

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, APRIL 10, 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:** March 13, 2017
- V. **NEW BUSINESS:**
 - A. American Architectural Group, Inc., Agent for RAFRAD LLC, Property Owner and Wisconsin Stamping & Manufacturing – N110 W13455 North Patton Court. Site Plan Review for a 54,605 Square Foot Warehouse & Office Addition.
- VI. **ANNOUNCEMENTS:**
- VII. **ADJOURNMENT:**

The next Plan Commission Meeting will be on May 8, 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
March 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 2-13-17. MOTION carried unanimously.*

David & Lori Gutbrod – W162 N11840 Fond du Lac Avenue. The property owners and agents for Advantage Research are requesting approval of site development and building plans associated with the conversion of an existing residential dwelling to an office building. Planner Retzlaff summarized the proposal.

MOTION Baum second Gray to 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.***

Trustee Baum asked the applicants if they were OK with the conditions. Mr. Gutbrod said he did not want to go to the State for approval. Chairman Wolter explained Hwy.145 is a State Highway and it would be required. Mr. Gutbrod asked if structural repairs would also need State approval. He said he's afraid of something happening to the building and is hoping to do emergency, temporary structural repairs to reinforce the building. Planner Retzlaff said he would need to check with the Building Inspector.

MOTION carried unanimously.

Systems, Inc. – W194 W11481 McCormick Drive. The tenant is seeking approval of site development and building plans for an 1,826 sqft expansion to the existing manufacturing facility in the Germantown Industrial Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to 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, subject to building inspection requirements and a \$20,000 occupancy bond may be required by Inspection Services as part of the building permit application.***

MOTION carried unanimously.

Presbyterian Homes of Wisconsin – N112 W17300 Mequon Road. The developer of Fairway Knoll senior housing community is seeking approval of revised building and architecture plans for the Phase I building. Planner Retzlaff summarized the proposal. Lisa Albain, Senior Housing Partners and Dawn Wieczorek, InSite Architects, went over the proposed revisions. Ms. Albain explained that because of the competitive market here, materials and the cost of labor have become more expensive and to mitigate that they have reduced the square footage of the building, changed some of the construction materials and the quantity and selection of exterior stone. Discussion followed. Planner Retzlaff explained the landscaped plan provided in the submittal fulfilled the requirements in condition #2.

Trustee Baum compared the 2 sets of elevations and had the following recommendations:

- Elevation 1 Town Center – Trustee Baum said there was a lot of brown siding area on the new elevation which diminishes the interest on that elevation. He asked if there was a possibility of taking the stone off the center feature and put it on the sides and put the EFIS back on there to minimize the dark brown area. Ms. Wieczorek said that could be done. Trustee Baum further explained to take the brick to the bottom of the entrance drop off canopy and run a line at the bottom of the canopy all the way across the building.
- Elevation #3 – Trustee Baum said the roof structure was changed on the new elevations. The center bay used to have exposed timbers and the overhands were minimized to 6 inches and really changed the feel from a Germanic theme to just a basic elevation. The new

elevation dropped the timbers and character. Those subtle Germanic themes is what he's looking for. Ms. Wieczorek said they can definitely include that.

- Elevation #4 – Planner Retzlaff said this elevation is the closest to Mequon Road and there seems to be so much dark siding. Trustee Baum said it would be better to have stone on the base of that elevation and forego stone on the back side of the building in favor of the front side of the building. Ms. Wieczorek asked if they could do the center piece between the end bays and not the corners. Trustee Baum said to do the outside edge to the outside edge. Planner Retzlaff said the gables are less steep compared to the original plan and asked if they could be steeper. Ms. Wieczorek said they could make the end bays a little steeper. Trustee Baum asked if Plan Commission had allowed the 42-foot gable height because of the aesthetics of the building and thought he said to allow the building to exceed the height limitations for the architectural features. Planner Retzlaff said there is an allowance for architectural projections to exceed the height limitations already in the code. Trustee Baum said he'd prefer to raise the building up and get the pitch back if it was allowed. Ms. Wieczorek was agreeable to that.
- Elevation #5 – Trustee Baum was OK with this elevation because of the extra trees that are in the plan.
- Planner Retzlaff said the north elevations face the river and the public and the residential area can easily see that side. He suggested sacrificing some of the stone on the north side and put it back on the south side facing Mequon Road. Trustee Baum agreed that the trees would do a lot more in hiding the building from people who didn't want to see it in the first place.

MOTION Baum second Shadid to 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.***

- Planner Retzlaff said Condition #2 should remain in place because we still need the quantity and species provided on a revised landscape plan. Ms. Albain asked if the stone is increased on the front elevation, is it ok if some of the trees planned for the front of the building could be moved to the back of the building. Trustee Baum said within reason, if there's a big section of repetitive stuff as in elevation 5 on the south elevation, some trees along the repetitive section would still be warranted and a couple trees could be moved around back. Planner Retzlaff explained the green and blue circles on the supplemental plan can be moved around to protect the north. Commissioner Gray would like to add more pines and spruce along the north façade to block the view. She said if there were 8 or more trees it will put the green against the building and help break up the long façade.

MOTION to Amend Baum second Gray to add Condition #3 to include the above discussion.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

JK Lee – W164 N11269 Squire Drive. Chan Lee, property owner, is requesting approval for 2 wall-mounted signs for the new location of JK Lee in the Germantown Marketplace II retail center. Planner Retzlaff summarized the proposal.

MOTION Baum second Gray to Approve the propose 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.***

MOTION carried (6-1 Baum).

Westbury Bank – N112 W17171 Mequon Road. The request is for approval of a new wall, monument and on-site directional signs for the existing bank. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to 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.***

MOTION carried unanimously.

Stein Garden & Home – W184 N9676 Appleton Avenue. The request is for approval for a new wall-mounted sign. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to 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.***

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

SITE PLAN REVIEW

4/10/17 Plan Commission Meeting

Wisconsin Stamping & Manufacturing / American Architectural Group

Village Planner Report

Germantown, Wisconsin

Summary

American Architectural Group Inc., agent for Paul Stangl and RAFRAD LLC, property owner, and Wisconsin Stamping & Manufacturing, is seeking approval of site development & building plans for a 54,605 sqft expansion to the existing manufacturing, warehouse and office facility on North Patton Court in the Germantown Business Park.

Property Location: N110 W13455 North Patton Court

Applicant/

Property Owner:

Roger Schregardus
American Arch Inc.
3350 S. River Rd
West Bend, WI

Paul Stangl
RAFRAD LLC
N110 W13455 N Patton Ct
Germantown, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Agricultural	A-2



Background/Proposal

In 2011, Wisconsin Stamping & Manufacturing (WSM) constructed a 60,000 sqft state-of-the-art facility in and relocated their corporate headquarters to the Germantown Business Park. WSM is a leading manufacturer of metal tubular, ring, bushing, sleeve, stamped, formed and machined parts and components used in a wide variety of industries. Wisconsin Stamping specializes in the manufacture of precision wire forms, stampings, threaded and formed rods, weldments and sheet metal components, and distributor of fasteners and component hardware.

WSM has approximately 755 production and support employees operating 18-20 hours/day over 2 shifts/day Monday to Thursday, and 8-10 hours/day in 1 shift on Friday. Production-related activities include: metal stamping, machining, wire forming, metal fabrication, thread rolling, welding, tool & die work, and the distribution of fasteners and component hardware. Machinery used in the operation includes: stamping presses, machining and turning equipment, press brakes, laser cutting tools, wire formers, broaches and welders.

Site & Building Improvements

At this time, American Architectural Group Inc., agent for Paul Stangl and RAFRAD LLC, property owner, and Wisconsin Stamping & Manufacturing, is seeking approval of site development & building plans for a 54,605 sqft expansion to the existing 55,608 sqft facility.

As presented in the site development and building plans, the proposed expansion includes the following features:

54,605 sqft Building Expansion (109,213 sqft total)

- Office: 4,739 sqft
- Manufacturing/Warehouse: 49,866 sqft
- Pre-cast concrete panels with an aggregate, smooth and raked finish on the north, west and south sides of the manufacturing/warehouse building and office area; the existing metal expansion wall on the west elevation has been replaced with a permanent wall and two corner “tower” features comprised of pre-cast panels with a raked finish and spandrel glass components to match the existing building
- Flat roof w/ parapet wall components to shield roof-mounted mechanicals
- Additional 3-bay elevated loading dock and two additional at-grade 16’ high overhead door docks on south elevation
- Curb & gutter parking area w/ 37 additional parking stalls

The existing single access driveway on Patton Court will serve a total of (92) parking stalls. The proposed building expansion, additional parking and other paved areas will increase the total impervious surface area to 184,400 sqft or 41 percent of this 10.24-acre site (vs. the 75% maximum allowed) leaving 59 percent in green/open space.

Storm water run-off will sheet flow to on-site storm sewer and be diverted to both the existing storm sewer in Patton Court and the storm sewer and drainage ditch located in a 50' storm sewer & drainage easement along the west property line. Public water and sanitary sewer serve the existing facility via connections to extended service lines from Patton Court. An existing fire hydrant in the parking lot south of the building will be extended further west in the parking lot.

Additional foundation plantings are proposed around the north and south side of the main building addition and along the east side of the office addition. Additional parking lot landscaping is also proposed. Additional exterior lighting includes five (5) 320W metal-halide cut-off wall-mounted fixtures at a height of 18' above the dock area and one (1) 100W wall-mounted fixture on the north elevation.

Staff Analysis

The proposed expansion is consistent with the requirements of the Business Park covenants and underlying M-1: Limited Industrial Zoning District. The site is located within one of the Village's Wellhead Protection zones. Because the primary use of the building is metal stamping and metal working, the site is subject to the Wellhead Protection Ordinance requirements. A conditional use permit (CUP#05-11) was granted in 2011 along with the original site plan approval. The CUP was granted to include this proposed building expansion; no further action regarding Wellhead Protection is required.

As was the case with the proposed HVAC equipment on the roof of the original office component, any new roof-mounted HVAC units are required to be screened.

Fire & Police Departments

The Fire Department is requesting that the center section of the new parking stalls be reduced in length (remove 2 stalls running north to south) to provide a minimum of four (4) feet of additional paved surface around the raised median end sections to create adequate width for Fire Department apparatus to navigate in/around that part of the parking lot. The Police Department is requesting that all doors and docks be numbered with reflective numbers to aid emergency personnel access.

Public Works/Engineering

The Public Works/Engineering Department has identified a number of technical requirements and corrections that will need to be made to the plans before commencement of construction (see April 5, 2017 memo from Village Engineer Bartlein).

Inspection Services

The Building Inspection Department 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 and building plans for a 54,605 sqft expansion to the Wisconsin Stamping facility on Patton Court subject to the following conditions:

1. Approval is for the site development and building plan set dated 3-6-2017 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein.
2. All landscaping, screening, 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.
3. The new parking stall area shall be revised (or other minor site improvements made) in order to create adequate pavement width and/or space to accommodate the movement of Fire Department apparatus within and through the parking lot. The owner shall coordinate the necessary changes with Fire Department staff and submit a supplemental site plan sheet showing what, if any, changes will be made.
4. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
6. All of the technical requirements and corrections discussed in the Public Works/Engineering Department's April 5, 2017 memo shall be addressed in revised plans prior to commencement of construction.

Village of



Germantown

Engineering Department Memorandum

To: Jeffery W. Retzlaff, ACIP, Village Planner/Zoning Administrator
From: Eric Bartlein, Civil Engineer
CC: Larry Ratayczak, Director of Public Works; John Laning, Village Engineer
Date: April 5, 2017
Re: Wisconsin Stamping Proposed Addition Plan Review

The Engineering Dept. offers these comments for the Wisconsin Stamping proposed building expansion:

Utility Plan – C-103

- Extend the 20' water main easement over the new water main.
- As-built will be needed for the water main extension.
- In the last paragraph in the Utility Notes change "Village of Grafton" to Village of Germantown.

Grading and Erosion Control Plan – C-102

- Install inlet protection on the two inlets directly East of the tracking pad.
- Place silt fence around the temporary stockpile.

Site Details – C-104

- Water Distribution System – Line 3 – change the "Standard Specifications" to Village of Germantown's Standard Specifications.
- Water Distribution System – Line 4 – add "Village of" in front of "Germantown Standard Specifications".

Landscape Plan – L-101

- No trees in the water main easement – Make sure the two Type C Trees in the medians will not be in the extended water main easement.

**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 9

DATE

3-6-17

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**Roger SchregardusAmerican Architectural Group, Inc3350 South River RoadWest Bend, WI 53095Phone (262) 334-3811E-Mail roger@teamaag.net**PROPERTY OWNER**RAFRAD LLCPaul StanglN110 W13455 N Patton CourtGermantown, WI 53022Phone (262) 236-9292E-Mail pstangl@weimerbearing.com**2****PROPERTY ADDRESS**

N110 W13455 N Patton Court
Germantown, WI 53022

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

North	South	East	West
Industrial - Airgas	Industrial - Kitpackers	Industrial - 4 tenant bldg	Residential

4**READ AND INITIAL THE FOLLOWING:**

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

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

x 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!

Roger Schregardus 3/6/17 P. Stangl
Applicant Date Owner Date



March 6, 2017

TO: PLANNING DEPARTMENT
N112 W17001 Mequon Road
Germantown, WI 53022

RE: **Wisconsin Stamping & Manufacturing**
North Patton Court
Germantown, WI 53022

Impact Design Statement

Type of operation of the facility: Machine or metal working shops as the principal business.

Description of Existing Use: Metal stamping, machining of metal components, wire forming, metal fabrication, thread rolling, welding, tool & die work, distribution of fasteners and component hardware. A variety of machinery is used in conjunction with the process listed above, including but not limited to, stamping presses, machining and turning centers, press brakes, wire formers, broaches, welders and associated secondary process equipment.

The existing building size is 50,112SF Manufacturing/Warehouse and 4,821SF Office for a total for 54,608SF. The proposed addition sizes are 49,866 SF Manufacturing/Warehouse and 4,739 SF Office for a total building size of 109,213SF.

