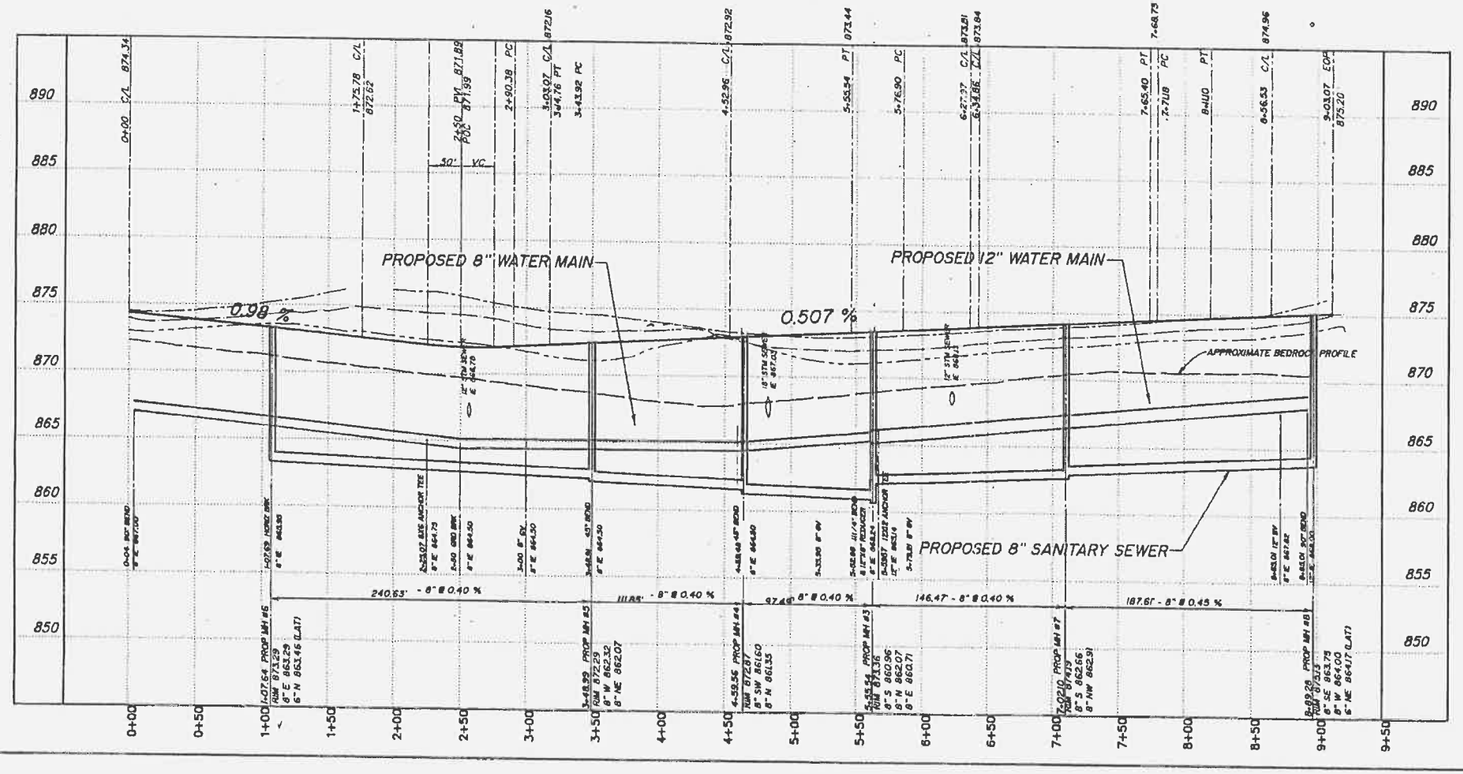
DRAWN BY HOP	DATE 8/20/97	SCALE	SHEET
CHECKED BY WAH	DATE	HORZ. 1"= 50'	5 OF 7
APP'D. BY	DATE	VERT. 1"= 5'	SHEETS
		FILE NO.	

C-6


EXIST RES
884.5
884.5
55'-6" SAN LAT
69'-11 1/2" WATER LAT
PROPOSED 8" SANITARY SEWER
VIRGINIA AVENUE
ASPHALT PAVEMENT
N 89°21' 18" E
EXIST RES
877.0
875.3
875.4
70'-6" SAN LAT
76'-11 1/2" WATER LAT
MH 9
12" BV
MH 8
N 89°21' 18" E
PROPOSED 12" WATER MAIN
12" X 6" REDUCER
6" HYDRANT
NOZZLE EL 883.50
NOTE: TEMPORARY HYDRANT TO BE RELOCATED WHEN MAIN IS EXTENDED.
12"X6" ANCHOR TEE
6" HYDRANT
6" GV
NOZZLE EL 880.50
NOTE: CONTRACTOR SHALL PERFORM BORINGS TO DETERMINE ACTUAL BEDROCK QUANTITY PRIOR TO SUBMITTING BID.
N
CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
WISCONSIN
WILLIAM A. HEIN
E-28025
WAUKESHA
PROFESSIONAL ENGINEER
METROPOLITAN ENGINEERING, INC.
CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI. 53186
PH. (414)782-2221 FAX 782-4426
REVISED
12/21/96 WAH
1/2/97 WAH
1/20/97
8/19/97 WAH
10/24/97
VILLAGE OF GERMANTOWN
PROPOSED SANITARY SEWER & WATER MAIN
IN: VIRGINIA AVENUE
FROM: ±550' WEST OF DIVISION ROAD
TO: ±950' WEST OF DIVISION ROAD
DRAWN BY: HPP 12/12/96
FIELD DATA: LJS
CHKD BY: WAH
SCALES
VERT: 1:5
HOR: 1:50
SHEET 4 OF 7
APPROVED BY: VILLAGE ENGINEER
FILE NO.
DATA NO.
0-00 12"X6" REDUCER & 6" HYDRANT
12"-IE 873.93
0+47 12" BV
0+96.96 12"X6" ANCHOR TEE
12"-IE 873.81
6"-IE 873.96
2+32.48 12"X6" ANCHOR TEE
12"-IE 872.90
2+50 GRD BRK
12"-IE 872.62
3+50 GRD BRK
12"-IE 870.00
4+01.61 90° BEND
12"-IE 868.00
PROFILE ABOVE SANITARY SEWER
BEDROCK PROFILE BASED ON BORINGS BY PSI, INC.
0.444 %
2.62 %
2" STUB
PROPOSED 12" WATER MAIN
PROPOSED 8" SANITARY SEWER
396.01' - 8" @ 1.76 %
0-00 PROP MH 9
RIM 882.0
6"E 880.75
8"E 880.97
8"W (STUB) 870.97
3+96.01 PROP MH 8
RIM 875.13
12"E 868.75
8"W 864.00
6"NE 864.17
885
880
875
870
865
860
0
1
2
3
4
5



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



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

METROPOLITAN ENGINEERING, INC.
20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH. (414) 783-8881 FAX 783-4686

REVISIONS	
BY	DATE
	10/8/9
	10/20/92
	11/24/92
	12/15/92

WISCONSIN WILLIAM A. HEIN S-30025 WAUKESHA WI PROFESSIONAL ENGINEER

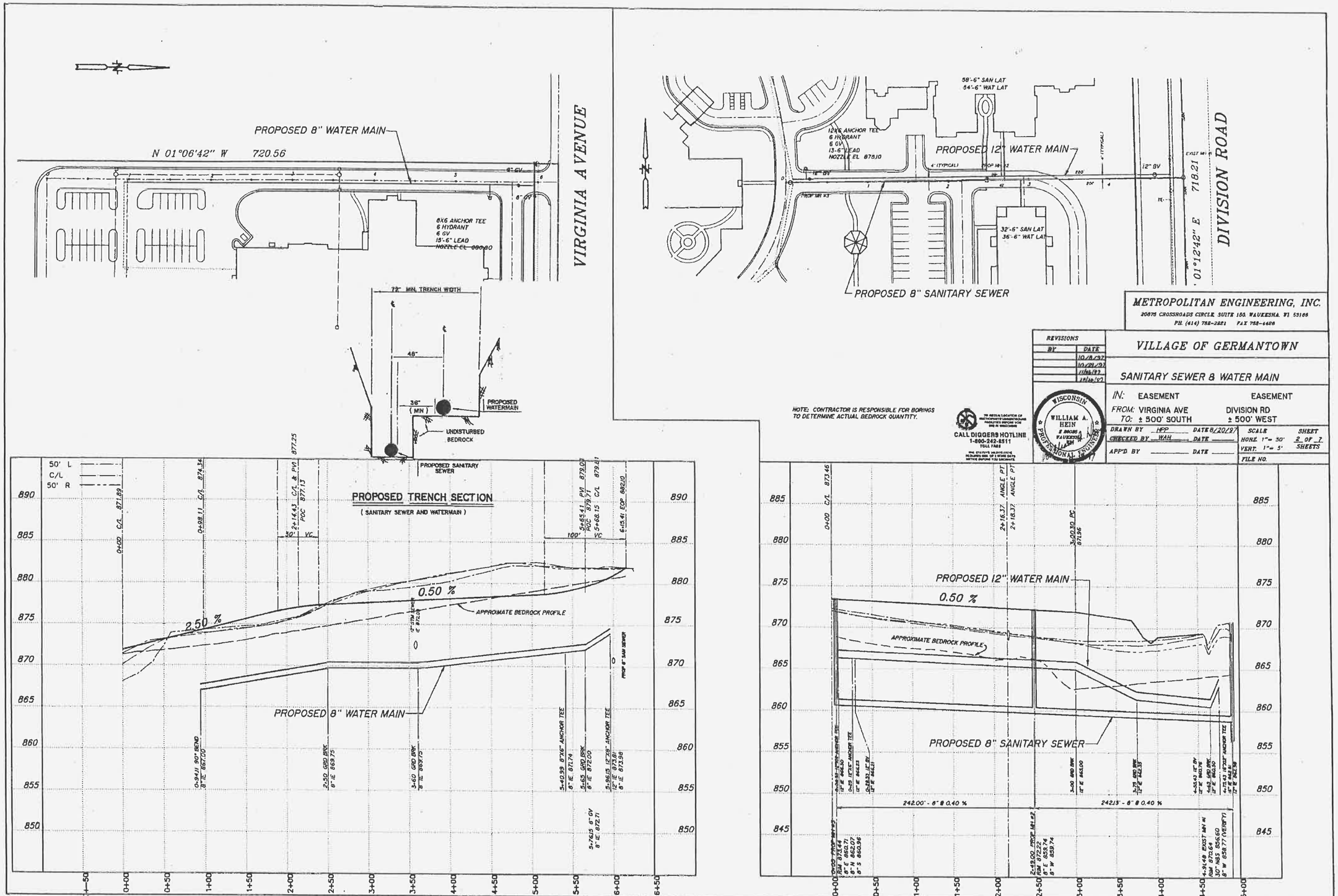
VILLAGE OF GERMANTOWN

SANITARY SEWER & WATER MAIN

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

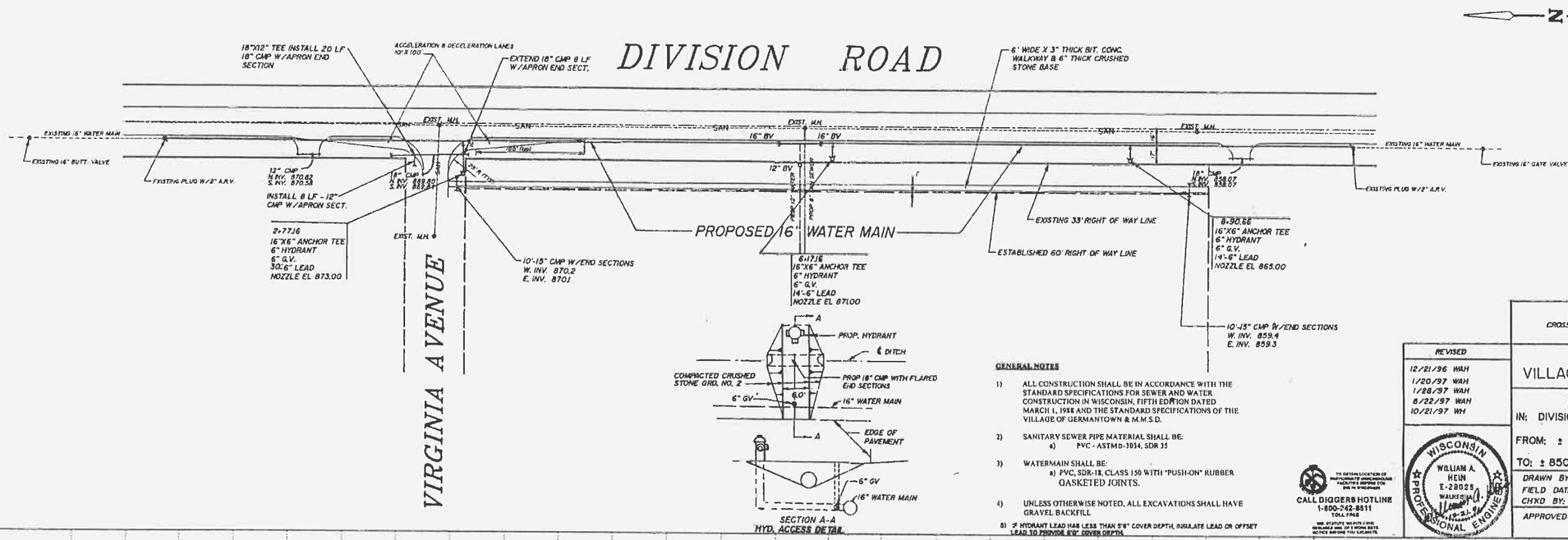
DRAWN BY HEP	DATE 8/20/91	SCALE	SHEET
CHECKED BY ____	DATE ____	HORZ 1" = 50'	2 OF 2
APP'D BY ____	DATE ____	VERT 1" = 5'	SHEETS
		FILE NO.	

C-4


PROPOSED 8" WATER MAIN
N 01°06'42" W 720.56
VIRGINIA AVENUE
8"GV
6"GV
8X6 ANCHOR TEE
6 HYDRANT
6 GV
15'-6" LEAD
NOZZLE EL 880.80
72" MIN. TRENCH WIDTH
48"
36" (MIN)
PROPOSED WATERMAIN
UNDISTURBED BEDROCK
PROPOSED SANITARY SEWER
PROPOSED TRENCH SECTION
(SANITARY SEWER AND WATERMAIN)
50' L
C/L
50' R
0.50 %
2.50 %
APPROXIMATE BEDROCK PROFILE
PROPOSED 8" WATER MAIN
PROP 8" SAN SEWER
58'-6" SAN LAT
54'-6" WAT LAT
12X6 ANCHOR TEE
6 HYDRANT
6 GV
13'-6" LEAD
NOZZLE EL 875.10
PROPOSED 12" WATER MAIN
12" BV
32'-6" SAN LAT
36'-6" WAT LAT
PROPOSED 8" SANITARY SEWER
DIVISION ROAD
N 01°12'42" E 718.21
PROPOSED 12" WATER MAIN
0.50 %
APPROXIMATE BEDROCK PROFILE
PROPOSED 8" SANITARY SEWER
242.00' - 8" @ 0.40 %
242.13' - 8" @ 0.40 %
NOTE: CONTRACTOR IS RESPONSIBLE FOR BORINGS TO DETERMINE ACTUAL BEDROCK QUANTITY.
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WISCONSIN
WILLIAM A. HEIN
E-36038
WAUKESHA, WI
PROFESSIONAL ENGINEER
METROPOLITAN ENGINEERING, INC.
20875 CROSSROADS CIRCLE SUITE 150 WAUKESHA WI 53186
PH. (414) 782-2221 FAX 782-6420
REVISIONS
BY DATE
10/8/97
10/28/97
11/14/97
12/30/97
VILLAGE OF GERMANTOWN
SANITARY SEWER & WATER MAIN
IN: EASEMENT EASEMENT
FROM: VIRGINIA AVE DIVISION RD
TO: ± 500' SOUTH ± 500' WEST
DRAWN BY HPP DATE 8/20/97
CHECKED BY WAH DATE
APP'D BY DATE
SCALE HORZ. 1" = 50' VERT. 1" = 5'
SHEET 2 OF 7 SHEETS
FILE NO.

C-3

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



GENERAL NOTES

1) 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.

2) SANITARY SEWER PIPE MATERIAL SHALL BE:
   a) PVC - ASTM D-3034, SDR 35

3) WATERMAIN SHALL BE:
   a) PVC, SDR-18, CLASS 150 WITH "PUSH-ON" RUBBER GASKETED JOINTS.

4) UNLESS OTHERWISE NOTED, ALL EXCAVATIONS SHALL HAVE GRAVEL BACKFILL

5) IF HYDRANT LEAD HAS LESS THAN 5'6" COVER DEPTH, INSULATE LEAD OR OFFSET LEAD TO PROVIDE 5'6" COVER DEPTH.

TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
(SEE STATUTE 182.0175(1m)) THREE WORKING DAYS NOTICE BEFORE YOU EXCAVATE

REVISED
12/21/96 WAH
1/20/97 WAH
1/28/97 WAH
8/22/97 WAH
10/21/97 WH

WISCONSIN WILLIAM A. HEIN E-28028 WAUKESHA PROFESSIONAL ENGINEER 10-21-97

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

VILLAGE OF GERMANTOWN

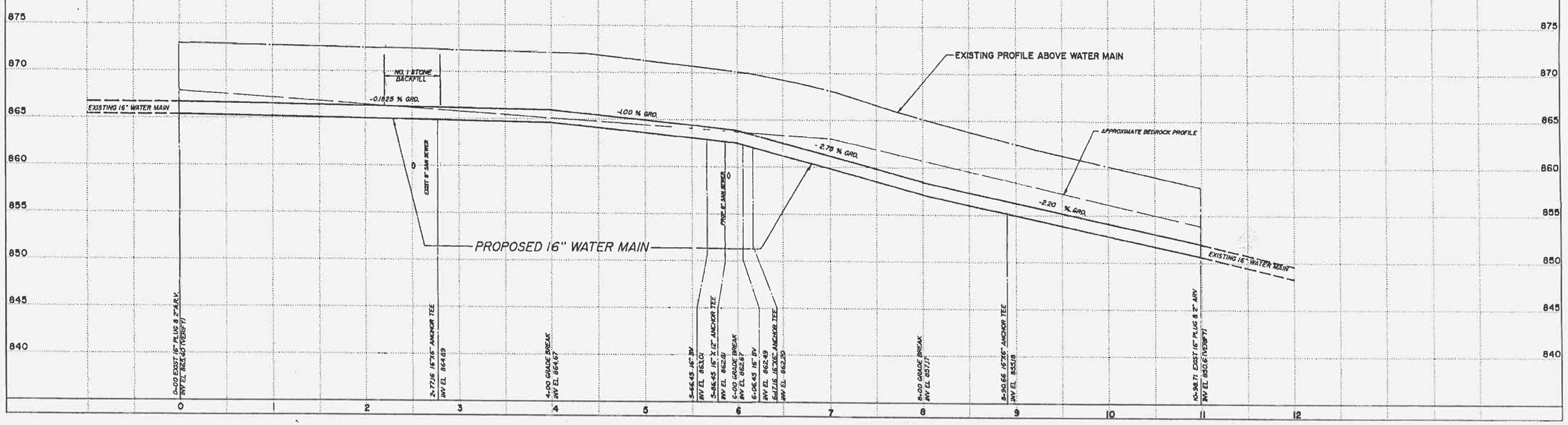
IN: DIVISION ROAD

FROM: ± 255' NORTH OF VIRGINIA AVENUE

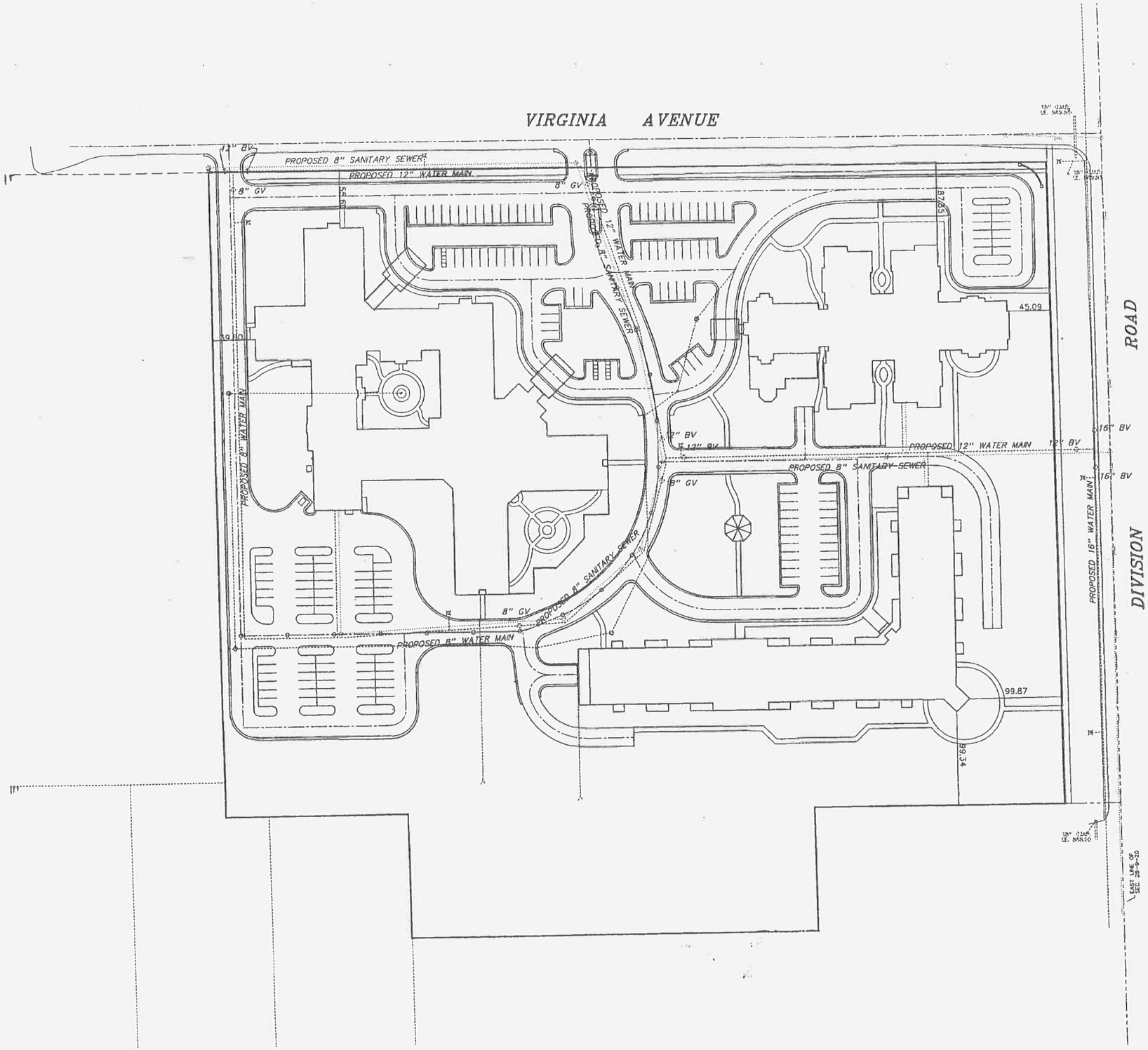
TO: ± 850' SOUTH OF VIRGINIA AVENUE

DRAWN BY: HPP 10/2/96	SCALES	SHEET
FIELD DATA:	VERT: 1"=5'	1 OF 7
CHKD BY: WAH 10/3/96	HOR: 1"=50'	

APPROVED BY: FILE NO. DATA: NO.



C-2



SCALE 1"=50'

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

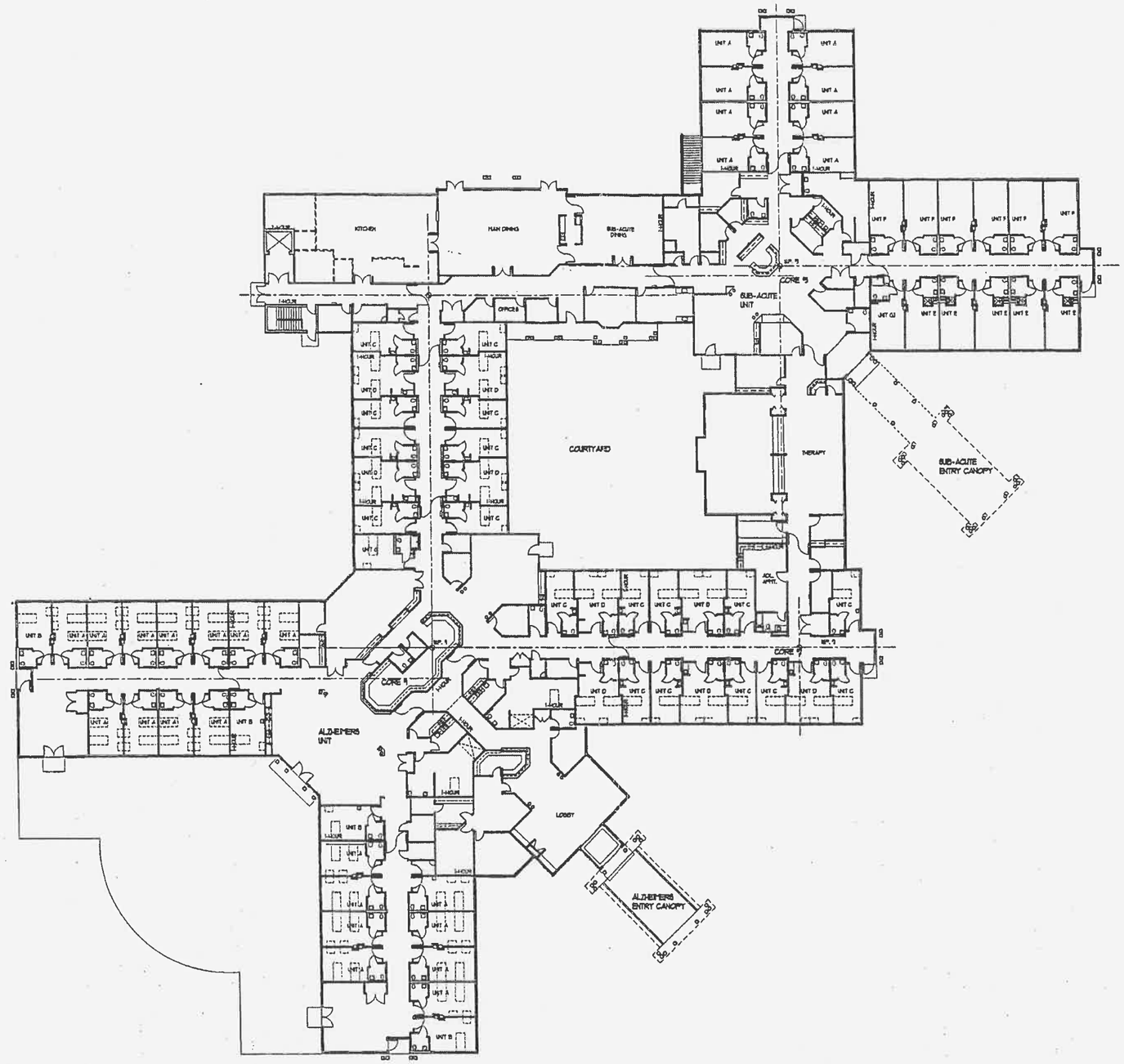
METROPOLITAN ENGINEERING, INC.
20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH. (414) 782-3281 FAX 782-4426

REVISED SEPT.26,1997.
REVISED OCTOBER 21,1997.
REVISED NOVEMBER 17,1997
REVISED NOVEMBER 26,1997.
REVISED DECEMBER 8,1997.

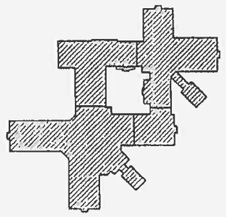
C—1

EPPSTEIN•UHEN
ARCHITECTS

210 EAST MICHIGAN STREET
SUITE 100 • P.O. BOX 92728
MILWAUKEE, WISCONSIN 53202-0728
414-271-5380 • FAX 271-7794



First Floor Plan
1/16" = 1'-0"



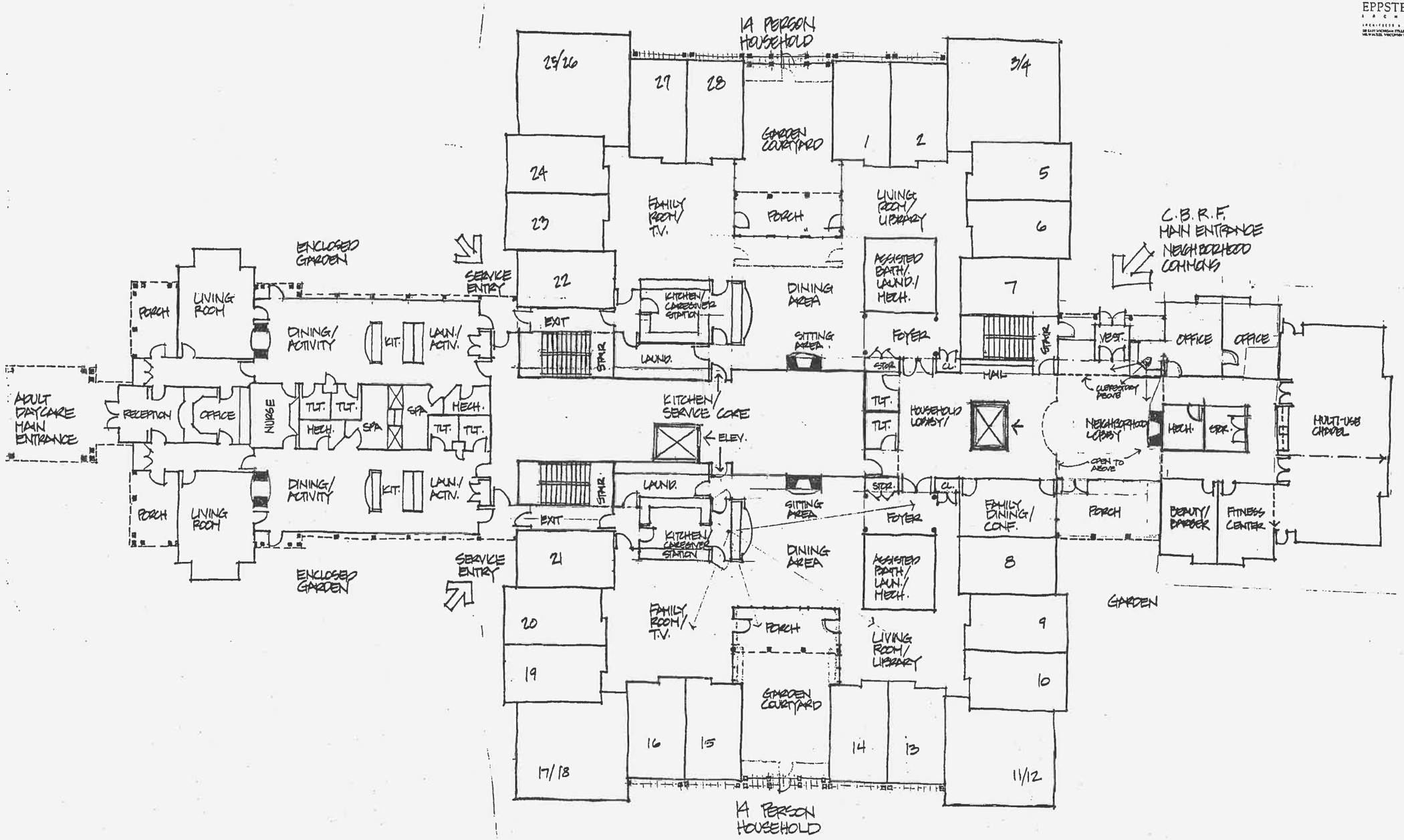
KEY PLAN

SUB-ACUTE & REHABILITION CENTER

Project No. 96147-03
Date August 22, 1997

E:\ACAD\96147-03\A1.0 Fri Aug 22 14:42:28 1997 EPPSTEIN UHEN ARCHITECTS - Ahmed

EPPSTEIN•UHEN
ARCHITECTS



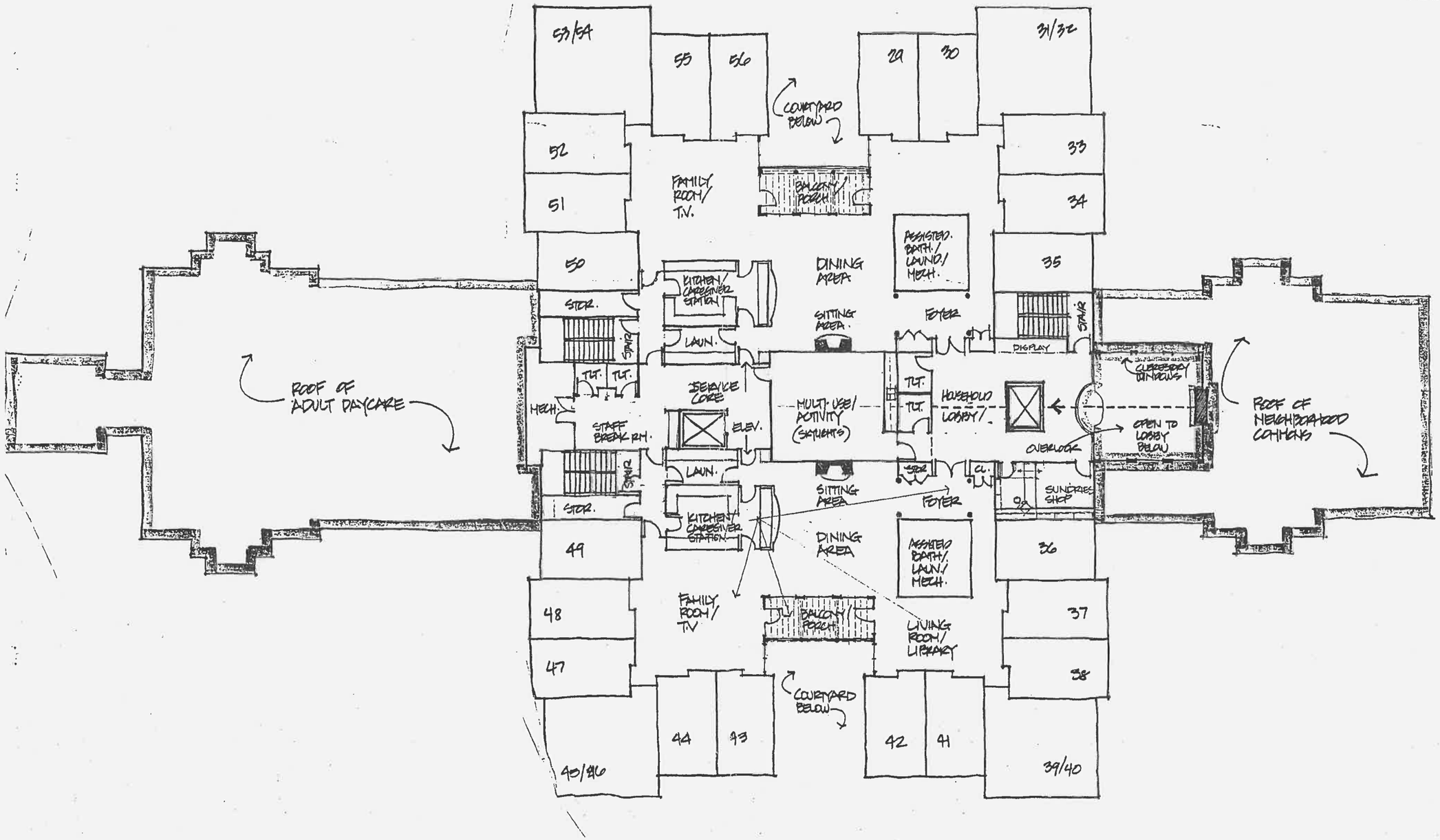
GRANCARE, INC. VIRGINIA HIGHLANDS
GERMANTOWN, WISCONSIN

56 BED C.B.R.F. WITH ADULT DAYCARE

FIRST FLOOR PROPOSED PLANS
1/8"=1'-0"

