

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, MARCH 13, 2017 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE:** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES:** February 13, 2017
- V. **NEW BUSINESS:**
 - A. Design 2 Construct, Agent for David & Lori Gutbrod, Property Owners of W162 N11840 Fond du Lac Avenue. Site Plan Review for a Parking Lot and Upgrades to the Building.
 - B. Monches Construction Co., Agent for Store Capital, Property Owner, and Systems Inc. – W194 N11481 McCormick Drive. Site Plan Review Application for a 1,800 sqft Addition.
 - C. Presbyterian Homes of Wisconsin, Inc. – N112 W17300 Mequon Road. Revised Building and Architectural Plans.
 - D. Graphic House Inc., Agent for JK Lee & Chan Lee, Property Owner – W164 N11269 Squire Drive. Sign Review Application.
 - E. Lemberg Electric, Agent for Westbury Bank, Property Owner – N112 W17171 Mequon Road. Sign Review Application.
 - F. Innovative Signs, Inc., Agent for Stein Garden & Home & L&D Investment Co., Property Owner – W184 N9676 Appleton Avenue. Sign Review Application.
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

The next Plan Commission Meeting will be on April 10, 2017 at 6:30 p.m.

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

PLAN COMMISSION MINUTES
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 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.**

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.

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 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.

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

SITE PLAN REVIEW

3/13/17 Plan Commission Meeting

David Gutbrod / Advantage Research Inc.

Village Planner Report

Germantown, Wisconsin

Summary

David & Lori Gutbrod, property owners and agents for Advantage Research Inc., is requesting approval of site development and building plans associated with the conversion of an existing residential dwelling to an office building located at W162 N11840 Fond du Lac Avenue.

Property Location: W162 N11840 Fond du Lac Avenue

**Applicant/
Property Owners:** David & Lori Gutbrod
5579 E. Waterford Road
Hartford, WI

Current Zoning: B-4: Professional Office

Adjacent Land Uses		Zoning
North	Residential	Rs-2
South	Commercial	B-3
East	Residential	Rs-5/Rs-7/Rm-3
West	Agricultural/Residential	A-1/Rs-2



Proposal/Background

David & Lori Gutbrod, property owners and agents for Advantage Research Inc., is requesting approval of site development and building plans associated with the conversion of an existing residential dwelling to an office building located at W162 N11840 Fond du Lac Avenue.

As discussed in November, 2016, when the Gutbrod's proposed to rezone the property from Rs-2: single-family to the B-4: Professional Office District, they acquired the former Schwalbach property (also known as the "Harry Krueger property") on Fond du Lac Avenue with the intention of renovating and restoring the dwelling for office uses.

As discussed in the February 6, 2017 project description, the office conversion and renovation project includes the following features:

- Construct 10-stall paved parking lot and access driveway (remove/relocate existing Appleton Avenue driveway further north)
- ADA-accessible entrances, deck & stairways (2) will be installed to the front and rear entrances
- Restore or replace exterior improvements include windows, roof and paint
- Building foundation and parking lot landscaping

Staff Comments

The zoning for this parcel is B-4: Professional Office. Subject to the staff recommended conditions herein, the proposed plans generally comply with the B-4 District and other applicable Zoning Code regulations.

As discussed in November at the time the property was rezoned, the proposed driveway and parking lot are required to be paved within one (1) year after plan approval. Any/all exterior signage requires a sign permit from the Village.

The landscape plan indicates that a significant amount of existing, overgrown vegetation are to be removed along Fond du Lac Ave. While the plan does not specify the amount or type of trees and shrubs to be removed, it's likely that the vegetation is comprised of Buckthorn and other invasive tree and shrub species. The plan indicates that one existing pine tree will be preserved and two (2) new deciduous street trees will be planted between the parking lot and road right-of-way. With 466' of road frontage, a minimum of nine (9) street trees are required along the road. Unless the owner is able to identify and protect additional, existing deciduous trees along Fond du Lac Avenue, an additional seven (7) street trees should be planted in the street yard along the road right-of-way. A revised landscape plan indicating the type and number of additional street trees shall be prepared and submitted to the Village Planner for review and approval prior to issuance of an occupancy permit.

Fire Department

The Fire Department has reviewed the plans and has recommended approval with the following:

- If Lot 2 [*the creation of which is not currently proposed*] is developed a water main extension will be required with the installation of a new fire hydrant serving this property.
- If the building code requires a sprinkler system for this building now or in the future, the Fire Department Connection (FDC), fire alarm panel and Knox Box are required to be installed at locations approved by the Fire Department.
- Fire Department access per submitted print is good.

Engineering/Public Works

A driveway access permit to Fond du Lac Avenue is required for the new driveway.

Inspection Services

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

Village Planner Recommendation

APPROVE the site development & building plans for the proposed office building conversion located at W162 N11840 Fond du Lac Avenue subject to the following conditions:

1. Approval is for the architectural plan set dated January 6, 2017 (by Design-2-Construct), the engineering plan set dated February 3, 2017 (by Quam Engineering), and the landscape plan dated February 17, 2017 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein or by the Plan Commission.
2. An additional seven (7) street trees (min 2½" dia) should be planted in the street yard along the Fond du Lac Ave right-of-way. A revised landscape plan indicating the type and number of additional street trees shall be prepared and submitted to the Village Planner for review and approval prior to issuance of an occupancy permit.
3. All landscaping, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
4. The owner shall enter into a Landscape Maintenance Agreement with the Village as required under 17.43(6a) of the Zoning Code. Said agreement shall be executed by the owner and submitted to the Village for recording prior to issuance of an occupancy permit.
5. If a sprinkler system for the office building is required now or in the future, the Fire Department Connection (FDC), fire alarm panel and Knox Box are required to be installed at locations approved by the Fire Department.
6. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
7. All exterior signage, including both temporary and permanent signage, requires a permit from the Village.

**Fee must accompany application**

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

PAID 8 DATE 2-6-17

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1**APPLICANT OR AGENT**

Design 2 Construct
- Shaun Sullivan

Phone (262) 677-9933E-Mail ssullivan@design2construct.com**PROPERTY OWNER**

David Gutbrod

Phone (262) 677-2530 ext. 123E-Mail dave.g@ggis.com**2****PROPERTY ADDRESS**

W162 N1840 Fond du Lac Ave.
Germantown, WI 53022

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

North <u>Village Mixed Use</u>	South <u>Village Mixed Use</u>	East <u>Village Mixed Use</u>	West <u>Village Mixed Use</u>
--------------------------------	--------------------------------	-------------------------------	-------------------------------

4**READ AND INITIAL THE FOLLOWING:**

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

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

SS I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5**SIGNATURES** - ALL APPLICATION MUST BE SIGNED BY OWNER!

Shaun Sullivan 2/3/2017
Applicant Date

David Gutbrod 2-3-17
Owner Date

February 6th, 2017

Village of Germantown
N112W17001 Mequon Rd,
Germantown, WI 53022
Attn: Jeff Retzlaff

Dear Mr. Retzlaff:

David and Lori Gutbrod have purchased the existing home on W162 N11840 Find du Lac Avenue and have gone through the process to rezone this property to B-4. They were drawn to the historical charm of the property and plan to restore the exterior of the building while remodeling the interior to fit a business use.

Their business is called Advantage Research and it offers marketing research services. They will have five full time employees working at this location and will provide ten parking stalls for these employees and guests. The new driveway and associated parking is paved along the existing tree line to limit the unnecessary removal of any trees on site. The existing gravel access drive will be removed and a single paved access point will be provided from Fond du Lac Avenue at the west end of the site.

The design of the existing building will not be altered with only degrading exterior elements being restored or replaced as needed. These elements include replacing existing windows, repainting existing trim, and replacing the existing roof as needed. All of these improvements will replicate the style and colors of what the original design was of the building and are required to restore failing elements on the building. Currently, the building does not have ADA accessible entrances and existing stairs to the main entrance are non-existent. This requires the addition of stairs and a wood deck in the front of the building for the two entry points and a sidewalk with a ramp and stairs for the back entry point.

Please refer to the provided submittal for additional clarification. If you have any questions or concerns regarding this proposed development please contact my office.

Sincerely,

Shaun Sullivan
Architect
Design 2 Construct



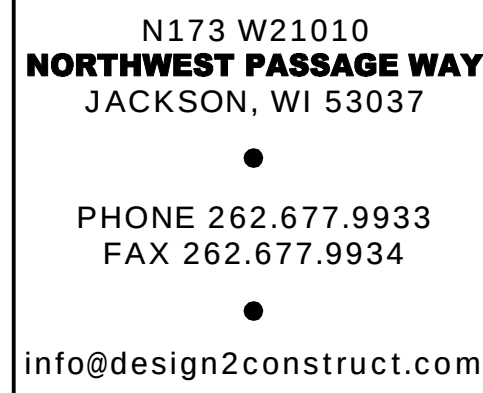
N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

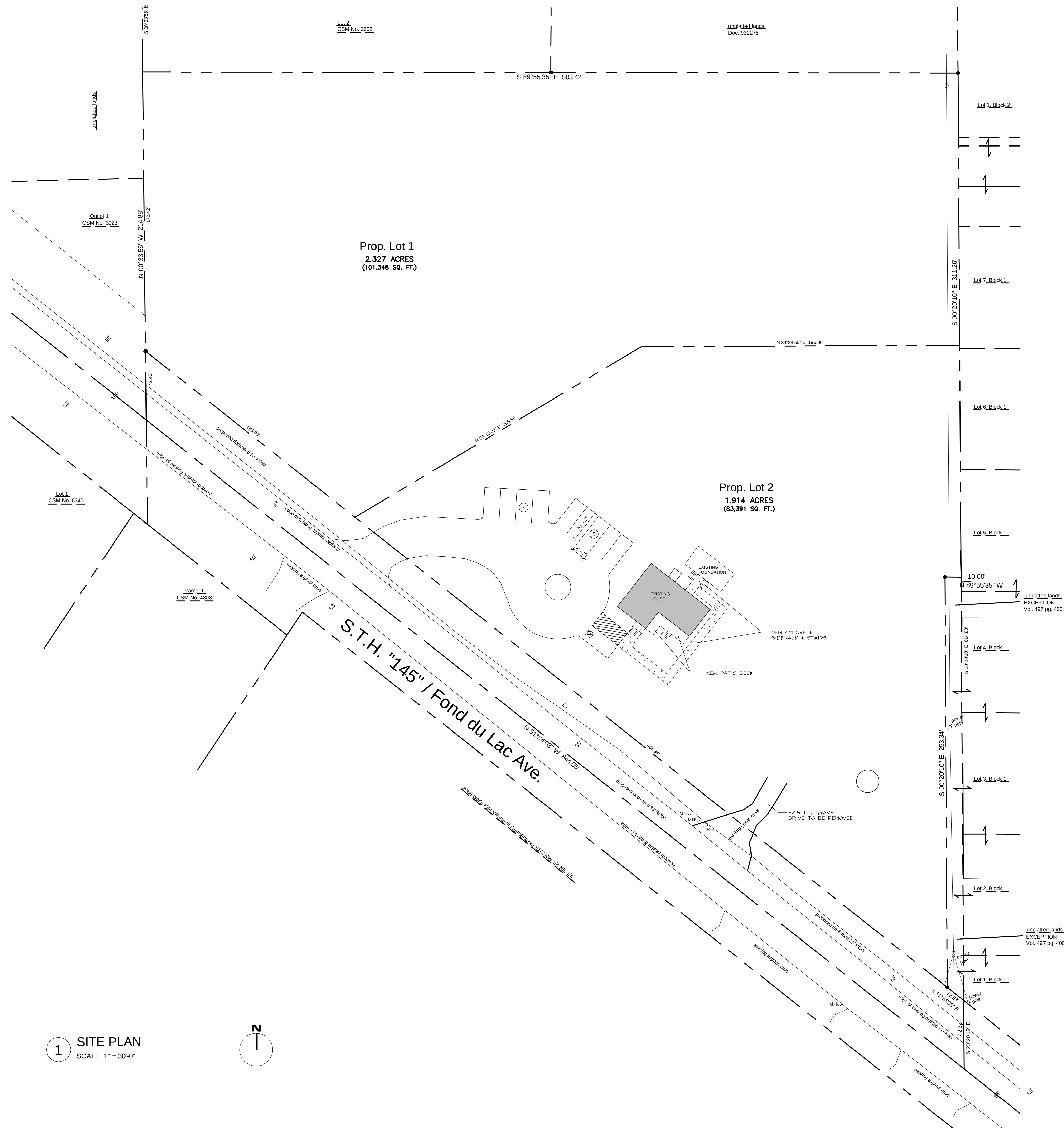
Fax: 262.677.9934

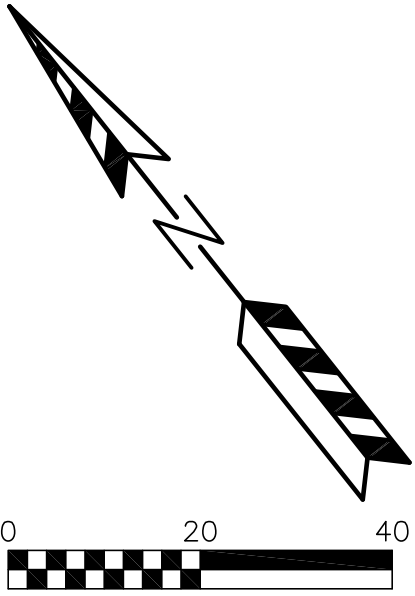
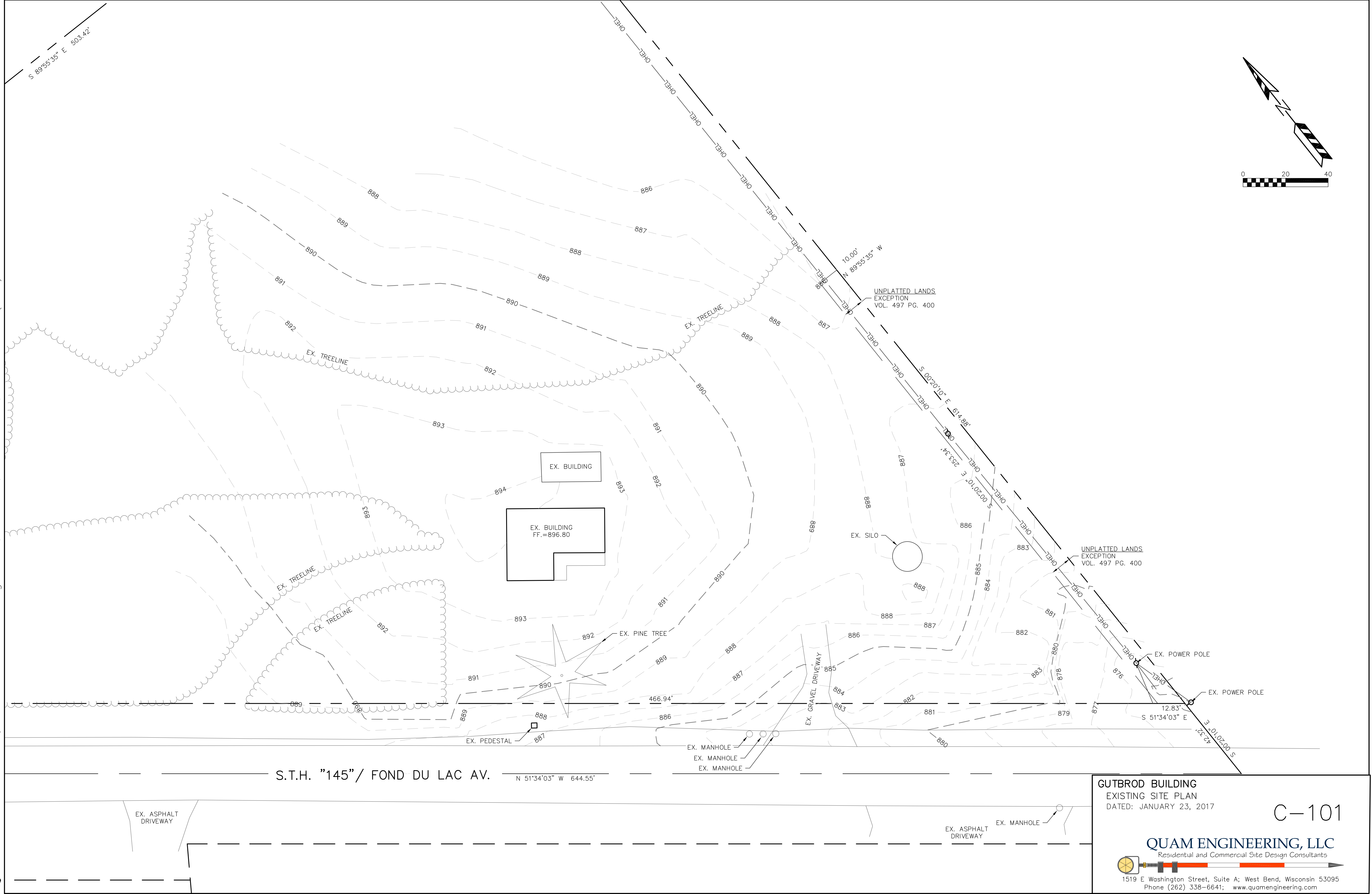


SHEET TITLE
SITE PLAN

PROJECT DATA	
DATE	01.06.2017
JOB NO.	16-00212
SET USE	PRELIMINARY
FILE NAME	C1-A1.0
DRAWN BY	SPS
SHEET NO.	

