

**VILLAGE OF GERMANTOWN**  
N112 W17001 MEQUON ROAD  
GERMANTOWN, WI 53022

|                |                                           |
|----------------|-------------------------------------------|
| MEETING:       | <b>PLAN COMMISSION</b>                    |
| DATE AND TIME: | <b>MONDAY, AUGUST 14, 2017 6:30 p.m.</b>  |
| LOCATION:      | <b>Germantown Village Hall Board Room</b> |

- 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:** July 10, 2017
- V. **NEW BUSINESS:**
  - A. Allume Architects, Agent for RJB Real Estate LLC, Property Owners, and Complete Office of Wisconsin – N115 W18500 Edison Drive. Site Plan Review (19,200 sqft Addition).
  - B. Village of Germantown, Agent for MLG Germantown Investment LLC, Property Owner, Willow Creek Business Park (TID#6 on Appleton Avenue). Sign Review Application (Monument Sign).
  - C. Dennis Myers, Agent for Old Farm Subdivision – Donges Bay Road @ Division Road. Sign Review Application (Subdivision Monument Sign).
  - D. Accurate Lighting & Sign, Agent for Compass Properties, Property Owner and Edward Jones Investments – W164 N11271 Squire Drive. Sign Review Application.
  - E. Michaels Signs, Agent for GT Real Estate of Germantown, Property Owner and Carpetland W188 N9875 Maple Road. Sign & Landscaping Plan Review.
  - F. Zimmermann Homes LLC, Agent for Gables Himmel Property LLC, Property Owner and Capri Senior Communities – N109 W17075 Ava Circle. Site Plan Review (Himmel Haus & Engel Haus Portico Addition).
  - G. Ryan Rahl, Agent for Project Design Management LLC, Property Owner (Florian Park) N111 W18611 Mequon Road, and, Germantown Hospitality Group LLC, Property Owner (Country Inn & Suites) – W188 N11020 Maple Road. 2-Lot Certified Survey Map (Lot Line Adjustment).
  - H. Infinity Custom Builders, Agent for Janae Magnuson, Property Owner – W148 N13468 Pleasant View Drive. Conditional Use Permit (Mother-In-Law Suite).
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT** The next Plan Commission Meeting will be on August 28, 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**  
**July 10, 2017**

**CALL TO ORDER:** Chairman Wolter called the meeting to order at 6:31 p.m.

**ROLL CALL:** Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Bill Shadid, Tony Laszewski and Mary Ellen Gray were present. Commissioner Nilles was absent and excused. 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 6-12-17.***

***Motion carried unanimously.***

***MOTION Baum Second Shadid to go to Item C then D then A and B.***  
***MOTION carried unanimously.***

**Ace Hardware – N112 W16250 Mequon Road.** The new business tenant is requesting sign approval for a new facility in the Germantown Marketplace shopping center. Planner Retzlaff summarized the proposal.

Commissioner Gray arrived at 6:35 p.m.

***MOTION Laszewski second Shadid to Approve the proposed wall sign and monument sign panel insert for Ace Hardware located in the Germantown Marketplace at N112 W16250 Mequon Road with the following (2) 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.***

Commissioner Laszewski commented that the proposal didn't include the change for the Pick n Save sign. Planner Retzlaff explained the change will be approved by staff. Trustee Baum said he will vote against this sign because he doesn't like signs on the roof and is not in favor of removing Germantown Marketplace from the pylon sign. Planner Retzlaff said the owner has agreed with the sign arrangements because Ace Hardware wants to have a larger sign.

***MOTION carried 4-1 (Baum).***

**Health In Balance Physical Therapy – N112 W16282 Mequon Road.** The new business tenant is requesting sign approval for a new facility in the Germantown Marketplace shopping center. Planner Retzlaff summarized the proposal.

***MOTION Baum second Shadid to Approve the proposed wall sign and monument sign panel insert for Health In Balance Physical Therapy located in the Germantown Marketplace at N112 W16282 Mequon Road with the following (2) 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 4-1 (Baum).***

**MLG Development – Willow Creek Business Park located north of Appleton Avenue west of Maple Road in TID #6.** The property owner, MLG Germantown Investments LLC, has submitted a 5-lot Certified Survey Map (CSM) for the 118.7-acre Willow Creek Business Park. Planner Retzlaff summarized the proposal.

***MOTION Baum second Laszewski to Approve the 5-lot Certified Survey Map land division for the 118.7-acre Willow Creek Business Park property located north of Appleton Avenue west of Maple Road in the Village of Germantown's Tax Incremental District (TID) #6 subject to the following conditions:***

- 1. All technical corrections identified by the Village Surveyor as summarized in the July 6, 2017 memo shall be made prior to recording the CSM.***
- 2. Once approved by the Village Board, the CSM shall be submitted to the WI Dept. of Administration (WisDOA) and Dept. of Transportation (WisDOT) for review and certification by the State as required under Chapter 236.34 for CSM's creating more than five (5) lots.***

Trustee Baum asked why the land needs to be divided now because as buyers come in the lot lines end up changing to satisfy the needs of the developer. Planner Retzlaff explained there are a number of constraints due to the wetlands, road configurations and layout that the other sites just naturally fell out through the design process. Joe Bukovich, MLG Development, explained that due to some large WE Energies gas/electric easements and wetlands on the site the lots fell together due to site constraints. Trustee Baum asked why define the lots if someone else may come in and change them. Chairman Wolter said it is understood that there is some movement within the lot lines without taking too much from another lot. Mr. Bukovich said the lots allow for enough room for docks and loading docks. Discussion continued.

Commissioner Gray asked why the developer doesn't keep the outlots and pay taxes on them. Planner Retzlaff said the agreement was to dedicate to them to the Village and then the Village would possibly use them as part of an open space recreation system with trails and a potential well site. Chairman Wolter asked if they could be used for any mitigation. Planner Retzlaff said we could propose that but the wetland banks for mitigation purposes are specifically developed and closely monitored. He said we don't have the capabilities to maintain the wetland areas to the DNR's satisfaction. Chairman Wolter said we could enhance what's there for mitigation.