Project No.
Date

EPPSTEIN•UHEN
ARCHITECTS



GRANCARE, INC. VIRGINIA HIGHLANDS

GERMANTOWN, WISCONSIN

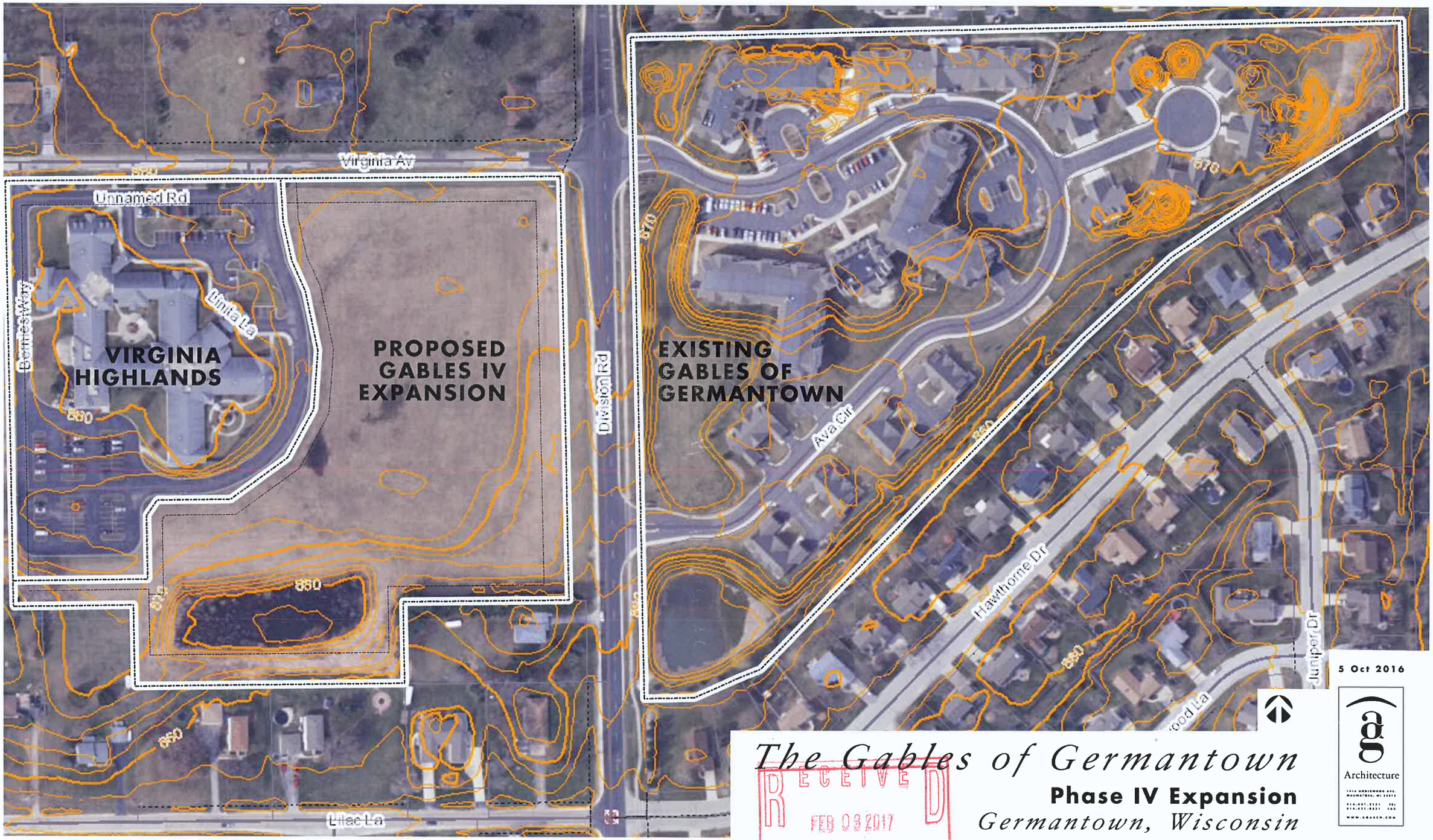
56 BED C.B.R.F. WITH ADULT DAYCARE

SECOND FLOOR PROPOSED PLANS

1/8" = 1'-0"

Project No.

Date



5 Oct 2016

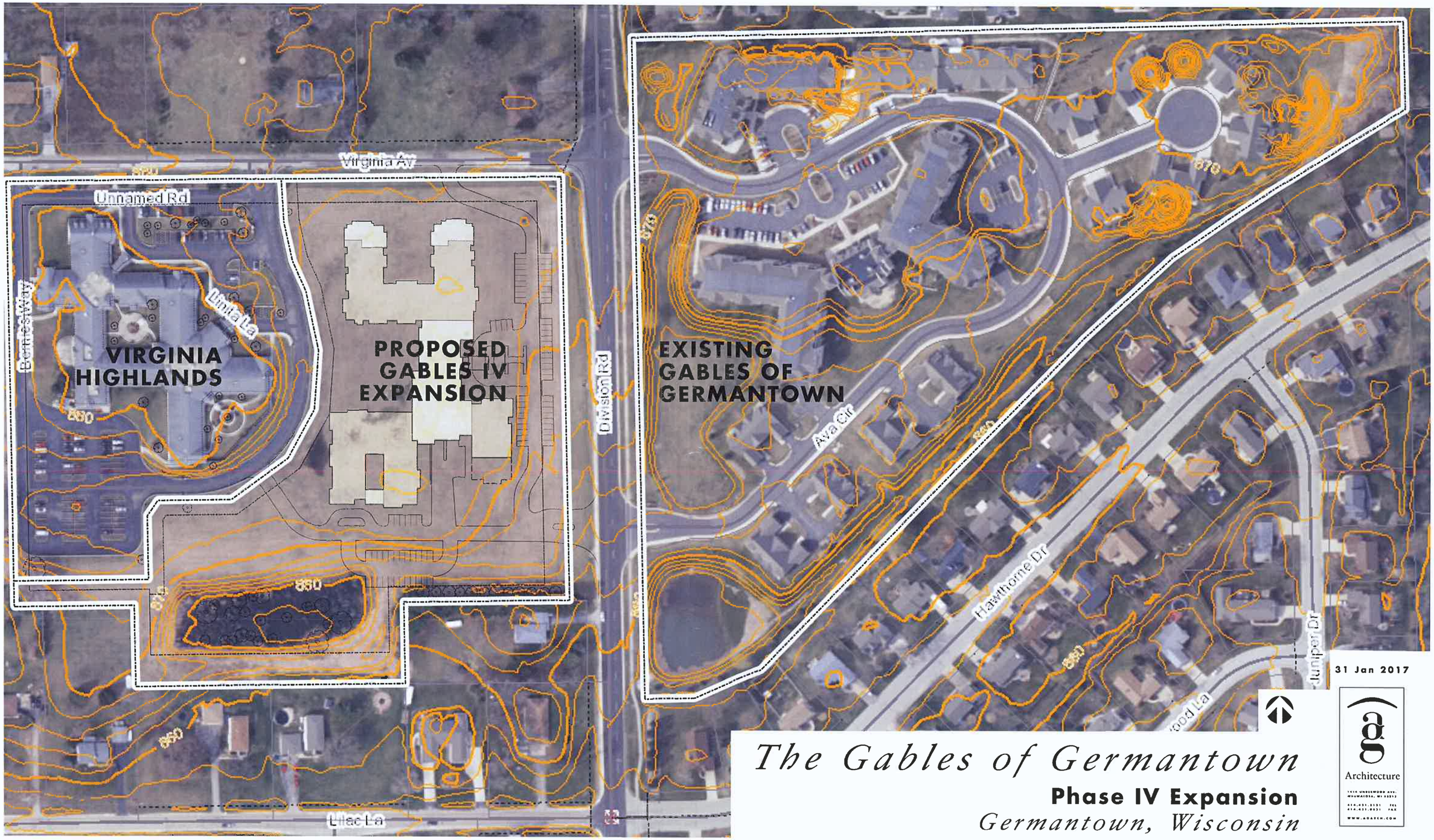
The Gables of Germantown

Phase IV Expansion

Germantown, Wisconsin

Architecture

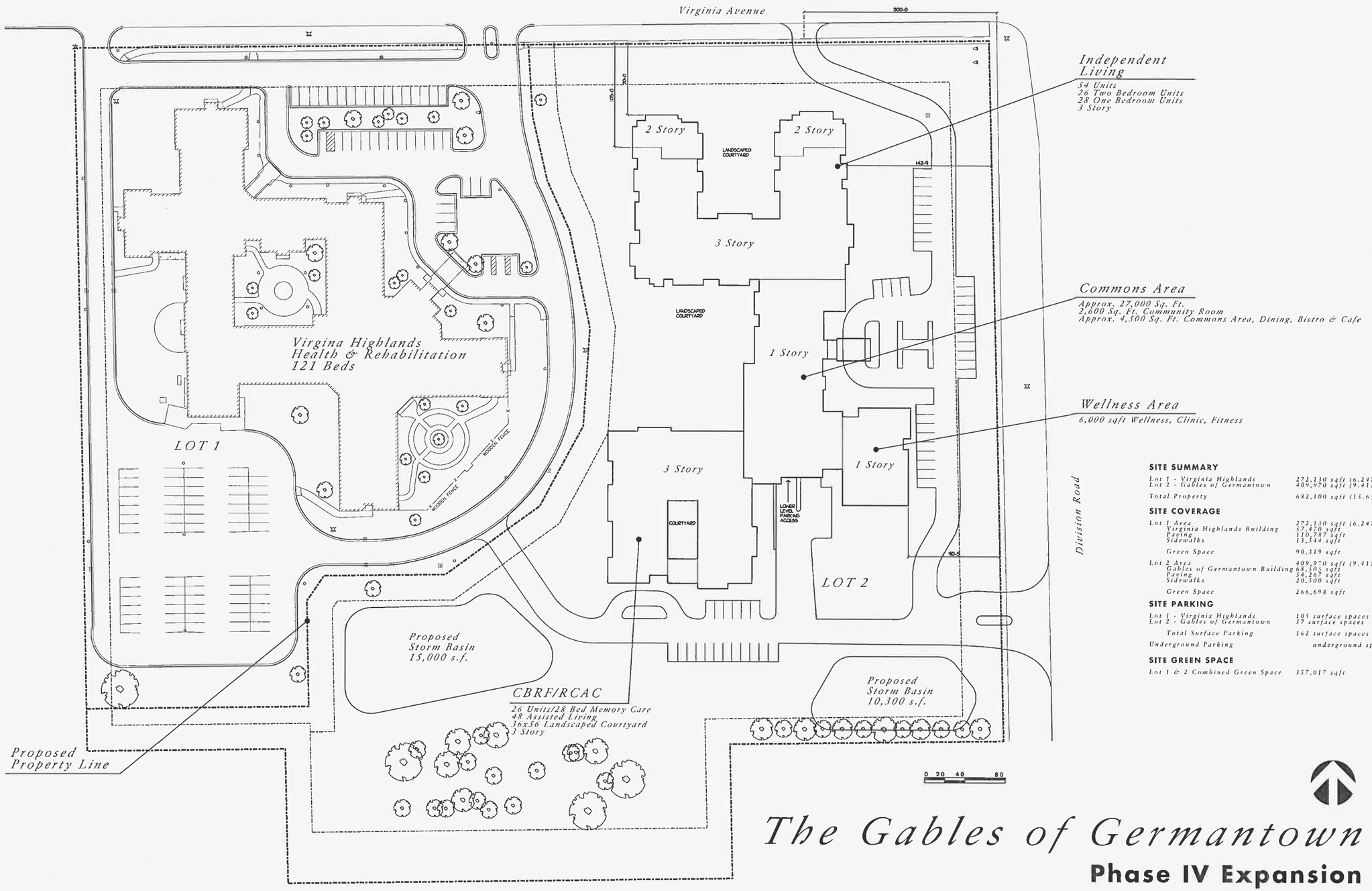
RECEIVED
FEB 03 2017
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN



The Gables of Germantown

Phase IV Expansion

Germantown, Wisconsin



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	57,420 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	54,267 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%

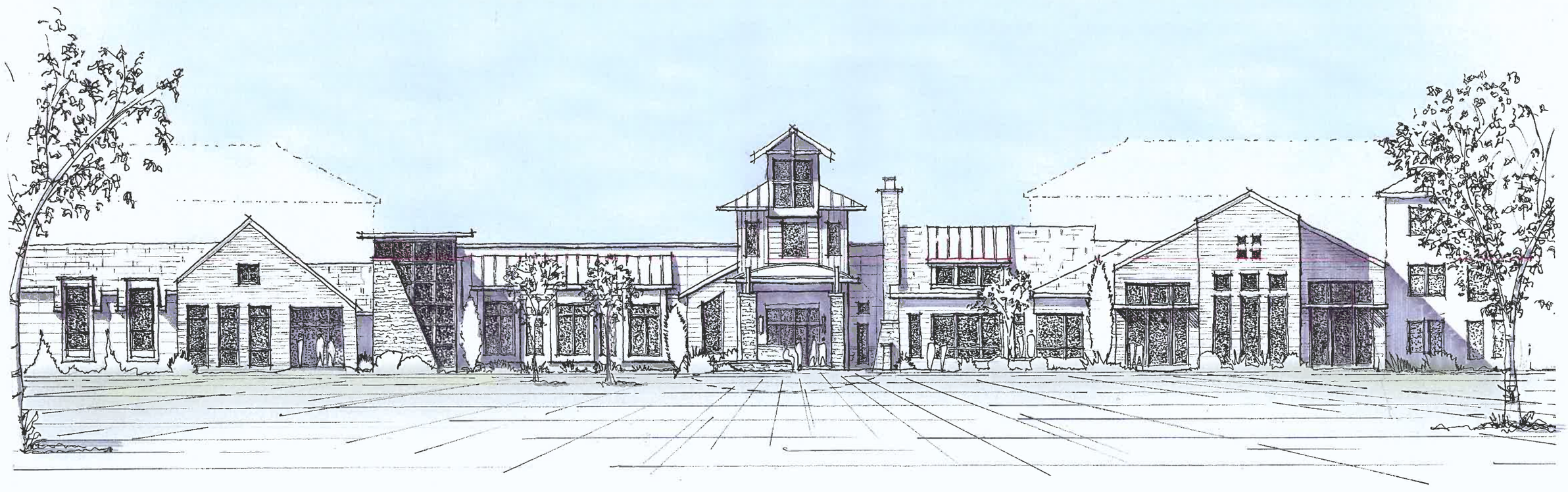
31 Jan 2017

The Gables of Germantown

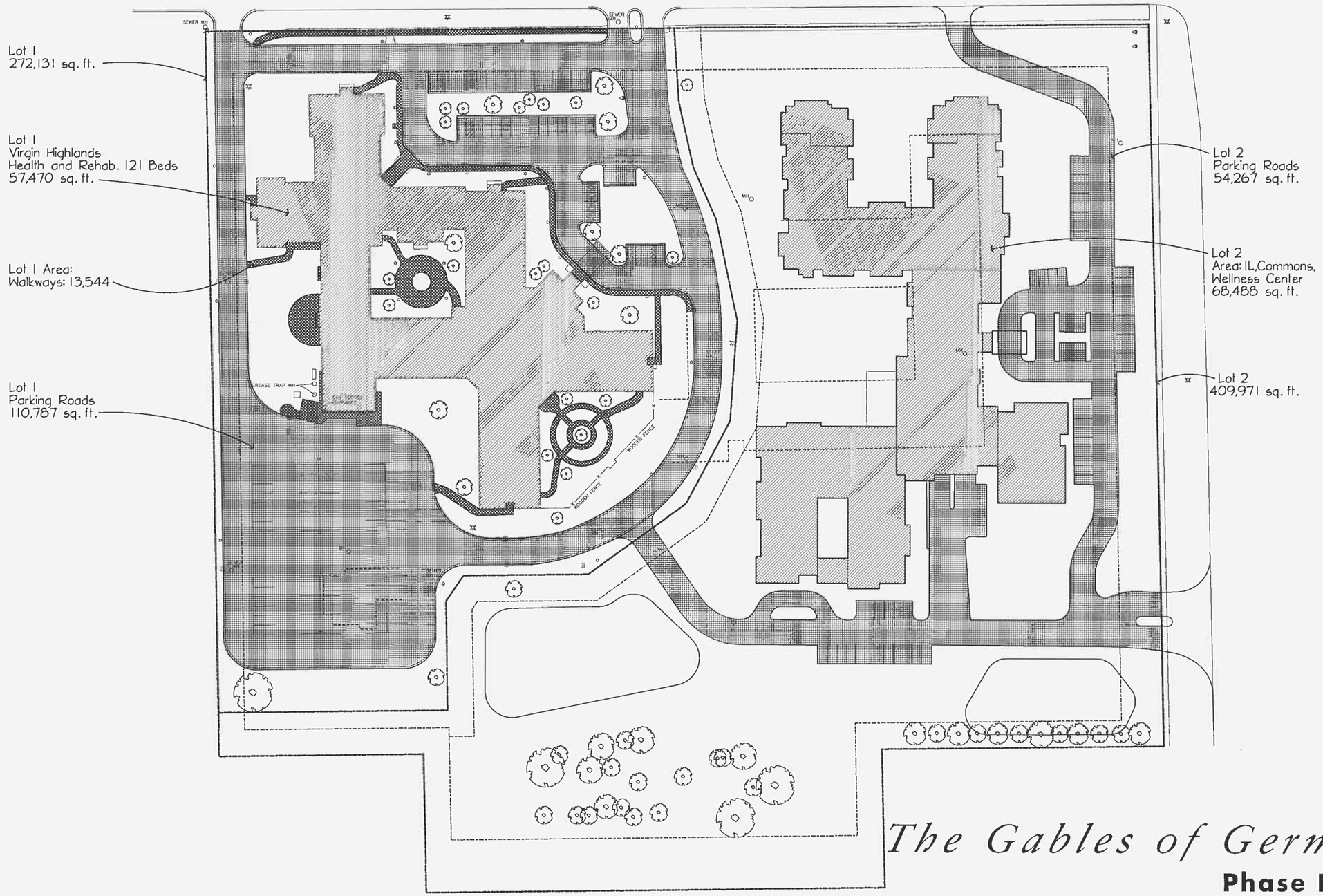
Phase IV Expansion

Germantown, Wisconsin

Architecture
7434 UNDERWOOD AVE.
WAUWATOSA, WI 53213
414.421.2121 TEL
414.421.0521 FAX
WWW.ADARCH.COM