A1.0

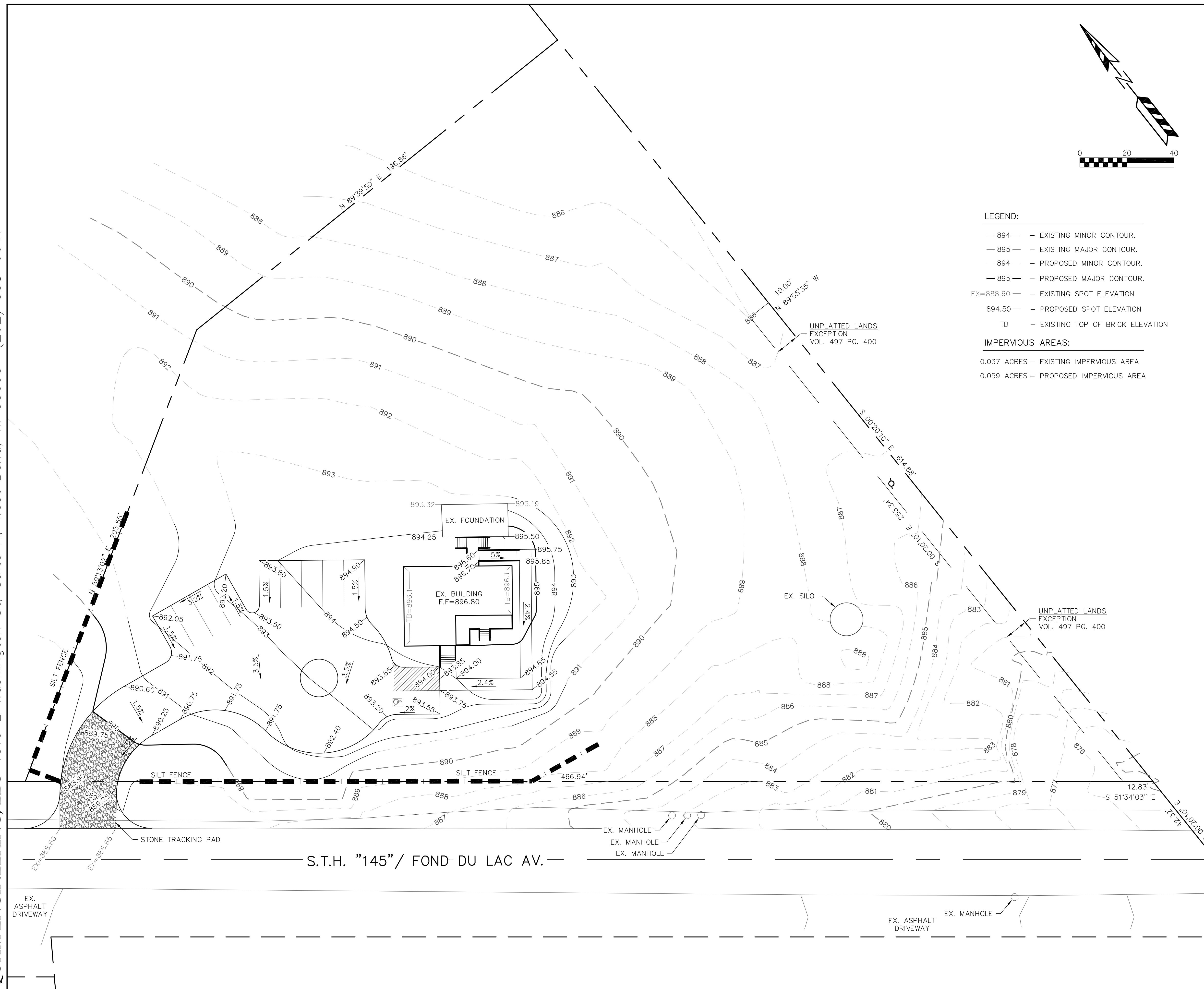




GUTBROD BUILDING
EXISTING SITE PLAN
DATED: JANUARY 23, 2017

C-101

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.

APRIL 3, 2017	INSTALL INITIAL EROSION CONTROL DEVICES.
APRIL 4 – SEPTEMBER 1, 2017	REMODEL EXISTING BUILDING AND CONSTRUCT PROPOSED PARKING LOT AND SIDEWALK.
SEPTEMBER 1 – 15, 2017	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUS DISTURBED AREAS.

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. ALL DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

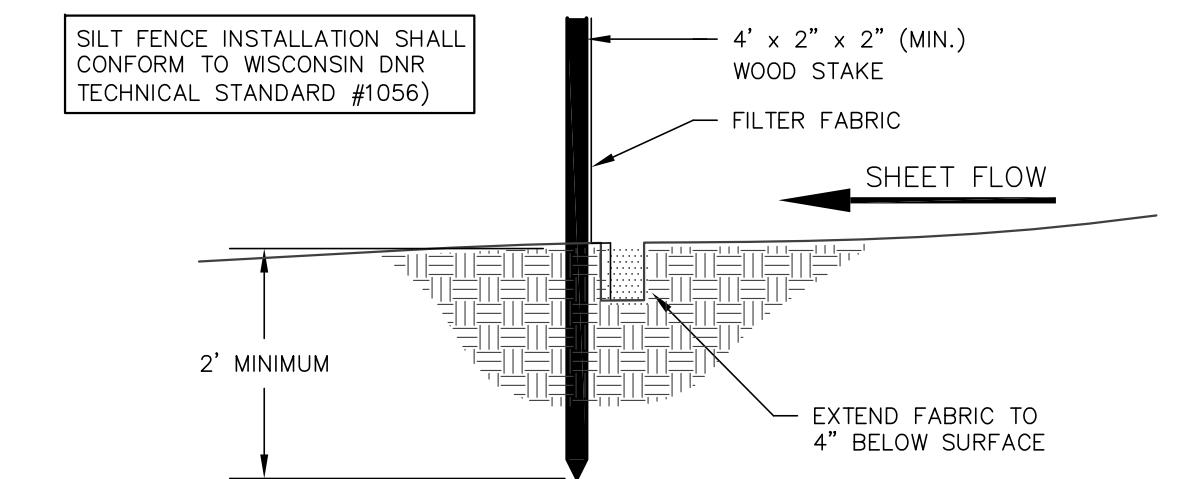
AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM ANY SEEDING SHALL BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

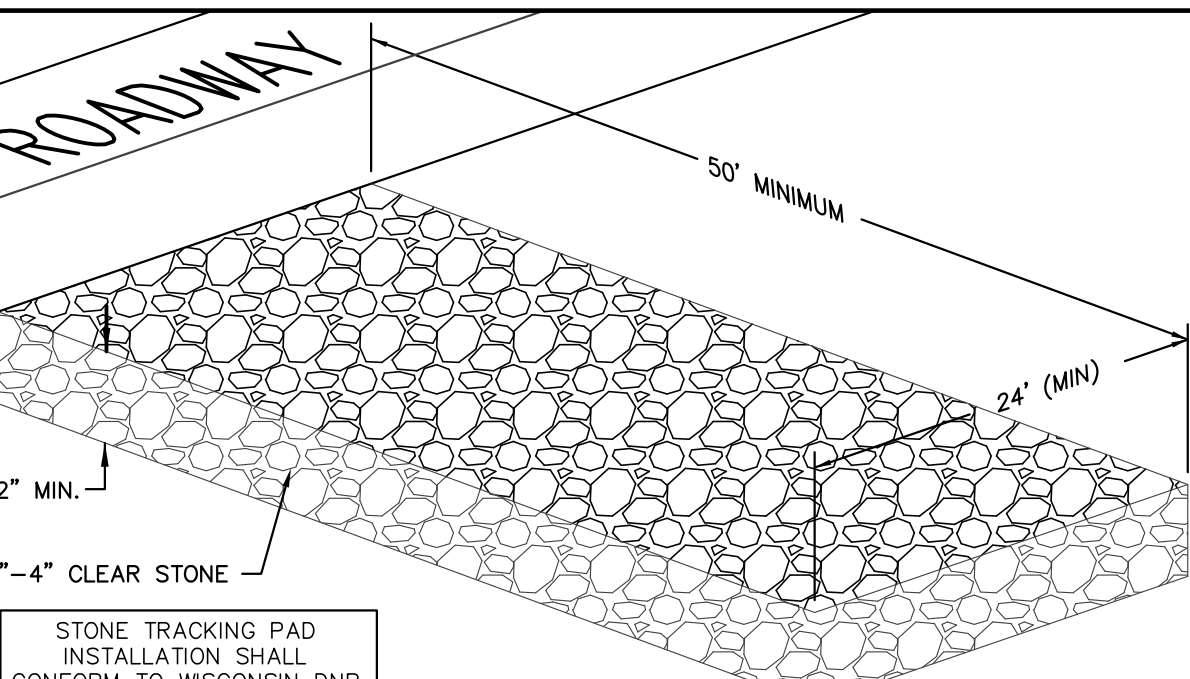
THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

DAVID AND LORI GUTBROD
5579 E WATERFORD RD
HARTFORD, WI 53027

QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
1519 E. WASHINGTON STREET
SUITE A
WEST BEND, WI 53095



SILT FENCE CONSTRUCTION



STONE TRACKING PAD DETAIL

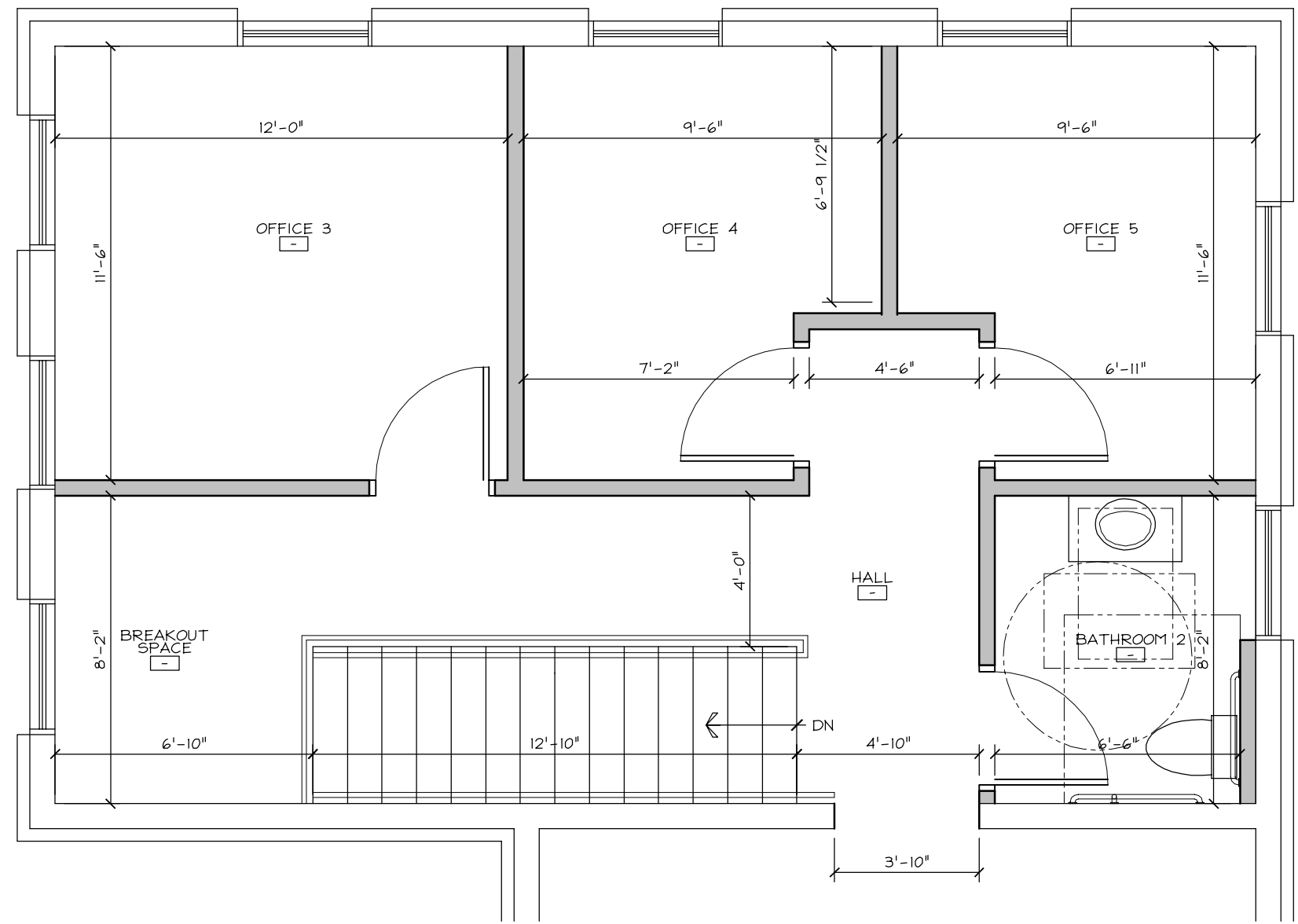
GUTBROD BUILDING
GRADING AND EROSION CONTROL PLAN
DATED: FEBRUARY 3, 2017

C-102

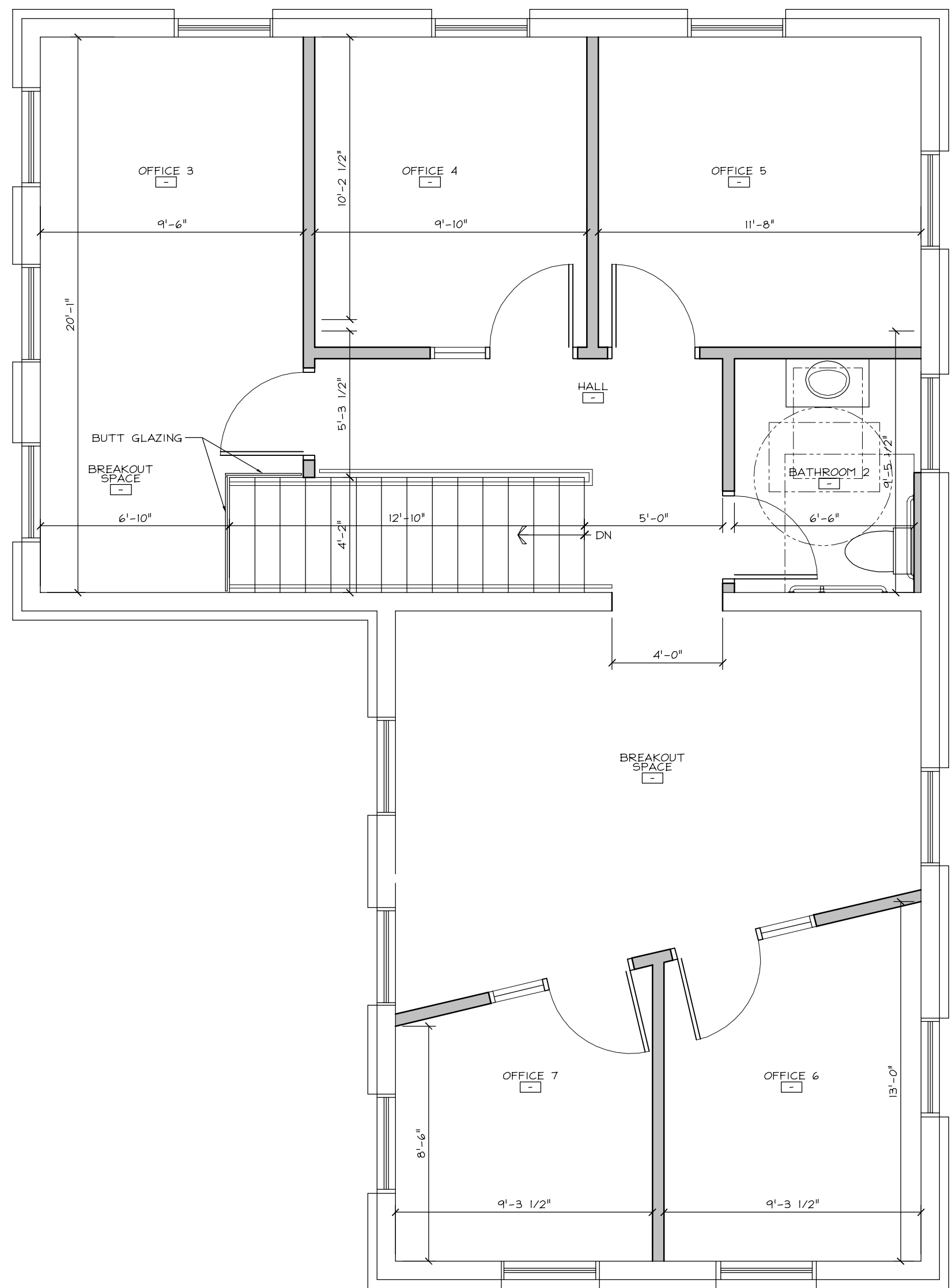
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