***MOTION carried unanimously.***

**Thomas & Joan Roskopf – Lot 1 of CSM 6702 and J.W. Speaker Corporation – N120 W19434 Freistadt Road.** Phylmack LLC, property owner and agent for the Roskopf's and J.W. Speaker, has submitted an application to rezone 47.43 acres from A-1: Agricultural to M-1: Limited Industrial for possible future expansion of the J.W. Speaker manufacturing facility. Planner Retzlaff summarized the proposal.

Trustee Baum said he received complaints when this property went for sale because residents would rather see residential than industrial zoning. Planner Retzlaff said the Village's plan for this area is for industrial development. Trustee Baum said he is OK with the rezoning if J.W. Speaker is going to expand. Discussion continued. Tom Roskopf, property owner, said the land next to the subdivision on the west is not buildable due to wetlands. Chairman Wolter said the land to the north off Goldendale Road could be used for residential. George Lehnerer, J.W. Speaker Corp., explained

they are looking to expand some type of facility on the property and are working with an architect exploring different options.

***MOTION Baum second Gray to Approve the proposed rezoning of the 47.43-acre area from A-1: Agricultural to M-1: Limited Industrial as proposed.***

***MOTION carried unanimously.***

**ANNOUNCEMENTS:** Planner Retzlaff said we had received 8 applications for the August meeting. A second Plan Commission meeting was planned for August 28<sup>th</sup> if needed.

The next Plan Commission meeting is August 14, 2017.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Lori Johnson  
Planning Assistant



# SITE PLAN REVIEW

## 8/14/17 Plan Commission Meeting

### Complete Office of Wisconsin / Allume Architects

Village Planner Report

Germantown, Wisconsin

#### Summary

Andrea Nemecek, Allume Architects, agent for RJB Real Estate and Complete Office of Wisconsin, property owner, is seeking approval of site development & building plans for a 19,200 sqft warehouse addition to the existing office, showroom & warehouse facility located at N115 W18500 Edison Drive in the Germantown Industrial Park.

**Location:** N115 W18500 Edison Drive

**Applicant/**

**Owner:**

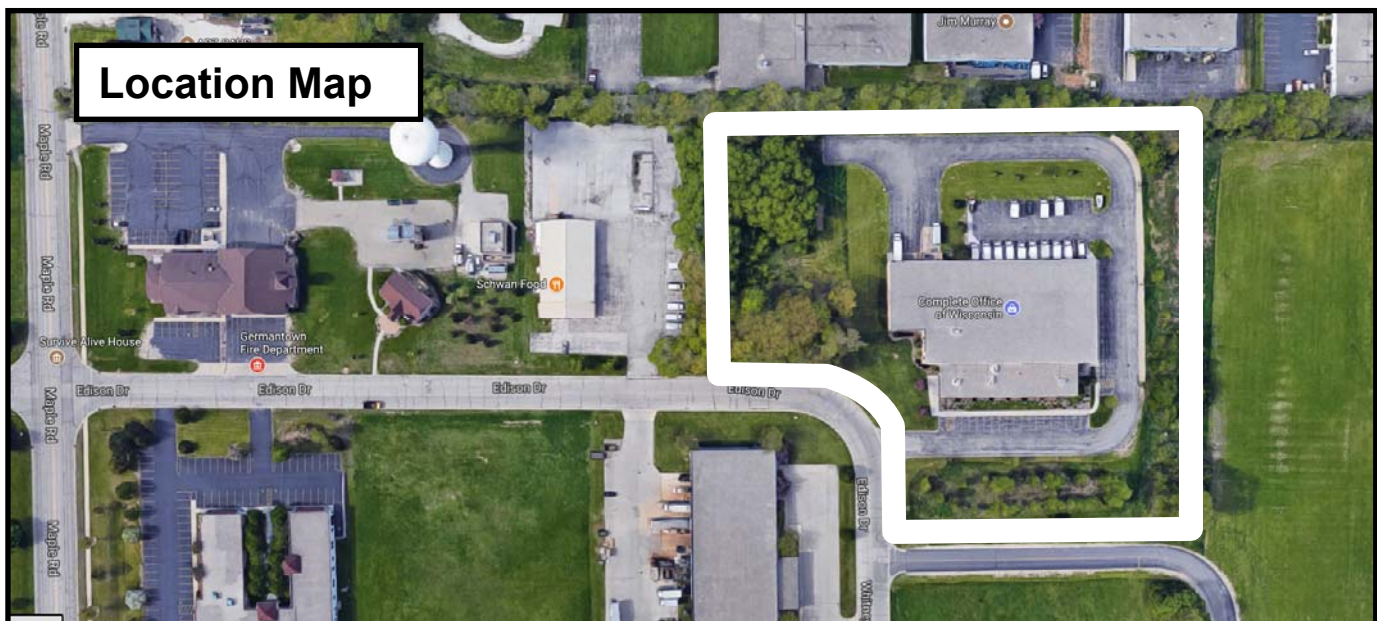
Andrea Nemecek  
Allume Architects  
13500 Watertown Plank Rd  
Elm Grove, WI

RJB Real Estate  
Complete Office of WI  
N115 W18500 Edison Drive  
Germantown, WI

**Current Zoning:** M-1: Limited Industrial

| Adjacent Land Uses |                             | Zoning |
|--------------------|-----------------------------|--------|
| North              | Industrial                  | M-1    |
| South              | Industrial                  | M-1    |
| East               | Institutional (High School) | I      |
| West               | Industrial                  | M-1    |

#### Location Map



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**Background/Proposal**

Complete Office of Wisconsin was founded in 1975 by Howard Bubrick and began as Bubrick's Office Supply, located in Germantown. It was purchased in 2006 by a group of industry executives and was renamed Bubrick's Complete Office of Wisconsin. As of January 1st, 2015, the company removed the "Bubrick's" name and is now known as Complete Office of Wisconsin. Sales have grown to over \$60 million per year and in June 2016, it was recognized as one of the fastest growing firms in the Milwaukee area by the Milwaukee Business Journal. The business prides itself in being a local company and employs over 200 people. The Complete Office family of companies is one of the largest independent distributors of office furniture, office supplies, janitorial supplies, breakroom supplies and print with combined sales over \$130 million annually with over 350 employees (*SOURCE: [www.cowiweb.com](http://www.cowiweb.com)*).