Architecture
A Sense of Community



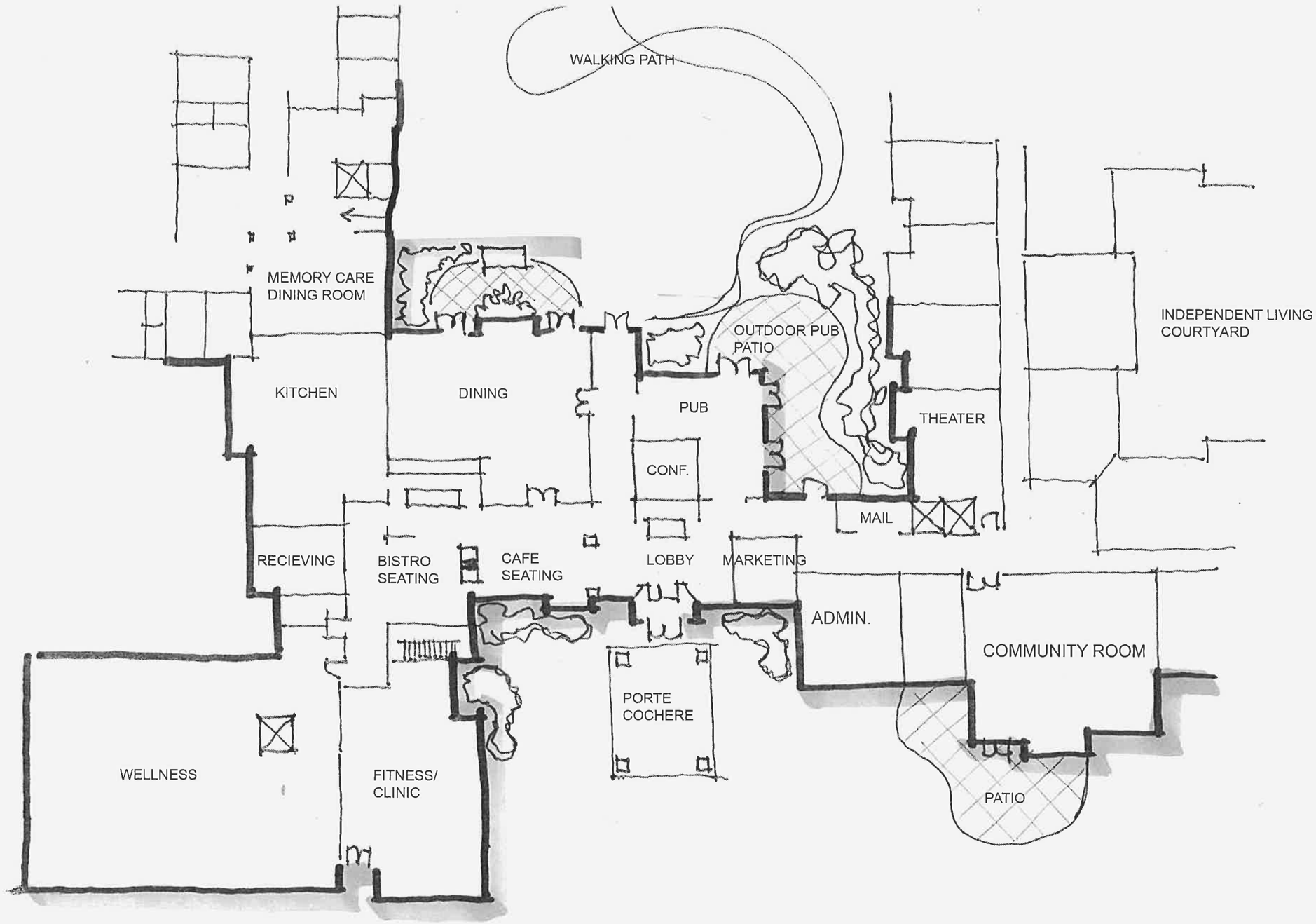
31 Jan 2017

The Gables of Germantown

Phase IV Expansion

Germantown, Wisconsin

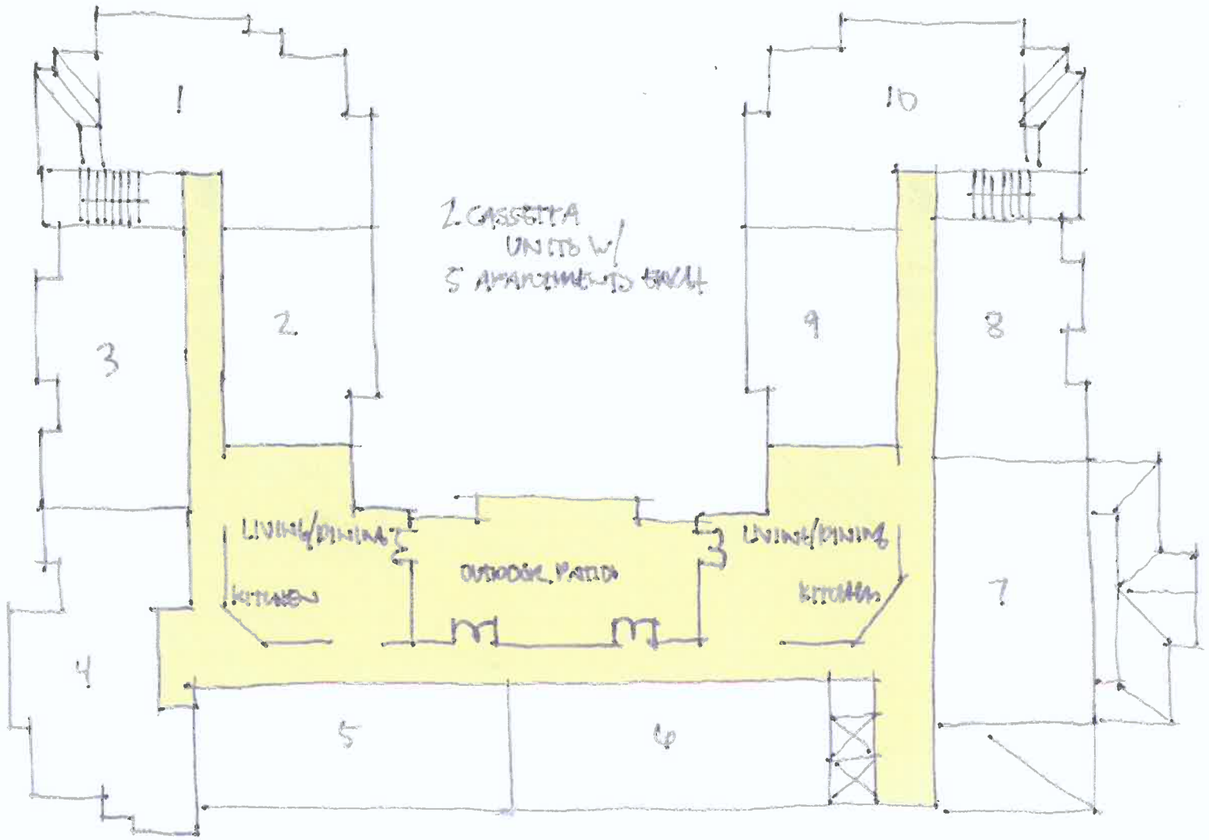
Architecture



SCALE:
1:30

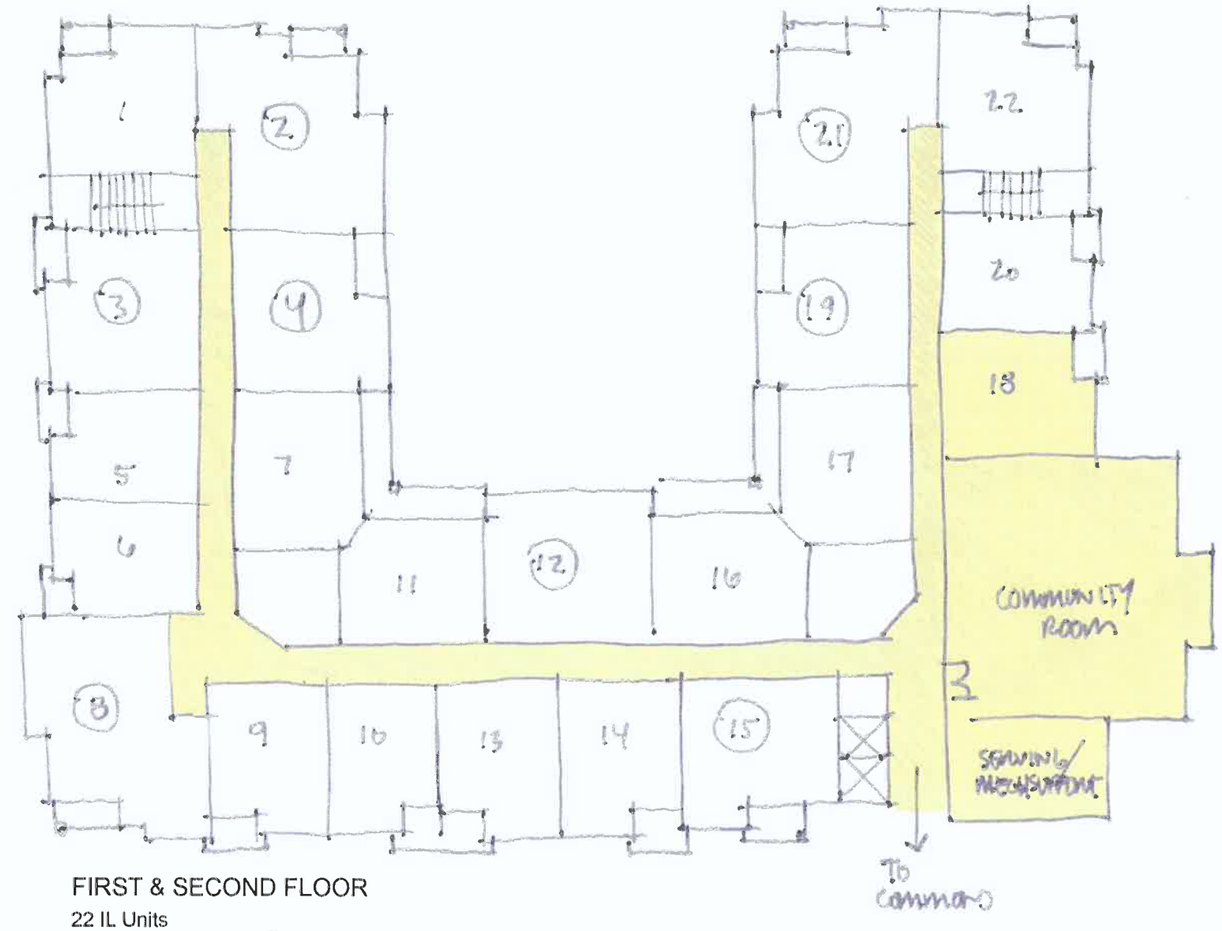
CONCEPTUAL
COMMONS PLAN

Architecture
A Sense of
Community



THIRD "EXECUTIVE" FLOOR

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



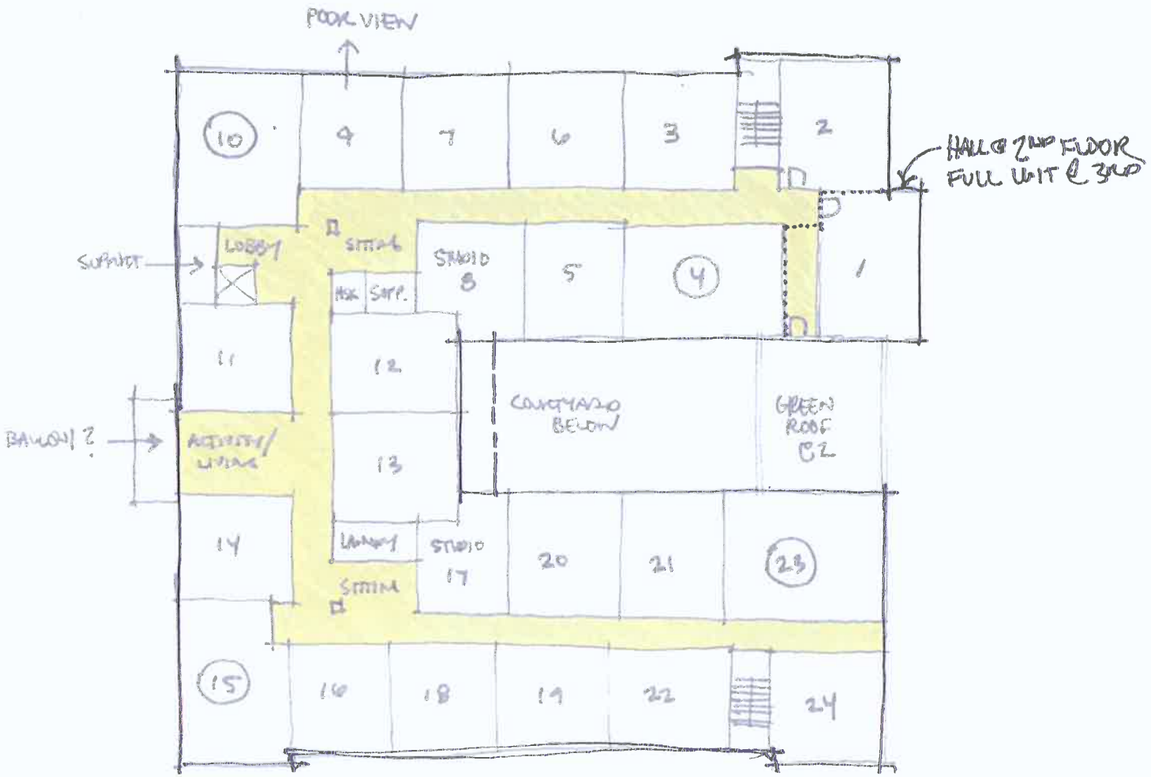
FIRST & SECOND FLOOR

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

SCALE:
1:30

INDEPENDENT LIVING
FLOOR PLAN

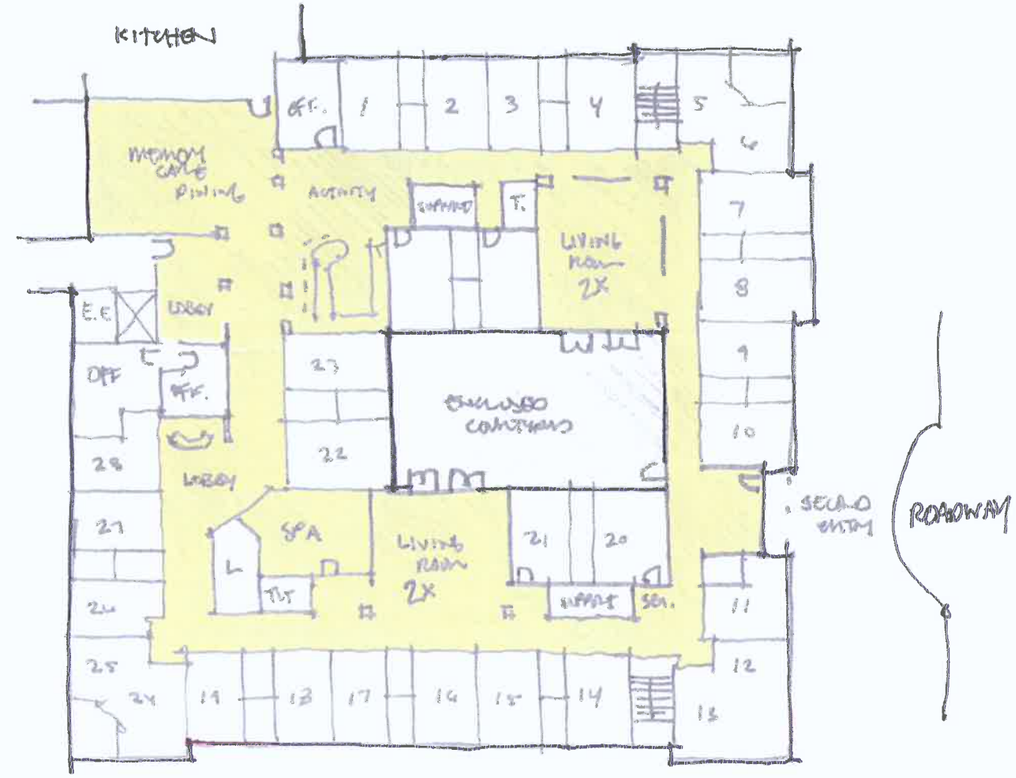
Architecture
A Sense of Community



SECOND & THIRD FLOOR
ASSISTED LIVING (RCAC)

SECOND & THIRD FLOOR
ASSISTED LIVING (RCAC)

TO COMMUNITY



FIRST FLOOR MEMORY CARE (CBRF)

SCALE:
1:30

MEMORY CARE
& ASSISTED LIVING
FLOOR PLAN

Architecture
A Sense of Community

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: March 6, 2017

AGENDA ITEM: Public Hearing & New Business **(CONDITIONAL USE PERMIT)**

ITEM TITLE: Carpetland USA, Agent for GT Real Estate of Germantown LLC, Property Owner; Conditional Use Permit Application to allow the operation of a Retail Flooring Showroom from the property located at W188 N9875 Maple Road (Parcel GTNV#324-959)

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

SUMMARY EXPLANATION:
Carpetland USA 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 CUP and re-development proposal approved by the Village in 2007 (that was never constructed), Carpetland intends to re-use the existing 3,600 sqft building and parking lot. Carpetland will operate a flooring showroom with all inventory and installation activities conducted from/through the existing warehouse locating in West Allis. Hours of operation at the Germantown 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.

ATTACHMENTS:

- 2/13/17 Staff Report
- 2/13/17 Plan Commission Meeting Minutes
- Draft CUP

PLAN COMMISSION 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 (7) conditions.

{see Draft CUP for all conditions recommended by the Plan Commission}

Mailed
2/23/17

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, March 6, 2017
TIME: 7:00 p.m. or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the application filed by the following applicants for a CONDITIONAL USE PERMIT to operate a Retail Flooring Showroom pursuant to Section 17.28(3)(b) of the Zoning Code on the following described property:

Applicants: Carpetland USA Germantown LLC, Agent for GT Real Estate of Germantown LLC, Property Owner

Property: W188 N9875 Maple Road (Tax Key: GTNV 324-959)

Lot of Certified Survey Map No. 6232 being a part of the NE ¼ of the SE ¼ of Section 32, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Commencing at the northeast corner of said ¼ Section: thence S01°04'01" E, along the east line of said ¼ 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, 302.11feet 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.