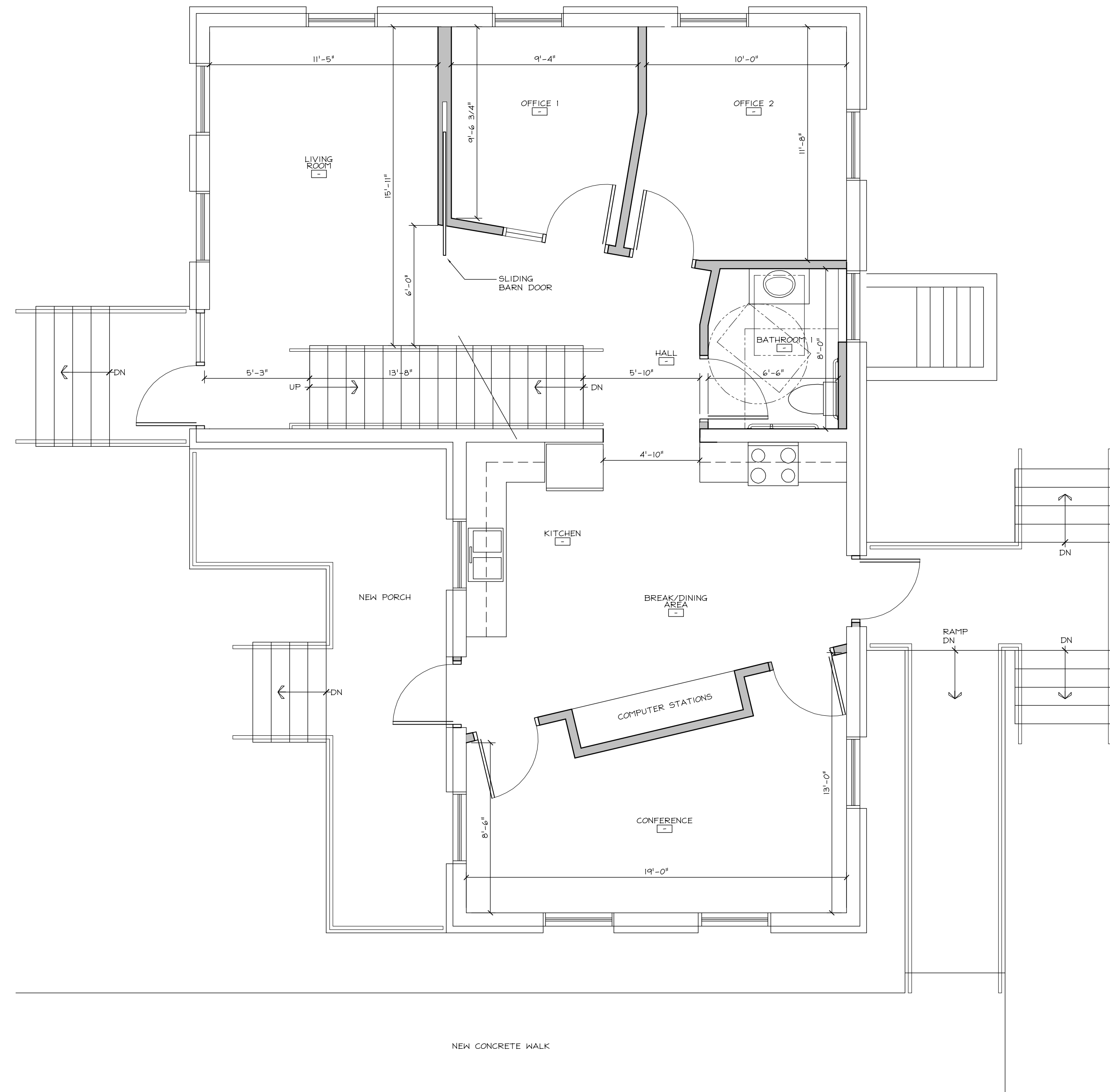
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



3 PART. SEC. FLOOR PLAN - OPTION B
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - OPTION A
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
GUTBROD BUILDING

SHEET TITLE
FIRST & SECOND FLOOR PLANS

REVISIONS

PROJECT DATA
DATE
JOB NO. 01.06.2017
SET USE 16-00212
FILE NAME PRELIMINARY
DRAWN BY E4-A2.1
SHEET NO. SPS

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

GUTBROD BUILDING

SHEET TITLE

EXTERIOR ELEVATIONS

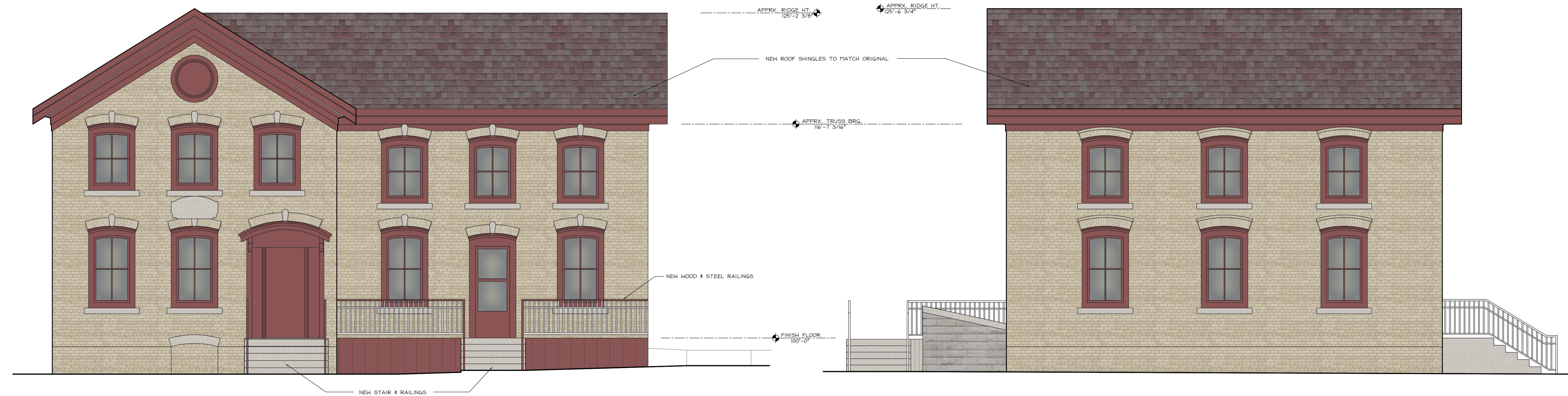
REVISIONS

PROJECT DATA	
DATE	01.06.2017
JOB NO.	16-00212
SET USE	PRELIMINARY
FILE NAME	H1-A4.0
DRAWN BY	SPS, BW
SHEET NO.	A4.0



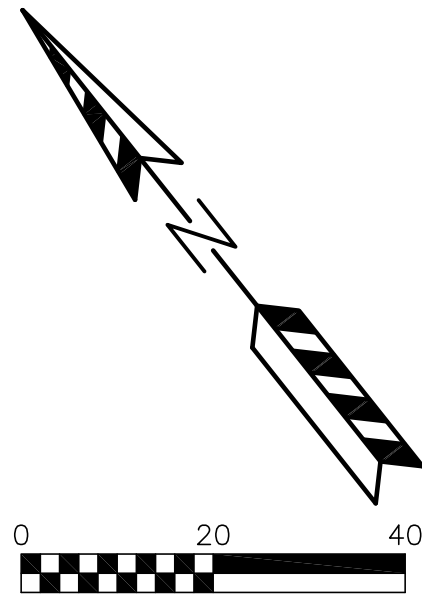
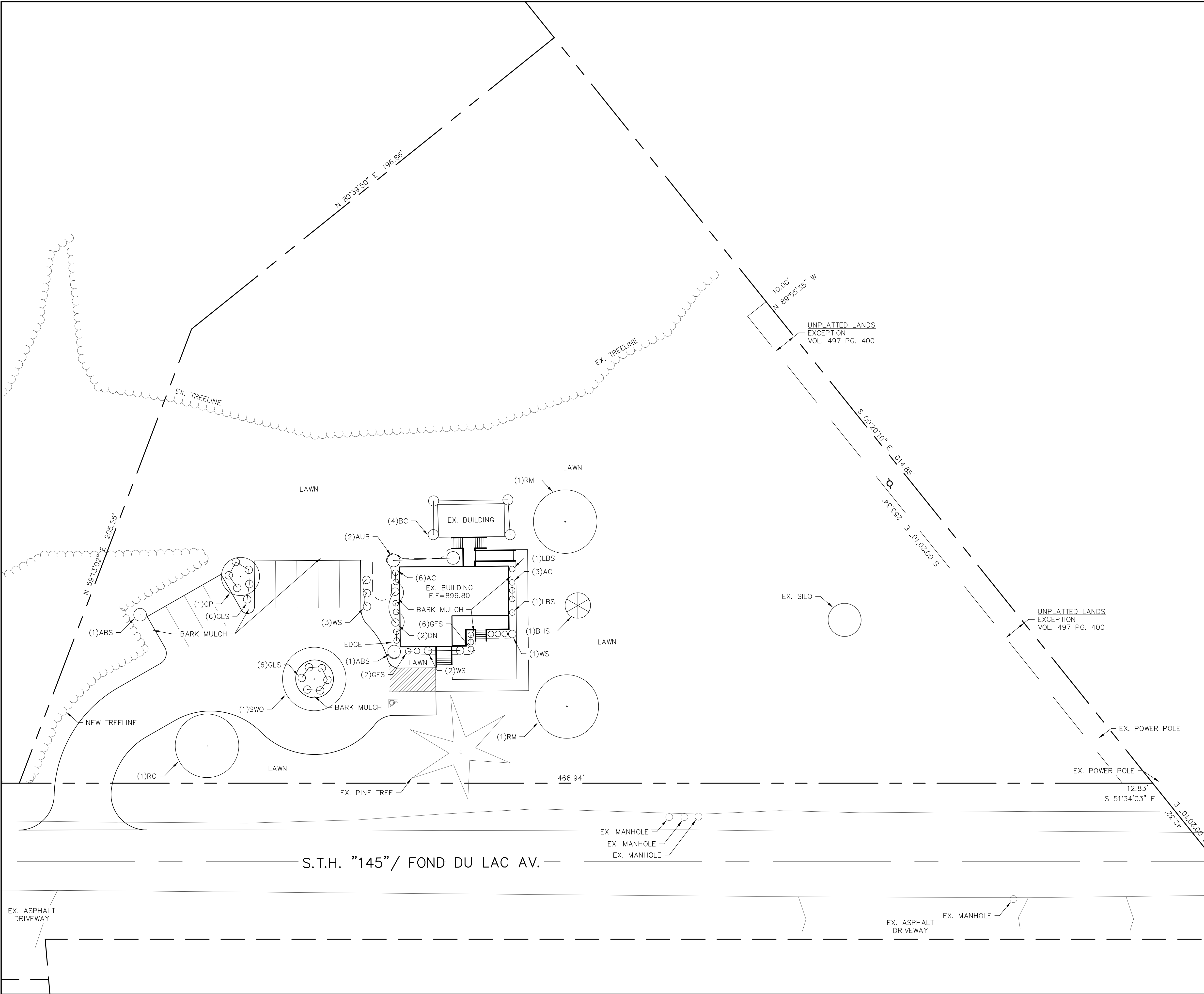
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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



PLANT LIST				
KEY	QUAN	SIZE	COMMON NAME	ROOT
Canopy Trees				
RM	2	2 1/4"	Red Maple	BB
RO	1	2 1/4"	Red Oak	BB
SWO	1	2 1/4"	Swamp White Oak	BB
Low Ornamental Trees				
CP	1	2"	Callery Pear	BB
Evergreen Trees				
BHS	1	8"	Black Hills Spruce	BB
Deciduous Shrubs				
ABS	2	48"	Autumn Brilliance Serviceberry	BB
AC	9	24"	Alpine Currant	Pot
AVB	2	24"	Arrowwood Viburnum	Pot
BC	4	24"	Black Chokeberry	Pot
DN	2	24"	Diablo Ninebark	Pot
GFS	8	24"	Gold Flame Spirea	Pot
GLS	12	24"	Gro Low Sumac	Pot
WS	8	24"	White Snowberry	Pot
Evergreen Shrubs				
PJ	22	24"	Pfitzer Juniper	Con
Perennials				
LBS	2	2 G	Little Blue Stem	Con

NOTES:

- 1) Designated seeded lawn areas in a minimum of 4" of topsoil, seed (Madison Parks mix), starter fertilizer, and mulch (straw or straw mat).
- 2) Lawn areas in drainage swales and slopes greater than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
- 3) Foundation planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
- 5) Designated planting beds to be separated from lawn areas with 6" black vinyl edging.

GUTBROD BUILDING
LANDSCAPE PLAN
DATED: FEBRUARY 17, 2017

C-103

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

SITE PLAN REVIEW

3/13/17 Plan Commission Meeting

Systems Inc. / STORE Capital

Village Planner Report

Germantown, Wisconsin

Summary

Monches Construction, agent for STORE Capital, property owner and Systems Inc., tenant, is seeking approval of site development & building plans for a 1,826 sqft expansion to the existing manufacturing facility located at W194 N11481 McCormick Drive in the Germantown Industrial Park.

Location: W194 N11481 McCormick Drive

**Applicant/
Owner:**

Monches Construction
N60W14361 Kaul Ave
Menomonee Falls, WI

STORE Capital
8377 E. Hartford Drive
Scottsdale, AZ

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Residential	Rs-4/Rd-2

Location Map



Proposal

Monches Construction, agent for STORE Capital, property owner and Systems Inc., tenant, is seeking approval of site development & building plans for a 1,826 sqft expansion to the existing manufacturing facility located at W194 N11481 McCormick Drive in the Germantown Industrial Park.

Systems Inc. is a leader in the design and manufacture of loading dock equipment. The Systems, Inc. facility in Germantown has been the corporate headquarters since 1979 with another manufacturing facility in Malvern, Arkansas. [Source: www.docksystemsinc.com]. Hours of operation are 6:00 am to 4:00 pm for production, and 8:00 am to 5:00 pm for business operations. Systems Inc. has 95 employees and operates a single shift.

The Systems Inc. site is 6.0 acres in area with an existing 61,880 sqft. manufacturing facility and offices. As presented in the site plans, the proposed expansion includes the following features:

- 1,826 sqft building expansion (41'6" x 44' two-wall addition)
- 12'x14' overhead door
- Metal wall panels to closely match existing painted color scheme

The additional area will be used to relocate the maintenance department and free-up additional manufacturing area. The architectural design and exterior metal wall panels will closely match the existing metal panels and color scheme.

Access to the facility will not change. No additional parking stalls are proposed. No additional impervious surface will be added (the existing area is already paved). No changes to the existing storm water management system are proposed or required. (Storm water run-off from the parking and building is directed via on-site storm sewer, grading and roof drains to an underground storm water storage system that is released to the existing storm sewer in McCormick Drive and then to a regional basin located to the east in the Industrial Park). Public water and sanitary sewer serve the building via existing service lines.

No additional exterior lighting or landscaping is proposed.

Staff Analysis/Comments

The zoning for this parcel in the Industrial Park is M-1: Limited Industrial. Subject to the staff recommended conditions herein, the proposed development plans comply with the M-1: Limited Industrial Zoning district regulations.

Fire Department/Police Department

The Fire Department has indicated that the building is fully fire sprinklered and that the new addition should be fire sprinklered, or, code-compliant fire walls separating the new addition shall be constructed.

Inspection Services

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

Village Planner Recommendation

APPROVE the site development & building plans for the proposed 1,826 sqft expansion to the existing facility located at W194 N11481 McCormick Drive in the Germantown Industrial Park subject to the following conditions:

1. Approval is for the site development and building plan set dated February 6, 2017 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein or by the Plan Commission).
2. The fire sprinkler system shall be extended to include the new addition unless building code-compliant fire walls separating the new addition are constructed.
3. State approved plans and a \$20,000 occupancy bond may be required by Inspection Services as part of the building permit application.



Fee must accompany application

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

PAID \$ DATE 2-6-17

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

PAUL SEUL
MONCHES CONSTRUCTION CO.
NGO W14361 KAUL AVE.
MENOMONEE FALLS, WI 53051

Phone (414) 254-1861

E-Mail paul@monchesconstruction.com

PROPERTY OWNER

S/T/O/R/E Capital
8377 E Hartford Dr
Ste 100
Scottsdale, AZ 85255

Phone (480) 256-1138

E-Mail CThoman@storecapital.com

www.storecapital.com

triple net lease Sale Leaseback
Jan 2017

2 PROPERTY ADDRESS

W194N1481 MC CORMICK DRIVE
GERMANTOWN, WI 53022

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

North <u>INDUSTRIAL</u> <u>HAMPEL</u>	South <u>INDUSTRIAL</u> <u>DSM</u>	East <u>INDUSTRIAL</u> <u>NELCO ELECTRIC</u>	West <u>RESIDENTIAL</u>
--	---------------------------------------	---	-------------------------

4 READ AND INITIAL THE FOLLOWING:

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

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

MSD I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

Paul Seul 2/6/17
Applicant Date

Michael Sells 2/6/17
Owner Date

MONCHES

Construction Co.