Andrea Nemecek, Allume Architects, agent for Complete Office is seeking approval of site development & building plans for a 19,200 sqft warehouse addition to the existing office, showroom & warehouse facility located at N115 W18500 Edison Drive in the Germantown Industrial Park.

The subject parcel is 5.17 acres in area with an existing 34,400 sqft building. As presented in the site plans, the proposed 19,200 sqft addition (for a total building area of approximately 53,600 sqft) includes the following features:

- 19,200 sqft storage
- Smooth, split-face and horizon block wall construction painted two complimentary tan colors to match the existing building
- Two (2) additional elevated docks and (1) additional at-grade overhead doors (north elevation)
- RTU's roof-mounted w/ penthouse enclosures (same as existing)

Access to the expanded facility will include one (1) additional paved driveway onto Edison Drive to the west serving a new asphalt parking and loading area with an additional 36 parking stalls, and, an extended paved access driveway around the north side of the existing and building addition to an expanded parking area with another 16 additional parking stalls for a total of 104 stalls on the property.

As a result of the proposed building expansion, impervious surfaces will increase to a total of 130,331 sqft or 57.8 percent of this 5.17-acre site (vs. the 80% maximum allowed) leaving 42.2 percent in green/open space.

Additional storm water run-off from the site will be directed via grading and on-site storm sewer to a new infiltration basin on the north side of the building addition that will, in turn, discharge via storm sewer to the existing storm water basin located in the southeast corner of the site (a former "dry" basin being redesigned to meet current Village and MMSD "wet" detention basin standards). Public water and sanitary sewer currently serve the building and will remain unchanged.

Landscaping comprised of a few evergreen and ornamental trees and shrubs are proposed to be installed in front of the building addition and along the west edge of the new parking area west of the addition.

Additional exterior lighting is proposed, including: four (4) 12-26W LED wall-mounted cut-off fixtures on the building addition in the loading dock and man-door areas; and, three (3) pole-mounted 85W, 80 LED cut-off type fixtures mounted at a height of 23' in the new parking area.

### **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.

A large portion of the wooded area on the west side of the site in the location of the proposed building addition and parking area will be removed (a tree removal plan currently being prepared will identify those trees that are intended to be saved). However, in so doing, some of the trees that might ordinarily have satisfied the Village's street tree requirement may be removed and, as a result, will need to be replaced in order to meet the street tree requirements. Staff recommends that the landscape plan be revised to include street trees along Edison Drive, either by: (1) showing which existing deciduous trees will be maintained (provided that such trees are located within 30 feet from the road right-of-way); or, by adding street trees in an amount equal to (1) tree per 40-50 feet of road frontage. Said trees need to be listed as an acceptable species and installed in accordance with the Village's Street Tree Guidelines. Said trees may be planted in decorative clusters and not necessarily evenly space along the road frontage.

### Fire Department/Police Department

The Fire Department has recommended approval of the addition and site improvements as proposed. The Police Department is requesting that all doors and docks be numbered with reflective numbers to aid emergency personnel access.

### Engineering/Public Works

The Village Engineer has identified one issue that will need to be addressed prior to issuance of an occupancy permit (see copy of August 9, 2017 memo from Village Engineer John Laning) concerning needed improvements to the existing sampling manhole:

1. The sampling manhole for the property will require removal of the existing deck and replaced with a cone section and mac-wrapped. In addition, the bench inside of the sampling manhole will need to be re-worked as it is currently back pitched. The sampling manhole will also require installation of an internal/external Adaptor Inc. manhole seal and a Neenah R-1661 manhole frame with a solid bolt down lid with gasket.

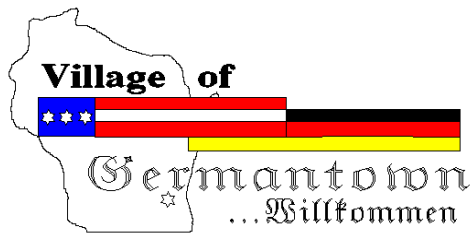
### Inspection Services

Inspection Services has indicated that 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 19,200 sqft warehouse addition to the existing office, showroom & warehouse facility located at N115 W18500 Edison Drive in the Germantown Industrial Park subject to the following conditions:

1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plans dated May 15, 2017 (engineering plans) and July 7, 2017 (architecture, lighting and landscaping plans) unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.
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 Owner shall revise the proposed landscaping plan to include street trees along Edison Drive, either by: (1) showing which existing deciduous trees will be maintained (provided that such trees are located within 30 feet from the road right-of-way); or (2) by adding street trees to the plan in an amount equal to (1) tree per 40-50 feet of road frontage. Said street shall be a minimum 3" caliper and need to be listed as an acceptable species and installed in accordance with the Village's Street Tree Guidelines. Said trees may be planted in decorative clusters and not necessarily evenly space along the road frontage. Said revised plan shall be submitted to the Village Planner for review/approval prior to issuance of a building 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. 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.
6. All technical issues identified by the Village Engineer in the August 9, 2017 review memo shall be addressed prior to issuance of an occupancy permit.
7. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.



## Engineering Department Memorandum

**To :** Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

**From :** John Laning, P.E., Village Engineer

**Date :** August 9, 2017

**Re :** Complete Office of Wisconsin Addition – N115 W18500 Edison Dr.: Site Plan Review

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The Village's Engineering Department has reviewed the site/utility plans that have been submitted for the Complete Office of Wisconsin addition. It appears as though all of the items that were discussed in our casual preliminary review have been addressed. One additional item has come to light after a review of the plans by the Wastewater Utility and is described as follows:

1. **Sampling Manhole.** Sampling manhole for the property will require removal of existing deck, to be replaced with a cone section, and mac-wrapped. Additionally, bench inside of sampling manhole will need to be re-worked as it is currently back pitched. Sampling manhole will require installation of an internal/external Adaptor Inc. manhole seal and a Neenah R-1661 manhole frame with solid, gasketed, bolt down lid.