The current number of existing employees, both support and production, is 75. They plan to add approximately 65 more support and production employees once this addition is up to full capacity.

The current hours of operation are 18-20 hours per day (2 shifts) Monday through Thursday and 8-10 hours on Friday.

Description of exterior design: The exterior of the existing building is a precast concrete wall panel on 3 sides, with a distinctive design pattern. All walls of the new additions will continue this look.

Respectfully,

Roger Schregardus
Project Manager

CUP #05 – 11

Document No.

CONDITIONAL USE PERMIT

Document Title

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

Whereas the Applicant:

**Paul Stangl for RAFRAD LLC, Property Owner, and
Wisconsin Stamping & Manufacturing, Operator**

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 and permits the operation of a "Machine and Metal Working Shop" operation pursuant to Section 17.40.11(2)(b) and the Wellhead Protection provisions in the Village's Zoning Code.



RECORDED

July 21, 2011 9:30 AM

SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$30.00

Name & Return Address:

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

Parcel Identification No:

GTNV 252-980

3

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

Lot 30 of Certified Survey Map No. 6406 recorded in Volume 48 Page 231; being located in that part of the Northeast ¼ and Southeast ¼ of the Northwest ¼ of Section 25, Township 9 North, Range 20 East, in the Village of Germantown, Washington County Wisconsin.

Tax Key No. 252-980

N110 W13455 North Patton Court (Germantown Business Park)

Pursuant to the following condition(s):

1. This permit authorizes the uses, activities and facilities set forth in the conditional use permit application dated April 15, 2011 and in the supporting documents and plans made part of the application, including the site development and building plan sheets (dated April 14 and May 3, 2011). All of the commitments made by the Applicant in the application and supporting documents cited herein are deemed conditions of approval. This permit includes the same uses and activities that may be conducted in/as part of the future building expansion shown in the site development and building plans.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the 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.

CUP # 05-11

RAFRAD LLC & Wisconsin Stamping & Manufacturing
Village of Germantown, Washington County, Wisconsin

3. The type and amount of lubricants, coolant or other liquid material to be used and stored shall be limited to those which are listed in the application documents and material safety data sheets (or comparable). Significant changes in the type or amount of such material, or, any changes to the methods of storage shall be reported to the Village Planning Department. Modifications to the approved CUP may be required by the Village at that time.
4. Emergency response spill kits shall be provided on-site at all times.
5. Sufficient secondary containment (integral or portable) for all lubrication and coolant shall be installed and maintained.
6. The Applicant shall prepare and maintain a current contingency plan which details the response to any emergency which occurs at the facility, including notifying municipal, county and state officials. A copy shall be provided to the Village Fire Department.
7. All materials treated or covered with any oils or other lubricants shall be kept and stored inside including all waste products.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the 16th day of May, 2011.

ATTEST:

Elizabeth Knaack
Elizabeth Knaack
Village Clerk

Dean Wolter
Dean Wolter
Village President

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 18th day of July, 2011, the above
named Dean Wolter, 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
(type or print name of Notary on this line)
Christine M. Micka
(signature of Notary on this line)

Notary Public, State of Wisconsin

My Commission Expires: 8-14-11

CUP # 05-11
 RAFRAD LLC & Wisconsin Stamping & Manufacturing
 Village of Germantown, Washington County, Wisconsin

ACCEPTANCE OF TERMS AND CONDITIONS BY APPLICANT

I, Paul F. Stangl, representing RAFRAD LLC and Wisconsin Stamping & Manufacturing, 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 17th day of June, 2011

Paul F. Stangl
 {type or print name on this line}

[Signature]
 {signature on this line}

Agent for RAFRAD LLC and Wisconsin Stamping & Manufacturing

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

Personally came before me this 17th day of JUNE, 2011, being the above named PAUL STANGL, to me known to be the person who executed the foregoing instrument and acknowledged the same.

ANNE M STANGL
 {type or print name of Notary on this line}

Anne M Stangl
 {signature of Notary on this line}

Notary Public, State of Wisconsin

My Commission Expires: 5-18-2014

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



PREMIUM HID SQUARE PROJECTION WALL PACK 100-WATT PSMH, 42-WATT CFL (E-SS4M10QM, E-SS4F42UM)

Applications – Security, pathway and perimeter lighting; ideal for entry ways, walkways, and parking facilities.

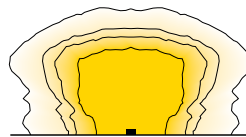
Typical Mounting Height: 8 to 15 feet

Typical Spacing: 2 to 3 times the mounting height

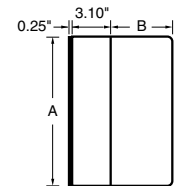


One lamp included

Fluorescent lamp
ordered separately.



DISTRIBUTION PATTERN
Bird's Eye View, Wall Mounted



"A" "B"

12" Sq. 5.0"

Catalog #	Description	Ballast	Lamp Base	Lamp	Weight	Lamp Output	Lamp Color Rendition
E-SS4M10QM	100-watt Pulse Start Metal Halide (PSMH)	120/208/240/277-volt HX ballast HPF	E26	Clear, medium base	15.4 lbs.	9000 lumens	65 CRI
E-SS4F42UM	42-watt Compact Fluorescent (CFL)	120- to 277-volt Universal Electronic	—	Coated, GX24q-4 base	9.4 lbs.	3190 lumens	82 CRI

Features

- Durable die-cast aluminum housing
- Knockouts provided on back of housing for 1/2" conduit entry, mounting over a 4" square or octagonal, and single gang J-boxes
- 1/2" NPT threaded hubs on four sides for conduit entry
- Neoprene gasket on back of housing provides a watertight mounting seal
- Sponge cord gasket between housing and lens ensures a watertight seal
- Clear polycarbonate lens held in place with hidden spring clip assembly
- E-coat epoxy primer with five layers of protection
- Super durable medium-bronze powder topcoat
- UL Listed for wet locations
- 5-year finish warranty
- 3-year fixture warranty
- 1-year lamp warranty
- Assembled in the USA

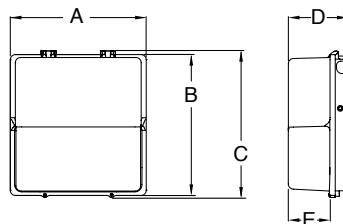
Applications: Security, pathway and perimeter lighting; ideal for entry ways, walkways and parking facilities.

Typical Mounting Height: 8 to 20 feet **Typical Spacing:** 2 to 3 times the mounting height

PRODUCTS THAT MEET **BUY AMERICAN**
 REQUIREMENTS WITHIN ARRA
 ARE DESIGNATED BY THIS SYMBOL.



One lamp included



"A"	"B"	"C"	"D"	"E"
16.3"	16.9"	17.6"	7.2"	5.0"

Catalog #	Description	Ballast	Lamp Base	Lamp	Weight	Initial Delivered Lumens	Lamp Color Rendition
E-WPG2P25Q(*)	250-watt Pulse Start Metal Halide (PSMH)	120/208/240/277-volt CWA ballast HPF	E39	Clear, mogul base	46.4 lbs.	25000	68 CRI
E-WPG2P32Q(*)	320-watt Pulse Start Metal Halide (PSMH)	120/208/240/277-volt CWA ballast HPF	E39	Clear, mogul base	45.4 lbs.	33000	68 CRI
E-WPG2P40Q(*)	400-watt Pulse Start Metal Halide (PSMH)	120/208/240/277-volt CWA ballast HPF	E39	Clear, mogul base	45.6 lbs.	44000	68 CRI
E-WPG2H25Q(*)	250-watt High Pressure Sodium (HPS)	120/208/240/277-volt CWA ballast HPF	E39	Clear, mogul base	46.3 lbs.	26000	22 CRI

(*) Specify finish color. Z-Dark Bronze, M-Medium Bronze

Construction & Materials

- Seamless copper-free die-cast aluminum housing
- Copper-free die-cast aluminum lens assembly and frame is hinged, allowing for easy servability
- Clear, borosilicate refractor glass lens
- Foam-in-place gasketing around lens and mounting provide watertight seal
- Precision specular aluminum reflector provides forward throw with wide distribution
- Supplied with lightweight mounting box designed for installation over standard 4-inch square or octagonal and single-gang J boxes
- Conduit entry from top, sides, and rear for easy through-wiring
- E-coat epoxy primer with five layers of protection
- Super durable medium- or dark-bronze powder topcoat

Performance

- 5-year finish warranty
- 3-year fixture warranty
- 1-year lamp warranty

Electrical

Regulatory

- UL Listed
- Suitable for wet locations
- Assembled in the USA

PREMIUM HID GLASS REFRACTOR WALL PACK 250/320/400-WATT (E-WPG2 SERIES)

Accessories



Photocell

CAT.# E-ACP1 (120 volts)

CAT.# E-ACP2 (208/240/277 volts)

Photocell is field installed.



Uneven Surface Mounting Plate

CAT.# E-WP/USMP

Used to prevent water entry into fixture through back box due to uneven gasket sealing when mounting to brick, stucco, and corrugated metal.



Wire Guard

CAT.# E-WPG/WG1



Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to $\pm 10\%$ of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ fixture testing.

1501 96th Street, Sturtevant, WI 53177 | Phone (888)243-9445 | Fax (262)504-5409 | www.e-conolight.com

PROPOSED OFFICE AND MANUFACTURING ADDITION FOR:



Wisconsin Stamping & Manufacturing

VILLAGE OF GERMANTOWN, WISCONSIN

PROJECT DATA:

BUILDING CODE:

2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2003 AMERICAN NATIONAL STANDARDS (ICC/ANSI A117.1-2003)

PLUMBING CODE:

WISCONSIN COMMERCIAL BUILDING CODE CHAPTER 81-84

MECHANICAL CODE:

2009 INTERNATIONAL MECHANICAL CODE

ELECTRICAL CODE:

NEC 2008

FIRE / LIFE SAFETY CODE:

NFPA-1 2009

BUILDING SIZE:

EXISTING BUILDING FOOTPRINT: 54,608 sqft
NEW MFG. ADDITION FOOTPRINT: 49,866 sqft
NEW OFFICE ADDITION FOOTPRINT: 4,739 sqft

TOTAL BUILDING FOOTPRINT: 109,213 sqft

PER TABLE 503 ALLOWABLE AREA: 23,000 sqft (S-2 OCCUPANCY)
IBC 506.2 FRONTAGE INCREASE SEE ATTACHED = 17,250 sqft
IBC 506.3 SPRINKLER INCREASE ALLOWABLE AREA x 300% = 92,000 sqft

TOTAL ALLOWABLE AREA: 109,250 sqft

BUILDING DATA:

COUNTY LOCATION: WASHINGTON
PROJECT TYPE: LEVEL 2 ALTERATION / ADDITION
REQUIRED SEPARATION: UNSEPARATED USES

CONSTRUCTION CLASSIFICATION:

PER IBC 602 -
NEW BUILDING: TYPE IIB - METAL FRAME W/ NON-COMBUSTIBLE INTERIOR & EXTERIOR FRAMING, 1 STORY WITH COMPLETE, NFPA 13 AUTOMATIC SPRINKLER SYSTEM

OCCUPANCY CLASSIFICATION:

PER IBC 311 -
BUILDING - F-2 FACTORY, S-2 STORAGE, B BUSINESS (ACCESSORY USE)

EXIT DISTANCE:

PER IBC TABLE 1016.1 - 250 FT. DISTANCE (SPRINKLERED B / F-2 / S-2)
IBC 1014.3 COMMON PATH OF TRAVEL - 100'-0" (SPRINKLERED B / F-2 / S-2)
IBC 1018.4 DEAD ENDS - 50'-0" (SPRINKLERED B / F-2 / S-2)

ENVELOPE COMPLIANCE ENERGY CODE USED:

2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

TOILETS:

EXISTING
MEN's - (3) WC (3) LAV (2) URINAL (1) SHOWER
WOMEN's - (2) WC (2) LAV (1) SHOWER
NEW
MEN's - (4) WC (3) LAV (4) URINAL
WOMEN's - (3) WC (2) LAV

1 EXISTING MOP SINK
2 EXISTING DRINKING FOUNTAINS
1 NEW DRINKING FOUNTAIN (HI-LOW)

SHEET INDEX			
SHEET	DESCRIPTION	VILLAGE SUBMITTAL	
G-100	TITLE SHEET, PROJECT DATA	3/6/2017	
CIVIL ENGINEERING			
C-100	EXISTING CONDITIONS SURVEY	3/6/2017	
C-101	GENERAL SITE PLAN	3/6/2017	
C-102	GRADING, PAVING, AND EROSION CONTROL	3/6/2017	
C-103	UTILITY PLAN	3/6/2017	
C-104	SITE DETAILS	3/6/2017	
L-101	LANDSCAPE PLAN	3/6/2017	
P-101	SITE LIGHTING PLAN	3/6/2017	
ARCHITECTURAL			
A-100	OVERALL FLOOR PLAN	3/6/2017	
A-101	MANUFACTURING AREA FLOOR PLAN	3/6/2017	
A-102	OFFICE AREA FLOOR PLAN	3/6/2017	
A-103	ROOF PLAN	3/6/2017	
A-200	EXTERIOR BUILDING ELEVATIONS	3/6/2017	
A-201	EXTERIOR BUILDING ELEVATIONS	3/6/2017	
A-203	EXTERIOR BUILDING PERSPECTIVES	3/6/2017	

PROJECT TEAM

OWNER
RAFRAD LLC

N110 W13455 NORTH PATTON COURT
GERMANTOWN, WI 53022
PHONE: (262) 236-9292
FAX: (262) 236-9291

PROJECT CONTACT: PAUL STANGL
EMAIL ADDRESS: paul@weimerbearing.com

GENERAL CONTRACTOR
AMERICAN CONSTRUCTION SERVICES, INC.