February 6, 2017

Village of Germantown
N112 W17001 Mequon Road
Germantown, WI

Regarding: Systems, Inc.

Gentlemen:

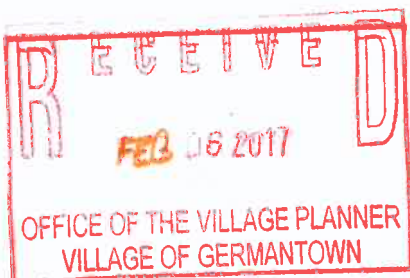
Attached are preliminary plans for a proposed 44' x 41'-6" two (2) walled steel frame/metal siding addition to the west side of the existing facility. The addition would facilitate moving the maintenance department to a segregated area allowing manufacturing to expand into the vacated area.

Siding materials will be close to the existing west elevation (only varying because of availability of material).

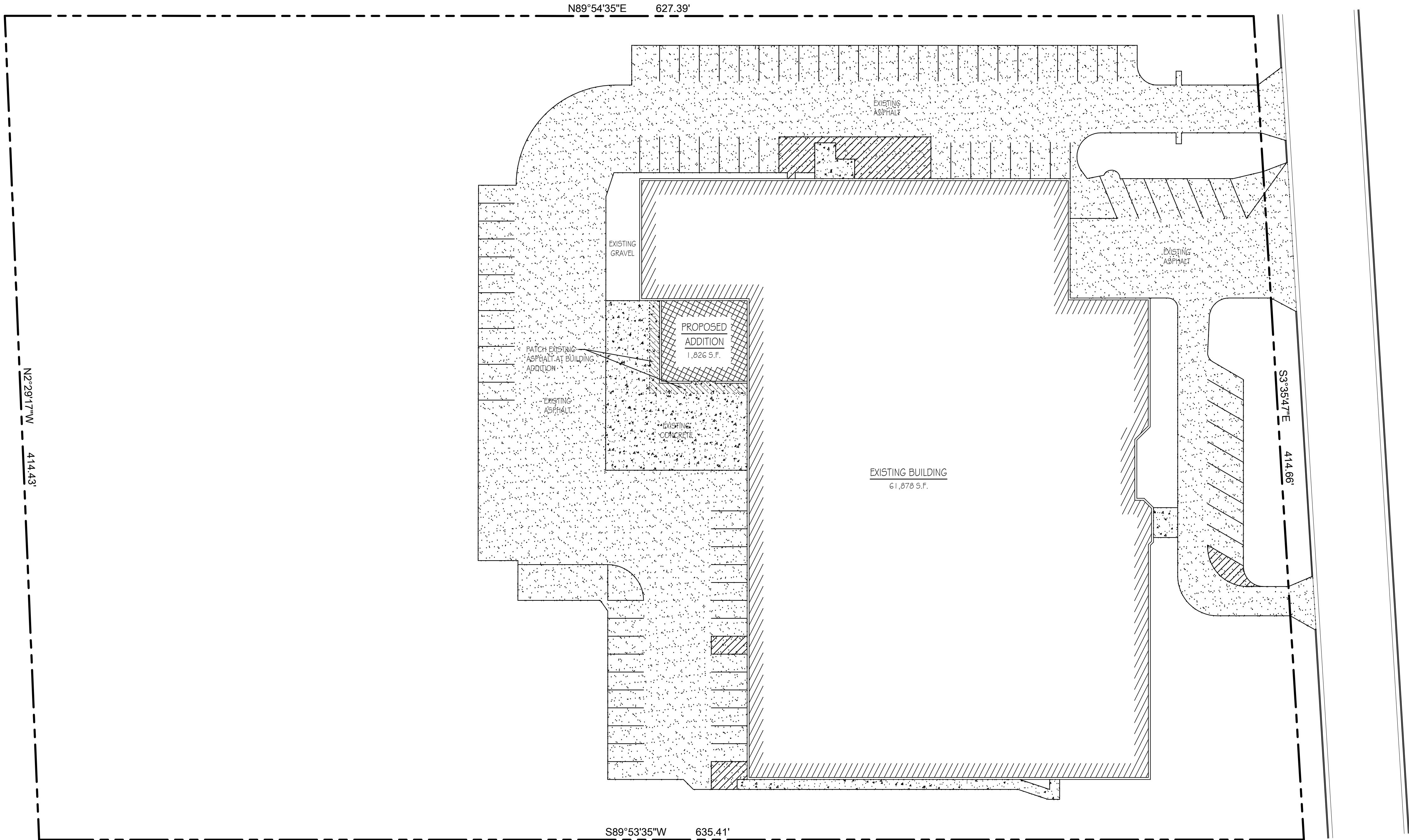
Sincerely,
Monches Construction Co.



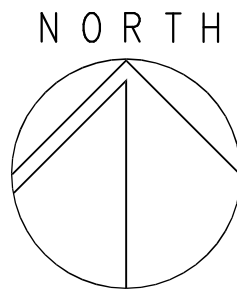
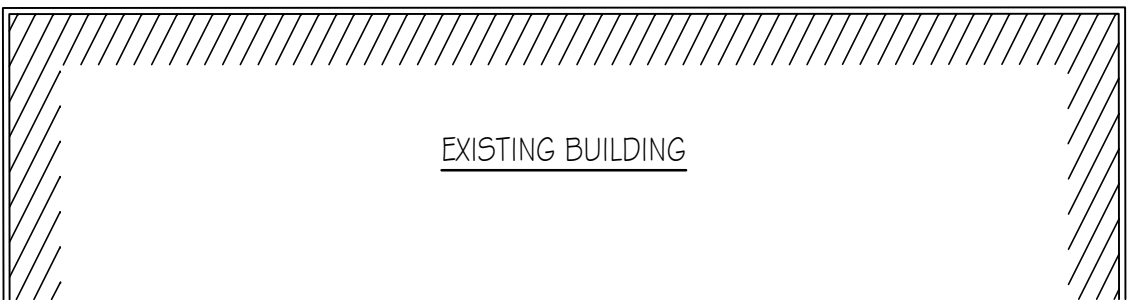
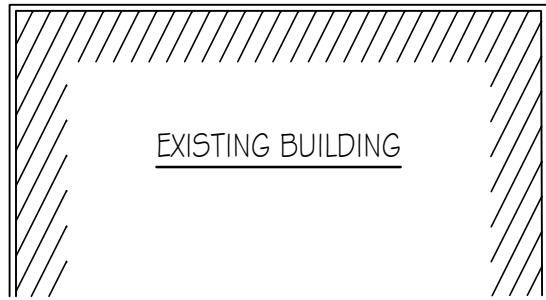
Paul Seul, P.E.







SITE PLAN LEGEND	
	PROPERTY LINE
	EXISTING ASPHALT PAVING
	EXISTING CONCRETE
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE



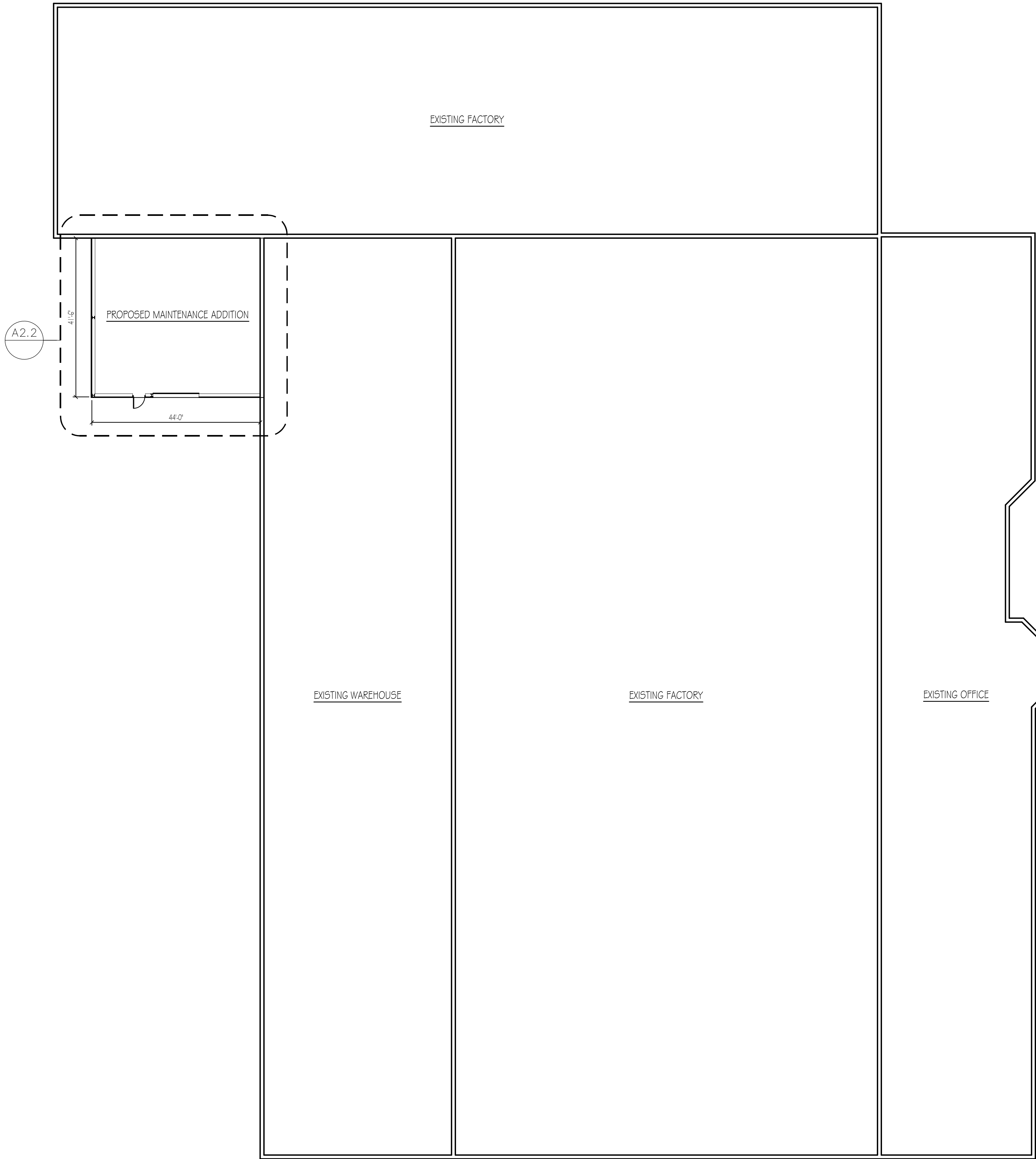
SITE PLAN
1" = 30'-0"

"As Built" dimensions may vary slightly

**SYSTEMS INC.
W194 N1481 MC CORMICK DRIVE
GERMANTOWN, WISCONSIN**

REVISIONS			
Rev.	Date	Description	By

Drawn By PS
Date 02-06-17
Scale 1" = 30'-0"
Job Number
Sheet Name SITE PLAN
Sheet Number A1.1
SHEET OF TOTAL SHEETS



"As Built" dimensions may vary slightly

MONCHIES
Construction Co.

N60 W14361 Kaul Avenue • Menomonee Falls, WI 53051
Phone (414) 254-1861 • Fax (262) 252-4166

SYSTEMS INC
W194 N1481 MC CORMICK DR.
GERMANTOWN, WISCONSIN

REVISIONS			
Rev.	Date	Description	By

Drawn By
PS
Date
02-06-17
Scale
1/16" = 1'-0"
Job Number

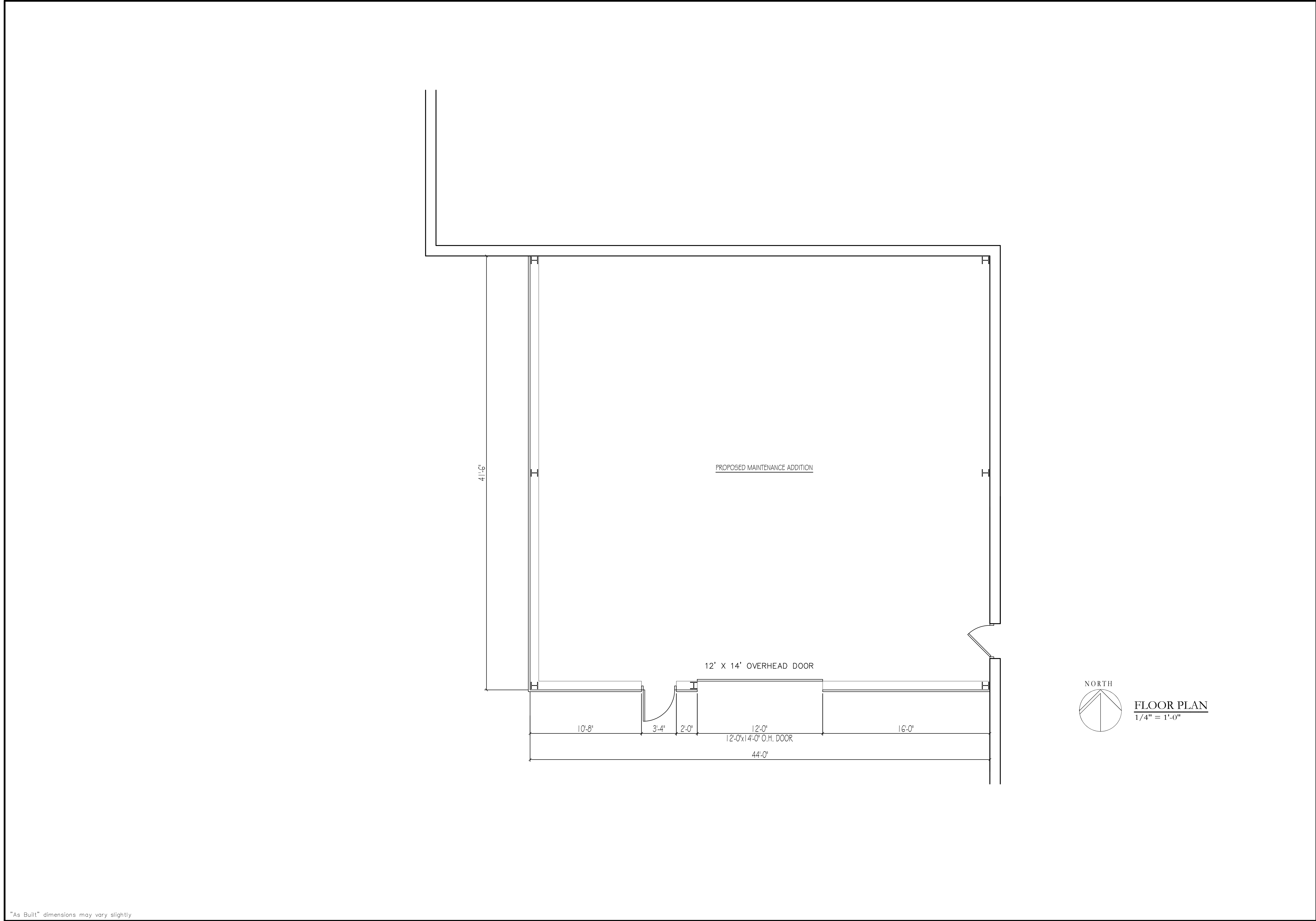
Sheet Name
FLOOR PLAN

Sheet Number
A2.1

SHEET

OF

TOTAL SHEETS



"As Built" dimensions may vary slightly

MONCHIES
Construction Co.
N60 W14361 Kaul Avenue • Menomonee Falls, WI 53051
Phone (414) 254-1861 • Fax (262) 252-4166

SYSTEMS INC
W194 N1481 MC CORMICK DR.
GERMANTOWN, WISCONSIN

REVISIONS			
Rev.	Date	Description	By

Drawn By
PS

Date
02-06-17

Scale
1/4" = 1'-0"