A copy of the application is on file in the Planning & Zoning Division of the Community Development Department, N112 W17001 Mequon Road, and available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 9th day of February 2017.
Barbara K. D. Goeckner, Village Clerk

To Be Published On: February 16 and February 23, 2017

CUP # xx-17 Document No.	CONDITIONAL USE PERMIT Document Title

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

X-E

Whereas the Applicants:
Carpetland USA Germantown, Business Operator and Agent for GT Real Estate of Germantown LLC, Property Owners

agree 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 Applicants to permit the operation of "Retail Flooring Showroom" from the property located at W188 N9875 Appleton Avenue pursuant to Section 17. of the Village Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 324-959

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

Lot of Certified Survey Map No. 6232 being a part of the NE ¼ of the SE ¼ of Section 32, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Commencing at the northeast corner of said ¼ Section: thence S01004'01" E, along the east line of said ¼ Section, 645.39 feet to the point of beginning of lands to be described; thence S01004'01" E, along said East line, 330.94 feet to a point; thence S88055'59" 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 S65028'27" W, 82.57 feet to a point; thence N47059'01" W, 302.11feet to a point; thence N42000'59" E, 340.00 feet to a point; thence S47058'49" E, 87.84 feet to a point; thence S01004'01" E, 32.45 feet to a point; thence N42000'59" E, 23.70 feet to a point; thence S47058'49" E, 23.02 feet to the point of beginning. Parcel containing 92,773 sqft. or 2.1298 acres.

Tax Key No: 324-959
Address: W188 N9875 Appleton Avenue

Pursuant to the following condition(s):

1. The 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.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2017.

_____
Dean Wolter, Village President

ATTEST:

_____
Barbara K. D. Goeckner, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of _____, 2017, the above named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFT

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As Agent for the business operator, Carpetland USA Germantown, I 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 ___ day of _____, 2017

_____
Print Name, Agent for Carpetland USA Germantown

_____
Signature, Agent for Carpetland USA Germantown

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2017, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFT

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As Agent for the property owner, GT Real Estate of Germantown LLC, I 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 ___ day of _____, 2017

_____
Print Name, Agent for GT Real Estate of Germantown LLC

_____
Signature, Agent for GT Real Estate of Germantown LLC

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2017, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFT

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

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

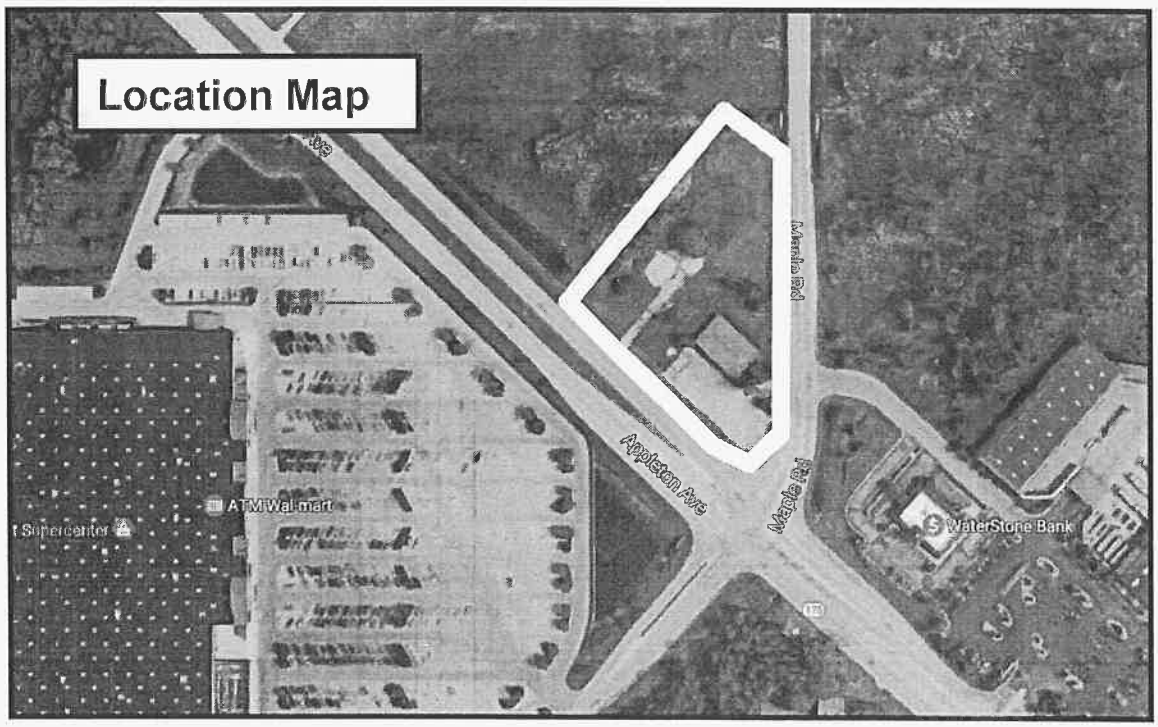
Carpetland USA Germantown, agent for GT Real Estate of Germantown LLC, property owner, is seeking a Conditional Use Permit to allow the operation of Retail Flooring Showroom from the existing building located at W188 N9875 Maple Road.

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.

Carpetland USA Germantown – W188 N9875 Maple Road. GT Real Estate of Germantown, property owner is seeking a Conditional Use Permit to allow the operation of a Retail Flooring Showroom from the existing building. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve a Conditional Use Permit for GT Real Estate of Germantown LLC, property owner, operator of 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 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.***

Steve Martin, Carpetland, answered questions. He said because the business is for retail only and there would be no truck traffic. Chairman Wolter questioned if a site plan would be coming for improvements to the building. Planner Retzlaff indicated that no site or building exterior improvements are proposed so no site plan is forthcoming. Mr. Martin said there are no plans to rehab the existing structure, but everything would be new on the inside including drywall and electrical.

MOTION carried unanimously.

Village of Germantown ...Willkommen

Fee must accompany application
$1460 Paid [illegible] 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

Carpetlands USA Germantown, Inc
11316 W. Rogers St
West Allis WI 53227

Phone (262) 909 4552
Fax (414) 727-4971
E-Mail vickiw@carpetlandwi.com
Stevem@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?

Carpetlands USA Germantown, Inc.

3 PROPERTY ADDRESS / TAX KEY NUMBER

PROPERTY ADDRESS	TAX KEY NUMBER
W188 N9875 Appleton Ave	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 Floorm 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 6237 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:

DJB 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.

DJB 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.

DJB 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!

David J Brown
Applicant Date

David J Brown
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 • Fax262-522-0101

CARPETLAND USA FLOORING CENTER

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 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 list 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 you 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

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

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 ¼ of Section 32, T9N, R20E, Village of Germantown, Washington County, Wisconsin, being more completely described as follows:

Commencing at the northeast corner of said ¼ Section: thence S01^{0}04'01" E, along the east line of said ¼ Section, 645.39 feet to the point of beginning of lands to be described; thence S01^{0}04'01" E, along said East line, 330.94 feet to a point; thence S88^{0}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^{0}28'27" W, 82.57 feet to a point; thence N47^{0}59'01" W, 302.11feet to a point; thence N42^{0}00'59" E, 340.00 feet to a point; thence S47^{0}58'49" E, 87.84 feet to a point; thence S01^{0}04'01" E, 32.45 feet to a point; thence N42^{0}00'59" E, 23.70 feet to a point; thence S47^{0}58'49" E, 23.02 feet to the point of beginning. Parcel containing 92,773 sqft. or 2.1298 acres.

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
Thomas Kempinski
Village President

ATTEST:

Elizabeth Knaack
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
Christine M. Micka, Notary
My Commission Expires: ~~Sept. 09, 2007~~
Aug. 14, 2011

NOTARY PUBLIC
CHRISTINE M. MICKA
STATE OF WISCONSIN

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 Managing 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

CARPETLAND
Vinyl
Tile
Laminate
Hardwood

CARPETLAND
CARPETLAND USA

Guarantee
LIFE
HAPPENS

BLOW OUT
use

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.

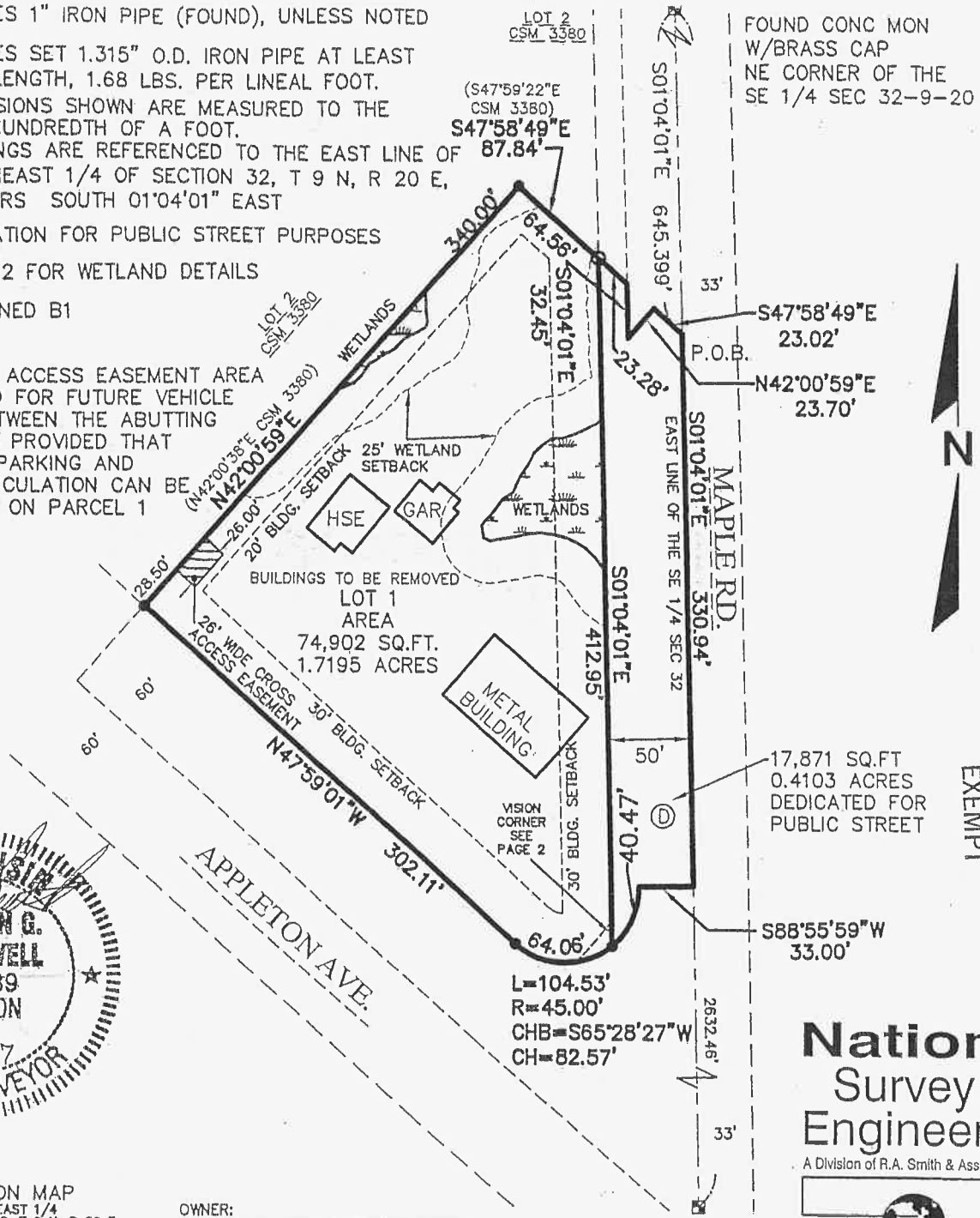
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 32, T 9 N, R 20 E, WHICH BEARS SOUTH 01°04'01" EAST

Ⓓ 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

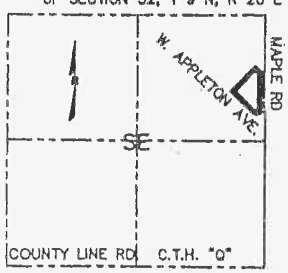


CSM MAP NO 6232 VOL 46 PAGE 325

FEE
#77.25 (QR)
EXEMPT

WISCONSIN
STEPHAN G.
SOUTHWELL
S-1939
MEQUON
WI
7-13-07
LAND SURVEYOR

LOCATION MAP
SOUTHEAST 1/4
OF SECTION 32, T 9 N, R 20 E



SCALE: 1" = 2000'

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 100 ft.

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

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

TWP ARCHITECTURE
13100 WATERTOWN PLANK ROAD
PHONE: (262) 641-0729
ELM GROVE, WISCONSIN 53122
FAX: (262) 641-0564

Building Renovation for:

CARPETLAND - GERMANTOWN

W188 N9854 Appleton Ave. (HWY 175)

Germantown, Wisconsin

No.	Revision	Date	By

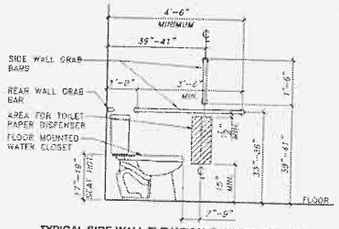
Sheet Title: Architectural Site Plan

Project Number: 05128-H

Date: January 3, 2017

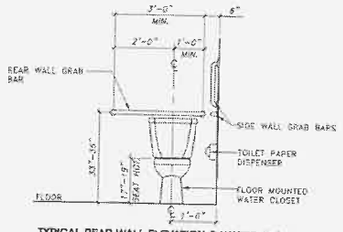
Drawn by: KTOD | Checked by: JC

Sheet Number: **A1.1**

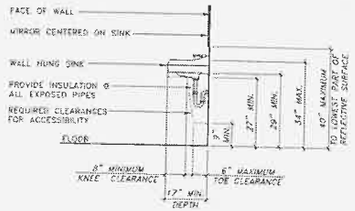


TYPICAL SIDE WALL ELEVATION @ WATER CLOSET

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

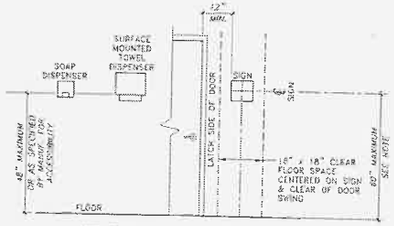


TYPICAL REAR WALL ELEVATION @ WATER CLOSET



TYPICAL TOILET ROOM WALL HUNG SINK

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



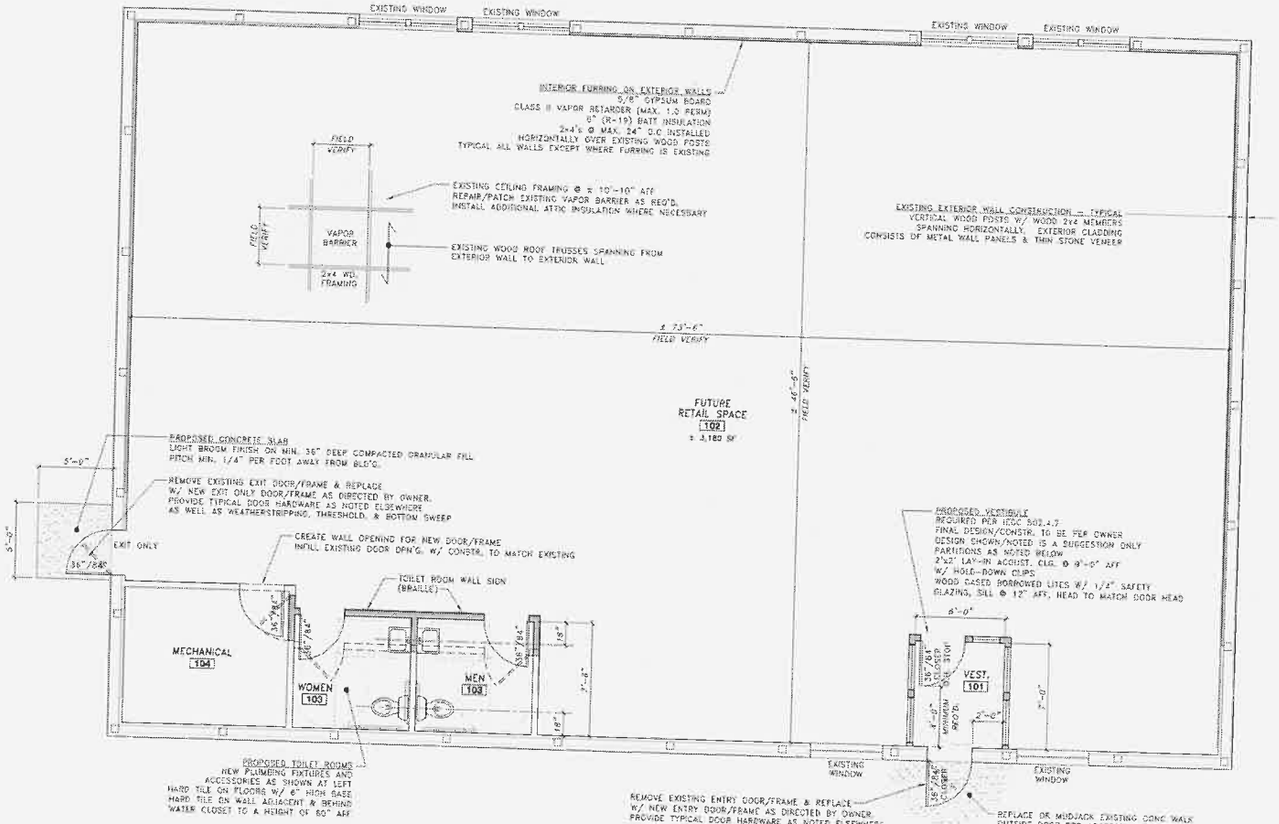
MISCELLANEOUS ACCESSORIES

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



PLAN NORTH

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

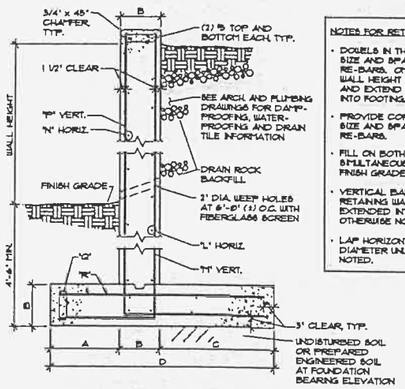
PRELIMINARY
NOT FOR CONSTRUCTION

TWP ARCHITECTURE
13180 WATERTOWN PLANK ROAD
ELM GROVE, WISCONSIN 53122
PHONE: (262) 641-0725
FAX: (262) 641-0864

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: MJC
Checked by: JS
Sheet Number: **A1.2**



NOTES FOR RETAINING WALL:

- DOWELS IN THE FOOTING TO MATCH SIZE AND SPACING OF VERTICAL RE-BARS. OFFT DOWELS 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.