3350 S. RIVER ROAD
WEST BEND, WI 53095
PHONE: (262) 334-3811
FAX: (262) 334-4990

PROJECT CONTACT: TODD WEYKER / KRAIG SADOWNIKOW
CELL PHONE: (414) 303-1862
EMAIL ADDRESS: todd@teamacs.net

CIVIL
QUAM ENGINEERING, LLC.

1519 E WASHINGTON ST. - SUITE A
WEST BEND, WI 53095
PHONE: (262) 338-6641

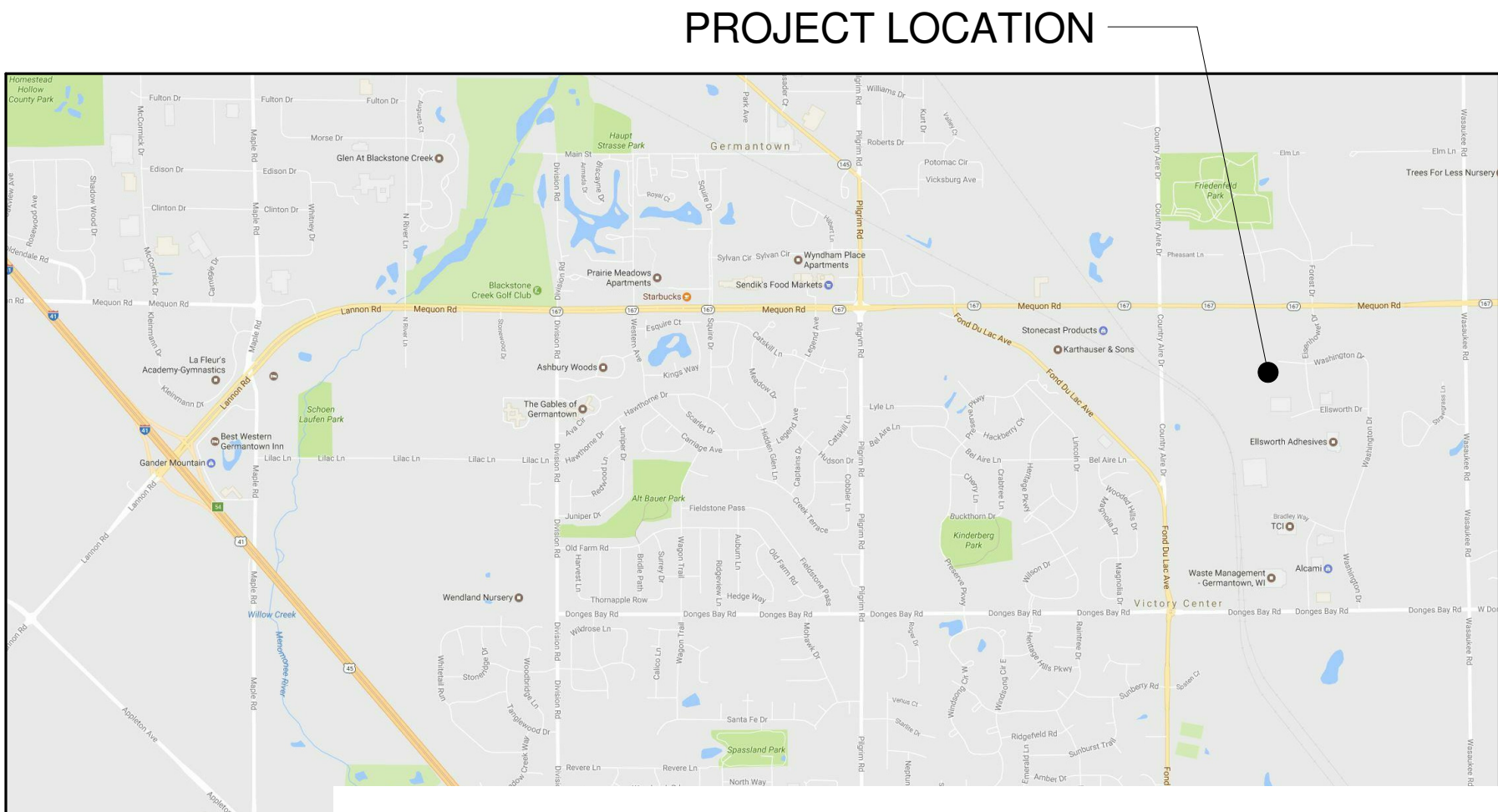
PROJECT CONTACT: KEVIN PARISH
DIRECT PHONE: (920) 948-7975
EMAIL ADDRESS: kparish@quamengineering.com

ARCHITECTURAL / STRUCTURAL
AMERICAN ARCHITECTURAL GROUP, INC.

3350 S. RIVER ROAD
WEST BEND, WI 53095
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FAX: (262) 334-4990

PROJECT CONTACT: ROGER SCHREGARDUS
DIRECT PHONE: (920) 948-7975
EMAIL ADDRESS: roger@teamag.net

LOCATION MAP



NOT FOR CONSTRUCTION

AMERICAN
CONSTRUCTION SERVICES, INC.



3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 F:(262) 334-4990

AMERICAN
ARCHITECTURAL GROUP, INC.



3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 F:(262) 334-4990

NEW BUILDING ADDITIONS FOR:
WISCONSIN STAMPING &
MANUFACTURING
N110W13455 Patton Ct N, Germantown

Issue:
3/6/2017

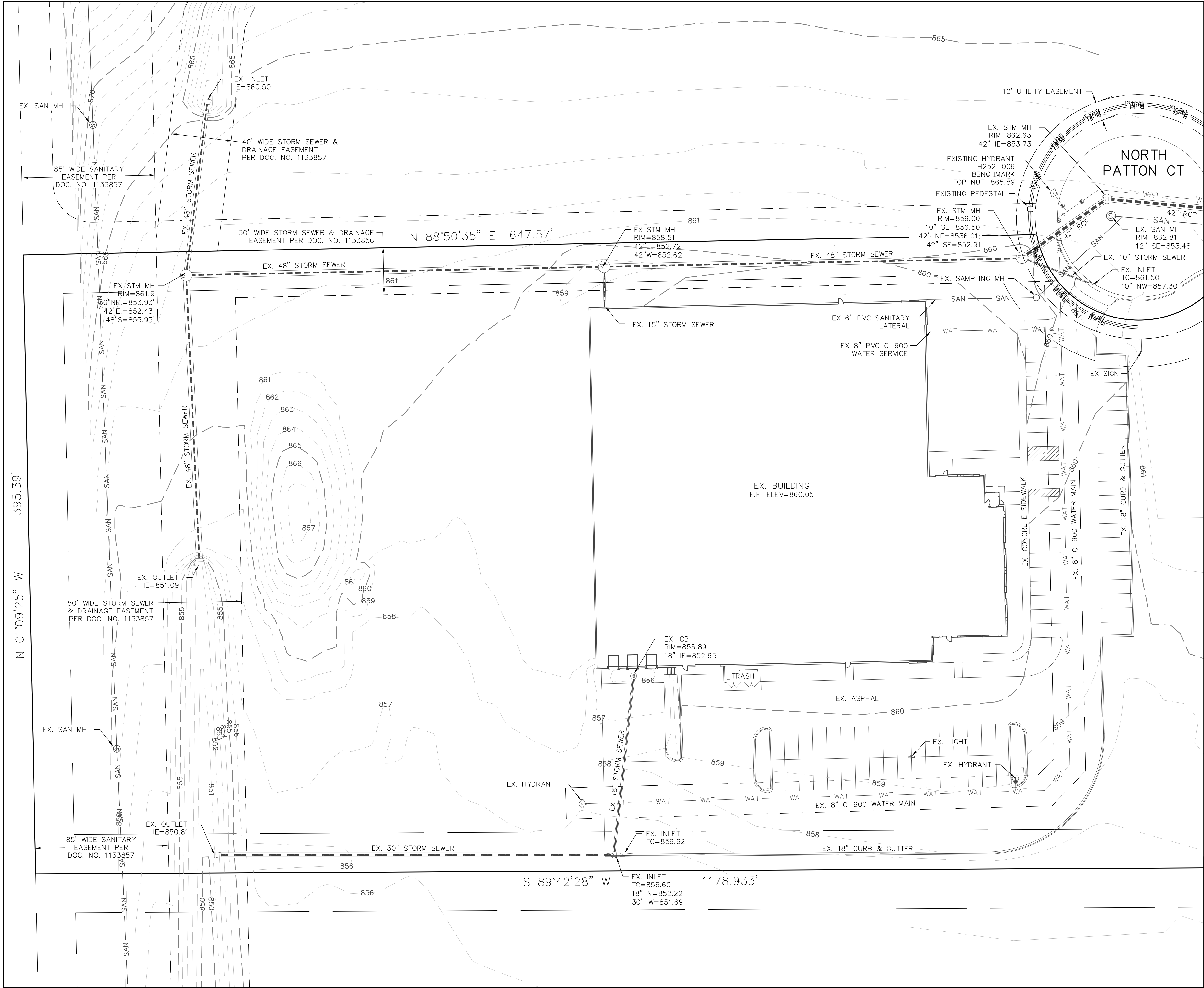
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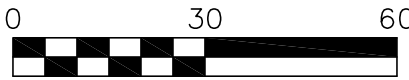
Project Number:
16056

Sheet Title:
TITLE SHEET,
PROJECT DATA

Sheet Number:

G-100



LEGEND:

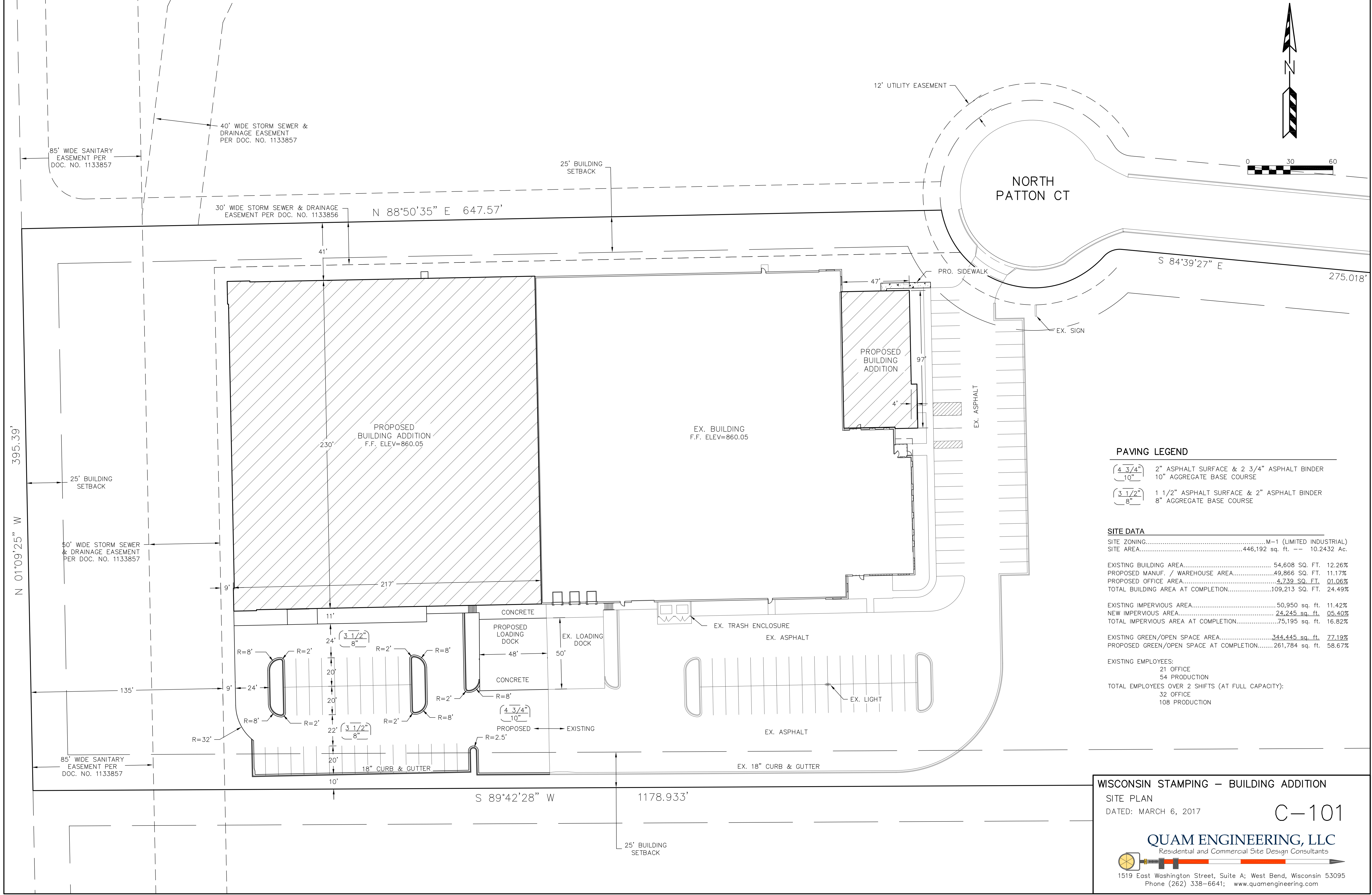
- BuEl — BURIED ELECTRIC LINE.
- GAS — GAS LINE.
- BuTel — BURIED TELEPHONE LINE.
- SAN — SANITARY SEWER LINE OR LATERAL.
- WAT — WATER MAIN OR SERVICE.
- — STORM SEWER LINE OR SERVICE.
- 859 — EXISTING MINOR CONTOUR.
- 860 — EXISTING MAJOR CONTOUR.