Job Number

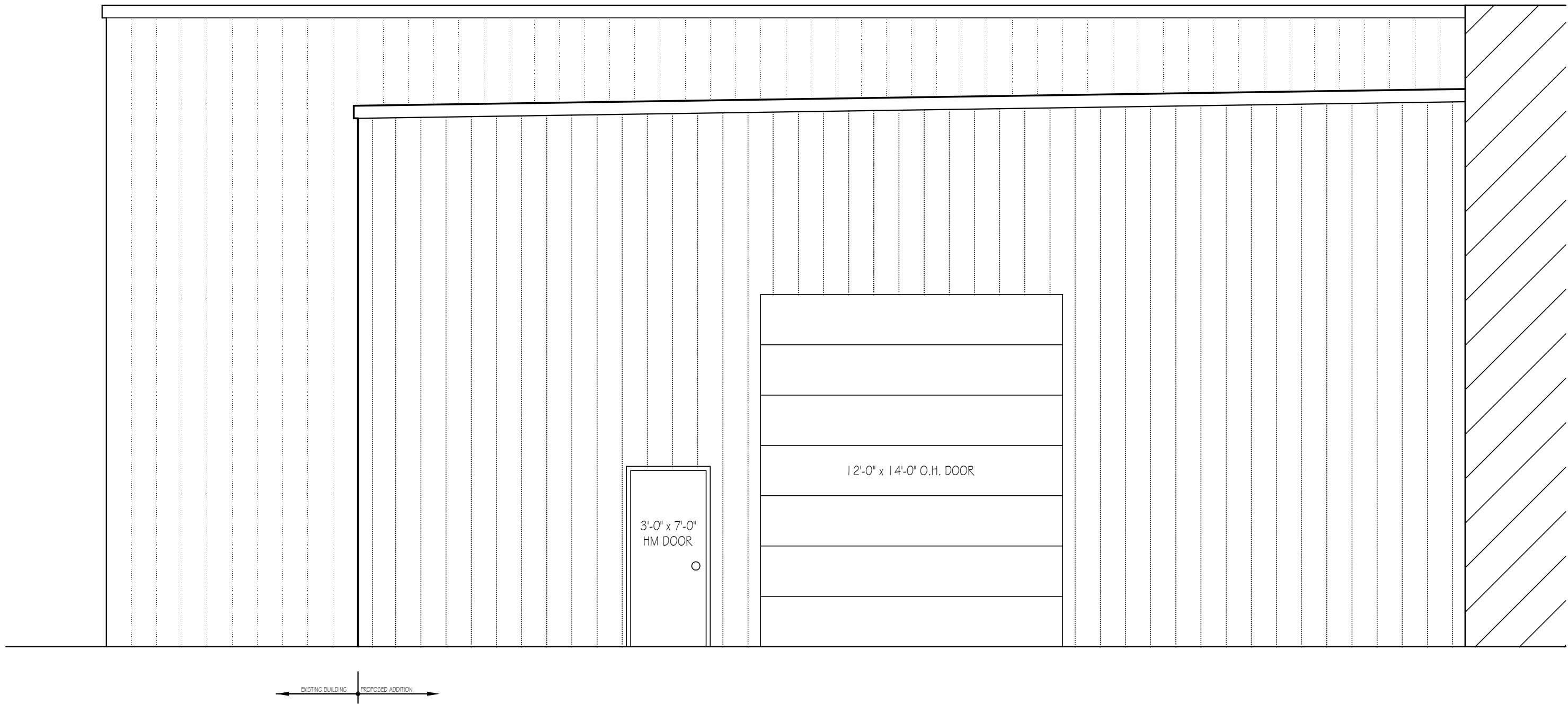
Sheet Name

FLOOR PLAN

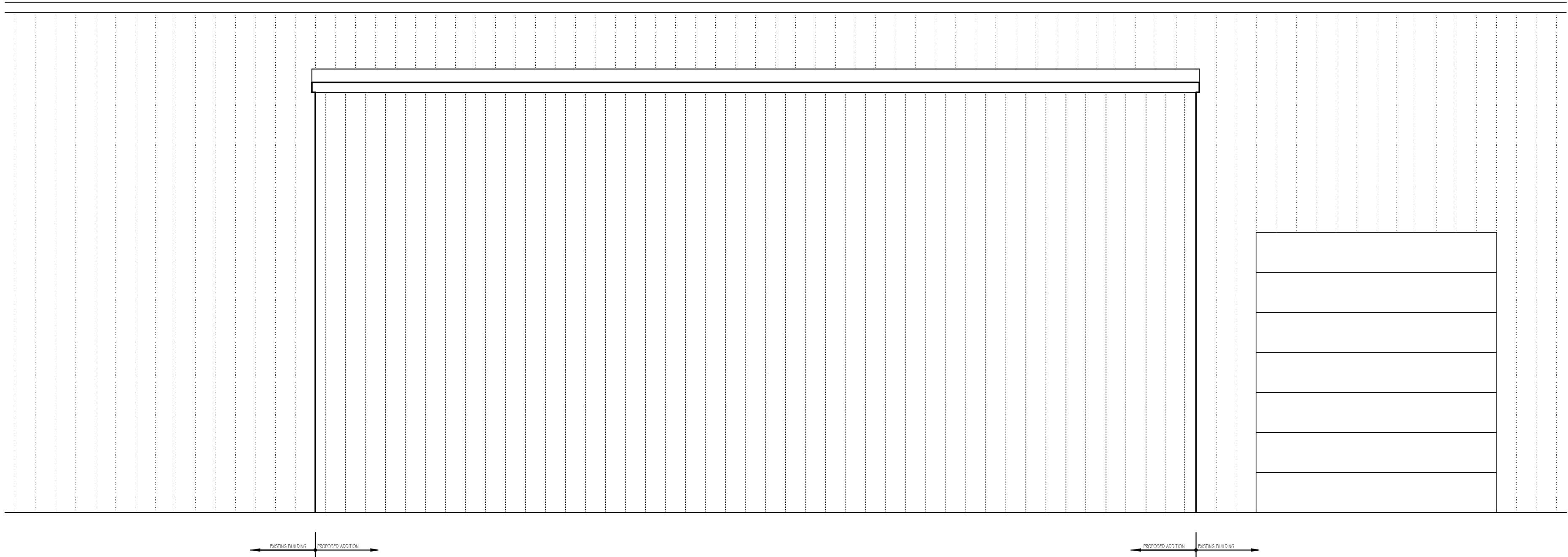
Sheet Number

A2.2

SHEET OF TOTAL SHEETS



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

REVISIONS			
Rev.	Date	Description	By

Drawn By
PS
Date
02-06-17
Scale
1/4" = 1'-0"
Job Number

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A3.1
SHEET OF TOTAL SHEETS

SITE PLAN AMENDMENT

3/13/17 Plan Commission Meeting

Presbyterian Homes of WI Inc. / Fairway Knoll

Village Planner Report

Germantown, Wisconsin

Summary

Presbyterian Homes of Wisconsin Inc., property owner and developer of the Fairway Knoll senior housing community, is seeking approval of revised building and architecture plans for the Phase I building located at N112 W17500 Mequon Road in the Blackstone Creek Planned Development District (PDD).

Property Location: Mequon Road @ Division Road

**Property Owners/
Agent:**

Steve Nornes
Senior Housing Partners
Roseville, MN

Current Zoning: B-1: Neighborhood Business w/PDD Overlay

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

Location Map



Background

Last year the Village Board approved amendments to the Blackstone Creek Planned Development District (PDD) to allow the development of Fairway Knoll, a 190-unit senior housing community comprised of independent senior apartments (92 units), Assisted Living (42 units) and Memory Care/CBRF Assisted Living (18 units). The approved site plan provides for a campus with two buildings to be built in two phases with the following features:

- Phase I
 - o 210,400 sqft, 3-story building with 152 total units (senior apartments & assisted living/CBRF memory care), a 24,000 sqft “Town Center” & 56,000 sqft lower level 100-stall covered parking garage
 - o One (1) new access driveway to Mequon Road with cross-access connection to the golf course and a new left-turn lane on Mequon Road at the main driveway entrance (Stonewood Drive intersection);
 - o Storm water detention pond north of the Phase I building with on-site storm sewer and swales to route run-off to the pond and Mequon Road storm sewer;
- Phase II
 - o 69,500 sqft 2-story “Brownstones” building with 52 total units (independent senior apartments);
 - o 40 enclosed parking stalls (lower level) in the Brownstones Phase II building with an additional 10 surface stalls

The approved architecture and materials for the 210,400 sqft, 3-story building is intended to present a Germanic or Bavarian feel with the exterior elevation base clad in a cultured stone product with a castle stone appearance. The remaining wall areas are to be sided with a Hardie or LP siding product in two earth-tone colors. Gable end trim, clipped gable ends, brackets below overhangs and trellised decks are added to simulate the Germanic appearance.

Proposal Summary

At this time, Presbyterian Homes of Wisconsin Inc. is seeking approval of revised building and architecture plans for the Phase I Independent & Assisted Living facility. More specifically, as stated in their March 9 letter, Presbyterian Homes is seeking approval of changes to the type and quantity of the exterior materials, i.e. stone, siding and glazing, as well as minor changes to the footprint and overall building size in an effort to reduce cost.

Exterior Materials

As shown in the attached renderings comparing the approved vs. proposed building elevations (dated March 13, 2017), the amount of stone, siding and glazing is being changed. The attached table indicates that the amount of stone on the approved plans is being reduced from 21,200 to 12,475 sqft (a 41% decrease). The amount of stone on all elevations will be reduced from 36% to 23% of all wall elevations.

To compensate, more window glazing has been added (21% to 29% of the total wall elevations) and more siding has been added (43% to 48% of the total wall elevations). Presbyterian Homes has also indicated that additional landscaping will also be provided in the vicinity of the building where the reduction in stone would be more visible.

Also, the type of stone is being changed from a manufactured cultured stone to a quarried stone.

Building Size

As shown in the attached site plan comparing the approved vs. proposed building footprint (dated March 13, 2017), the overall building size is being reduced from 210,400 sqft to 204,950 sqft (2.6% reduction).

Village Planner Recommendation

APPROVE the proposed building and architecture plan revisions, including changes to the building footprint, size and exterior materials for the Phase I building in the Fairway Knoll senior housing community located at N112 W17500 Mequon Road subject to the following conditions:

1. Revised building elevation/architectural plans consistent with the supporting documents dated March 13, 2017 shall be prepared and submitted to the Village Planner for review and approval prior to issuance of a building permit.
2. A revised landscape plan indicating the type, number and location of the additional landscaping to be provided shall be prepared and submitted to the Village Planner for review and approval prior to issuance of a building permit.

Fairway Knoll Senior Housing

Presbyterian Homes

Village of Germantown

March 13, 2017

Re: Request to Revise Exterior Finish Materials

Due to cost increases in labor and materials, it has become necessary to reduce the overall square footage of the building, as well as revise some interior and exterior materials to maintain a viable project.

The **building size has been reduced** thru revising and combining some public spaces, eliminating additional conference rooms and parlors, and combining and co-locating office and staff spaces. Secondary savings in areas were seen in shortening corridors and circulation spaces. See the attached overlay line on the July 2016 Site Plan.

The **stone material selection has been revised** to be true, quarried, full-bed installed stone, in lieu of the manufactured cultured stone presented in July as it is more cost effective from a labor side.

The **quantity of stone on the building has also been reduced**, primarily on the building elevations with little or no visibility from the public way. First priority went to maintaining stone at the main entry, on all projecting bays and in Mequon Road elevations. See the attached comparison chart and elevations.

In exchange for reducing stone quantities, windows have been added or increased in size, and landscaping trees have been added to the areas where stone reduction is visible from the public way.

Fairway Knoll Senior Housing

Exterior Finishes Comparison

<u>July 2016 Approval</u>	<u>March 2017 Revisions</u>	<u>Percent Changed</u>
Elevation Area = 58,750 sf	Elevation Area = 54,275 sf	Reduction = 7.5%
Stone = 21,200 sf = 36%	Stone = 12,475 sf = 23%	Stone = 13% reduction *
Glazing = 12,500 sf = 21%	Glazing = 15,700 sf = 29%	Glazing = 8% increase **
Siding = 25,050 sf = 43%	Siding = 26,100 sf = 48%	Siding = 5% increase

*1000 sf of the stone reduction can be attributed to the reduction in overall building area.

**Where stone was reduced, more windows than siding were used to replace the stone.



SITE PLAN - BUILDING FOOTPRINT REVISIONS



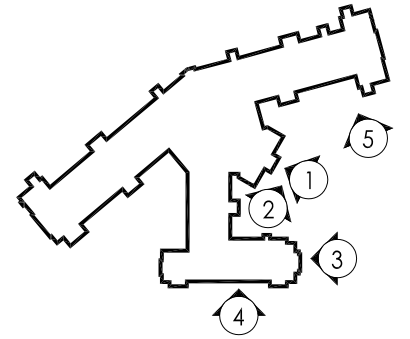
1 TOWN CENTER - SOUTHEAST ELEVATION - March 13, 2017
 $\frac{1}{32}'' = 1'-0''$



2 TOWN CENTER - SOUTHWEST ELEVATION - March 13, 2017
 $\frac{1}{32}'' = 1'-0''$



3 MEMORY CARE / ASSISTED LIVING EAST ELEVATION - March 13, 2017
 $\frac{1}{32}'' = 1'-0''$



1 TOWN CENTER - SOUTHEAST ELEVATION - July 5, 2016
 $\frac{1}{32}'' = 1'-0''$



2 TOWN CENTER - SOUTHWEST ELEVATION - July 5, 2016
 $\frac{1}{32}'' = 1'-0''$



3 MEMORY CARE / ASSISTED LIVING EAST ELEVATION - July 5, 2016
 $\frac{1}{32}'' = 1'-0''$



4 MEMORY CARE/ ASSISTED LIVING - SOUTH ELEVATION - March 13, 2017
 $\frac{1}{32}'' = 1'-0''$



5 INDEPENDENT LIVING - SOUTH ELEVATION - March 13, 2017
 $\frac{1}{32}'' = 1'-0''$



4 MEMORY CARE/ ASSISTED LIVING - SOUTH ELEVATION - July 5, 2016
 $\frac{1}{32}'' = 1'-0''$



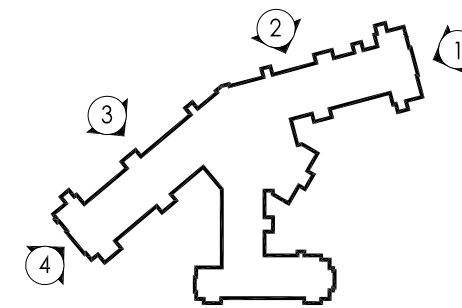
5 INDEPENDENT LIVING - SOUTH ELEVATION - July 5, 2016
 $\frac{1}{32}'' = 1'-0''$