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

## 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

ANOREA C. NEMCEK  
ALLUME ARCHITECTS  
13500 WATERTOWN PLANK RD.  
ELM GROVE, WI 53122

Phone (262) 720-9702

E-Mail ANEMCEK@ALLUME

ARCHITECTS.COM

### PROPERTY OWNER

RJB REAL ESTATE, SL REAL ESTATE,  
RI REAL ESTATE, TN REAL ESTATE

Phone (262) 255-5500

E-Mail

2

### PROPERTY ADDRESS

1115 W18500 EDISON DR. GERMANTOWN

3

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

|                                                               |                                          |                            |                                            |
|---------------------------------------------------------------|------------------------------------------|----------------------------|--------------------------------------------|
| North RESOURCE MANAGEMENT<br>MURRAY INVESTMENTS<br>INDUSTRIAL | South GERMANTOWN<br>SCHOOL<br>INDUSTRIAL | East SCHWANS<br>INDUSTRIAL | West GERMANTOWN<br>SCHOOL<br>INSTITUTIONAL |
|---------------------------------------------------------------|------------------------------------------|----------------------------|--------------------------------------------|

4

### READ AND INITIAL THE FOLLOWING:

ROAD ACCESS

- ☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- ☒ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- ☒ 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!

Anorek 6-30-17

Applicant

Date

RJB

Owner

6/30/17

Date

Village of Germantown  
Plan Commission  
N112 W17001 Mequon Rd.  
Germantown, WI 53022

July 7, 2017

Dear Commissioners,

This letter provides additional information to the submittal package for the August 14<sup>th</sup> plan commission review. Our client, Complete Office of Wisconsin has been located in the Germantown Industrial Park, at its current location, since 2002. It is a growing company and has over 200 employees in the state with approximately 90 people located in Germantown.

The company provide janitorial, office supplies and commercial office furniture to its clients. The location in Germantown is used for business office and warehouse space. The land is zoned M1, as an industrial used. We are able to have up to 80% lot coverage which we do not exceed.

For this project, the client wishes to add a 19,200 sq. ft. warehouse addition on the west side of his property for an overall building total of 43,800 sq. ft. of warehouse space. It would be a 3-sided addition that is attached to the existing warehouse space. They currently are in need of additional storage space for their expanding operation. They won't be adding personnel as a result of the warehouse expansion.

They will be increasing parking by 51 stalls, for a total of 103 stalls. Each new stall is 180.5 sq. ft. and we have more parking stalls than employees at this location. The ordinance requests 1 space for each 500 sq. ft. of warehouse building area, and 1 space for every 200 sq. ft. of office area plus 1 space for each 2 employees. That would be a total of 151 stalls which exceeds our employee count and actual building occupancy (90 employees).

The existing building is a combination of smooth, split-face and horizon block details with aluminum storefront entry doors and windows. The warehouse doors are insulated metal. The building is painted a combination of (2) tan colors. All details in the new addition will match the existing building with the goal that it looks like the addition was part of the existing building.

Please feel free to reach out to me with any questions.

Respectfully submitted,



Andrea Nemecek, AIA  
President, Allume Architects LLC





EXISTING VIEW LOOKING NORTHEAST ~MAIN  
ENTRANCE AND SIGNGAGE





EXISTING EXTERIOR AT  
LOADING DOCK





Complete Office  
of Wisconsin

Edison Dr



PROJECT:  
ADDITION TO AN EXISTING BUILDING

PROJECT FOR:  
COMPLETE OFFICE OF WISCONSIN

N115 W18500 EDISON DR.  
GERMANTOWN, WI 53022

ARCHITECT:  
ALLUME ARCHITECTS

13500 WATERTOWN PLANK RD. SUITE 205  
ELM GROVE, WI 53122

CIVIL ENGINEER:  
JAHNKE & JAHNKE ASSOCIATES

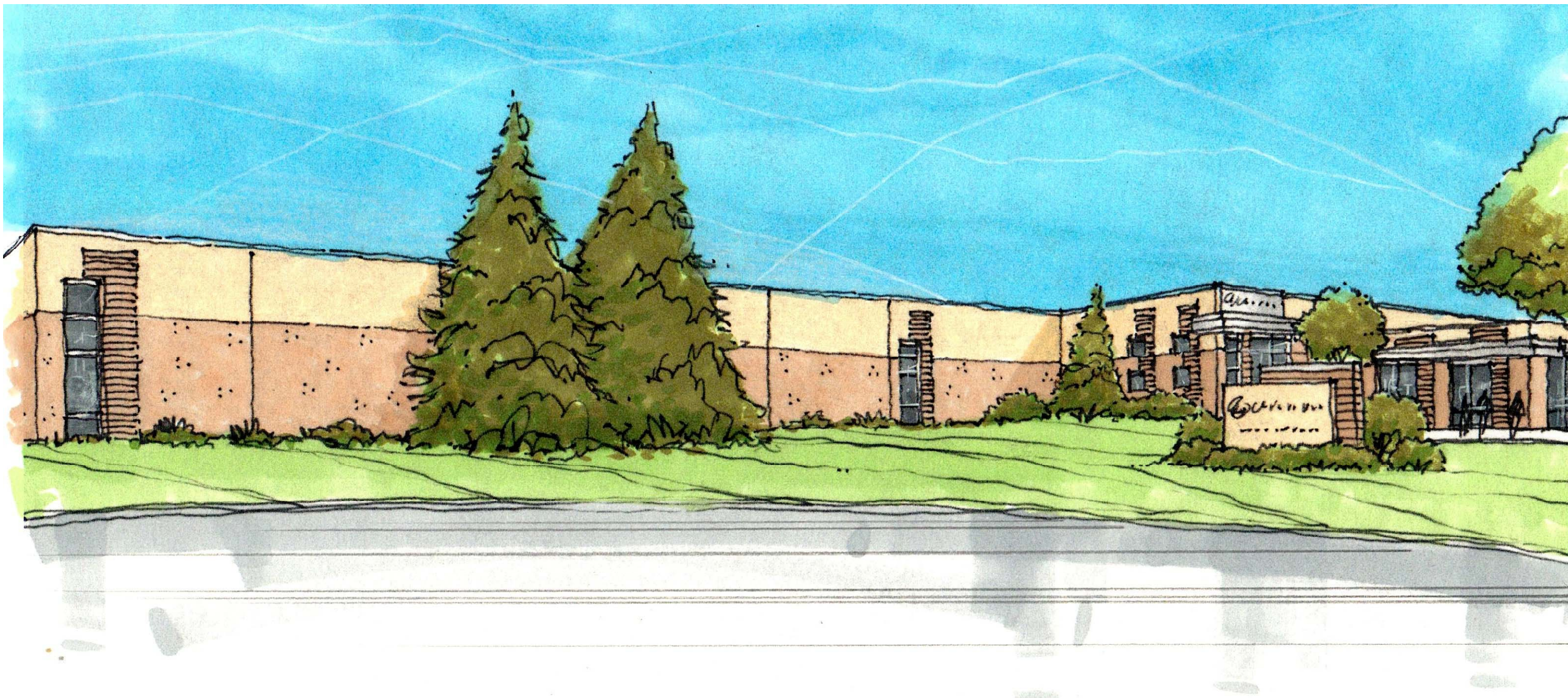
711 W MORELAND BLVD.  
WAUKESHA, WI 53188