WISCONSIN STAMPING — BUILDING ADDITION
EXISTING CONDITIONS PLAN
DATED: MARCH 6, 2017

C-100

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

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



PAVING LEGEND

$\left(\frac{4 \frac{3}{4}''}{10''} \right)$	2" ASPHALT SURFACE & 2 3/4" ASPHALT BINDER 10" AGGREGATE BASE COURSE
$\left(\frac{3 \frac{1}{2}''}{8''} \right)$	1 1/2" ASPHALT SURFACE & 2" ASPHALT BINDER 8" AGGREGATE BASE COURSE

SITE DATA

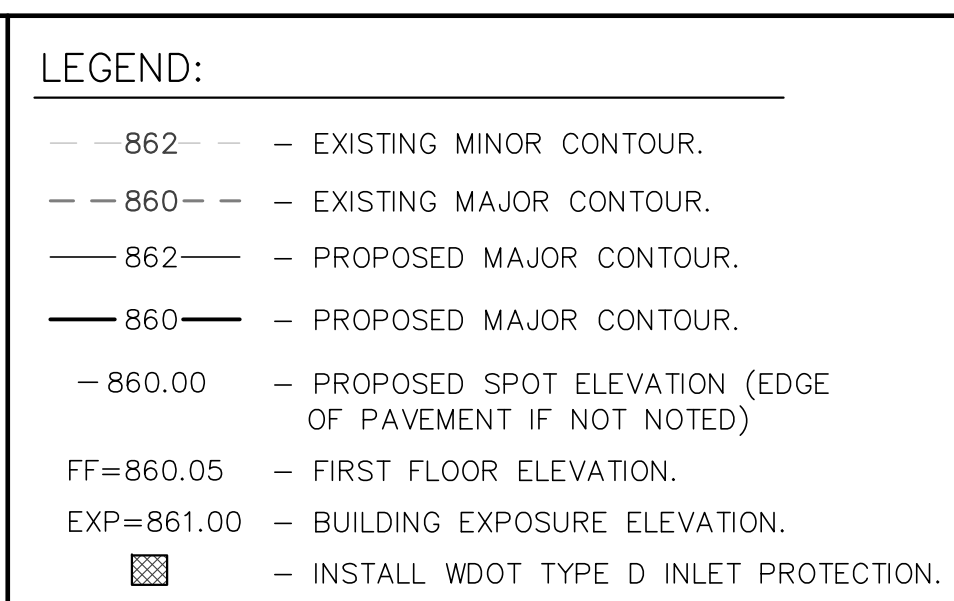
SITE ZONING.....	M-1 (LIMITED INDUSTRIAL)
SITE AREA.....	446,192 sq. ft. -- 10.2432 Ac.
EXISTING BUILDING AREA.....	54,608 SQ. FT. 12.26%
PROPOSED MANUF. / WAREHOUSE AREA.....	49,866 SQ. FT. 11.17%
PROPOSED OFFICE AREA.....	4,739 SQ. FT. 01.06%
TOTAL BUILDING AREA AT COMPLETION.....	109,213 SQ. FT. 24.49%
EXISTING IMPERVIOUS AREA.....	50,950 sq. ft. 11.42%
NEW IMPERVIOUS AREA.....	24,245 sq. ft. 05.40%
TOTAL IMPERVIOUS AREA AT COMPLETION.....	75,195 sq. ft. 16.82%
EXISTING GREEN/OPEN SPACE AREA.....	344,445 sq. ft. 77.19%
PROPOSED GREEN/OPEN SPACE AT COMPLETION.....	261,784 sq. ft. 58.67%
EXISTING EMPLOYEES:	
21 OFFICE	
54 PRODUCTION	
TOTAL EMPLOYEES OVER 2 SHIFTS (AT FULL CAPACITY):	
32 OFFICE	
108 PRODUCTION	

WISCONSIN STAMPING - BUILDING ADDITION

SITE PLAN
DATED: MARCH 6, 2017

C-101

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



UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF GERMANTOWN AND WISCONSIN DEPARTMENT OF COMMERCE STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE VILLAGE WATER UTILITY DEPARTMENT PERSONNEL.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

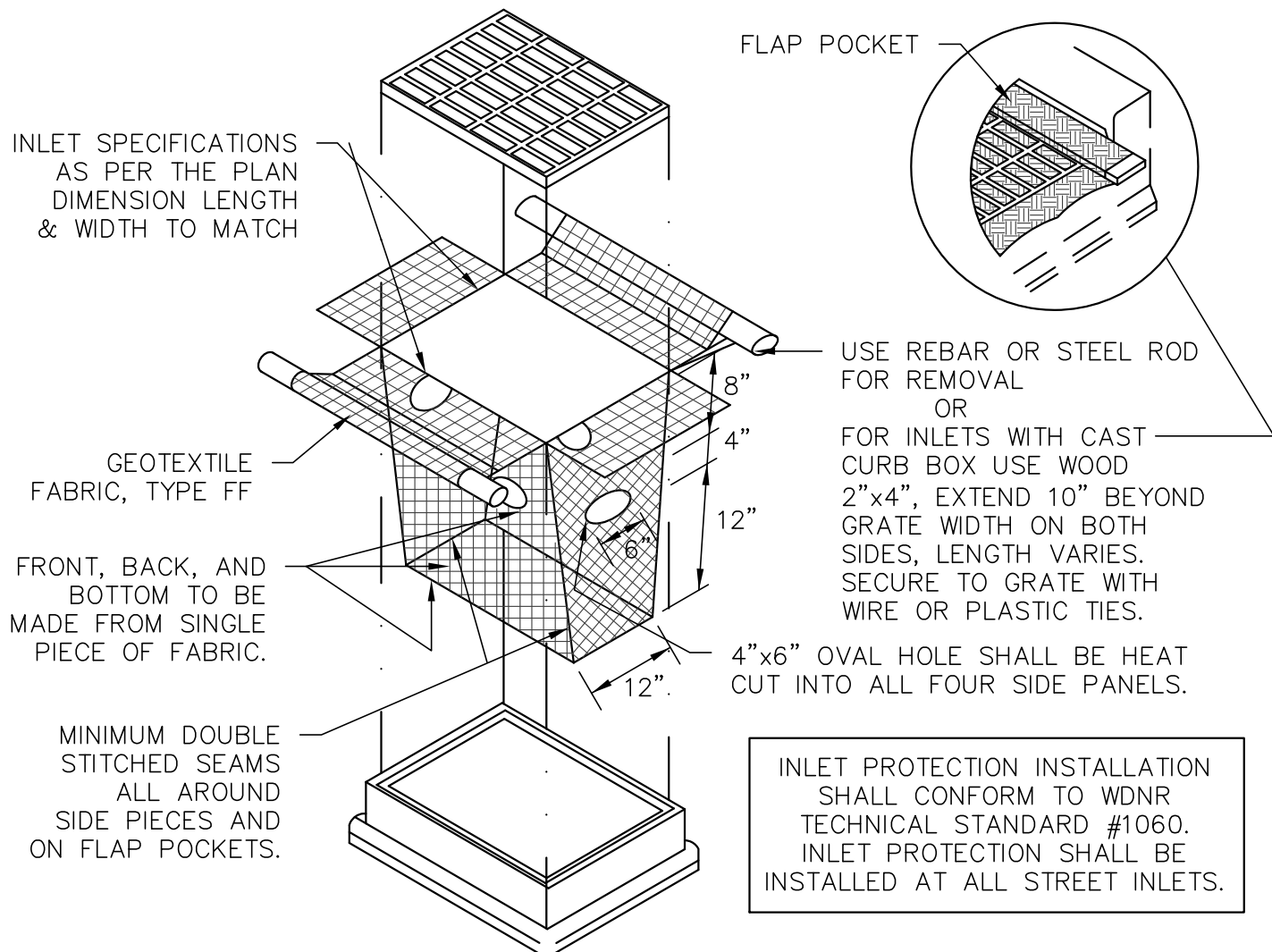
WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

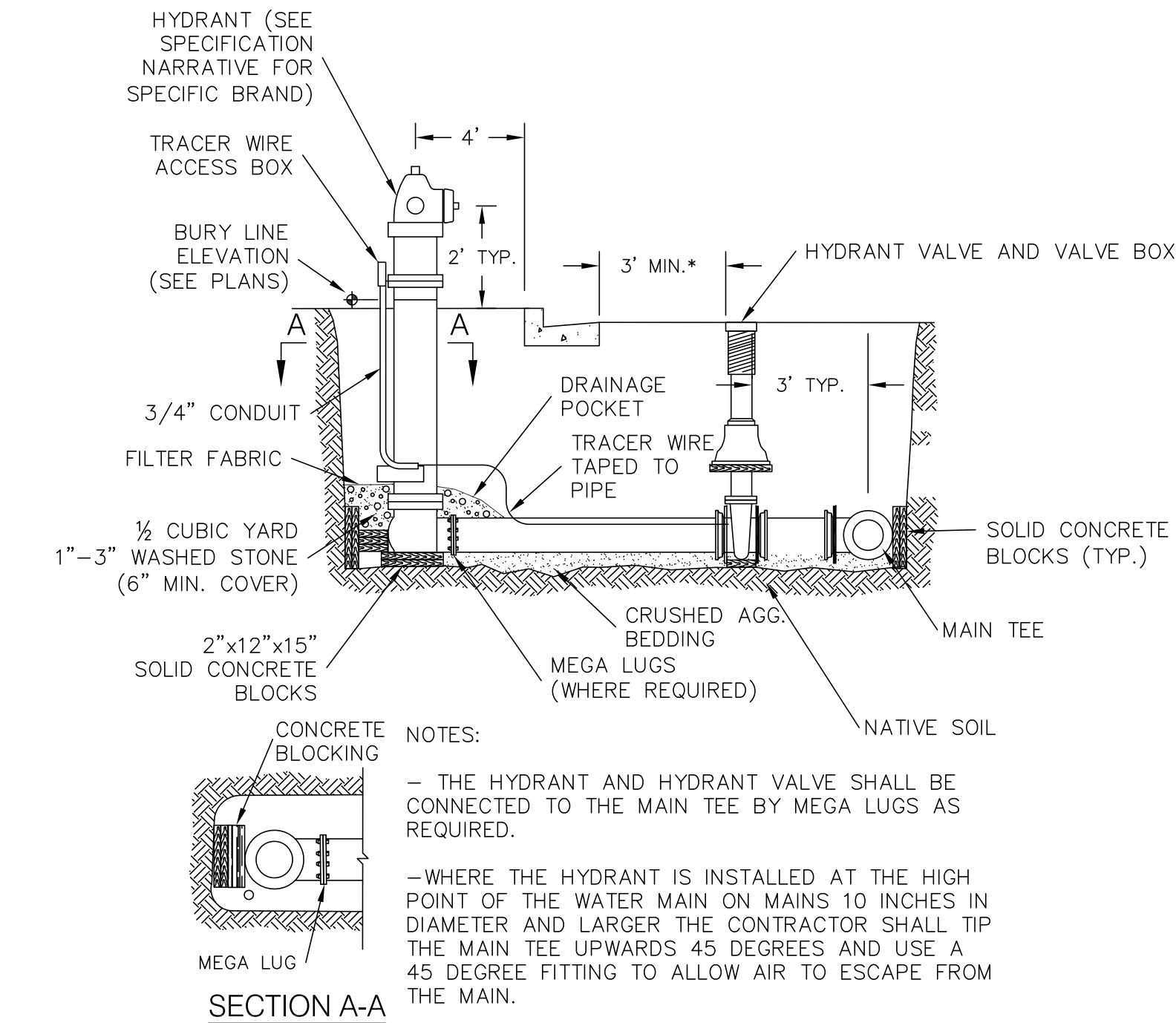
CATCH BASINS AND STORM MANHOLES SHALL BE CONCRETE AND CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF GRAFTON STANDARD SPECIFICATIONS OR APPROVED EQUAL. CATCH BASIN FRAME AND GRATE SHALL BE NEENAH R-3067 OR APPROVED EQUAL.

WISCONSIN STAMPING – BUILDING ADDITION
UTILITY PLAN
DATED: MARCH 6, 2017
C-103
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

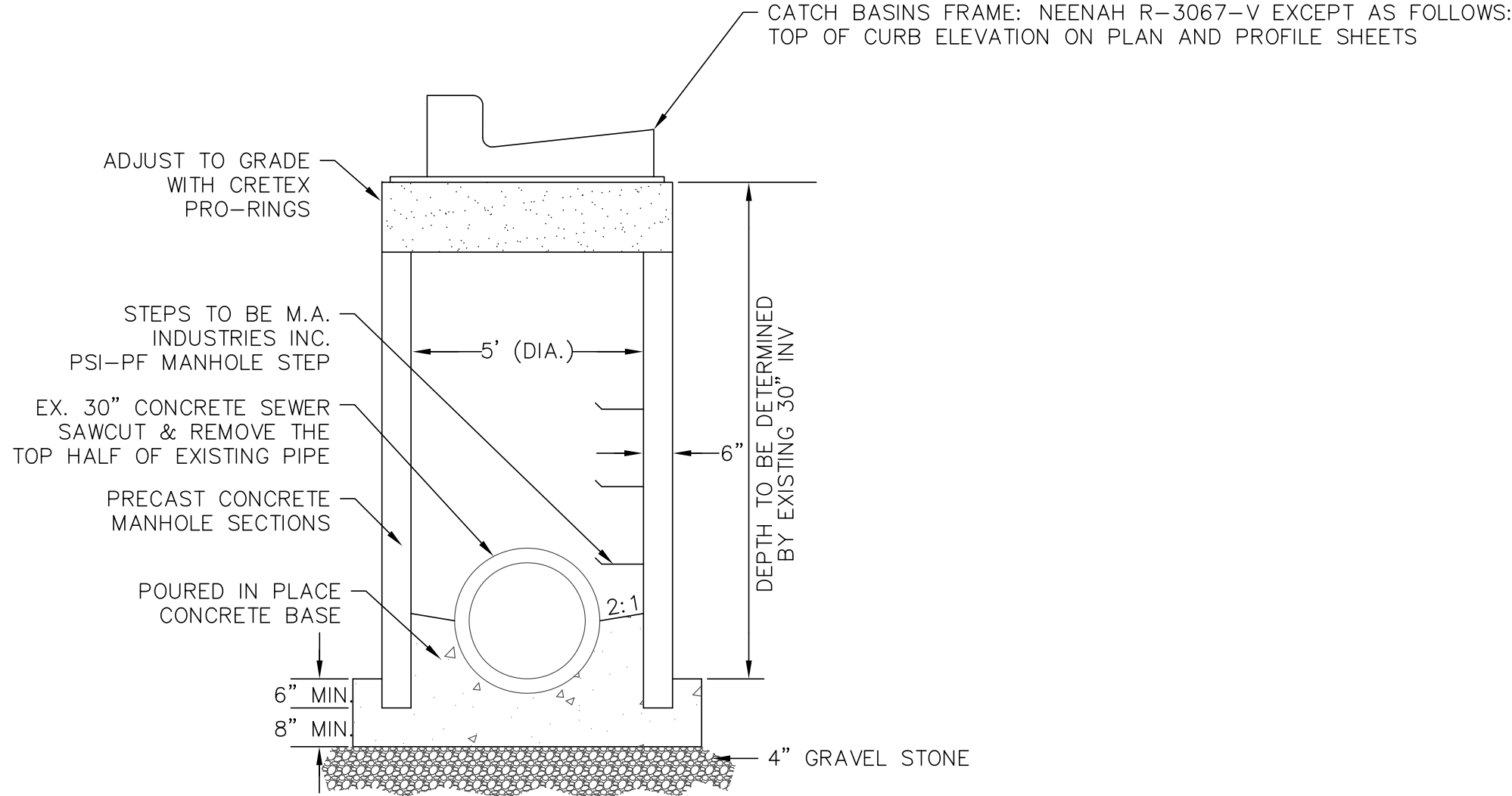
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Phone (262) 338-6641; www.quamengineering.com