1 INDEPENDENT LIVING - EAST END ELEVATION - March 13, 2017
 $\frac{1}{32}'' = 1'-0''$



2 INDEPENDENT LIVING - NORTH ELEVATION - March 13, 2017
 $\frac{1}{32}'' = 1'-0''$



1 INDEPENDENT LIVING - EAST END ELEVATION - July 5, 2016
 $\frac{1}{32}'' = 1'-0''$



2 INDEPENDENT LIVING - NORTH ELEVATION - July 5, 2016
 $\frac{1}{32}'' = 1'-0''$



3 INDEPENDENT LIVING - NORTHWEST ELEVATION - March 13, 2017
 $\frac{1}{32}'' = 1'-0''$



4 INDEPENDENT LIVING - WEST END ELEVATION - March 13, 2017
 $\frac{1}{32}'' = 1'-0''$



3 INDEPENDENT LIVING - NORTHWEST ELEVATION - July 5, 2016
 $\frac{1}{32}'' = 1'-0''$

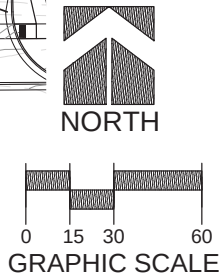


4 INDEPENDENT LIVING - WEST END ELEVATION - July 5, 2016
 $\frac{1}{32}'' = 1'-0''$

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFM	2	Freeman Maple	Acer freemanii 'Autumn Fantasy'	2 1/2' CAL	B&B	Full, matching heads
AB	9	Autumn Brilliance Serviceberry	Aamelanchier x grandiflora 'Autumn Brilliance'	7' HT	B&B	Clump, min. 3 stems
MSW	4	Muscadine	Carpinus caroliniana	2 1/2' CAL	B&B	Full, matching heads
HCB	8	Common Hackberry	Celtis occidentalis	2 1/2' CAL	B&B	Full, matching heads
SL	3	Styline Honey Locust	Gleditsia inacanthos 'Styline'	3' CAL	B&B	Full, matching heads
KCE	2	Espresso Kentucky Coffeetree	Gymnodiodus dioica 'Espresso'	3' CAL	B&B	Full, matching heads
MBJ	13	'Mounbatten' Juniper	Juniperus chinensis 'Mounbatten'	6' HT	B&B	Semi-sheared, fully branched to ground
RJC	4	Red Jewel Crab Apple	Malus x 'Red Jewel'	2 1/2' CAL	B&B	Full, matching heads
WVS	5	White Spruce	Picea glauca	7' HT	B&B	Semi-sheared, fully branched to ground
BHS	3	Black Hills Spruce	Picea glauca 'Densata'	7' HT	B&B	Semi-sheared, fully branched to ground
WPI	9	White Pine	Pinus strobus	7' HT	B&B	Semi-sheared, fully branched to ground
CFP	3	Cleveland Select Pear	Pyrus calleryana 'Cleveland Select'	2 1/2' CAL	B&B	Full, matching heads
GWO	1	Swamp White Oak	Quercus bicolor	3' CAL	B&B	Full, matching heads
RO	4	Red Oak	Quercus rubra	5' CAL	B&B	Full, matching heads
JTL	12	Irony Silk Japanese Tree Lilac	Syringa reticulata 'Irony Silk'	2 1/2' CAL	B&B	Full, matching heads
EA	6	Emerald Arborvitae	Thuja occidentalis 'Emerald'	6' HT	B&B	Semi-sheared, fully branched to ground
ACE	1	'Accolade' Elm	Ulmus x 'Morton Accolade' TM	3' CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BCB	6	Black Chokeberry	Aronia melanocarpa	3' HT	CONT.	
IBB	24	Iniquis Beauty Black Chokeberry	Aronia melanocarpa 'Iniquis Beauty' TM	15' HT	CONT.	
DBC	175	Cool Splash False Honeysuckle	Diervilla sessiliflora 'Cool Splash'	15' HT	CONT.	
SHH	82	Snow Hill Hydrangea	Hydrangea arborescens 'Grandiflora'	24" HT	CONT.	
PJC	33	Kalloy Compact Pfitzer Juniper	Juniperus chinensis 'Kalloy's Compact'	18"SPD	CONT.	
BJ	89	Broadmoor Juniper	Juniperus sabinia 'Broadmoor'	18"SPD	CONT.	
LDN	3	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24" HT	CONT.	
GLS	179	Go-Low Fragrant Sumac	Rhus aromatica 'Go-Low'	15' HT	CONT.	
AC	29	Alpine Currant	Ribes alpinum	3' HT	CONT.	
IBS	55	Knock Out Shrub Rose	Rosa shrub 'Knock Out'	18' HT	CONT.	
TBS	7	Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	15' HT	CONT.	
AWS	26	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	15' HT	CONT.	
LPS	90	Little Princess Spirea	Spiraea x japonica 'Little Princess'	15' HT	CONT.	
TKL	40	Miss Kim Lilac	Syringa patula 'Miss Kim'	18' HT	CONT.	
TSY	39	Tausen Yew	Taxus x media 'Tauntun'	18"SPD	CONT.	
BMV	38	Blue Muffin Arrowwood	Viburnum dentatum 'Blue Muffin'	3' HT	B&B	
MNV	45	Mnuel Weigela	Weigela florida 'Mnuel'	15' HT	CONT.	
RPW	5	Red Prince Weigela	Weigela florida 'Red Prince'	15' HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	130	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	POT	24" Spacing
MS4	22	Maiden Grass	Miscanthus sinensis 'Gracillimus'	1 GAL.	POT	48" Spacing
SH1	153	Prairie Droopseed	Sporobolus heterolepis	1 GAL.	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AT1	83	Visions Astilbe	Astilbe chinensis 'Visions'	4 1/2"	POT	18" Spacing
AG	8	Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'	4 1/2"	POT	18" Spacing
EC5	37	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
EC6	40	Magnus Purple Coneflower	Echinacea purpurea 'Magnus'	4 1/2"	POT	18" Spacing
GE4	127	Rozanne Cranesbill	Geranium x 'Rozanne' TM	4 1/2"	POT	24" Spacing
H4	145	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
H7	26	Little Winecup Daylily	Hemerocallis x 'Little Winecup'	4 1/2"	POT	24" Spacing
HE2	44	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	18" Spacing
HO9	10	Blue Cadet Hosta	Hosta x 'Blue Cadet'	4 1/2"	POT	24" Spacing
HO1	100	Blue Umbrella Hosta	Hosta x 'Blue Umbrella'	4 1/2"	POT	24" Spacing
N11	101	Blue Wonder Calamint	Nepeta x 'fassenisi' 'Blue Wonder'	4 1/2"	POT	18" Spacing
PL1	99	Little Spire Russian Sage	Nepetkia x 'Little Spire'	4 1/2"	POT	18" Spacing
SA2	55	May Night Salvia	Salvia nemorosa 'May Night'	4 1/2"	POT	18" Spacing
SE2	27	Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	4 1/2"	POT	24" Spacing
SE4	110	Red Carpet Sedum	Sedum spurium 'Red Carpet'	4 1/2"	POT	18" Spacing

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

-  PROPOSED ORNAMENTAL TREES
(SUBMITTED PLANS)
-  PROPOSED SHADE TREES
(SUBMITTED PLANS)
-  ADDITIONAL TREES
(BRICK REDUCTION AREAS)



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

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

LANDSCAPE PLAN
WEST

© COPYRIGHT 2016 R.A. Smith National, Inc.
DATE: 12/30/2016
SCALE: 1" = 30'
JOB NO. 3150549
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: LJH
CHECKED BY: TM
SHEET NUMBER
L101

SIGN PERMIT REVIEW

3/13/17 Plan Commission Meeting

JK Lee Martial Arts Academy

Village Planner Report

Germantown, Wisconsin

Summary

Graphic House, agent for Chan Lee, property owner and JK Lee Martial Arts Academy, is requesting approval for two (2) wall-mounted signs for the new location of JK Lee in the Germantown Marketplace II retail center.

Property Location: W164 N11269 Squire Drive (Germantown Marketplace II)

**Property Owner/
Applicant:**

Dillon Bay
Graphic House
400 S. 72nd Ave
Wausau, WI

Gtown Cutkick LLC
c/o Chan Lee
W164 N11269 Squire Dr
Germantown, WI

Current Zoning: B-2: Community Business District w/ PDD Overlay

Adjacent Land Uses		Zoning
North	Institutional (Life Church)	I
South	Commercial	B-2
East	Commercial	B-2
West	Commercial	B-2



Proposal

Graphic House, agent for Chan Lee, property owner and JK Lee Martial Arts Academy, is requesting approval for two (2) wall-mounted signs for the new location of JK Lee in the Germantown Marketplace II retail center.

- One (1) 34" x 145" (34.3 sqft sign area) wall-mounted sign to be located on the west façade (facing interior of parking lot) of the building above the primary tenant entrance. The sign will be comprised of LED internally-illuminated channel letters & logo;
- One (1) 34" x 145" (34.3 sqft sign area) wall-mounted sign to be located on the south façade (on the roof facing the interior access driveway) of the building above the tenant entrance. The sign will be comprised of LED internally-illuminated channel letters & logo.

Staff Analysis

The proposed wall signs meet the sign requirements including the allowance for 1.5 sqft of sign area for every 1 linear foot of building frontage (68.6 total sqft proposed vs. the maximum allowance of 217 sqft for this tenant space that includes two elevations totaling 145 linear feet of building frontage).

When considering previous new tenant signage in the Germantown Marketplace II retail center, the issue of sign placement has been discussed. Many of the existing businesses have roof-mounted channel lettering signs while others have signs mounted in a lower position on an exterior wall (or roof gable as is the case here). In the past, the Plan Commission has indicated that either mounting location is acceptable as determined by the tenant and/or property owner.

Village Planner Recommendation

APPROVE the proposed wall-mounted signs for the new JK Lee location in the Germantown Marketplace II retail center subject to the following conditions:

1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. All electrical sign components must be listed and labeled by a recognized lab.



Village of

★★★

Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 3-6-17

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

Dillon Bay (Graphic House)
400 S. 2nd Ave.
Wausau WI, 54401

Phone (715) 842-0402 ext 229

Fax (715) 848-9108

E-Mail dillonb@graphichouseinc.com

PROPERTY OWNER

Chan Lee
W146N11269 Squire Dr.
Germantown, WI

Phone (414) 803-5425

2

PROPERTY ADDRESS OR GENERAL LOCATION

W164 N11269 Squire Dr.
Germantown, WI

3

SIGN INFORMATION

Sign Dimensions 34" height x 145 1/4" width Single Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF 972
Total Square Footage of Sign (include all sides) 68.48
Total height of the Sign 17.5'
Is the Sign to be illuminated / yes no
Type of Sign Construction Materials Aluminum / Acrylic
Distance to Closest Property Line _____

Are there any existing signs on the property No
If yes, what is the total Square Footage of existing signs _____

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

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Dillon Bay 2/14/17
Applicant Date

[Signature] 2/28/17
Owner Date

GRAPHIC HOUSE

CLIENT: JK LEE MARTIAL ARTS
GERMANTOWN, WI

9204 Parker Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

SALES REP: JAMUS B	DATE: 1-24-2017	QUOTE NUMBER: 11527	JOB NUMBER: XX-XXX
SALES NOTE:		REVISIONS: 3-0-0000	

MOVE EXISTING LETTERS

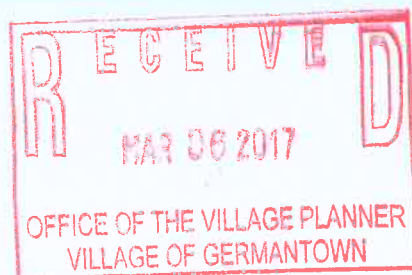
EXISTING RACEWAY LETTERS & LOGO
TO BE MOVED TO NEW LOCATION ON
SAME BUILDING



EXISTING RACEWAY LETTERS & LOGO
TO BE MOVED TO NEW LOCATION
(APPROX. 36" X 144" OVERALL SIZE)

OPTIONAL FOR EXISTING LETTERS
& LOGO TO BE RE-FIT w/ LED's

OPTIONAL FOR NEW 36" x 36" ACRYLIC
FACE ON LOGO CABINET



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED

THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND IS PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH, MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$5000 WILL BE INVOICED IF THIS DRAWING IS SHARED OR COPIED BY ANYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

RELEASE AUTH:

PLEASE REVIEW SPECS & PROOF CAREFULLY - CHECK FOR TYPOGRAPHICAL ERRORS & OMISSIONS, LAYOUT ACCURACY, ETC. CUSTOMER HAS SOLE RESPONSIBILITY TO CORRECT ANY ERRORS. DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS, PANTONE OR VINYL COLORS THAT WILL BE USED ON OR IN THE SIGN(S) SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT

GRAPHIC HOUSE

CLIENT:
JK LEE MARTIAL ARTS
GERMANTOWN, WI

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

SALES REP: JAMUS B DATE: 1-24-2017 QUOTE NUMBER: 11527 JOB NUMBER: XX-XXX
SALES AUTH: REVISION: 2-6-2017-A

THIS DRAWING IS AN APPROXIMATE REPRESENTATION OF THE SIGNAGE.
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

(1) SET FACE-LIT RACEWAY LETTERS

- A ALUM. FORMED LETTERS, WHITE RETURNS,
LIT w/ RED LED's
- B RED ACRYLIC FACES
- C BLACK TRIM-CAP
- D OPAQUE WHITE VINYL LOGO
- E ALUM. FORMED RACEWAYS
- F ANGLE ROOF MOUNT BRACKETS

P1 - Black letter
returns

P2 - Tan to match
building (1bld)

White Acrylic faces

White Acrylic faces

APPROX. NIGHT VIEW

JK LEE
TAE KWON DO

VECTOR LOGO FILE REQUIRED TO
ACCURATELY REPRODUCE LOGO GRAPHIC

GRAPHIC HOUSE IS NOT RESPONSIBLE
FOR PENETRATIONS THROUGH ROOF



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED

THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND IS PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH, MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$5000 WILL BE INVOICED IF THIS DRAWING IS SHARED OR COPIED BY ANYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT INFRINGEMENT.

RELEASE AUTH:

PLEASE REVIEW SPECS & PROOF CAREFULLY - CHECK FOR TYPOGRAPHICAL ERRORS & OMISSIONS, LAYOUT ACCURACY, ETC. CUSTOMER HAS SOLE RESPONSIBILITY TO CORRECT ANY ERRORS. DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS, PANTONE OR VINYL COLORS THAT WILL BE USED ON OR IN THE SIGN(S) SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT

SIGN PERMIT REVIEW

3/13/17 Plan Commission Meeting

Westbury Bank

Village Planner Report

Germantown, Wisconsin

Summary

Lemberg Electric, agent for Westbury Bank, property owner, is requesting approval for new wall, on-site directional and monument signs for the existing bank located at N112 W17171 Mequon Road.

Property Location: N112 W17171 Mequon Road

Applicant/

Property Owner:

Zach Wegner
Lemberg Electric
4085 N. 128th St
Brookfield, WI

Westbury Bank
200 S. Main St
West Bend, WI 53022

Current Zoning: B-1: Neighborhood Business

Adjacent Land Uses		Zoning
North	Commercial	B-1
South	Institutional	I
East	Institutional	I
West	Institutional	I



Proposal

Lemberg Electric, agent for Westbury Bank, property owner, is requesting approval for new wall, on-site directional and monument signs for the existing bank located at N112 W17171 Mequon Road:

- One 3'8" x 8' (13 sqft sign area) wall-mounted sign to be located on the north façade (facing Mequon Road) comprised of LED internally-illuminated channel letters & logo;
- Two (2) 3' wide x 4' high (w/ 6 sqft sign area per side) double-sided, on-site directional signs comprised of LED internally-illuminated, routed aluminum cabinets (as the sign area and base);
- One 9'3" wide x 10' high (75.5 sqft sign area per side) double-sided monument sign comprised of an LED internally-illuminated cabinet and 3' x 9' (27 sqft sign area per side) electronic message board on the existing brick masonry base with address coordinates. The message board is integrated within the existing sign cabinet and comprises 36 percent of the total sign area (under the 40% maximum allowed).

Staff Comments

The proposed wall, directional and monument signs sign meets the Village's area and other dimensional requirements for each specific type of sign, including the requirements for base materials except for landscaping. While the existing monument sign has some landscaping around the base, it is insufficient and does not meet the current requirements. A revised landscape plan indicating additional landscaping meeting the Village's monument sign landscaping requirements needs to be prepared and submitted to the Village Planner for review and approval.

The installation and operation of electronic message boards are subject to a series of eight (8) specific requirements under Section 17.46(7)(h) of the Zoning Code (as noted in the attached). Additional information is required from the manufacturer regarding the lighting levels and automatic adjustment features of the message board to prove compliance with requirements #6 and #7.

Village Planner Recommendation

APPROVE the proposed wall, on-site directional and monument signs for the existing bank located at N112 W17171 Mequon Road subject to the following conditions:

1. A separate electrical permit shall be obtained from Inspection Services prior to installation.
2. All electronic components shall be labeled by a licensed lab and inspected prior to or concurrent with installation.
3. The owner/operator shall provide written evidence to the Zoning Administrator from the sign manufacturer and/or installer that the electronic message board complies with the automatic light level adjustment and other operational requirements prior to issuance of an electrical permit as required under 17.46(7)(h)6. and (h)7. of the Zoning Code.
4. The owner/operator shall provide an “electronic message board use & maintenance agreement” to the Village Planner prior to issuance of an electrical permit as required under 17.46(7)(h)8. of the Zoning Code.
5. The owner/operator shall operate and maintain the electronic message board in compliance with the message display appearance, duration/timing and all other requirements under 17.46(7)(h) at all times.
6. Additional landscaping shall be installed around the base of the monument sign in compliance with the Village’s monument sign landscaping requirements under 17.46(7). A revised landscape plan shall be prepared and submitted to the Village Planner for review and approval prior to issuance of a building/electrical permit for the monument sign.

Section 17.46(7)(h) ELECTRONIC MESSAGE BOARDS.