STRUCTURAL ENGINEER:  
CORE 4 ENGINEERING

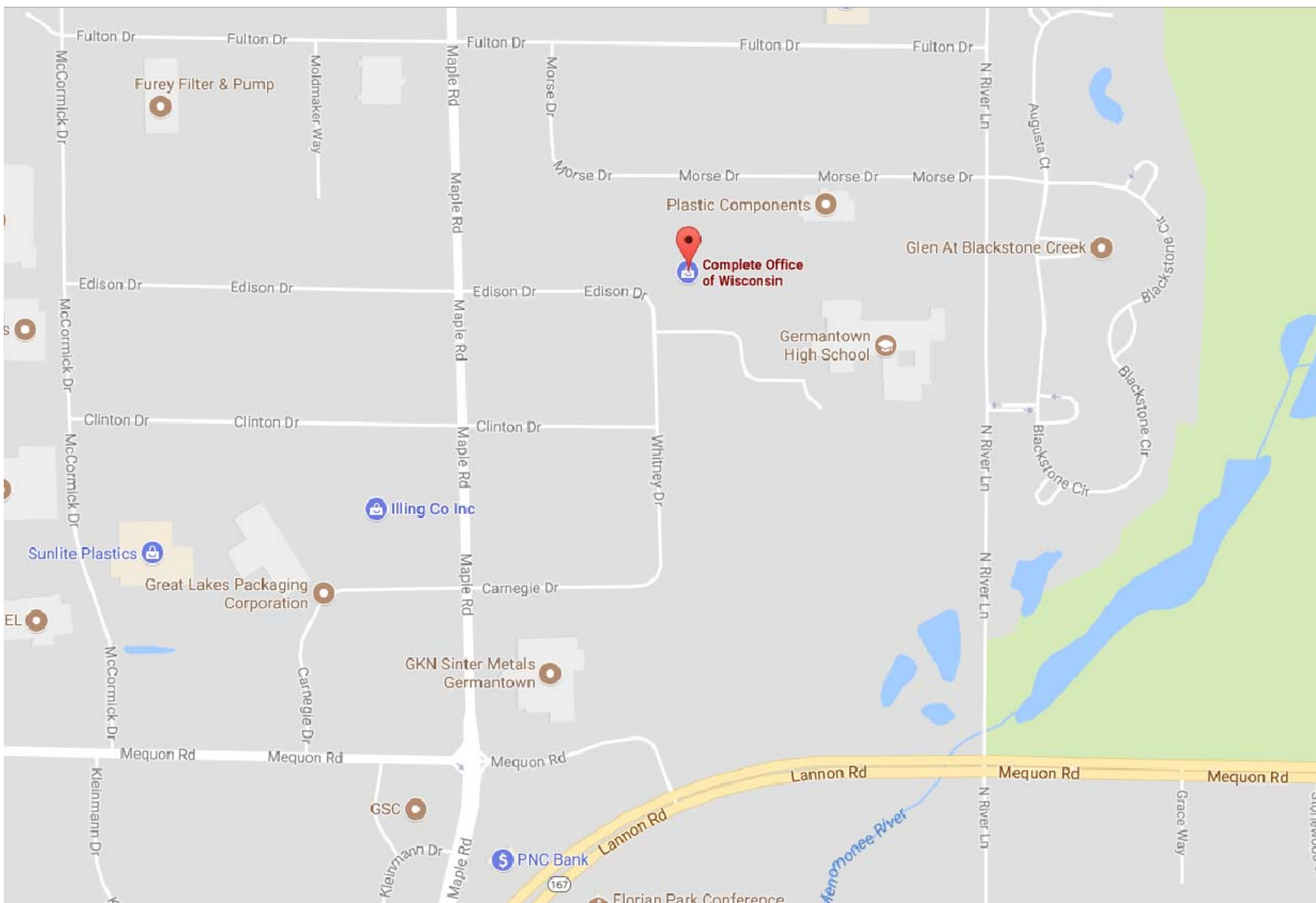
12308 CORPORATE PKWY. SUITE 300  
MEQUON, WI 53092