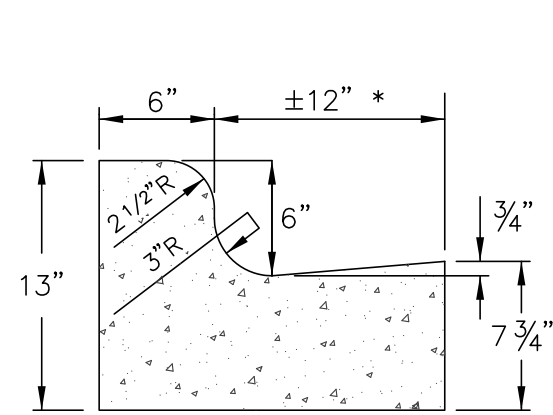
TYPE D INLET PROTECTION DETAIL



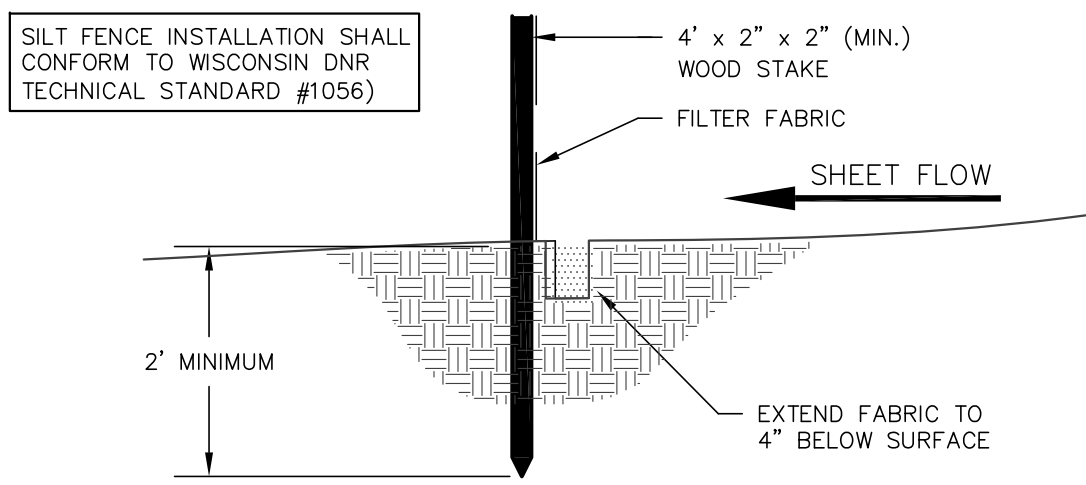
HYDRANT SETTING DETAIL



SADDLED MANHOLE DETAIL



18" STANDARD CONCRETE CURB & GUTTER



SILT FENCE CONSTRUCTION

THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION

STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH VILLAGE OF GERMANTOWN STANDARD SPECIFICATIONS, THE PROVISIONS OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION, AND STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.

ALL CONTRACTORS SHALL OBTAIN A COPY OF THE VILLAGE OF GERMANTOWN STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION.

WATER DISTRIBUTION SYSTEM:

1. WATERMAIN: PVC (AWWA C-900 CAN C-905) WITH 10 AWG SOLID TRACER WIRE AND CLASS "C" BEDDING. ALL DUCTILE IRON FITTINGS, VALVE AND VALVE BOXES SHALL BE ENCASED WITH POLYTHYLENE WRAP AS PER SECTION 4.4.4 OF THE STANDARD SPECIFICATIONS.
2. HYDRANTS: WATEROUS PACER WB-67 OR MUELLER CENTURION WITH AN AUXILIARY VALVE AND PAINTED RED OR EQUAL.
3. ALL VALVES, VALVE BOXES, STOPS AND CURB BOXES SHALL CONFORM TO THE STANDARD SPECIFICATIONS.
4. ALL WATERMAIN FITTINGS ARE TO BE DUCTILE IRON WITH MECHANICAL JOINTS CONFORMING TO GERMANTOWN STANDARD SPECIFICATIONS.
5. ALL PVC WATERMAIN SHALL HAVE TRACER WIRE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4.3.14 OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
6. ALL EXISTING VALVE BOXES SHALL BE RE-SET TO BE PLUMB AND DEFECT FREE. REPLACE BROKEN OR CRACKED VALVE BOXES.

STORM SEWER SYSTEM:

1. STORM SEWER PIPE: HDPE (OR OTHERWISE NOTED) WITH COPPER CABLE BOND CONDUCTORS AND CLASS "C" BEDDING.
2. A. MANHOLE: 48" DIA. (OR OTHERWISE NOTED) PRECAST REINFORCED CONCRETE.
B. FRAME AND LID: NEENAH R-1661 VENTED LID.
3. STRUCTURES:
A. INLETS: PRECAST 2'X3' WITH VARYING DEPTH WITH 12" SUMPS. BASIN DEEPER THAN 4' SHALL INCLUDE PLASTIC STEPS PER 3.4.4(G) OF THE STANDARD SPECIFICATIONS.
B. ADJUSTMENT RINGS: SHALL BE CRETEX PRO-RINGS.
C. FRAMES AND GRATES WITH 2" MINIMUM, 6" MAXIMUM CONCRETE ADJUSTING RINGS:
1.) NEENAH R-3067 WITH CURB PLATE.
4. STORM INLET RIM ELEVATIONS ARE TO BE SET 1/8" TO 1/4" BELOW FINAL PAVEMENT ELEVATION.
5. ALL STORM SEWER PIPE SHALL HAVE TRACER WIRE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 4.3.14 OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
6. GEOTEXTILE FABRIC SHALL BE INSTALLED UNDER ALL STORM MANHOLE, INLET, AND CATCH BASIN FRAMES AND GRATES DURING CONSTRUCTION AND REMOVED UPON COMPLETION OF THE PROJECT AS DIRECTED BY THE ENGINEER.

WISCONSIN STAMPING – BUILDING ADDITION

SITE DETAILS

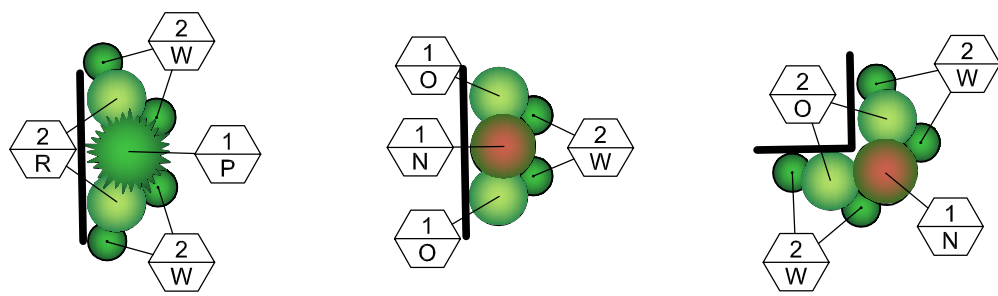
DATED: MARCH 3, 2017

C-104

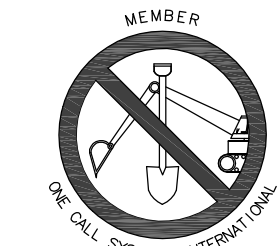
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



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



BED 2 BEDS 3 BED 4



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

TELEFAX (414) 259-0947
TDD (FOR HEARING IMPAIRED) 1-800-542-2289

WIS. STATUE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON: FIELD SURVEY OF VISIBLE ABOVE GROUND STRUCTURES, RECORD MAPS OR DIGGERS HOT LINE MARKINGS. THE SURVEYOR HAS NOT LOCATED THE ACTUAL UNDERGROUND UTILITY. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION.

PLANT MATERIAL SCHEDULE

MK	QTY	MATERIAL	COMMON NAME	PLANTED SIZE	MATURE SIZE	NOTES
A	5	ACER x FREEMANI AUTUMN BLAZE	AUTUMN BLAZE MAPLE	2½" BB	50'	
B	0	CELTIS OCCIDENTALIS PRAIRIE PRIDE	HACKBERRY	2" BB	60'	
C	2	TILIA CORDATA GREENSPIRE	LITTLELEAF LINDEN	2½" BB	45'	
E	4	CERCIS CANADENSIS	REDBUD	6' BB	20'	
L	6	THUJA OCCIDENTALIS SMARAGD	EMERALD ARBORVITAE	6' BB	15'	
M	8	TAXUS x MEDIA TAUNTONI	SPREADING YEW	20" BB	3-4' H, 5' W	
N	7	EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	30" BB	4'	
O	10	POTENTILLA FRUTICOSA ABBOTSWOOD	ABBOTSWOOD POTENTILLA	24" CG	3'	
P	1	JUNIPEROUS SCOPULORUM MEDORA	ROCKY MOUNTAIN JUNIPER	4' BB	8'	
R	2	SPIREA x BUMALDA FROEBEL	DWARF SPIREA	18" POT	3'	
T	3	PHYSOCARPUS OPULIFOLIUS DART GOLD	GOLDEN DARTS NINEBARK	36" BB	5'	
U	9	BUXUS GREEN VELVET	GREEN VELVET BOXWOOD	24" BB	36"	
W	16	JUNIPEROUS HORIZONTALIS ANDORRA	CREEPING JUNIPER	18" #5 CNTR	12" H, 4' W	

LANDSCAPING NOTES

LAWN AREAS SHALL BE 6" MINIMUM SIFTED, ROLLED TOPSOIL OVERSEEDDED WITH A NATIVE BLUEGRASS/FESCUE/RYE BLEND APPROPRIATE FOR THIS LOCATION. LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LAWN AREAS UNTIL FIRST CUTTING.

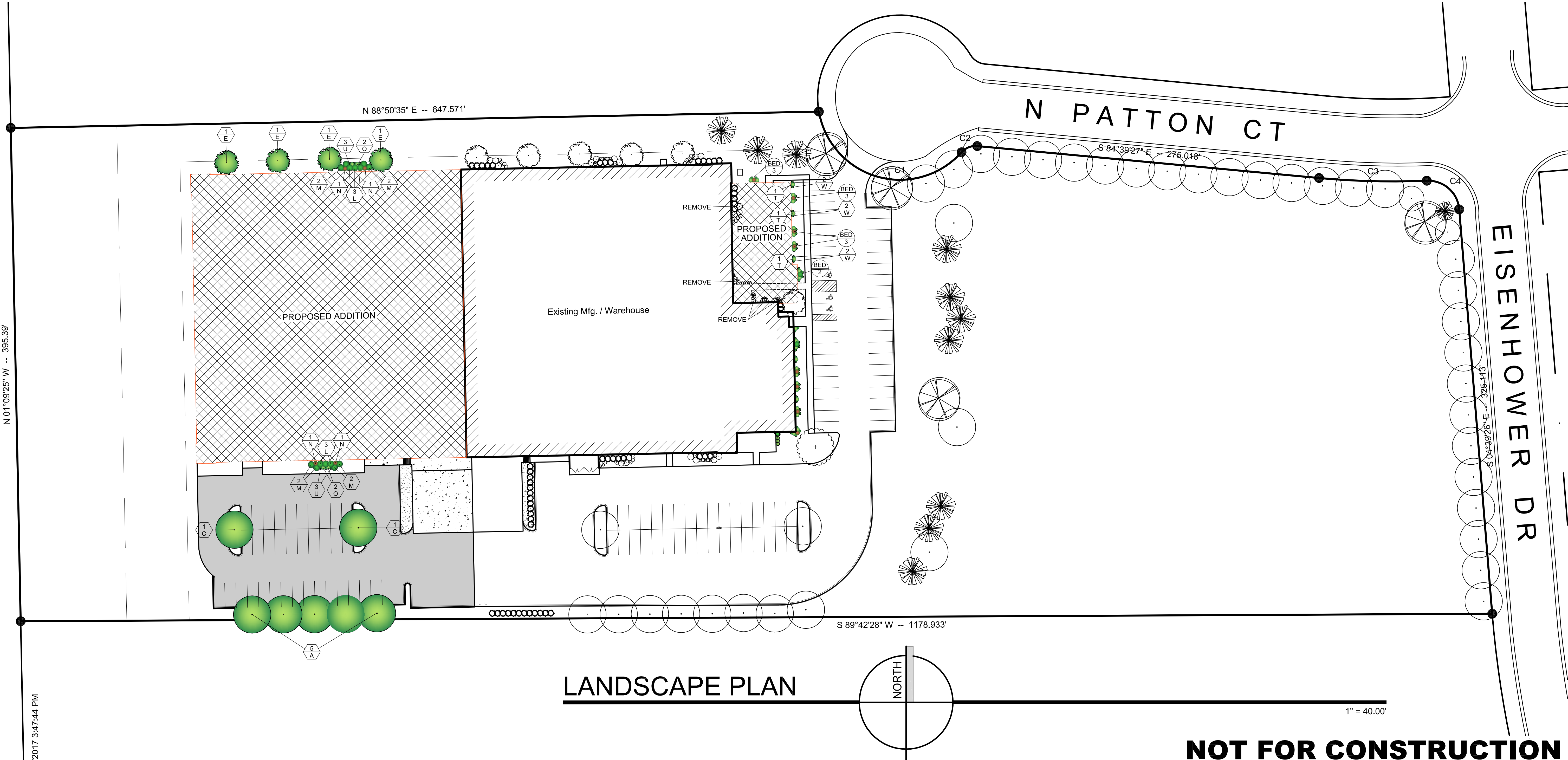
PLANTING SHALL BE INSTALLED BY A WELL ESTABLISHED LANDSCAPE CONTRACTOR IN ACCORDANCE WITH PROCEDURES SET FORTH BY THE AMERICAN ASSOCIATION OF LANDSCAPE CONTRACTORS.