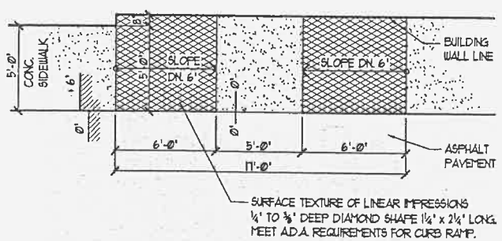
CAST-IN-PLACE RETAINING WALL SCHEDULE

HEIGHT OF WALL		①	②	③	④	⑤
DIMENSIONS	A	0'-8"	1'-0"	1'-8"	2'-2"	3'-4"
	B	1'-0"	1'-0"	1'-0"	1'-2"	1'-4"
	C	1'-0"	2'-0"	2'-10"	3'-10"	5'-1"
	D	2'-0"	4'-0"	5'-6"	7'-2"	9'-9"
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 @ 10"	#5 @ 8"	#5 @ 6"
	N	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 16"
	P	#4 @ 2'-8"	#4 @ 2'-8"	#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"

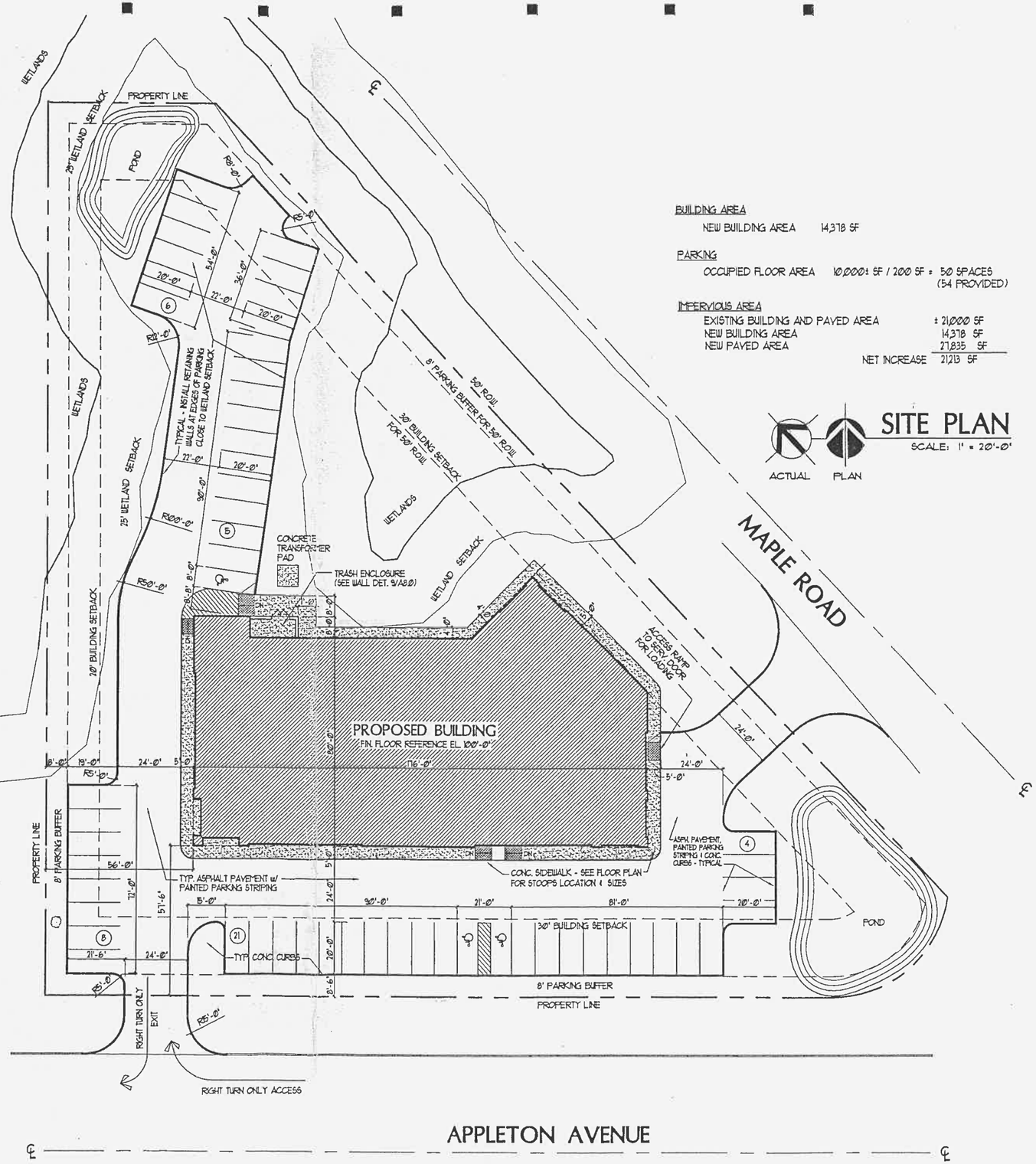
① 3'-0" MAX. RETAINING WALL HEIGHT
② 3'-1" TO 6'-0" MAX. RETAINING WALL HEIGHT
③ 6'-1" TO 9'-0" MAX. RETAINING WALL HEIGHT
④ 9'-1" TO 12'-0" MAX. RETAINING WALL HEIGHT
⑤ 12'-1" TO 16'-0" MAX. RETAINING WALL HEIGHT

⚠ OPTIONAL WALL TYPE± DECORATIVE LANDS

1 / A1.0 TYPICAL CAST-IN-PLACE RETAINING WALL
SCALE: NONE



2 / A1.0 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)

IMPERVIOUS 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

ACTUAL PLAN

SITE PLAN
SCALE: 1" = 20'-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

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

Revisions

SITE PLAN

Drawn: CLR/NEY Approved: JC

Date: 08/23/06

Project Number
05128

Sheet Number
A1.0

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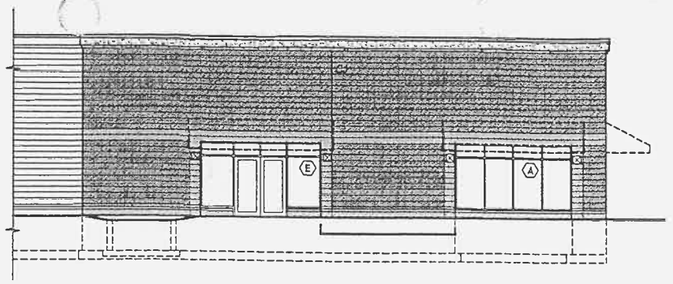
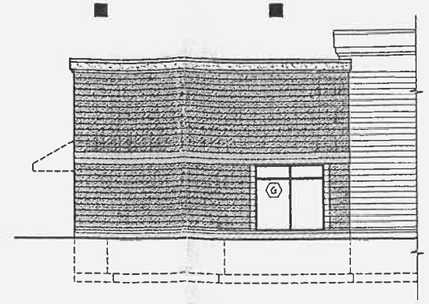
©



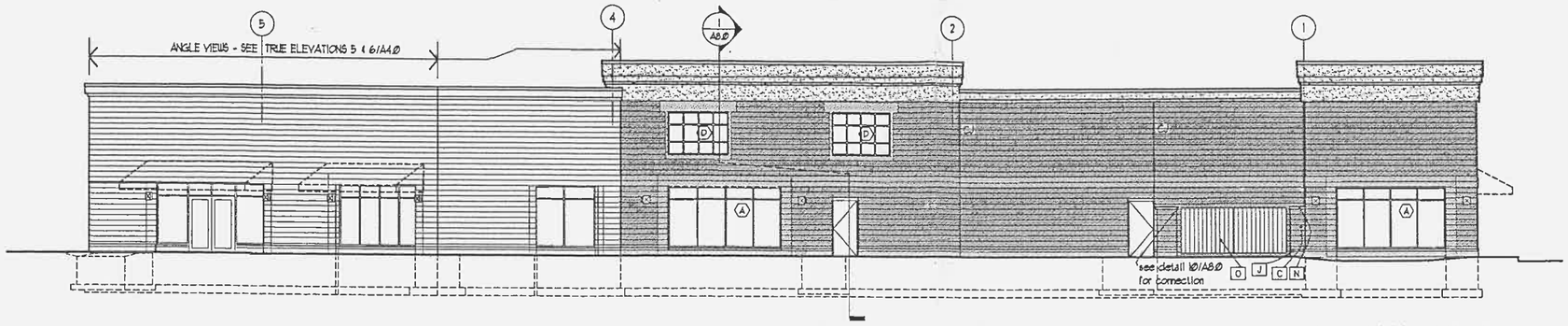
6 / A4.0 TRUE NORTH-EAST ELEVATION
SCALE: 1/8" = 1'-0"



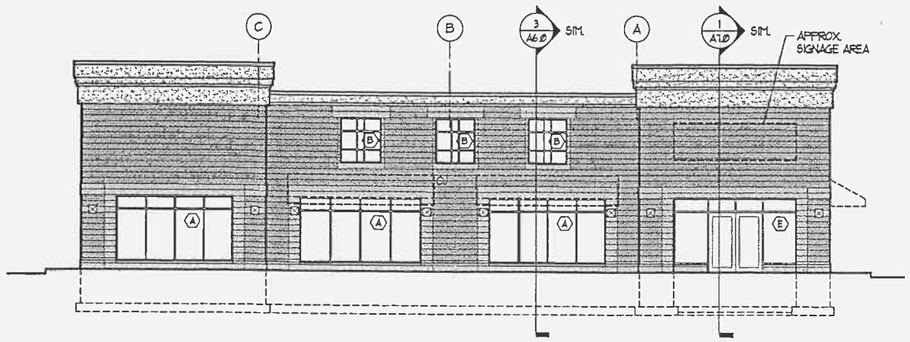
5 / A4.0 TRUE NORTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

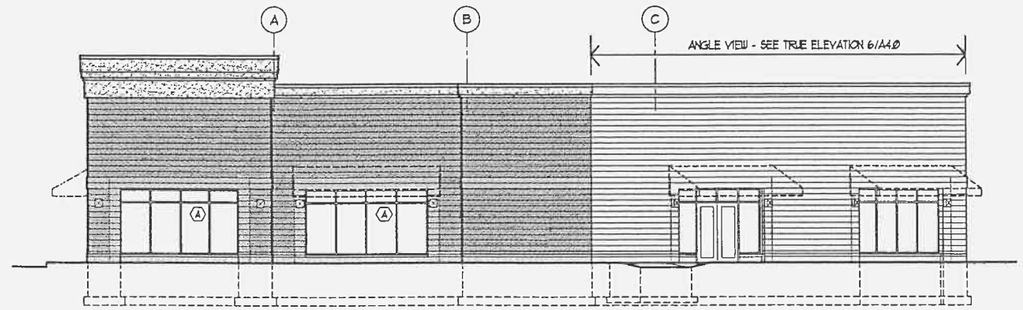
A	PREFIN. METAL COPING (ACCENT COLOR)
B	E.I.F.S. FASCIA SYSTEM (ACCENT COLOR)
C	SPLIT-FACE C.M.U. (FIELD COLOR)
D	SPLIT-FACE C.M.U. 2-CRS., FLUSH, (ACCENT COLOR)
E	SPLIT-FACE C.M.U. 16' WIDE, FLUSH, (ACCENT COLOR)
F	SPLIT-FACE C.M.U. 4' WIDE, FLUSH, (ACCENT COLOR)
G	SPLIT-FACE C.M.U. 1-CRS., FLUSH, (ACCENT COLOR)
H	SPLIT-FACE C.M.U. 2-CRS., 1' PROJ., (ACCENT COLOR)
J	SPLIT-FACE C.M.U. 1½-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)



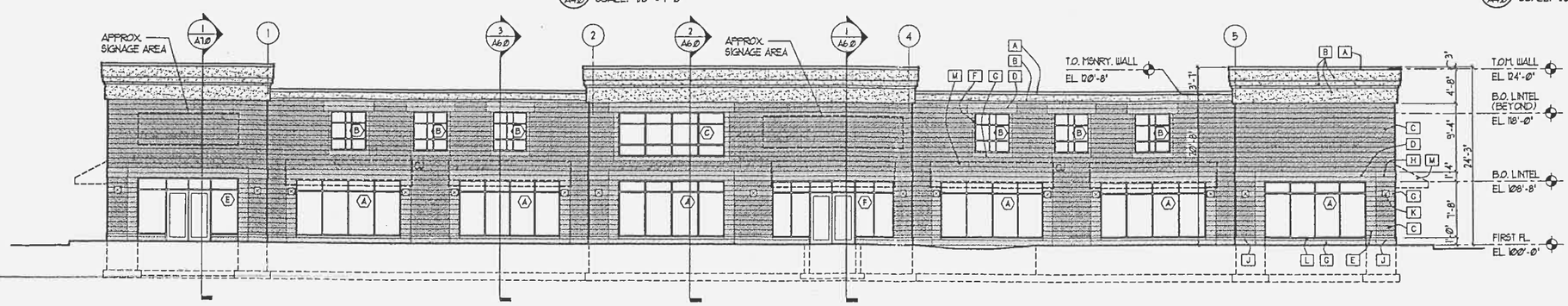
4 / A4.0 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

Rev.	Date	Description	By
1	1-15-07	Int. Revisions	FWH

Revisions

EXTERIOR ELEVATIONS

Drawn: NEY Approved: JC

Date: 08/23/06

Project Number
05128

Sheet Number
A 4.0

©

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

IX – D

MEETING DATE: March 6, 2017

AGENDA ITEM: Public Hearing & New Business (**REZONING APPLICATION & CERTIFIED SURVEY MAP**)

ITEM TITLE: Dennis Hahn & Melinda Wilson, Property Owners of 27.8 acres located at W172 N12125 Division Road (Parcel GTNV#164-998 & 164-978); Rs-2: Single-Family to A-2: Agricultural Rezoning and 1-Lot Certified Survey Map (CSM)

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

SUMMARY EXPLANATION:
Dennis Hahn and Melinda Wilson own two parcels totaling 27.8 acres located west of Division Road and north of Freistadt Road. They are 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 and Wilson acquired the adjacent 25.3-acre agricultural parcel (A-2 Zoning District) and want 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).

ATTACHMENTS:

- 2/13/17 Staff Report
- 2/13/17 Plan Commission Meeting Minutes
- Rezoning Ordinance
- Preliminary CSM

PLAN COMMISSION RECOMMENDATIONS:
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.

Mailed 2/23/17

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, March 6, 2017
TIME: 7:00 p.m. or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the application filed by the following applicants for a REZONING application to rezone the following described property from the Rs-2: Single-Family Residential District to the A-2: Agricultural District pursuant to Section 17.13 of the Municipal Code on the following described property:

Applicants: Dennis Ivan Hahn and Melinda J. Wilson, Property Owners

Property: W172 N12125 Division Road, Tax Key Number: GTNV 164-998

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 114 of the SE 1/4 all in Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin containing 2.50 Acres.

A copy of the application is on file in the Village Planning Department office and is available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 9th day of February 2017
Barbara K. D. Goeckner, Village Clerk

To Be Published On: February 16th and February 23, 2017

X-F

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF GERMANTOWN ZONING CODE
(Dennis Hahn & Melinda Wilson, Property Owners)

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

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the Rs-2: Single-Family to the A-2: Agricultural Zoning District on the following described property:

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 114 of the SE 1/4 all in Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin containing 2.50 Acres.

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

Introduced by Trustee: _____
Adopted: _____, 2017

Vote: Ayes: _____
Nays: _____

_____
Dean Wolter, Village President

ATTEST:

_____
Barbara K. D. Goeckner, Village Clerk

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

Published:

DRAFT

Village of
Germantown
Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid [illegible] 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	TAX KEY NUMBER
W172 N12125 DIVISION RD. GERMANTOWN	GTNV 164998 GTNV 164978

3 PURPOSE OF LAND SPLIT

	Will the land split require rezoning?	
LAND COMBINATION	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 L. 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

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W172 N12125 DIVISION RD, GERMANTOWN	GTNV 164998

3 REZONING REQUEST

FROM	TO
RS2	A2

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 by 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 — 1/18/17
Applicant — Date

MELINA J. WILSON
DENNIS IVAN HAHN — 1/18/17
Owner — 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 ¼, 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 ¼; 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.

RECEIVED
JAN 18 2017
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

WISCONSIN
DONALD J. THOMA
S-2470
RICHFIELD, WI
LAND SURVEYOR

RECEIVED
JAN 18 2017
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

Washington County Certified Survey Map

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.

(r.a.) - means "recorded as"

(meas.) - means "measured as"

● - indicates 1.3"od iron pipe found unless noted.