Electronic message boards may be permitted by the Plan Commission but only as an integral and subordinate portion of a freestanding monument or ground sign (and not a wall, projecting, window or any other sign) provided said monument sign complies with the provisions set forth in section 17.46(7)(c) above. Electronic message boards may be allowed with approval by the Plan Commission and shall meet all of the following requirements:

1. Electronic message boards may be allowed for permitted and conditional uses located within the B-1, B-2, B-3, B-4, B-5, I, M-1 and M-2 zoning districts, except on those lots within the boundaries of the Germantown Business Park and Willow Creek Business Park of Germantown;
2. Electronic message boards shall not be located within 150 feet of a residential zoning district boundary, or, be located, designed or operated in such a manner as to create in the opinion of the Plan Commission at the time of sign approval a negative visual impact on property used for existing residential uses;
3. Electronic message boards may be installed as part of an existing monument or ground sign which is in compliance with all applicable requirements of this chapter and other applicable requirements of law. No electronic message board may be installed on or otherwise be made part of a nonconforming sign;
4. Electronic message boards shall only display static messages. Messages shall not contain animation, effects simulating animation, or video. Messages shall not contain text or images that dissolve, fade, scroll, travel, flash, spin, revolve, shake or include any other type of movement or motion during the message interval. The message interval, i.e. the minimum amount of time a message is required to be displayed, shall not be less than 7 seconds. The transition interval, i.e. the maximum amount of time allowed to transition from one message to the next message, may include fading, dissolving or traveling but shall not exceed 3 seconds;
5. The sign area or display face of the message board shall be included in the calculation of sign area for the monument or ground sign to which it is attached, and, shall not exceed 40 percent of the total sign area allowed for the monument or ground sign to which it is attached;
6. Electronic message boards shall be equipped with a sensor or other device that is programmed to automatically determine the ambient light level and adjust or dim the message board light level to not exceed a maximum brightness level of 0.3 foot-candles above ambient light conditions during both daylight hours (i.e. sunrise to sunset) and night time hours (i.e. sunset to sunrise);
7. The electronic message board shall be programmed or set in such a manner that the display face will turn dark and emit no light in case of a malfunction;
8. The owner of the property upon which a ground sign containing off-premises signage is located is responsible for preparing and keeping up-to-date information in an electronic message board use and maintenance agreement that identifies the name and contact information for the person(s) responsible for maintaining the message board and ensuring that the use and content of the message board complies with the provisions set forth herein on a continual basis.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Lemberg Electric - Zach Wenger

4085 N. 128th St.

Brookfield, WI 53005

Phone (262) 364-0364

Fax (262) 781-1540

E-Mail ZWenger@lembergelectric.com

PROPERTY OWNER

Westbury Bank

200 S. Main St.

West Bend, WI 53095

Phone (262) 334-5563 (West Bend)

(262) 289-6652 - Jim Hogan

(Hartland)

2 PROPERTY ADDRESS OR GENERAL LOCATION

N112W1711 Mequon Rd. Germantown, WI 53022

3 SIGN INFORMATION -

Sign Dimensions 8'2" height x 9'3" width

Number of Sides 2

Total Square Footage of Sign (include all sides) 151.08'

Total height of the Sign 10' 04"

Is the Sign to be illuminated X yes no

Type of Sign Construction Materials aluminum, acrylic

Distance to Closest Property Line 13'

(Single)/Multi Tenant (circle one)

Building Frontage SF 165.06 total

See attached
Sheets for other
signs

Are there any existing signs on the property All existing signs to be removed

If yes, what is the total Square Footage of existing signs N/A

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

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

Zach Wenger

Applicant

2/24/17

Date

James Hogan

Owner

James Hogan VP

2/24/17

Date

Channel letters & logo

Dimensions - 3'8" height x 8' width closest property line - 101'

Number of sides - 1

Total square footage - 13'

Total height - 3'8" OAH

Sign illuminated? X yes no

Construction materials - aluminum, polycarbonate

Directional C-1

Dimensions - 3' height x 4' width closest property line - 102'

Number of sides - 2

Total square footage - 12'

Total height - 4' OAH

Sign illuminated? X yes no

Construction materials - aluminum, lexan polycarbonate faces

Directional C-2

Dimensions - 3' height x 4' width closest property line - 80'

Number of sides - 2

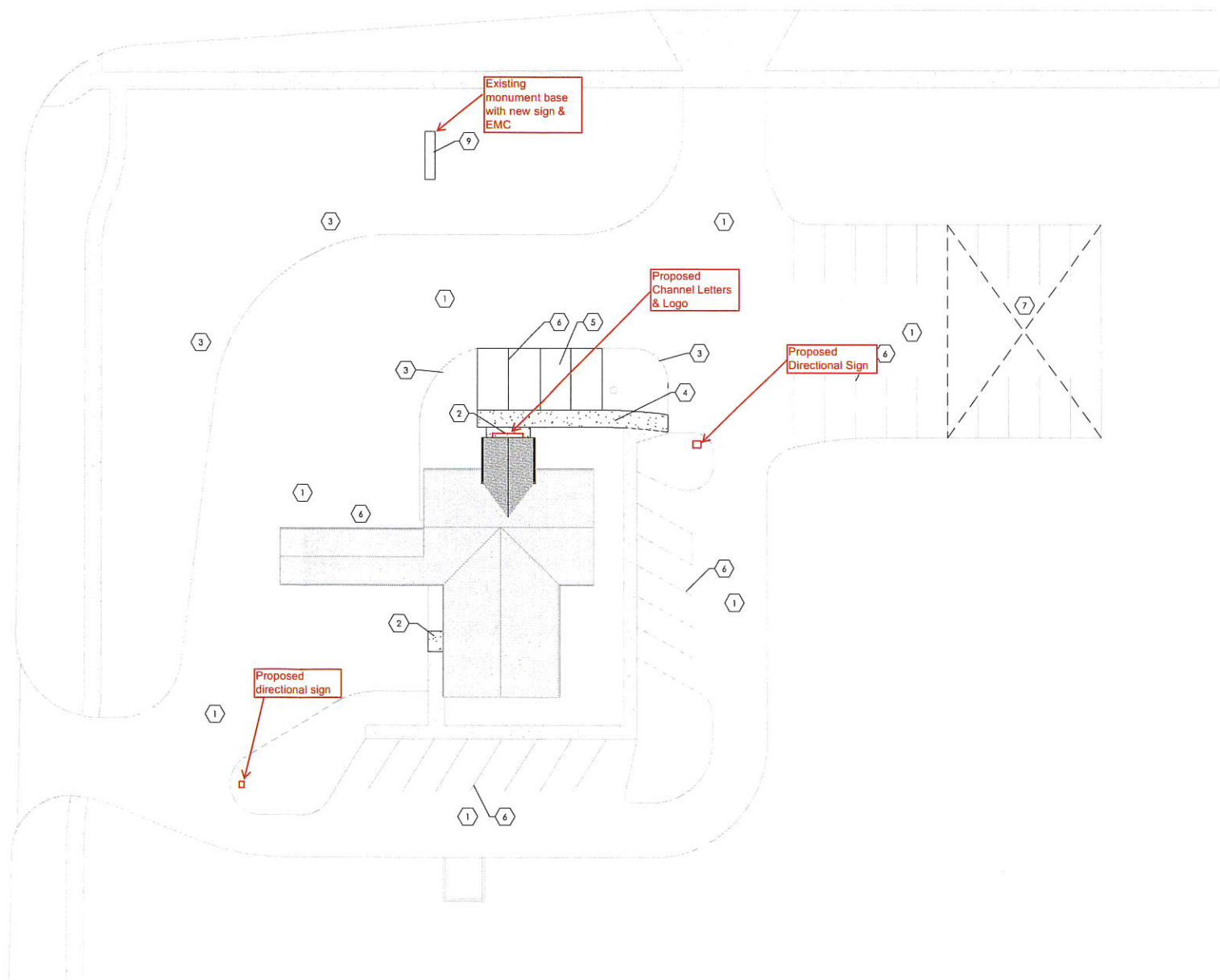
Total square footage - 12'

Total height - 4' OAH

Sign illuminated? X yes no

Construction materials - polycarbonate - lexan & aluminum

- KEYNOTES
- 1 RESEAL EXISTING ASPHALT PARKING LOT AND DRIVE.
 - 2 CONCRETE STOOP. SEE 4/AS.01.
 - 3 REGRADE AREA AS REQUIRED. FURNISH AND INSTALL GRASS SEED.
 - 4 FURNISH AND INSTALL 4" CONCRETE SLAB-ON-GRADE WITH 6X6 W1.4XW1.4 WWF REINFORCEMENT OVER 10MIL VAPOR BARRIER OVER 6" GRANULAR BASE. PITCH SLAB AT 1/4" PER FOOT AWAY FROM BUILDING. SEE STRUCTURAL DRAWINGS.
 - 5 FURNISH AND INSTALL NEW ASPHALT PARKING.
 - 6 FURNISH AND INSTALL LOT PARKING STRIPING. COLOR SELECTION BY OWNER.
 - 7 **ALT BID:** REMOVE EXISTING ASPHALT COMPLETE. THIS AREA. REGRADE AND SEED GRASS.
 - 8 NOT USED.
 - 9 FURNISH AND INSTALL POWER AND DATA FOR NEW SIGNAGE BY SIGNAGE VENDOR. COORDINATE REQUIREMENTS WITH SIGNAGE VENDOR.



1 SITE PLAN
1" = 20'-0"



vjs CONSTRUCTION SERVICES

W233 N2847 ROUNDY CIRCLE WEST
PEWAUKEE, WI 53072
P: 262.542.5000
F: 262.542.5001
WWW.VJSCS.COM

PROPOSED ADDITION AND
REMODEL FOR:

WESTBURY
BANK -
GERMANTOWN

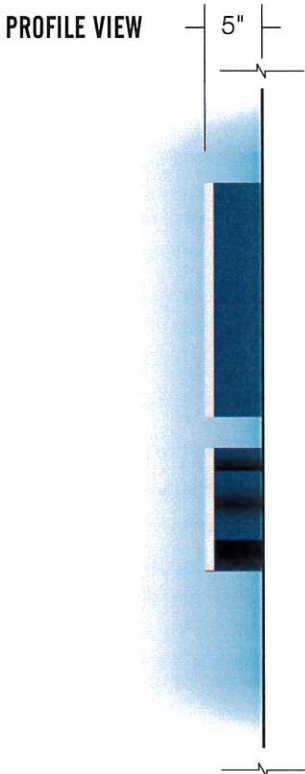
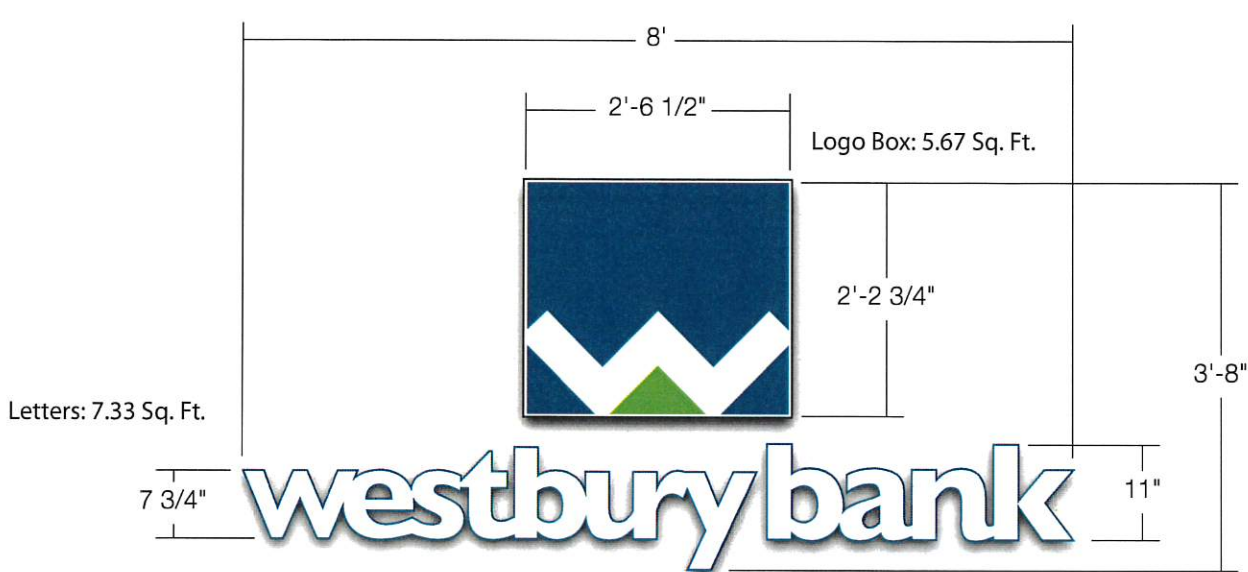
N112 W17171 MEQUON
ROAD
GERMANTOWN, WI

DATE	REV	ISSUE
7/6/16		NOTE REVISIONS
12/7/16		BID SET
1/11/17		PERMIT SET
1/23/17	1	REVISION
1/26/17	2	REVISION
2/16/17	3	REVISION

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF VJS CONSTRUCTION SERVICES. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE, OR TERRITORY SHOWN ON THE SEAL.

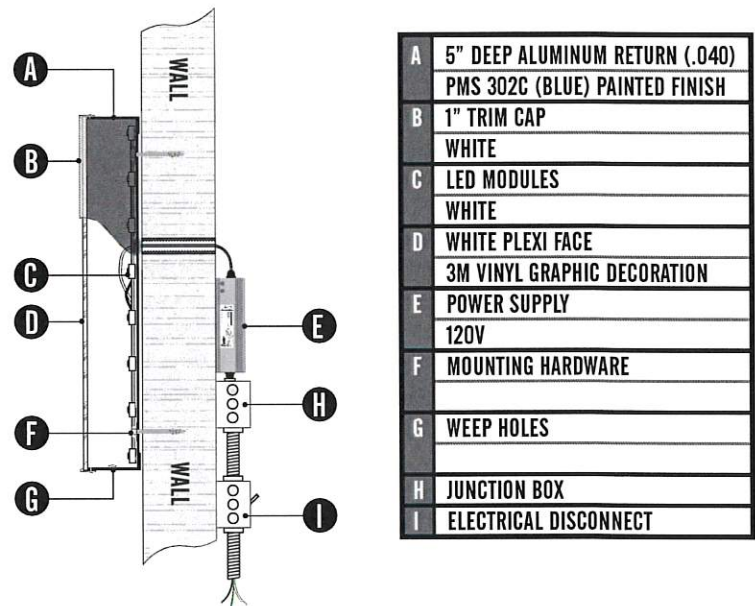
PROJECT NUMBER 1170472
DATE 06/17/2016
DRAWN BY BDG
CHECKED BY KAK
SCALE As indicated

SITE PLAN
C1.02



FACE LIT CHANNEL LETTERS / CROSS SECTION DETAIL

REMOTE LOCATED POWER SUPPLY



SIGN A ILLUMINATED LOGO & LETTERS - 13

ONE (1) SINGLE SIDED, ILLUMINATED BUILDING SIGN w/ FACE-LIT LOGO & w/ CHANNEL LETTERING.

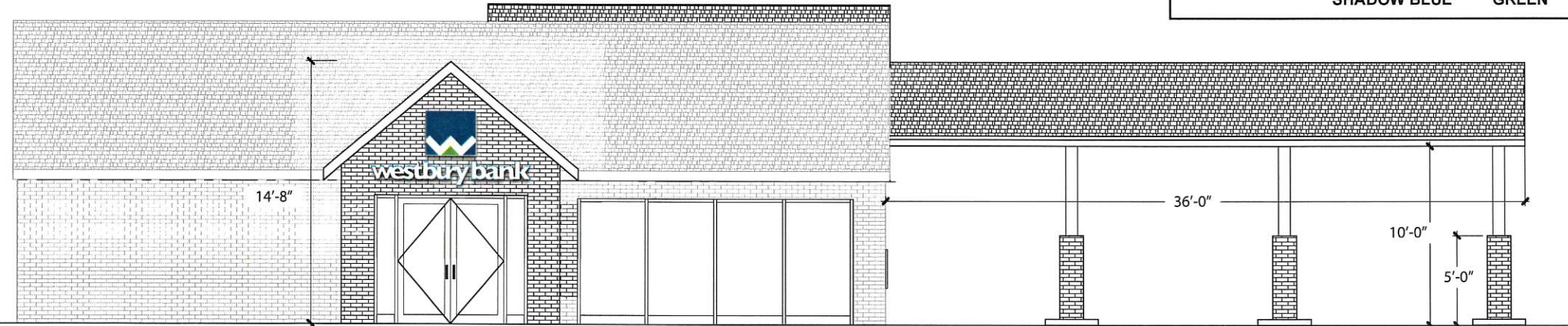
CHANNEL LETTERS & LOGO: 5" DEEP .040 ALUMINUM RETURNS (PMS 302C BLUE - PAINTED FINISH), WHITE PLEXI FACE w/ DIGITALLY PRINTED MIRATEC SYSTEMS PURE COLOR TECHNOLOGY (TRANSLUCENT 3M SHADOW BLUE) & 3M BRILLIANT GREEN (3630-106), w/ WHITE OUTLINE, 1" TRIM CAP (WHITE), INTERNAL WHITE LED ILLUMINATION. SEE DETAIL TO RIGHT.

SEE SHEET 4 FOR NIGHT ILLUMINATION RENDERINGS & LOCATION ON BUILDING ELEVATION.

COLORS

PMS 302C	MIRATEC CUSTOM 3M SHADOW BLUE	3M 3630-106 BRILLIANT GREEN

DIGITALLY PRINTED MIRATEC SYSTEMS
PURE COLOR TECHNOLOGY



Scale: 1/8" = 1'-0"



NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.