ALL PLANT MATERIAL SHALL MEET THE REQUIREMENTS OF ANSI Z141, THE AMERICAN STANDARD FOR NURSERY STOCK UNLESS FIELD COLLECTED AND APPROVED.

ALL PLANT MATERIAL SHALL BE FREE OF ALL PESTS AND DISEASES PRIOR TO DELIVERY TO THE SITE.

ALL PLANT MATERIALS SHALL BE LOCALLY GROWN NURSERY STOCK. LANDSCAPE CONTRACTOR SHALL WARRANTY ALL PLANTINGS FOR ONE YEAR AFTER FULLY ESTABLISHED. ALL GUY WIRES, TREE STAKES AND TREE WRAPS SHALL BE REMOVED BY THE END OF THE WARRANTY PERIOD.

FOUNDATION PLANTINGS AND BEDS SHALL BE MULCHED WITH WELL-AGED DOUBLE TAN BARK APPLIED TO A MINIMUM DEPTH OF (3) INCHES AND MAINTAINED AT THAT DEPTH ON A YEARLY BASIS.



LANDSCAPE PLAN

NOT FOR CONSTRUCTION

AMERICAN
CONSTRUCTION SERVICES, INC.

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WEST BEND, WI 53095-7884
(262) 334-3811 F:(262) 334-4990

AMERICAN
ARCHITECTURAL GROUP, INC.

3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 F:(262) 334-4990

NEW BUILDING ADDITIONS FOR:
WISCONSIN STAMPING & MANUFACTURING
N110W13455 Patton Ct N, Germantown

Issue:
3/6/2017

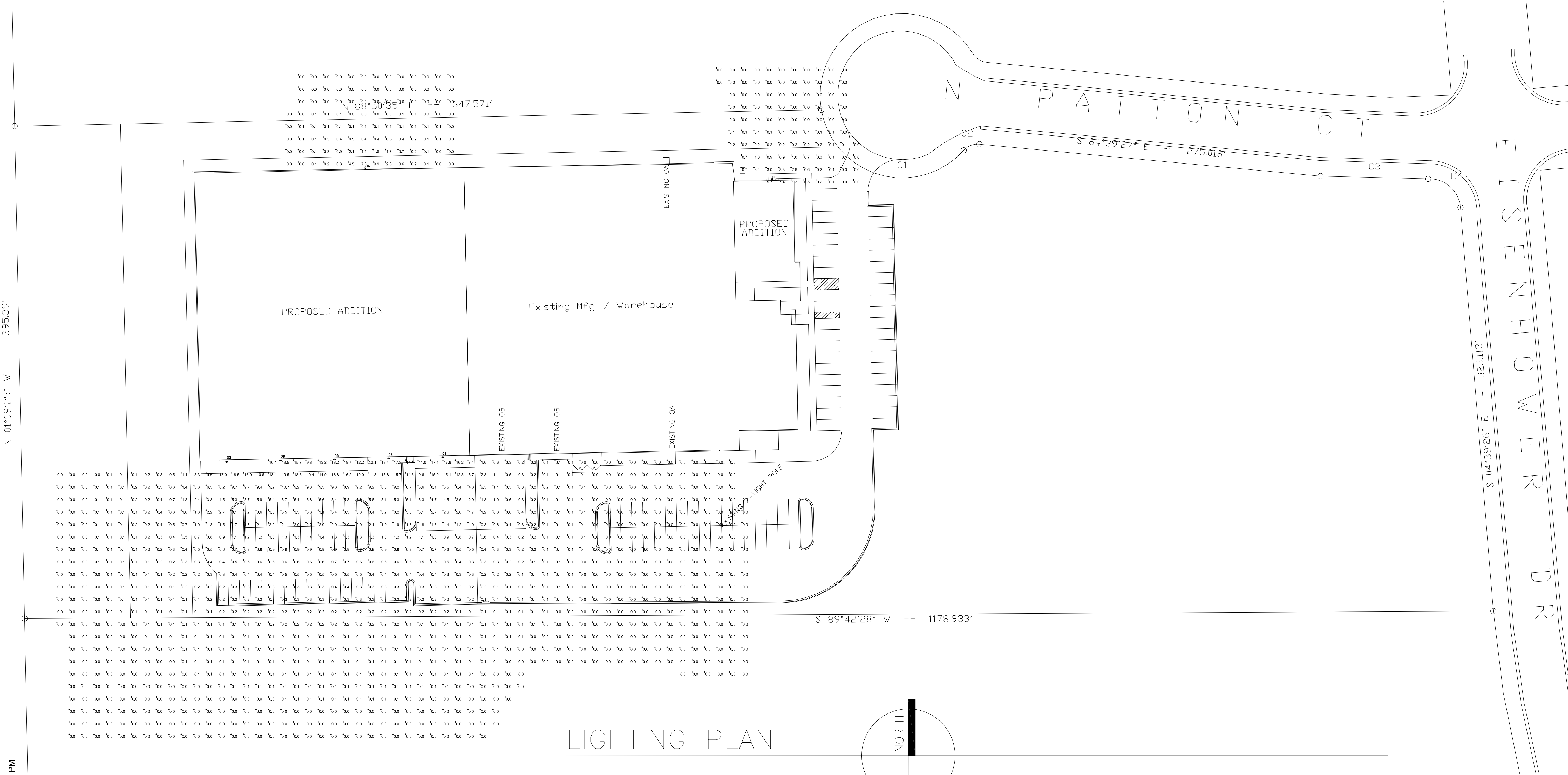
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Project Number:

Sheet Title:
LANDSCAPE PLAN

Sheet Number:

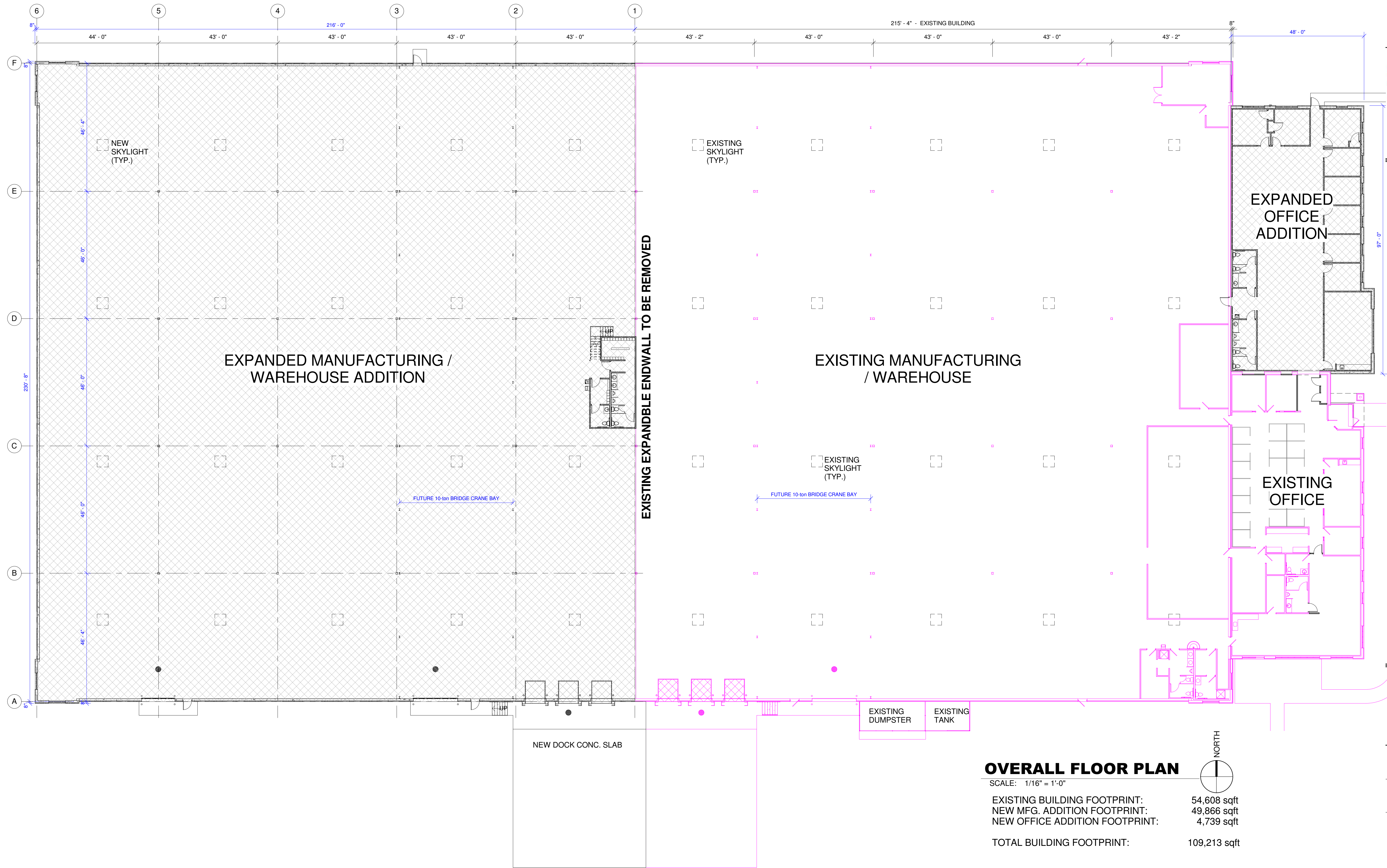
L-101



NEW BUILDING ADDITIONS FOR:

WISCONSIN STAMPING & MANUFACTURING

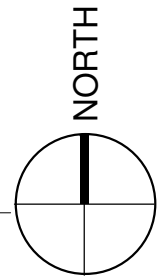
N110W13455 Patton Ct N, Germantown



OVERALL FLOOR PLAN

SCALE: 1/16" = 1'-0"

EXISTING BUILDING FOOTPRINT:	54,608 sqft
NEW MFG. ADDITION FOOTPRINT:	49,866 sqft
NEW OFFICE ADDITION FOOTPRINT:	4,739 sqft
TOTAL BUILDING FOOTPRINT:	109,213 sqft



**NEW BUILDING ADDITIONS FOR:
WISCONSIN STAMPING &
MANUFACTURING**

N110W13455 Patton Ct N, Germantown

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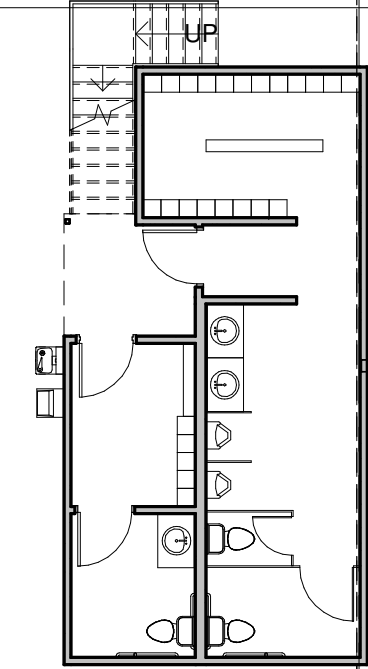
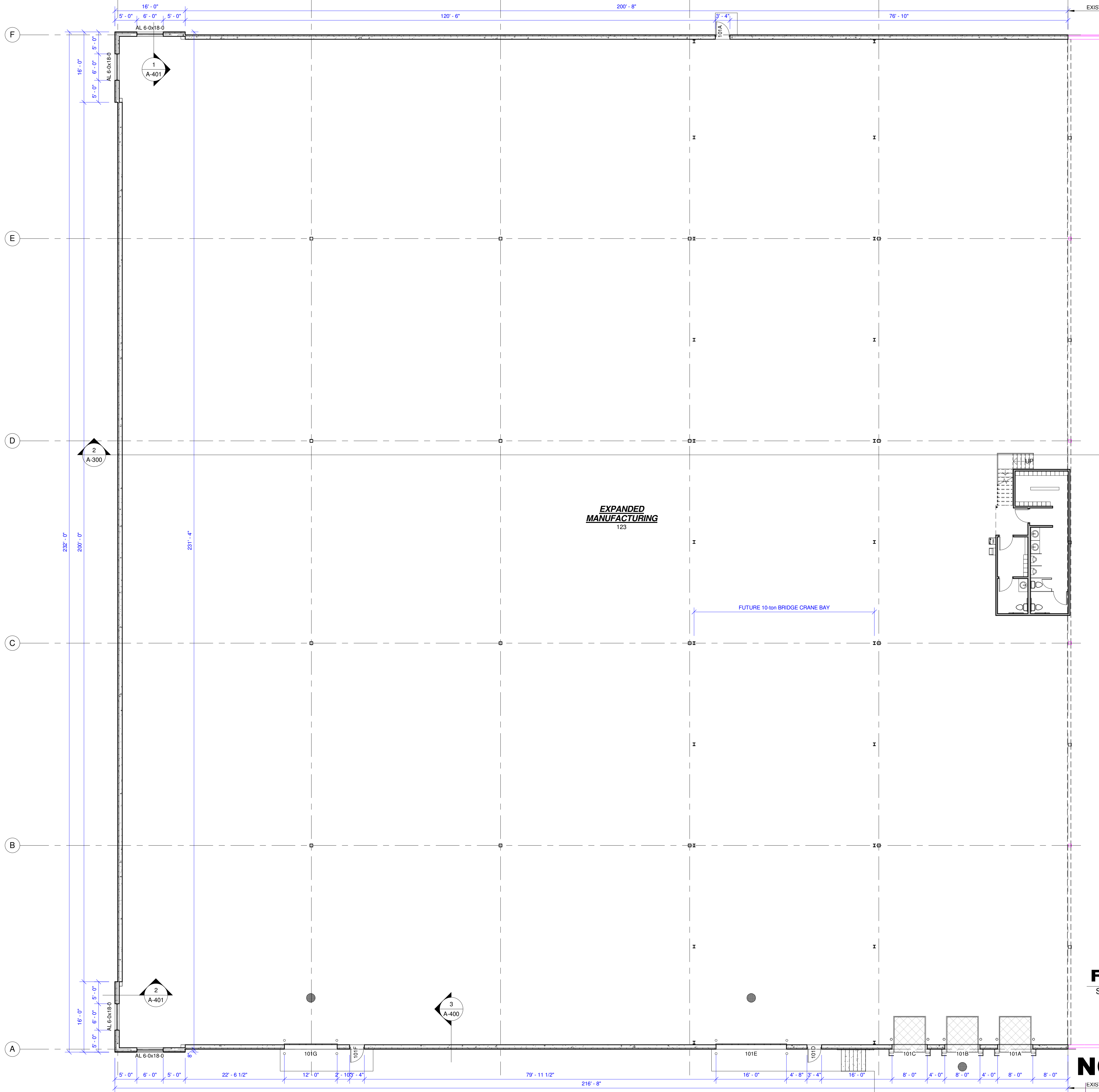
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OVERALL FLOOR
PLAN