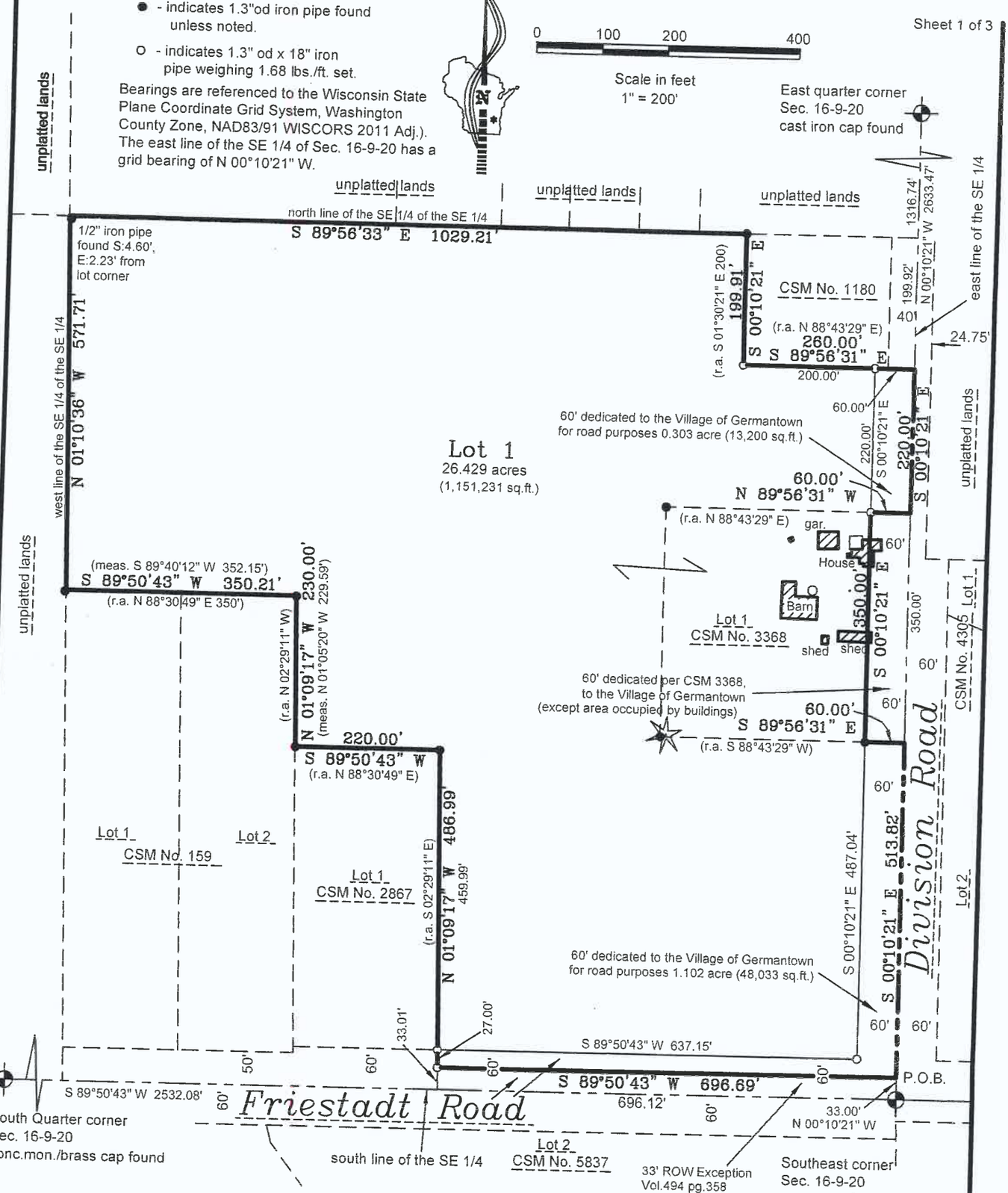
O - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, Washington County Zone, NAD83/91 WISCORS 2011 Adj.). The east line of the SE 1/4 of Sec. 16-9-20 has a grid bearing of N 00°10'21" W.

Sheet 1 of 3

0 100 200 400

Scale in feet
1" = 200'



Subdivider:
Dennis I. Hahn &
Melinda J. Wilson
W172 N12125 Division Road
Germantown, WI 53022

Surveyor:
Donald J. Thoma
Accurate Surveying & Engineering, LLP
2911 Wildlife Lane
Richfield, WI 53076

_____
Donald J. Thoma, S-2470

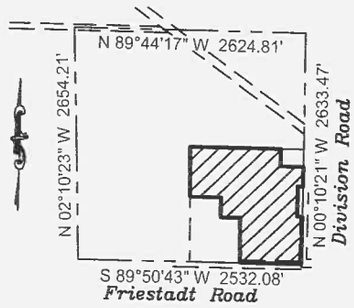
Dated this ___ day of _____, 2017.

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

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 pages131-132 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 _____

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

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 Divison 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 Seal)
Corporate Name

_____ _____ _____
President Secretary or Cashier Date

_____
Donald J. Thoma, S-2470

Dated this ___ day of _____, 2017.

This instrument was drafted by Donald J. Thoma, S-2470

Dennis Hahn & Melinda Wilson – W172 N12125 Division Road. The property owners of two parcels totaling 27.8 acres of land are 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. Planner Retzlaff summarized the proposal.

MOTION Gray second Baum to 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.***

MOTION carried unanimously.

JBJ Development for Heritage Place Joint Venture and Saxony Village – Approximately N116 W16200 Main Street. Request for a 12-month extension to the approved Site Plan. Planner Retzlaff summarized the request.

MOTION Gray second Baum to Approve a 12-month extension to the site plan approval.

Chairman Wolter asked if there is any way to shift some of the density for building 6 to the other buildings. Scott Bence, JBJ Development, said the project is on schedule for a spring start as it was approved. He said he has talked to some neighbors and discussed possibly moving some of the density from building 6 to the clubhouse building. Planner Retzlaff said a site plan amendment would be needed if that change came forward. Chairman Wolter thanked Mr. Bence for considering that option. Commissioner Gray commented that she would like to see the public parking lot near the Main Street driveway entrance be added back to the development.

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said there was an election on February 21st and asked everyone to please go out and vote.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

CERTIFIED SURVEY MAP (CSM) & REZONING

2/13/17 Plan Commission Meeting

Dennis Hahn & Melinda Wilson

Village Planner Report **Germantown, Wisconsin**

Summary

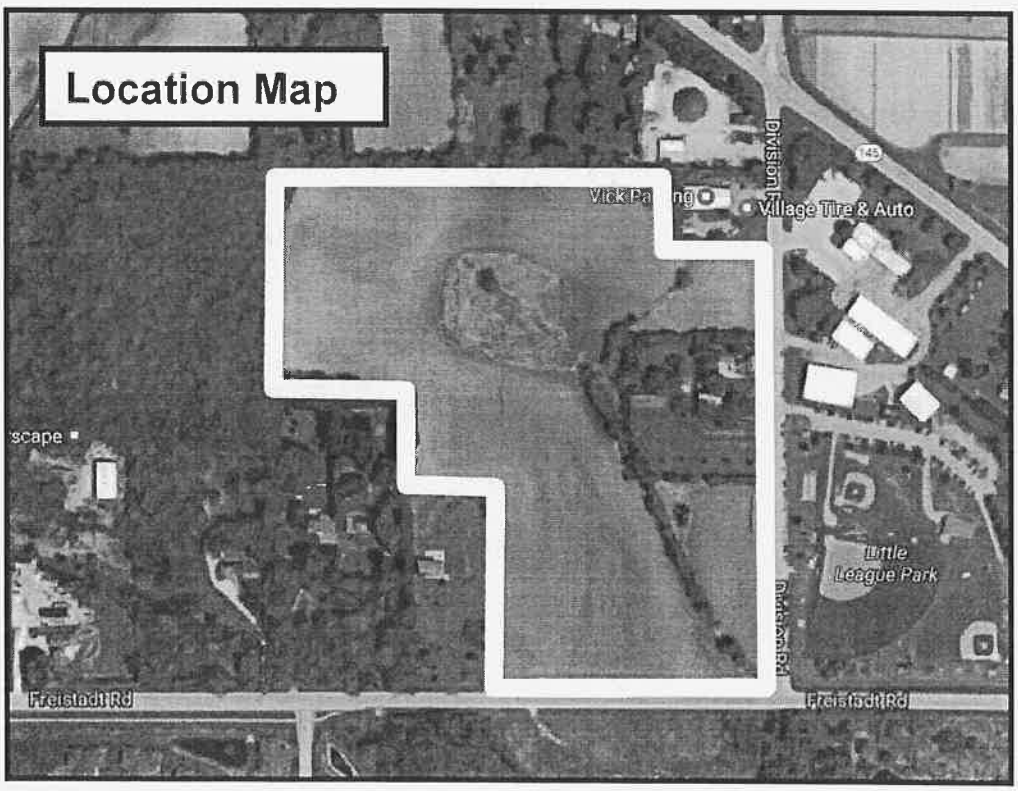
Dennis Hahn and Melinda Wilson, property owners of two parcels totaling 27.8 acres of land located west of Division Road north of Freistadt Road is requesting approval of a rezoning and 1-lot Certified Survey Map (CSM) in order to combine the two parcels into one 27.8-acre agricultural parcel.

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 Comments

Consistency 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.

Village of Germantown ...Willkommen

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 NVGD 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.

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.

RESOLUTION NO. 07-17

RESOLUTION AUTHORIZING THE REDEMPTION OF $520,000
GENERAL OBLIGATION STREET IMPROVEMENT BONDS DATED MAY 1, 2007

WHEREAS, on May 1, 2007 the Village of Germantown, Washington County, Wisconsin (the "Village") issued its $520,000 General Obligation Street Improvement Bonds (the "2007 Bonds");

WHEREAS, the 2007 Bonds are subject to call and prior redemption on September 1, 2016 or any date thereafter; and

WHEREAS, the Village Board deems it to be necessary, desirable and in the best interest of the Village to proceed with the redemption of the callable maturities of the 2007 Bonds on April 13, 2017 (the "2007 Bond Redemption").

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Authorization of the 2007 Bond Redemption. For the purpose of paying the cost of the 2007 Bond Redemption the Village shall use funds on hand to redeem the callable maturities of the 2007 Bonds on April 13, 2017.

Section 2. Redemption of the 2007 Bonds. The Village hereby calls the callable maturities of the 2007 Bonds for redemption on April 13, 2017 (the "2007 Bond Redemption Date"). The Village hereby directs the Village Clerk to cause a notice of such redemption, in substantially the form attached hereto as Exhibit A, to be given at least thirty days prior to the 2007 Bond Redemption Date to the Depository Trust Company, the securities depository for the 2007 Bonds.

Section 3. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village or any parts thereof in conflict with the provisions hereof shall be and the same are hereby rescinded insofar as they may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 6th day of March, 2017.

_____
Dean M. Wolter, Village President

ATTEST:

(SEAL)

_____
Barbara K.D. Goeckner, MMC/WCPC, Village Clerk

EXHIBIT A

NOTICE OF REDEMPTION*

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

$520,000 GENERAL OBLIGATION STREET IMPROVEMENT BONDS
DATED MAY 1, 2007

NOTICE IS HEREBY GIVEN that the following maturities of the above-referenced issue have been called for prior payment on April 13, 2017 (the "Redemption Date"):

Maturity Date	Principal Amount	Interest Rate	CUSIP Number
09/01/2017	$ 25,000	4.200%	374118TD9
09/01/2018	30,000	4.125	374118TE7
09/01/2019	30,000	4.000	374118TF4
09/01/2020	30,000	4.050	374118TG2
09/01/2021	30,000	4.100	374118TH0
09/01/2022	35,000	4.100	374118TJ6
09/01/2023	35,000	4.150	374118TK3
09/01/2024	35,000	4.200	374118TL1
09/01/2025	40,000	4.200	374118TM9
09/01/2026	40,000	4.250	374118TN7

The Depository Trust Company, New York, New York, is the securities depository for said Bonds. The holders of said Bonds will be paid the principal amount of the Bonds plus accrued interest to the Redemption Date.

Said Bonds will cease to bear interest on April 13, 2017.

By Order of the Village Board

Barbara K.D. Goeckner,
Village Clerk

Dated March 6, 2017

---

* To be sent to The Depository Trust Company, Call Notification Department, Muni Reorganization Manager, 711 Stewart Avenue, Garden Village, New York 11530, the securities depository for the Bonds, not less than thirty (30) days nor more than sixty (60) days prior to the Redemption Date by registered or certified mail, or overnight express delivery.

RESOLUTION NO. 08-17

RESOLUTION AWARDING THE SALE OF $2,835,000**
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2017A;
PROVIDING THE FORM OF THE NOTES; AND
LEVYING A TAX IN CONNECTION THEREWITH

WHEREAS, on February 6, 2016, the Village Board of the Village of Germantown, Washington County, Wisconsin (the "Village") adopted a resolution entitled: "Resolution Authorizing the Borrowing of Not to Exceed $3,140,000; and Providing for the Issuance and Sale of General Obligation Promissory Notes Therefor" (the "Authorizing Resolution") which, among other purposes, authorized the issuance and sale of general obligation promissory notes for the purpose of paying the costs of 2017 capital improvements including road improvements; storm drainage and flooding mitigation; public building and grounds improvements including construction of a police impound garage and evidence storage building; and equipment acquisition (the "Project");

WHEREAS, pursuant to the Authorizing Resolution, the Finance Director (in consultation with the Village's financial advisor) caused an Official Notice of Sale to be distributed, offering the aforesaid general obligation promissory notes for public sale on March 6, 2017; and

WHEREAS, sealed bid proposals were received as summarized on Exhibit C attached hereto; and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by _____ _____, _____, _____, fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the Village. A copy of said bid is attached hereto as Exhibit A and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Award of the Notes. The bid proposal of _____, _____, _____ (the "Purchaser") is hereby accepted, said proposal offering to purchase the TWO MILLION EIGHT HUNDRED THIRTY-FIVE THOUSAND DOLLARS ($2,835,000) General Obligation Promissory Notes, Series 2017A (the "Notes") for the sum of _____ _____ DOLLARS ($_____), plus accrued interest to the date of delivery resulting in a net interest cost of _____ DOLLARS ($_____) and a true interest rate of _._____%.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2017A"; shall be dated March 29, 2017; shall be in the denomination

** Preliminary, subject to change.

of $5,000 or any integral multiple thereof; shall bear interest at the rates per annum and mature on March 1 of each year, in the years and principal amounts as set forth in the Pricing Summary attached hereto as Exhibit D and incorporated herein by this reference. Interest is payable semi-annually on March 1 and September 1 of each year commencing March 1, 2018. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit E and incorporated herein by this reference (the "Schedule").

Section 3. Designation of Purchaser as Agent. The Village hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Notes to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 4. Redemption Provisions. At the option of the Village, the Notes maturing on March 1, 2025 and thereafter shall be subject to redemption prior to maturity on March 1, 2024 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, from maturities selected by the Village and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption. [If the Proposal specifies that any of the Notes are subject to mandatory redemption, the terms of such mandatory redemption are set forth on Exhibit F attached hereto and incorporated herein by this reference.]

Section 5. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 6. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged and a direct annual irrepealable tax is hereby levied upon all taxable property of the Village. Said direct annual irrepealable tax shall be levied in the years 2017 through 2026 for payments due in 2018 through 2027 in the amounts as set forth on the Schedule.

The aforesaid direct annual irrepealable tax hereby levied shall be collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village levied in said years are collected. So long as any part of the principal of or interest on the Notes remains unpaid, the tax herein above levied shall be and continues irrepealable except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus in the Debt Service Fund Account created herein, including any capitalized interest funded with proceeds of the Notes.

Section 7. Debt Service Fund Account. There is hereby established in the Village treasury a fund account separate and distinct from every other Village fund or account designated "Debt Service Fund Account for $2,835,000 Village of Germantown General Obligation Promissory Notes, Series 2017A dated March 29, 2017." There shall be deposited in said fund account any premium plus accrued interest paid on the Notes at the time of delivery to the Purchaser, all money raised by taxation pursuant to Section 6 hereof and all other sums as may be necessary to pay interest on the Notes when the same shall become due and to retire the Notes at their respective maturity dates. Said fund account shall be used for the sole purpose of paying

the principal of and interest on the Notes and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 8. Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and be disbursed solely for the purposes for which borrowed or for the payment for the principal of and the interest on the Notes.

Section 9. Arbitrage Covenant. The Village shall not take any action with respect to the Note Proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken on the date of the delivery of and payment for the Notes (the "Closing"), would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code") and any income tax regulations promulgated thereunder (the "Regulations").

The Note Proceeds may be temporarily invested in legal investments until needed, provided however, that the Village hereby covenants and agrees that so long as the Notes remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the Notes, whether such moneys were derived from the Note Proceeds or from any other source, will not be used or invested in a manner which would cause the Notes to be "arbitrage bonds" within the meaning of the Code or Regulations.

The Village Clerk, or other officer of the Village charged with responsibility for issuing the Notes, shall provide an appropriate certificate of the Village, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the Village regarding the amount and use of the Note Proceeds and the facts and estimates on which such expectations are based, all as of the Closing.

Section 10. Additional Tax Covenants; Exemption from Rebate; Qualified Tax-Exempt Obligation Status. The Village hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the Notes) to assure that the Notes are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes, throughout their term. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Notes, shall provide an appropriate certificate of the Village as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the Village to take all reasonable and lawful actions to comply with any new tax laws enacted so that the Notes will continue to be obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

In accordance with Section 148(f)(4)(D) of the Code, the Village covenants that it is a governmental unit with general taxing powers; that the Notes are not "private activity bonds" as defined in Section 141 of the Code; that ninety-five percent (95%) or more of the net proceeds of

the Notes are to be used for local governmental activities of the Village; and that the aggregate face amount of all tax-exempt obligations (other than "private activity bonds") issued by the Village, including all subordinate entities of the Village, during calendar year 2017 will not exceed $5,000,000. If for any reason the Village did not qualify for the small issuer exemption or any other exemption from the rebate requirements of the Code, the Village covenants that it would take all necessary steps to comply with such requirements.

The Village hereby designates the Notes to be "qualified tax-exempt obligations" pursuant to the provisions of Section 265(b)(3) of the Code and in support of such designation, the Village Clerk or other officer of the Village charged with the responsibility for issuing the Notes, shall provide an appropriate certificate of the Village, all as of the Closing.

Section 11. Persons Treated as Owners; Transfer of Notes. The Village Clerk shall keep books for the registration and for the transfer of the Notes. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Village Clerk, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Village Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Village Clerk shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Village Clerk shall cancel any Note surrendered for transfer.

The Village shall cooperate in any such transfer, and the Village President and Village Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Notes. Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the Village maintained by the Village Clerk at the close of business on the corresponding record date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and an official of the Village has executed such Letter of Representation and delivered it to the DTC on behalf of the Village.

Section 13. Official Statement. The Village Board hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Village in connection with the preparation of such Preliminary

Official Statement and any addenda to it or Final Official Statement are hereby ratified and approved. In connection with Closing, the appropriate Village official shall certify the Preliminary Official Statement and any addenda or Final Official Statement. The appropriate Village official shall cause copies of the Preliminary Official Statement and any addenda or Final Official Statement to be distributed to the Purchaser.

Section 14. Execution of the Notes. The Notes shall be issued in typewritten form, one Note for each maturity, executed on behalf of the Village by the manual or facsimile signatures of the Village President and Village Clerk (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, if any, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the delivery of the Notes, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 15. Payment of the Notes. The principal of and interest on the Notes shall be paid by the Treasurer or his or her agent in lawful money of the United States.

Section 16. Continuing Disclosure. The Village hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate, which the Village will execute and deliver on the Closing Date. Any Noteholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Village to comply with its obligations under this Section.

Section 17. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 6th day of March, 2017.