4085 North 128th Street, Brookfield, WI 53005
p. 262.781.1500
f. 262.781.1540
www.lembergelectric.com

PROJECT:
Westbury Bank

ADDRESS:
N112 W17171 Mequon Rd., Germantown, WI 53022

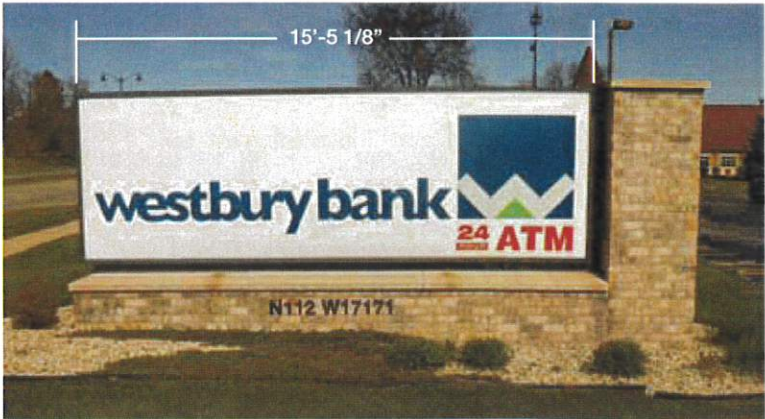
DRAWING: 1(3)
DATE: 05-05-16
SCALE: 1/2" = 1'

REVISION DATE: 02-16-17
REVISION#: (3)
SALES REP: Tim McGrath
DESIGNER: Mark Mayzik

LANDLORD APPROVAL SIGNATURE / DATE:
CLIENT APPROVAL SIGNATURE / DATE:

Westbury Bank - Double Face Pylon Sign w/ Electronic Message Center

OVERALL SIGN: 9'-3" W x 8'-2" H = 75.54 SQ. FT.
EMC: 3'-0" W x 9'-0" = 27 SQ. FT.
(EMC IS 35.7% OF OVERALL SIGN)



SIGN TO BE REMOVED

SIGN B

- PYLON SIGN w/ ELECTRONIC MESSAGE CENTER - 75.54**
- ONE (1) DOUBLE SIDED MONUMENT SIGN, ILLUMINATED w/ WHITE LED - UL APPROVED FABRICATION
 - 24" DEEP FABRICATED ALUMINUM SIGN BODY w/ 1/8" ROUTED ALUMINUM FACES (NO EXPOSED FASTENERS), BACKED w/ WHITE LEXAN AND 1" (PUSH-THRU 3/4") CLEAR ACRYLIC PUSH-THRU LETTERING & LOGO w/ 3M TRANSLUCENT FILM ON 1st SURFACE
 - GREEN LED ACCENT LIGHTING ON TOP OF SIGN PAN FORMED LEXAN ATTACHED TO TOP OF CABINET ENTIRE SHAPE ILLUMINATES GREEN
 - WATCHFIRE 16MM FULL COLOR LED MESSAGE CENTER (INCLUDES WIRELESS COMMUNICATIONS, AND ONLINE TRAINING)
 - EXISTING SIGN TO BE REMOVED
 - SALVAGE PORTION OF OF EXISTING MASONRY BASE FOR NEW MONUMENT
 - REMOVE AND REINSTALL EXISTING FLAT CUT ADDRESS

COLORS				
	PMS 302C	PMS 361C	MIRATEC CUSTOM BLUE PMS 302C	3M 3630-106 BRILLIANT GREEN

DIGITALLY PRINTED MIRATEC SYSTEMS
PURE COLOR TECHNOLOGY

NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.

  4085 North 128th Street, Brookfield, WI 53005 p. 262.781.1500 f. 262.781.1540 www.lembergelectric.com	PROJECT: Westbury Bank	DRAWING: 5(0)	REVISION DATE: 02-16-17	REVISION#: (0)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #: 2 of 4
	ADDRESS: N112 W17171 Mequon Rd., Germantown, WI 53022	DATE: 02-23-17	SALES REP: Tim McGrath			
		SCALE: 3/8"=1'	DESIGNER: Mark Mayzik			



SIGNS TO BE REMOVED

SIGNS C

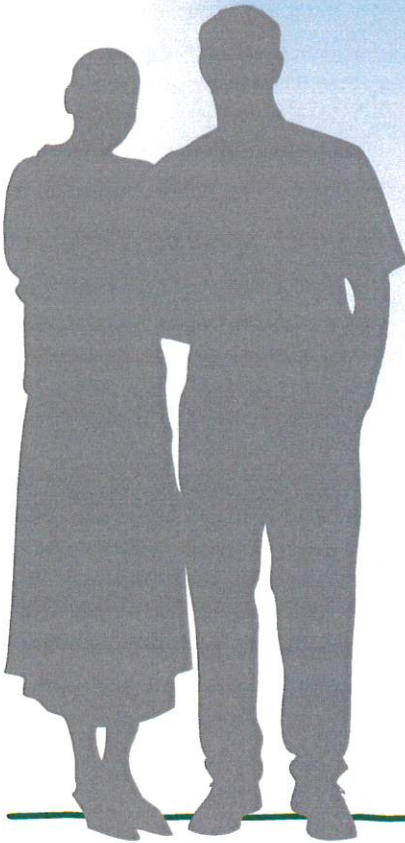
DIRECTIONAL SIGNS - 6 (12 total)
TWO (2) DIRECTIONAL SIGNS w/ WHITE LED ILLUMINATION
EXTRUDED ALUMINUM CABINET PAINTED BLUE PMS 302C
w/ 1/8" ROUTED ALUMINUM FACE, BACKED UP w/ WHITE POLY CARBONATE
TRANSLUCENT FILM GRAPHICS, MIRATEC PURE COLOR TECHNOLOGY &
3M FILM ON 1st SURFACE OF BACK UP
FABRICATED ALUMINUM REVEAL (GREEN) & BASE (BLUE)
w/ 3M REFLECTIVE VINYL "DO NOT ENTER" GRAPHICS (NON-LIT)

COLORS

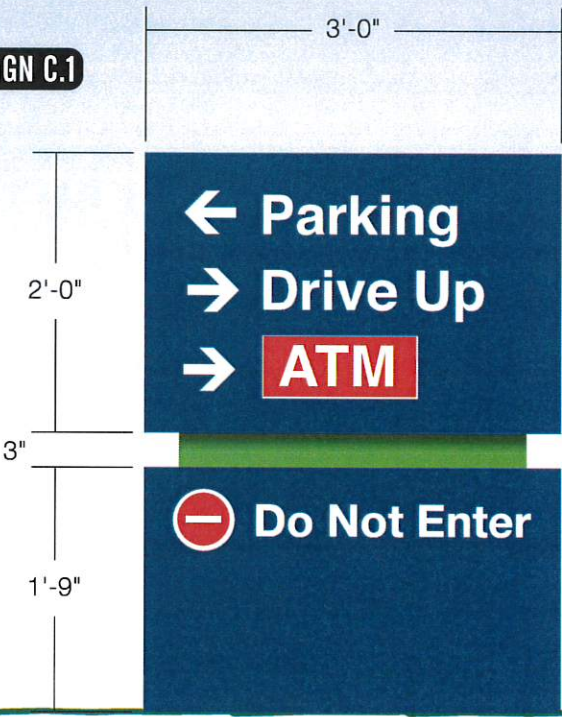
PMS 302C	PMS 361C	MIRATEC CUSTOM 3M SHADOW BLUE	3M 3630-106 BRILLIANT GREEN	3M 3630-33 RED

DIGITALLY PRINTED MIRATEC SYSTEMS
PURE COLOR TECHNOLOGY

3M 3630-22 BLACK



SIGN C.1

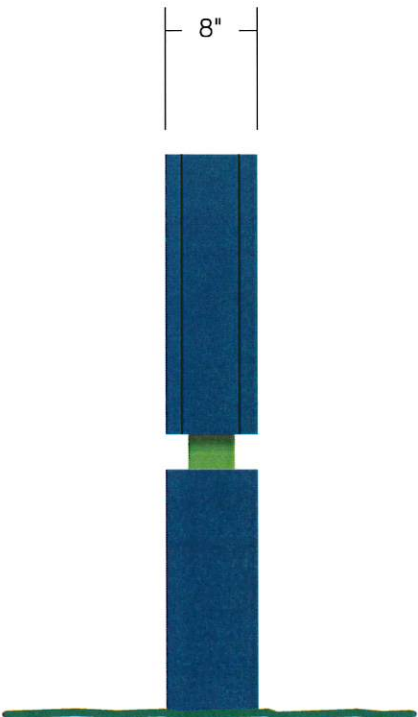


DOUBLE SIDED



OPPOSITE SIDE

END VIEW



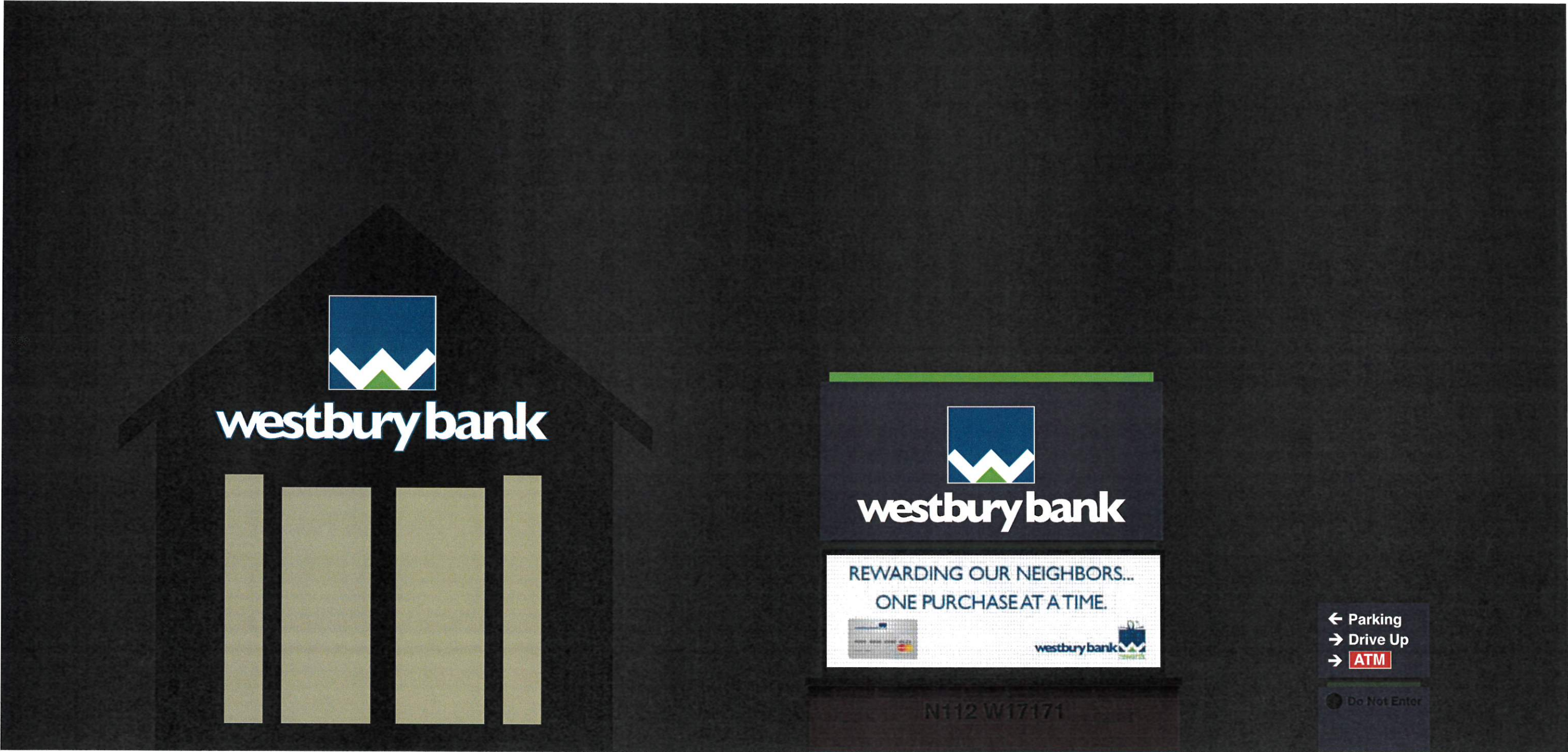
SIGN C.2



SINGLE SIDED

NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.

 4085 North 128th Street, Brookfield, WI 53005 p. 262.781.1500 f. 262.781.1540 www.lembergelectric.com	PROJECT: Westbury Bank	DRAWING: 3(6)	REVISION DATE: 02-24-17	REVISION#: (6)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #: 3 of 4
	ADDRESS: N112 W17171 Mequon Rd., Germantown, WI 53022	DATE: 05-05-16	SALES REP: Tim McGrath		CLIENT APPROVAL SIGNATURE / DATE:	
		SCALE: 3/4" = 1'	DESIGNER: Mark Mayzik			



NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.

  4085 North 128th Street, Brookfield, WI 53005 p. 262.781.1500 f. 262.781.1540 www.lembergelectric.com	PROJECT: Westbury Bank	DRAWING: 4(2)	REVISION DATE: 02-24-17	REVISION#: (2)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #: 4 of 4
	ADDRESS: Germantown, WI	DATE: 05-05-16	SALES REP: Tim McGrath		CLIENT APPROVAL SIGNATURE / DATE:	
		SCALE: N.T.S.	DESIGNER: Mark Mayzik			

SIGN PERMIT REVIEW

3/13/17 Plan Commission Meeting

Stein's Garden & Home

Village Planner Report

Germantown, Wisconsin

Summary

Jaime Dieman, Innovative Signs Inc, agent for Stein's Garden & Home, property owner, is requesting approval for a new wall-mounted sign for Stein's Garden & Home center located at W184 N9676 Appleton Avenue.

Property Location: W184 N9676 Appleton Avenue

**Property Owner/
Applicant:**

Jaime Dieman
Innovative Signs
21795 Doral Rd
Waukesha, WI

Stein's
c/o Bryan Linstroth
5400 S. 27th Street
Milwaukee, WI

Current Zoning: B-2: Community Business District

Adjacent Land Uses		Zoning
North	Agricultural/Institutional	A-2/I
South	Commercial	B-2/B-3
East	Commercial	B-3
West	Commercial	B-2

Location Map



Proposal

Jaime Dieman, Innovative Signs Inc, agent for Stein's Garden & Home, property owner, is requesting approval for a new wall-mounted sign for Stein's Garden & Home center located at W184 N9676 Appleton Avenue.

- 3'7" x 14'6" (52 sqft) wall-mounted sign to be located on the west façade (facing Appleton Ave). The sign will be comprised of LED internally-illuminated letters flush-mounted to the wall (this sign replaces an existing 34.5 sqft wall-mounted sign).

Staff Analysis

The proposed wall sign meets the sign requirements including the allowance for 1.5 sqft of sign area for every 1 linear foot of building frontage (52 sqft proposed vs. the maximum allowance of 142 sqft).

Village Planner Recommendation

APPROVE the proposed wall-mounted sign for Stein's Garden & Home center located at W184 N9676 Appleton Avenue subject to the following conditions:

1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. All electrical sign components must be listed and labeled by a recognized lab.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid h Date 3-3-17

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

Jaime Dieman

Innovative Signs, Inc.

21795 Doral Rd, Ste B

Waukesha, WI 53186

Phone (262) 432-1330

Fax (262) 432-1331

E-Mail jaime@innovative-signs.com

PROPERTY OWNER

Stein Garden & Home

Bryan Linstroth

5400 S. 27th Street

Milwaukee, WI 53221

Phone (262) 255-5790

bryan@mailsteins.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

W184 N9676 Appleton Ave

3

SIGN INFORMATION

Sign Dimensions 43" height x 174" width ☒ Single ☐ Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF 141.74 ft

Total Square Footage of Sign (include all sides) 51.95

Total height of the Sign _____

Is the Sign to be illuminated ☒ yes ☐ no

Type of Sign Construction Materials acrylic, aluminum

Distance to Closest Property Line _____

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs 34.56 (wall sign)

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

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Jaime Dieman 2/28/17
Applicant Date

[Signature] 2/28/17
Owner Date

Stein's Home & Garden Sign Permit Request

Project Name: Stein's Home & Garden

Property Address: W184 N9676 Appleton Ave

Applicant Name: Innovative Signs

Contact Person: Jaime Dieman

Applicant Address: 21795 Doral Road, Ste B

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

Intent

This document comprises the Sign Permit request for Stein's Home & Garden located at W184 N9676 Appleton Ave in the village of Germantown. Stein's Home & Garden is requesting a sign permit to replace a wall sign with their updated logo.

Details

The following details how the replacement of existing wall sign will comply with Village of Germantown Municipal Code

The wall sign will be 51.95 sq. ft., which will meet the allowed 212 sq. ft. in the sign code. The allowed sq. ft. is determined at 1.5 times the linear frontage of the building (141.74 sq. ft.). The existing wall sign of 34.56 sq. ft. will be removed.





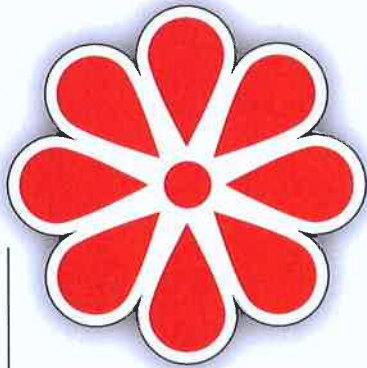
www.Innovative-Signs.com
P: 262-432-1330
F: 262-432-1331

Client
Stein Gardens & Home
Size
See Right
Materials & Colors
Channel Letters LED Illumination Flush Mounted Black Trim Cap & Returns
Colors
☐ White ☒ PMS - 555 ☒ PMS - 1788
Representative
Chad S. Designer Nick Mason Date: 2/02/2017

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



43.0"
Logo



STEIN'S

25.5"
Text

174.0"