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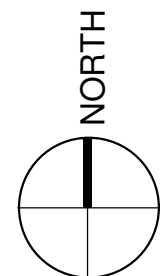
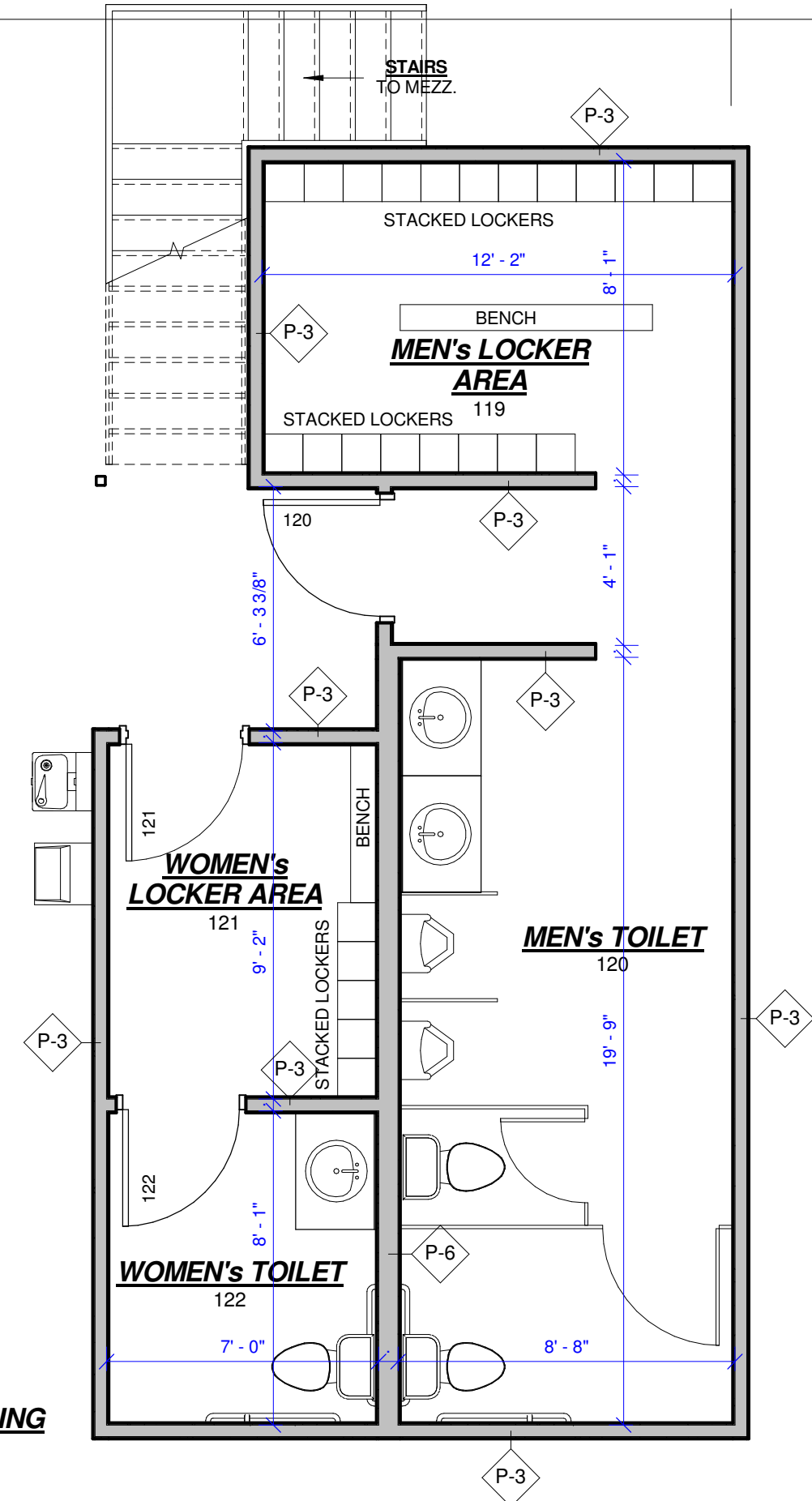
A-100

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FLOOR PLAN - MFG ADDITION
SCALE: 3/32" = 1'-0"

ENLARGED MFG TOILET ROOM CORE
SCALE: 1/4" = 1'-0"



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NEW BUILDING ADDITIONS FOR:
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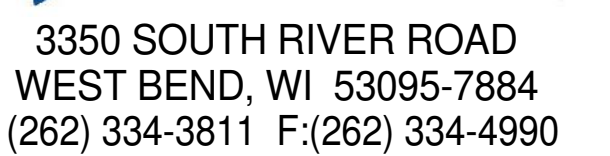
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Sheet Title:
MANUFACTURING
AREA FLOOR PLAN

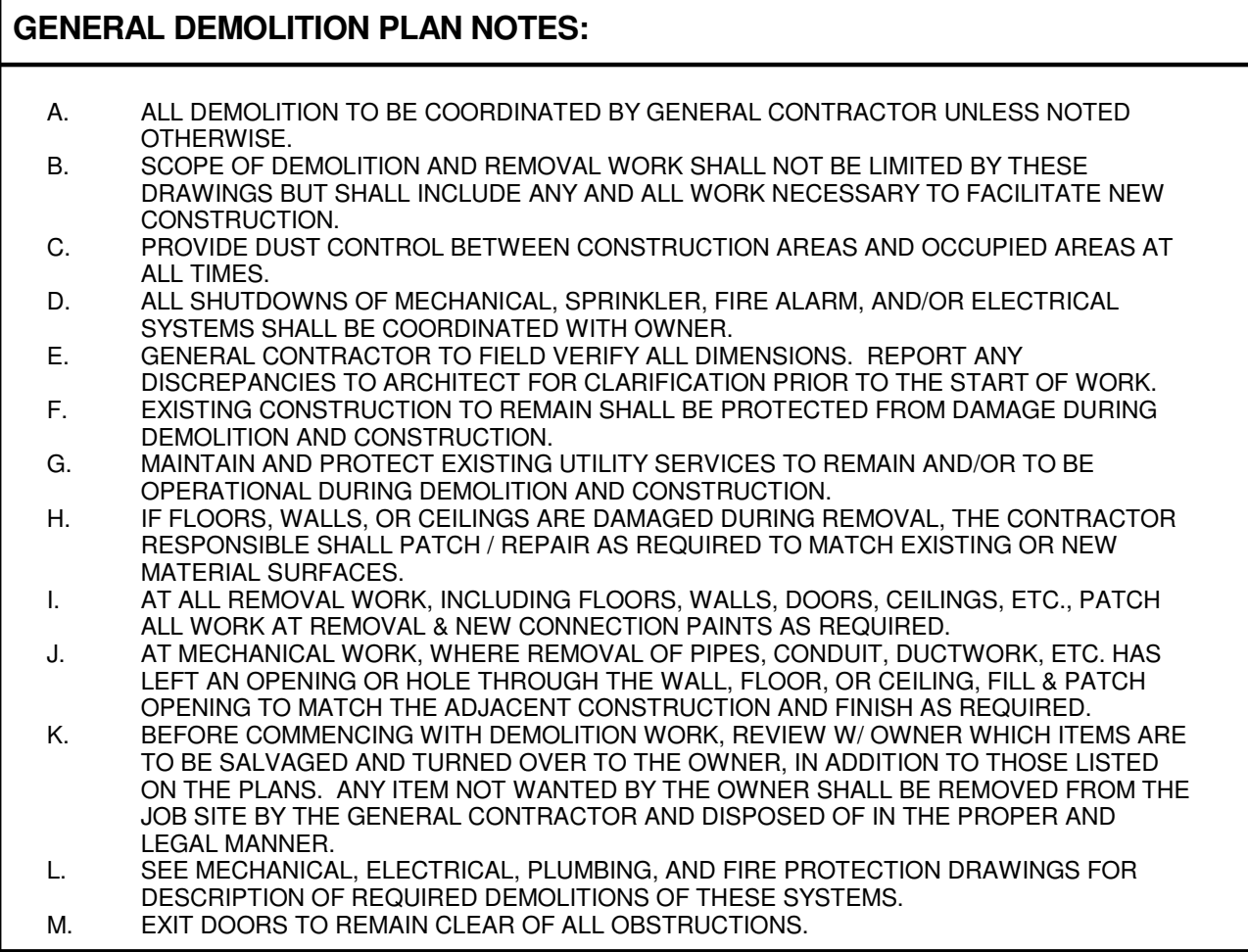
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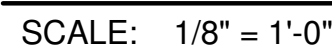
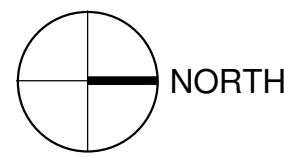


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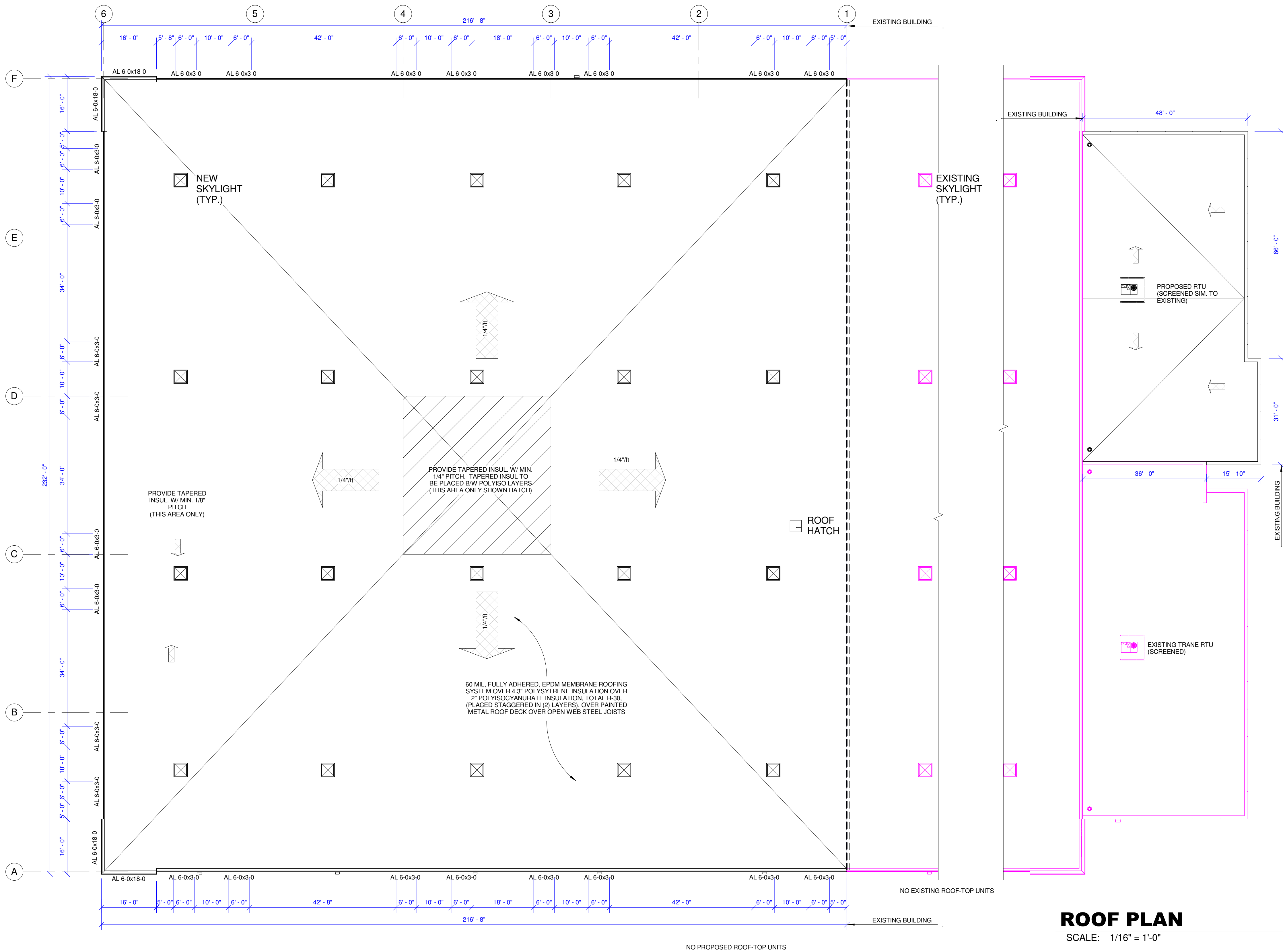
- ## GENERAL FLOOR PLAN NOTES:
- A. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN. IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DESIGNER PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
 - B. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
 - C. ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD OR FACE-OF-BLOCK TO FACE-OF-BLOCK (TO NOMINAL FACE).
 - D. ALL INTERIOR WALLS TO BE 3/8" OR 6". METAL STUDS @ 24" OC. (SEE FLOOR PLAN FOR SIZE) W/ GYPSUM BD. BOTH SIDES. U.N.O. STOPS EXTENDED TO METAL DECK SHALL HAVE SLIP CONNECTION TO ALLOW FOR DEFLECTION.
 - E. USE WATER RESISTANT GWB BEHIND ALL SINKS AND WET AREAS.
 - F. PROVIDE 3/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND OFFICE WALLS, FULL HEIGHT TO DECK.
 - G. PROVIDE BACKING FOR OWNER EQUIPMENT AS REQUIRED. COORDINATE WITH OWNER.
 - H. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
 - I. DOOR JAMBS ARE 4" OFF NEAREST PERPENDICULAR WALL U.N.O.
 - J. ALL EXTERIOR WINDOWS TO HAVE GYP. BD. RETURNS @ HEAD, JAMBS, & SILLS. U.N.O.
 - K. ALL CABINETS & COUNTERTOPS TO HAVE PLASTIC LAMINATE FRONTS AND TOPS. U.N.O.
 - L. WATER HEATER SHALL BE DIRECT VENTED, SEALED COMBUSTION OR ELECTRIC.
 - M. H.V.A.C. UNITS SHALL BE DIRECT VENTED, SEALED COMBUSTION.
 - N. TOILET ROOMS TO BE PROVIDED W/ EXHAUST VENTILATION PER WISCONSIN STATE CODE. SIZE TO BE DETERMINED BY H.V.A.C. CONTRACTOR.