LIFE SAFETY INFORMATION

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| <b>PROJECT ADDRESS:</b><br>N115 W18500 EDISON DR.<br>GERMANTOWN, WI 53022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>CODES:</b><br>2009 INTERNATIONAL BUILDING CODE/<br>2009 INTERNATIONAL EXISTING BUILDING CODE.<br>WISCONSIN SPS 360-366<br>ICC/ANSI A117.1 - 2003 |
| <b>PROJECT DESCRIPTION NOTE:</b><br><br>THIS SUBMITTAL IS FOR A SECOND FLOOR ADDITION AND INTERIOR ALTERATION TO AN EXISTING BUILDING. THE SECOND FLOOR ADDITION IS TO BE USED FOR RELOCATION OF SOME EMPLOYEES WHICH WILL ALLOW THE COMPANY TO CAPTURE MORE SPACE FOR THEIR FURNITURE AND PRODUCTS SHOWROOM. THE EXISTING BUILDING STRUCTURE CONSISTS CONCRETE BLOCK WALLS WITH A METAL BAR JOIST ROOF. ALL FURRED WALLS AND PARTITION WALLS ARE METAL STUDS. THE FIRST FLOOR IS CONCRETE SLAB ON GRADE. THIS IS CURRENTLY A SINGLE STORY BUILDING. ~NO BASEMENT. IT IS UNPROTECTED BUT SPRINKLERED.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |
| <b>ALTERATION LEVEL (2) AND SECOND FLOOR ADDITION.</b><br>PLEASE NOTE: (2ND FLOOR LEVEL IS NOT CLASSIFIED AS A MEZZANINE)<br><br><b>TYPE OF CONSTRUCTION:</b><br>IIB (SPRINKLERED)<br><br><b>BUILDING HEIGHT:</b><br><br>PARTIAL (2) STORY WITHOUT A BASEMENT<br><br><b>USER GROUPS WITHIN EXISTING BUILDING:</b><br><br>"S-1" MODERATE HAZARD STORAGE/WAREHOUSE<br>"B" BUSINESS, OFFICE SPACE, ACCESSORY USE SPACE, SUCH AS CONFERENCE ROOMS, AND A BREAK ROOM<br><br><b>OCCUPANCY CLASSIFICATION FOR ALTERED AREA AND SECOND FLOOR ADDITION:</b><br><br>"B" BUSINESS: OFFICE SPACE, MENS' AND WOMENS' TOILET ROOMS (NO CHANGE TO EXISTING WAREHOUSE SPACE)<br><br>"S-1" AND "B" USE PER TABLE 508.4 DO NOT REQUIRE A SEPARATION OF OCCUPANCIES<br><br><b>FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:</b> = 0 HRS.<br><br><b>BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |
| <b>TOTAL BUILDING ALLOWABLE HEIGHT AND AREA: (PER TABLE 503)</b><br><br>"S-1" IIB = 2 STORIES WITH 17,400 SQ. FT. PER STORY<br>"B" IIB = 3 STORIES AT 23,000 EACH<br><br><b>BUILDING AREA:</b><br><br>EXISTING BUSINESS "B" APPROX. 9,829 SQ. FT. GROSS<br>EXISTING WAREHOUSE/STORAGE "S-1" APPROX. 24,600 SQ. FT. GROSS<br><br>*AUTOMATIC SPRINKLER SYSTEM INCREASE PER 506.3: FOR BUILDINGS WITH NOT MORE THAN ONE STORY ABOVE A GRADE PLANE THE AREA MAY BE INCREASED BY 300%.<br>WAREHOUSE/STORAGE "S-1" 17,400 X 300% = APPROX. 52,200 SQ. FT. GROSS ALLOWABLE FOR STORAGE WAREHOUSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |
| <b>ADDITION INFORMATION:</b><br><br>FIRST FLOOR "S-1" 19,200 SQ. FT. GROSS<br>TOTAL SQ. FT. OF EXISTING BUILDING = APPROX. 37,176 SQ. FT. GROSS<br>TOTAL SQ. FT. OF BUILDING WITH NEW ADDITION = APPROX. 56,376 SQ. FT. GROSS<br><br><b>GENERAL BUILDING OCCUPANCY LOAD TABLE 1004.1.1.1:</b><br><br>WAREHOUSE: 500 GROSS SQ. FT. PER OCCUPANT FOR 43,800 SQ. FT. GROSS = 88 OCCUPANTS<br><br>BUSINESS: TOTAL BUSINESS OCCUPANT LOAD = 127 OCCUPANTS<br><br><b>NEW TOTAL OCCUPANT LOAD:</b><br><br>TOTAL BUILDING OCCUPANT LOAD BUSINESS AND S-1= 215 OCCUPANTS<br><br><b>MINIMUM REQUIRED EGRESS WIDTH:</b><br>PER 1005.1 MINIMUM EGRESS WIDTH FOR HORIZONTAL EXITS IS .2" PER OCCUPANT<br>PER 1005.1 MINIMUM EGRESS WIDTH FOR VERTICAL STAIR EXITS IS .3" PER OCCUPANT<br><br>WAREHOUSE OCCUPANT LOAD = 88 X .2" FOR A TOTAL OF 17.6" REQUIRED.<br>FIRST FLOOR "B" OCCUPANT LOAD = 99 X .2" FOR A TOTAL OF 19.8" REQUIRED.<br>SECOND FLOOR "B" OCCUPANT LOAD = 28 X .3" FOR A TOTAL OF 8.4" REQUIRED.<br><br><b>MINIMUM DOOR WIDTH:</b><br>PER 1008.1 = 32" CLEAR<br><br><b>EXITS REQUIRED FROM SPACE:</b><br><br>PER 1015.1 (1) EXIT IS REQUIRED FOR "B" OCCUPANCY UNDER 49 PERSONS (SECOND FLOOR) (PER COMMON PATH OF EGRESS REQUIREMENTS, TWO EXITS WILL BE PROVIDED FROM SECOND LEVEL)<br>PER 1015.1 (2) EXITS ARE REQUIRED FOR "S" OCCUPANCY BETWEEN 29 AND 501 PERSONS<br><br><b>EXIT ACCESS TRAVEL DISTANCE:</b><br>PER 1016.1 "B" OCCUPANCY = 300' SPRINKLERED BUILDING<br>PER 1016.1 "S-1" OCCUPANCY = 250' SPRINKLERED BUILDING<br><br><b>COMMON PATH OF EGRESS TRAVEL:</b><br>PER 1014.3 "B" AND "S-1" OCCUPANCY = 100' PROVIDED BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM<br><br><b>PLUMBING FACILITIES REQUIREMENTS:</b><br><br>EXISTING SEPARATE MEN'S AND WOMEN'S TOILET ROOMS AND SINGLE UNISEX TOILET ROOM PRESENT.<br><br>BUILDING OCCUPANT LOAD 88 WAREHOUSE AND 127 BUSINESS:<br>TOILETS: 1 PER 100 FOR WAREHOUSES AND FOR BUSINESS OCCUPANCIES, 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINING 50.<br>LAVATORIES: 1 PER 100 FOR WAREHOUSES AND FOR BUSINESS OCCUPANCIES, 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINING 80.<br>REQUIRED TO HAVE (3) WATER CLOSETS FOR WOMEN AND (3) WATER CLOSETS FOR MEN IN THE BUSINESS OCCUPANCY SPACE AND ALSO (2) LAVATORIES REQUIRED FOR EACH.<br>EXISTING WAREHOUSE TO HAVE 1 TOILET ROOM AND LAVATORY.<br>EXISTING BUILDING MEETS THESE REQUIREMENTS.<br><br>BUILDING IS EQUIPPED WITH (1) EXISTING MOP BASIN PER CODE<br><br>EXISTING SINK PROVIDED WITHIN EXISTING BREAK ROOM KITCHEN SATISFY DRINKING WATER REQUIREMENTS |                                                                                                                                                     |