_____
Dean M. Wolter,
Village President

ATTEST:

_____
Barbara K.D. Goeckner MMC/WCPC,
Village Clerk

(SEAL)

X – G

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

RECEIVED FEB 07 2017 VILLAGE OF GERMANTOWN

For the license period beginning MARCH 17 20 17 ;
ending JUNE 30 20 ~~18~~ 17

TO THE GOVERNING BODY of the: ☐ Town of ☑ Village of ☐ City of GERMANTOWN

County of WASHINGTON Aldermanic Dist. No. 3 (if required by ordinance)

Applicant's WI Seller's Permit No.: FEIN Number: 456-1032878418-021	
LICENSE REQUESTED ▶	
TYPE	FEE
☐ Class A beer	$ 100
☒ Class B beer	$ 100
☐ Class C wine	$ 100
☐ Class A liquor	$ 500
☐ Class A liquor (cider only)	$ N/A
☒ Class B liquor	$ 500
☐ Reserve Class B liquor	$ 500
☐ Class B (wine only) winery	$ 500
Publication fee	$ 20
TOTAL FEE	$ 620.00

1. The named ☐ INDIVIDUAL ☐ PARTNERSHIP ☒ LIMITED LIABILITY COMPANY ☐ CORPORATION/NONPROFIT ORGANIZATION hereby makes application for the alcohol beverage license(s) checked above.
2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): ▶ BSC WISCONSIN LLC

An **"Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company.** List the name, title, and place of residence of each person.

	Title	Name	Home Address	Post Office & Zip Code
President/Member	MANAGING MEMBER	ERIC D. SCHROEDER	4619 W. Blue Mound Ct.	Milw. 53208
Vice President/Member	MEMBER	KEVIN S. RILEY	5609 W. WISCONSIN AVE	Milw. 53213
Secretary/Member				
Treasurer/Member				
Agent ▶	ERIC D. SCHROEDER			
Directors/Managers				

3. Trade Name ▶ BIG SKY COUNTRY BAR & GRILL Business Phone Number 414-331-9191
4. Address of Premises ▶ W204 N11498 Goldendale Road Post Office & Zip Code ▶ GERMANTOWN 53022
5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? ☐ Yes ☒ No
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? ☐ Yes ☒ No
8. (a) **Corporate/limited liability company applicants only:** Insert state _____ and date _____ of registration.
   (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? ☐ Yes ☒ No
   (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☐ Yes ☒ No
   (NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)
9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) BAR & 2 DINING ROOMS ON 1st FLOOR AND DINNING/BANQUET ROOM IN BASEMENT,
10. Legal description (omit if street address is given above): OFFICE, 8' X 55' OUTSIDE Patio on Side
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No
    (b) If yes, under what name was license issued? _____
12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864] ☒ Yes ☐ No
13. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ☒ Yes ☐ No
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME

this 8 day of February 20 17

JILLIN DOBRATZ NOTARY PUBLIC STATE OF WISCONSIN

(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)

(Clerk/Notary Public)

(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)

My commission expires May 21, 2019

(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk 2-8-17	Date reported to council/board 3-6-17	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

VILLAGE OF GERMANTOWN
OFFICIAL NOTICE

I hereby certify that the following have applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for a "Class B" Fermented Malt Beverage and Intoxicating Liquor License for the period commencing March 7, 2017 and ending June 30, 2017:

BSC Wisconsin, LLC, Eric D. Schroeder, Agent, 4619 W. Bluemound Ct, Milwaukee, WI, 53208, d/b/a **Big Sky Country Bar & Grill,** W204 N11498 Goldendale Road, Germantown, WI, 53022. (Includes a bar, 2 dining rooms on first floor, dining/banquet room in basement, office and 8' x 55' outdoor patio area on side).

A meeting to act on the foregoing applications will be held at the Village Hall, N112 W17001 Mequon Road, Germantown, WI 53022, at 7:00 p.m. on Monday, March 6, 2017.
Barbara K.D. Goeckner, Village Clerk
Published February 23, 2017.

X-H

BUSINESS OF THE VILLAGE BOARD
VILLAGE OF GERMANTOWN

MEETING DATE: March 6, 2017

AGENDA ITEM: New Business

ITEM TITLE: Request to Reschedule or Cancel the April 3, 2017 Village Board Meeting Due to the Clerk's Office Election Duty Requirements

SUBMITTED BY: Barbara K. D. Goeckner, Village Clerk

SUMMARY EXPLANATION:
The 2017 Spring Election will be held on April 4, 2017, 2017, which means the Clerk's office will be working into the evening on April 3, 2017 to prepare for and conduct the Election the next day. The request to reschedule or cancel this meeting is necessary for consideration to allow the Clerk's office time to complete the Election Day required duties during the day and evening on April 3, 2017.

If Departments must publish notice of meeting items for Village Board, they need to know as soon as possible whether or not this meeting date has been changed or canceled. Getting this determination now will allow all departments to take this into consideration when setting items for approval at either the March 20th meeting or at the later meeting of April 17th.

Therefore, I respectfully request the Village Board to consider the option of either rescheduling or canceling the April 3, 2017 meeting.

ATTACHMENT: None

RECOMMENDATION:
Motion to reschedule or cancel the April 3, 2017 Village Board meeting.

X-1

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY

RESOLUTION NO. 09-17

APPROVING THE SALARIES AND COMPENSATION FOR EXEMPT EMPLOYEE'S AND OTHER NON-REPRESENTED SUPPORT STAFF CALENDAR YEAR 2017

WHEREAS, the Village of Germantown employs both union and non-union personnel; and,

WHEREAS, it is necessary that the Village Board establish or approve compensation levels for exempt and non-union support staff personnel, and,

WHEREAS, the Village Board of the Village of Germantown has adopted the 2017 Budget on November 21, 2016 which included funding to cover 2017 salaries, and,

WHEREAS, the Village Board has authorized a 1.5% increase to some non-represented positions on March 6, 2017 as well as salary adjustments to the Community Development Director and Finance Director positions, to be effective January 1, 2017, and,

NOW THEREFORE BE IT RESOLVED that the attached Salary and Compensation Schedule for fiscal year January 1 through December 31, 2017 is approved.

Introduced by: _____
Adopted: _____
Vote: Ayes: _____ Nays: _____

_____
Dean M. Wolter, Village President

ATTEST:

_____
Barbara K. D. Goeckner, MMC/WCPC
Village Clerk

ATTACHMENT TO RESOLUTION NO. 09-17 Effective January 1, 2017 **1.50%**

2017 SALARY AND COMPENSATION SCHEDULE

	2016	2017	
1. Legislative			
a. Village President	$8,000	$8,000	annually
b. Village Trustees	5,500	5,500	annually
2. Village Offices - General			
a. Public Works Secretary	$22.35	$22.69	per hour
b. Deputy Treasurer	23.97	$24.33	per hour
c. Deputy Clerk	$19.91 - 23.55	$19.91 - $23.91	per hour
d. Accounts Payable Clerk	$15.96 - 18.87	$16.20 - $19.15	per hour
e. Utility Accounts Clerk	$19.62 - 20.47	$19.91 - 20.78	per hour
3. Administrative & Related			
a. Village Administrator	$100,188	$101,691	annually
b. Village Clerk	66,075	67,066	annually
c. Village Finance Director -	73,017	78,000	annually
4. Public Works			
a. Director of Public Works	$91,444	$92,816	annually
b. Village Engineer - Eff 6/20/17	86,000	$87,290	annually
c. Superintendent Highways, Parks & Bld.Ground	66,077	67,068	annually
d. Superintendent Water	66,077	67,068	annually
e. Foreman - Hwy, Parks, Bldg., Grds	64,361	65,326	annually
f. Superintendent Wastewater	66,077	67,068	annually
g. Part-time Public Works Dept			
Range - low	8.87	9.00	per hour
Range - high	12.36	12.55	per hour
5th Year -- Recycling Aids	11.40	11.57	per hour
h. Summer Intern - Engineering	12.00	12.00	per hour
Summer Intern - Engineering - Returning		13.00	
i. Land Surveyor	$26.32 - $31.10	$26.72 - 31.57	per hour
j. Engineering Assistant	$23.60 -$ 27.87	$23.95 - 28.29	per hour
k. Civil Engineer -	$23.42 - $24.64	$23.77 - 25.01	per hour
l. Community Development Director	75,014	79,251	annually
m. Building / Electrical Inspector	27.96	28.38	per hour
n. Building Inspection Secretary	$17.80 - 21.07	$17.07 - 21.39	per hour
o. Planning/Zoning Assisstant	$17.80 - 21.06	$18.07 - 21.38	per hour
5. Public Safety			
a. Police Chief	$98,258	$99,732	annually
b. Police Captain	90,288	91,642	annually
c. Police Lieutenant	$86,060 - $86,460	87,351 - $87,757	annually
d. Police Detective Sergeant	39.92	41.11	per hour
e. Communications Supervisor	57,077	57,933	annually
f. Police Secretary	22.95	23.29	per hour
g. Police Dept Clerk	$17.17 - $17.96	$17.43 - 18.23	per hour
h. Fire Chief	87,967	89,287	annually
i.1 Deputy Fire Chief - Eff 5/19/17	68,331	69,356	
j.1 P.T. Deputy Fire Chief	3,904	3,904	annually
j.2 During Weekend Staffing	7,800	7,800	annually
			annually
5a Telecommunicators			
a. Start	$18.27	$18.54	per hour
b. One Year	19.10	$19.39	per hour
c. Two Year	19.97	$20.27	per hour
d. Three Year	$20.83 - $20.93	$21.14 - $21.24	per hour
e. Four Year	$21.66 - $21.82	$21.98 - $22.15	per hour
f. Five Year	$22.50 - $22.66	$22.84 - $23.00	per hour
g. Seven Year	$23.36 - $23.55	$23.71 -$23.90	per hour
6. Parks, Recreation & Senior Center			
a. Recreation Director	$69,418	$70,459	annually
b. Recreation Supervisor	50,142	$50,894	annually
c. Recreation Supervisor -	45,603	$46,287	annually
d. Senior Program Coordinator - Eff 4/5/17	38,854	$39,437	annually
e. Recreation / Senior Center Assistant PT	11.00	$11.00 - $11.17	per hour
f. Recreation Secretary	$13.50 - $18.80	$13.70 - $19.08	per hour
7 Board, Commissions & Election Workers			
a. Plan Commission (limit 2 mtgs./month)	$20.00	$20.00	per mtg.
b. Police & Fire Commission Member	20.00	20.00	per mtg.
c. Police & Fire Commission Chairperson	25.00	25.00	per mtg.
d. Police & Fire Commission Secretary (paid for max of 12 mtgs./year)	22.00	22.00	per mtg.
e. Board of Zoning Appeals	20.00	20.00	per mtg.
f. Board of Zoning Appeals - Chairman (paid for max of 12 mtgs./year)	25.00	25.00	per mtg.
g. Park & Recreation Commission Member	20.00	20.00	per mtg.
h. Park & Recreation Commission Chairperson (paid for max of 12 mtgs./year)	25.00	25.00	per mtg.
i. Library Board Member	20.00	20.00	per mtg.
j. Library Board Chairperson (paid for max of 12 mtgs./year)	25.00	25.00	per mtg.
k. Election Inspectors	9.50	9.75	per hour
l. Chief Election Inspector	11.00	12.00	per hour
m. Alternate Chief Election Inspector	0.00	11.00	per hour
n. Board of Review	50.00	50.00	per day
o. Historic Preservation Commission	20.00	20.00	per mtg.

9. Mileage - Expense

Per IRS Schedule for official approved use of private auto

See attached Park & Recreation Seasonal Salary Schedule

GERMANTOWN PARK & RECREATION DEPARTMENT
2017 Seasonal Employee Pay Range Plan

JOB POSITION	SALARY RANGE
ART PROGRAM COORDINATOR ART PROGRAM INSTRUCTOR (PRESCHOOL/YOUTH)	$12.00 - $23.00/HR. $9.00 - $16.25/HR.
BASEBALL COORDINATOR BASEBALL INSTRUCTOR	$9.00 - $16.25/HR. $7.25 - $10.00 HR.
BASKETBALL COORDINATOR BASKETBALL INSTRUCTOR BASKETBALL - MEN'S LEAGUE SUPERVISOR BUCKETEER BASKETBALL COORDINATOR BUCKETEER BASKETBALL SITE SUPERVISOR 1ST/2ND GRADE BUCKETS SITE SUPERVISOR	$12.00 - $23.00/HR. $7.25 - $10.00/HR. $9.00 - $17.50/HR $9.00 - $16.25/HR. $9.00 - $16.25/HR. $7.75 - $14.00/HR.
BASKETBALL OFFICIAL - ADULT NON-CERTIFIED BASKETBALL OFFICIAL - ADULT CERTIFIED BASKETBALL - ADULT SCORER/TIMER	$9.00 - $25.00/GAME $16.50 - $30.00/GAME $7.25 - $10.00/GAME
BASKETBALL OFFICIAL (GRADES 3-8) BASKETBALL SCORER/TIMER (GRADES 3-8)	$7.25 - $16.25/GAME $7.25 - $14.00/GAME
CARE PROGRAM: KIDS KLUB, TYKE SITE COORDINATOR SITE SUPERVISOR ASSISTANT SUPERVISOR LEADER	 $12.75 - $20.00/HR. $11.50 - $16.50/HR $10.25 - $15.00/HR $8.25 - $13.50/HR
DANCE PROGRAM COORDINATOR DANCE ASSISTANT	$12.00 - $23.00/HR. $7.25 - $8.75/HR.
DODGEBALL PROGRAM COORDINATOR DODGEBALL ASSISTANT	$9.00 – $16.25/HR. $7.25 - $10.00/HR.
FLAG/GRIDDERS FOOTBALL COORDINATOR FLAG FOOTBALL FIELD MAINTENANCE SUPERVISOR FLAG FOOTBALL OFFICIAL (GRADES 1-6)	$12.00 - $23.00/HR. $7.25 - $10.00/HR. $7.25 - $16.25/GAME
GOLF INSTRUCTOR (PEE WEE)	$7.25 - $16.25/HR.
GYMNASTICS COORDINATOR GYMNASTICS ASSISTANT COORDINATOR GYMNASTICS INSTRUCTOR	$12.00 - $23.00/HR $8.00 - $13.75/HR. $7.25 - $10.00/HR.
OFFICE ASSISTANT OPEN GYM SUPERVISORS - WINTER OPEN GYM SUPERVISORS - SUMMER	$7.25 - $13.75/HR. $7.25 - $12.00/HR. $7.25 - $12.00/HR.
POMS ASSISTANTS	$7.25 - $16.25/HR.
PRESCHOOL PROGRAM INSTRUCTOR	$9.00 - $16.25/HR.
SOCCER PROGRAM COORDINATOR	$9.00 - $16.25/HR.
SOCCER REFEREE - NON-CERTIFIED SOCCER REFEREE - CERTIFIED	$7.25 - $10.00/GAME $7.25 - $16.25/GAME
SOFTBALL UMPIRE - ADULT NON-CERTIFIED (ONE/GAME) SOFTBALL UMPIRE - ADULT CERTIFIED (ONE/GAME) SOFTBALL SCOREKEEPER - ADULT	$9.00 - $25.00/GAME $14.00 - $30.00/GAME $7.25 - $10.00/GAME
SPORTIES FOR SHORTIES COORDINATOR SPORTIES FOR SHORTIES ASSISTANT	$9.00 – $16.25/HR. $7.25 - $10.00/HR.
TENNIS COORDINATOR TENNIS SITE MANAGER TENNIS INSTRUCTOR	$12.00 - $23.00/HR. $7.75 - $12.50/HR. $7.25 - $10.00/HR.
THEATER DIRECTOR THEATER ASST. DIRECTOR THEATER ASSISTANT	$9.00 - $23.00/HR. $9.00 - $20.00/HR. $7.25 - $10.00/HR.
TRACK COORDINATOR TRACK INSTRUCTORS	$9.00 - $23.00/HR. $7.25 - $10.00/HR.
VOLLEYBALL OFFICIAL - ADULT NON-CERTIFIED VOLLEYBALL OFFICIAL - ADULT CERTIFIED VOLLEYBALL OFFICIAL - TEEN LEAGUE VOLLEYBALL COORDINATOR (YOUTH LG.) VOLLEYBALL INSTRUCTOR	$9.00 - $25.00/MATCH $16.50 - $30.00/MATCH $7.25 -$11.25/MATCH $12.00 - $23.00/HR. $7.25 - $16.25/HR.

*** This list may not be all inclusive of new programs, but they will be placed appropriately.**

The following criteria shall be used in determining the salaries of seasonal, part-time staff.

- Budget Restrictions
- Job Responsibilities
- Previous Experience
- Education
- Past Job Performance
- Training/Certification

The Park and Recreation Commission may approve individual arrangements for any employee not covered by the position classifications. In these special situations, all expenses must be covered by program revenue.

Included in this category are the following positions that are paid on commission or contract basis:

- Adaptive Programming for adult/youth with disabilities
- Adult/Child Workshop Instructor
- Aerobic Dance Instructors
- Aqua-Fit Water Aerobics Instructors
- Art Programs Instructor (ceramics, afterschool)
- Community Band Instructors
- Basement Rec. Room Workshop Instructor
- Basketball Camp Director/Coaches
- Basketball Clinic Directors
- Belly Dancing Instructor
- Cake Decorating Instructor
- Cheerleading/Hip Hop Funk Instructor
- Computer Instructors (Adults, Youth)
- Crafts Instructor
- Cross Country Ski Instructor
- Dance (Adult/Youth)
- Deck Construction Workshop Instructor
- Disc Golf Instructor
- Enrichment programming (languages, clutter, magic, book published, landscape)
- Family Activities Instructors
- Financial Planning Workshop Instructors
- Fitness Instructor (NIA, Pilates, Zumba, Group Fitness)
- Flag Football Camp Director/Coaches
- Football Camp Director/Coaches
- Golf Instructor (Adult/Pee Wee)
- Gymboree Instructors
- Ice skating Instructors
- In-Line Skating Instructor/Roller Hockey Instructor
- Judo/Tae Kwon Do/Karate Instructor
- Knitting Instructor
- Learn Not To Burn Coordinator
- Lego Program Instructor
- Mad Science Classes
- Modeling Instructor
- Nature Camp Directors (Winter Exploration, Nature Exploration)
- Photography Instructor
- Pickleball Instructor
- Pom Pon Coordinator
- Rock Climbing Instructors
- Self Defense Instructors
- Softball Clinic Director/Coaches/Umpires
- Taekwondo Instructor
- Track & Field Program/Camp Directors/Coaches
- Volleyball Camp Directors/Coaches/Officials
- Woodworking/Wood carving Instructor
- Wrestling Camp Directors/Coaches
- Yard Maintenance & Pruning Instructor (Landscape)
- Yoga Instructor

11/16/2016 – Reviewed & Approved by the Park & Recreation Commission