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



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ROOF PLAN
SCALE: 1/16" = 1'-0"

GENERAL ROOF PLAN NOTES:

A. ROOFING CONTRACTOR TO INSTALL ALL ROOFING AND INSULATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS (TYP.). PROVIDE ALL REQUIRED MATERIALS & ACCESSORIES FOR A COMPLETE, WATER-TIGHT SYSTEM.

B. ROOFING CONTRACTOR TO PROVIDE AND INSTALL MEMBRANE FORM FLASHING FOR ALL ROOF PENETRATIONS PER ROOF MEMBRANE MANUF. REQUIREMENTS.

C. ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR

D. SEE MEP DRAWINGS FOR LOCATION AND SIZE OF ALL ROOF PENETRATIONS AND CURBS REQUIRED FOR MECH. EQUIPMENT.

E. ROOF STRUCTURE IS DESIGNED TO ALLOW FOR PONDING AND WATER WILL OVERFLOW THE PERIMETER OF THE ROOF IN CASE OF MAIN ROOF DRAIN BLOCKAGE. IF REQ. AT PERIMETER, SCUPPER TO BE SET AT ELEVATION 2" HIGHER THAN ROOF DRAIN. U.N.O.

F. ROOF STRUCTURE IS DESIGNED TO ALLOW FOR PONDING AND WATER WILL DRAIN INTO OVERFLOW DRAIN IN CASE OF MAIN ROOF DRAIN BLOCKAGE. OVERFLOW DRAIN SET @ ELEVATION 2" HIGHER THAN ROOF DRAIN. U.N.O.

G. ELEVATION HEIGHT SHOWN IS TOTAL THICKNESS OF INSULATION (BASE INSUL AND TAPERED INSUL)

H. REFER TO STRUCTURAL DRAWINGS FOR DECK BEARING ELEVATIONS.

I. PENETRATIONS THROUGH METAL ROOF PANEL ARE TO BE LOCATED TO THE GREATEST EXTENT POSSIBLE IN THE CENTER OF THE PAN, EQUIDISTANT FROM THE RIBS AND UNDER NO CIRCUMSTANCES CLOSER THAN 2" TO A RIB. STACKS, PIPES, OR EQUIPMENT WHICH EXCEED THE PAN WIDTH OR WHICH INTERSECT A RIB MUST PASS THROUGH A CURBED OPENING INSTALLED PER ROOFING MANUFACTURER'S RECOMMENDATIONS.

J. ALL FLASHING TO BE SHEET METAL. U.N.O.

→ = INDICATES DIRECTION OF ROOF SLOPE
DS = DOWNSPOUT LOCATION
SC = SCUPPER LOCATION

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NEW BUILDING ADDITIONS FOR:
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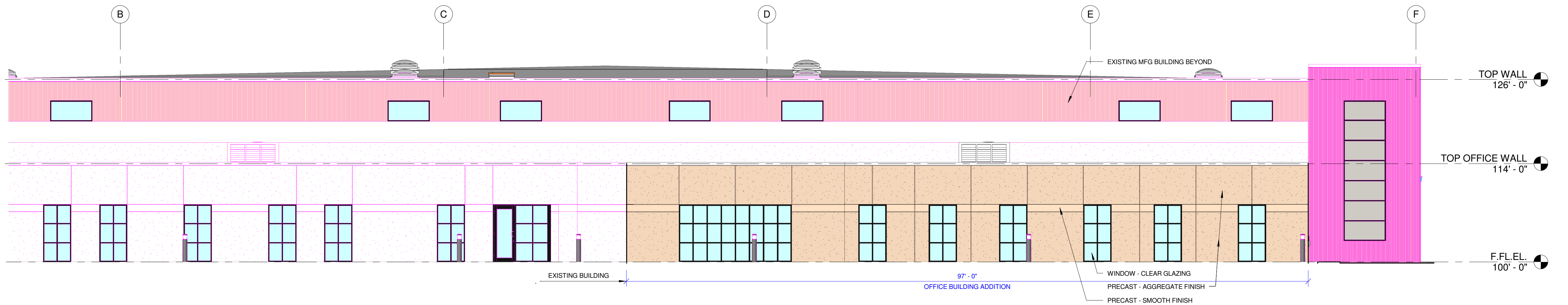
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ROOF PLAN

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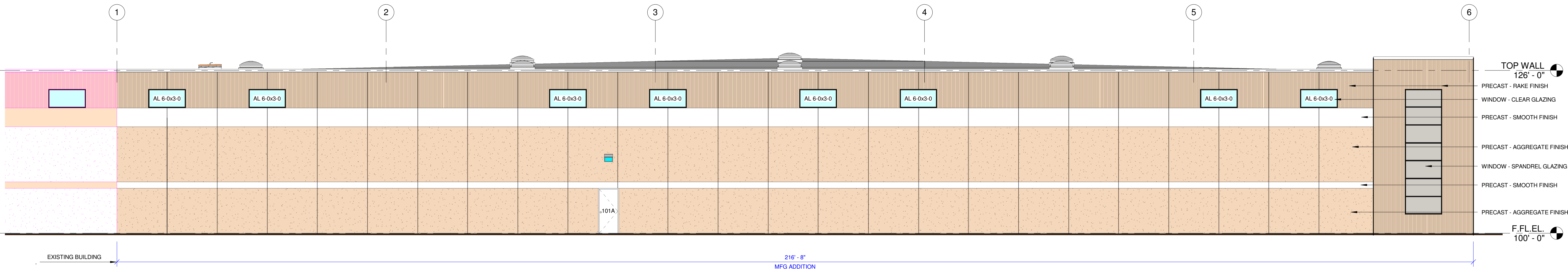
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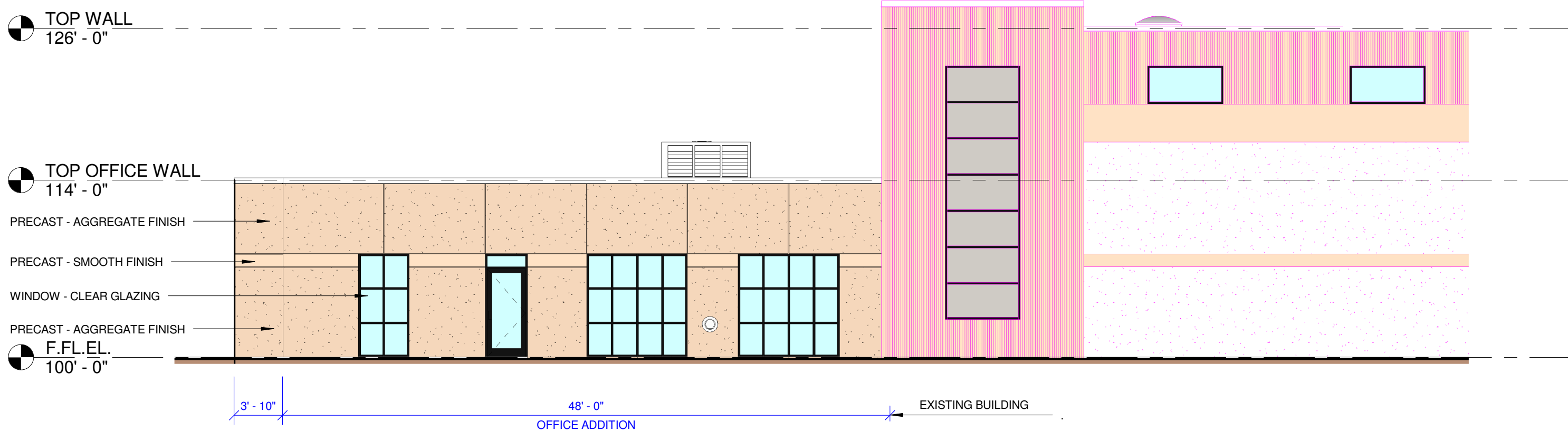
EAST BUILDING ELEVATION - OFFICE ADDITION

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



NORTH BUILDING ELEVATION - MFG ADDITION

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



NORTH BUILDING ELEVATION - OFFICE ADDITION

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

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NEW BUILDING ADDITIONS FOR:
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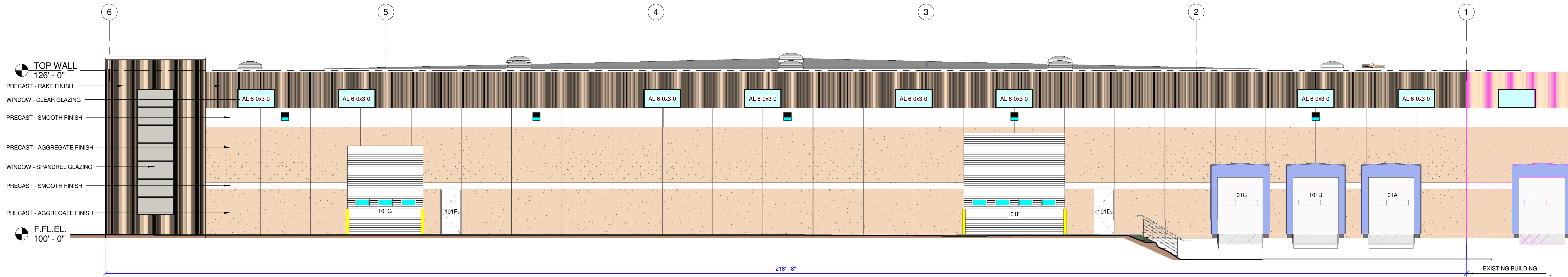
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EXTERIOR BUILDING
ELEVATIONS

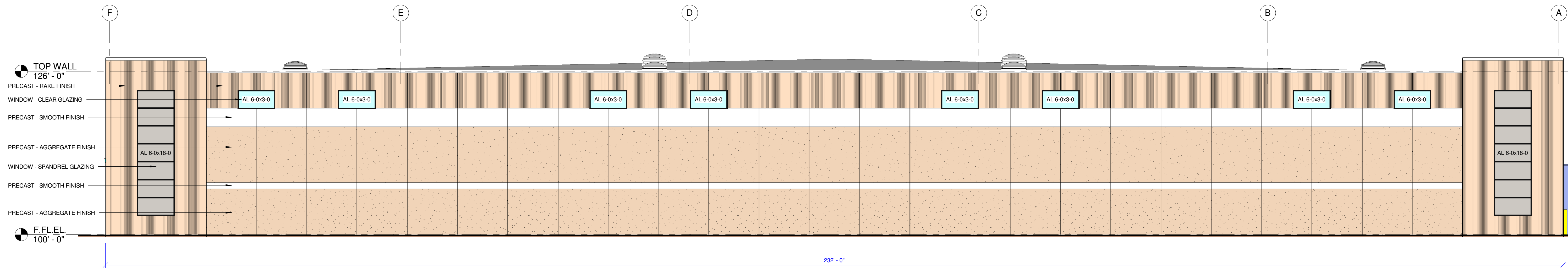
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SOUTH BUILDING ELEVATION - MFG ADDITION

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



WEST BUILDING ELEVATION - MFG ADDITION

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

NEW BUILDING ADDITIONS FOR:
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EXTERIOR BUILDING
ELEVATIONS

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PERSPECTIVE AT MFG ADDITION

SCALE:



PERSPECTIVE AT OFFICE ADDITION

SCALE:



PERSPECTIVE AT OFFICE ADDITION @ DW ENTRANCE

SCALE:

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Sheet Title:
EXTERIOR BUILDING
PERSPECTIVES

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