ADDITION RENDERING



SITE LOCATION MAP

GENERAL NOTES:

- FIELD VERIFY ALL DIMENSIONS WHEN WORKING IN EXISTING BUILDING REMODELING.
- PATCH AND PAINT ALL DAMAGED EXISTING WALLS WITH MATERIALS TO MATCH SURROUNDING WALLS. PATCH TO BE FLUSH WITH SURROUNDING. PATCH AND REPAIR ALL CEILINGS
- DIMENSIONS SHOWN ARE ROUGH FRAMING DIMS. UNLESS OTHERWISE NOTED.
- PROVIDE BLOCKING AS NEEDED FOR FURNITURE AND EQUIPMENT.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AND UNUSED CONSTRUCTION MATERIALS. ALL FINISH HARDWARE AND GLASS SHALL BE CLEANED WITH A NON-ABRASIVE CLEANING AGENT.
- MECHANICAL, ELECTRICAL, FIRE PROTECTION, AND PLUMBING BY OTHERS

INDEX OF DRAWINGS

|       |                                                                            |
|-------|----------------------------------------------------------------------------|
| G-001 | TITLE SHEET, LIFE SAFETY INFORMATION, SITE LOCATION MAP, INDEX OF DRAWINGS |
| C-100 | EXISTING SITE PLAN                                                         |
| C-101 | PROPOSED SITE PLAN                                                         |
| C-102 | UTILITY PLAN                                                               |
| C-103 | GRADING AND EROSION CONTROL PLAN                                           |
| -     | LANDSCAPING PLAN                                                           |
| A-100 | ARCHITECTURAL SITE PLAN                                                    |
| E1    | PHOTOMETRIC PLAN                                                           |
| A-101 | OVERALL BUILDING FLOOR PLAN                                                |
| A-102 | REVISED FIRST FLOOR PLAN ~ADDITION                                         |
| A-200 | EXISTING EXTERIOR ELEVATIONS                                               |
| A-201 | REVISED EXTERIOR ELEVATIONS                                                |



13500 Watertown Plank Rd., Suite 205  
Elm Grove, WI 53122

PROJECT DESCRIPTION:  
ADDITION TO AN EXISTING BUILDING

PROJECT FOR:  
COMPLETE OFFICE OF WI  
N115 W18500 EDISON DR.  
GERMANTOWN, WI 53022

DRAWING DESCRIPTION:  
TITLE SHEET, LIFE SAFETY INFORMATION,  
NEW ENTRY RENDERING, PROJECT  
LOCATION MAP, INDEX OF DRAWINGS

OWNERSHIP OF DOCUMENTS:

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED WITHIN, ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, AND ARE THE SOLE PROPERTY OF THE ALLUME ARCHITECTS, LLC. ANY DOCUMENTS ASSOCIATED WITH THIS PROJECT ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE EXPRESSED WRITTEN AUTHORIZATION OF ALLUME ARCHITECTS, LLC.

REVISIONS:

| DATE: | ITEMS REVISED: |
|-------|----------------|
|       |                |
|       |                |
|       |                |
|       |                |

ARCHITECTS  
PROJECT NUMBER:  
201716

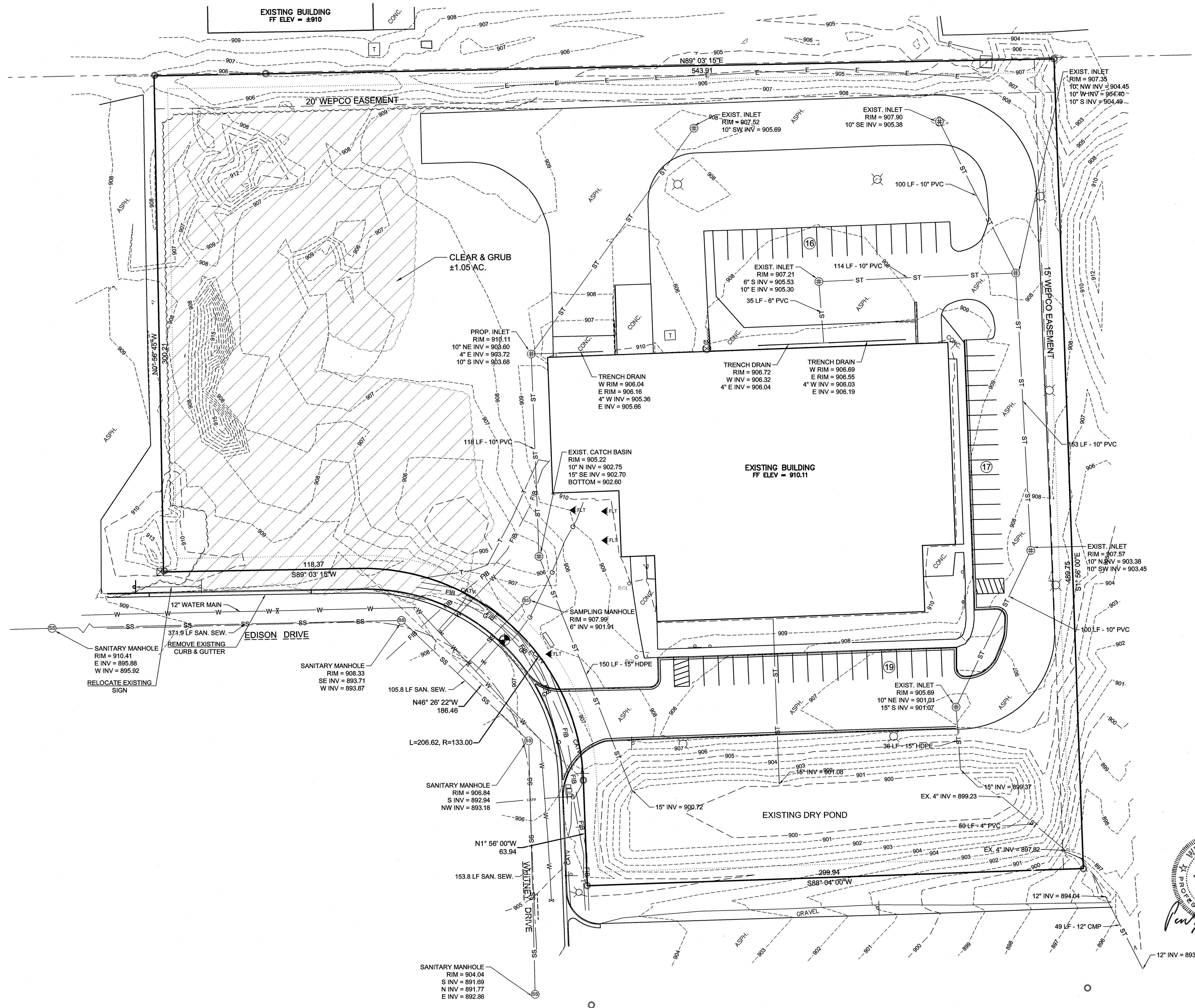
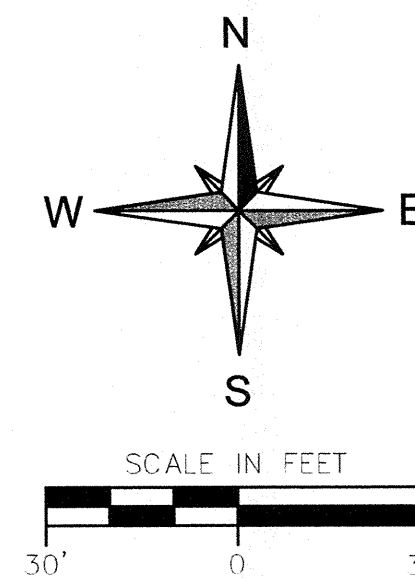
OWNERS PROJECT  
NUMBER:  
NA

DATE:  
7-7-17

SHEET NUMBER:

G-001





**Legal Description:**

Lot 1 of Certified Survey Map No. 4222, recorded November 23, 1993, in Volume 27 of Certified Survey Maps, Pages 282-285, as Document No. 652142, being a redivision of Lot 1 of Certified Survey Map No. 2954, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

This parcel contains 5.173 acres more or less.

**REFERENCE BEARING:**

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 20 EAST, WHICH HAS A BEARING OF NORTH 02°55'54" WEST.

**REFERENCE BENCHMARK:**

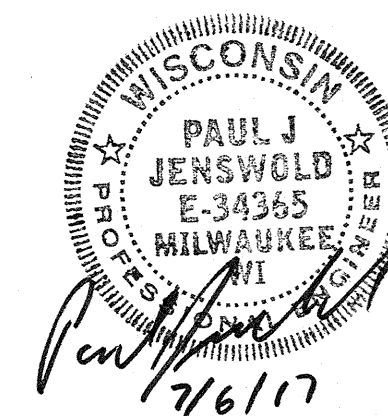
SEWRPC MONUMENT: WEST 1/4 CORNER 21-9-20, BRASS CAP IN CONCRETE: 906.16 (NGVD-29)

**SITE BENCHMARK:**

UPPER FLANGE BOLT OF HYDRANT: 909.44 (NGVD-29)

**LEGEND:**

- EX. IRON PIPE FOUND
- ⊙ EX. GAS VALVE
- ⊕ EX. SHUT OFF HOUSE VALVE
- ⊠ EX. TELEPHONE PEDESTAL
- ⌚ EX. POWER POLE
- ⌚ EX. MAILBOX
- EX. GUY WIRE
- EX. SIGN
- △ SURVEY CONTROL POINT
- G — EX. GAS MAIN
- E — EX. ELECTRIC (BURIED)
- OH — EX. ELECTRIC (OVERHEAD)
- FIB — EX. FIBER OPTIC (BURIED)
- SS — EX. SANITARY SEWER
- ST — EX. STORM SEWER
- W — EX. WATER MAIN



**C - 100**

FOR: ALLUME ARCHITECTS

**EXISTING SITE PLAN**  
PART OF THE SW 1/4 OF SECTION 21, T 9 N, R 20 E,  
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,  
WISCONSIN

**JAHNKE & JAHNKE ASSOCIATES INC.**

PLANNERS & PROFESSIONAL ENGINEERS

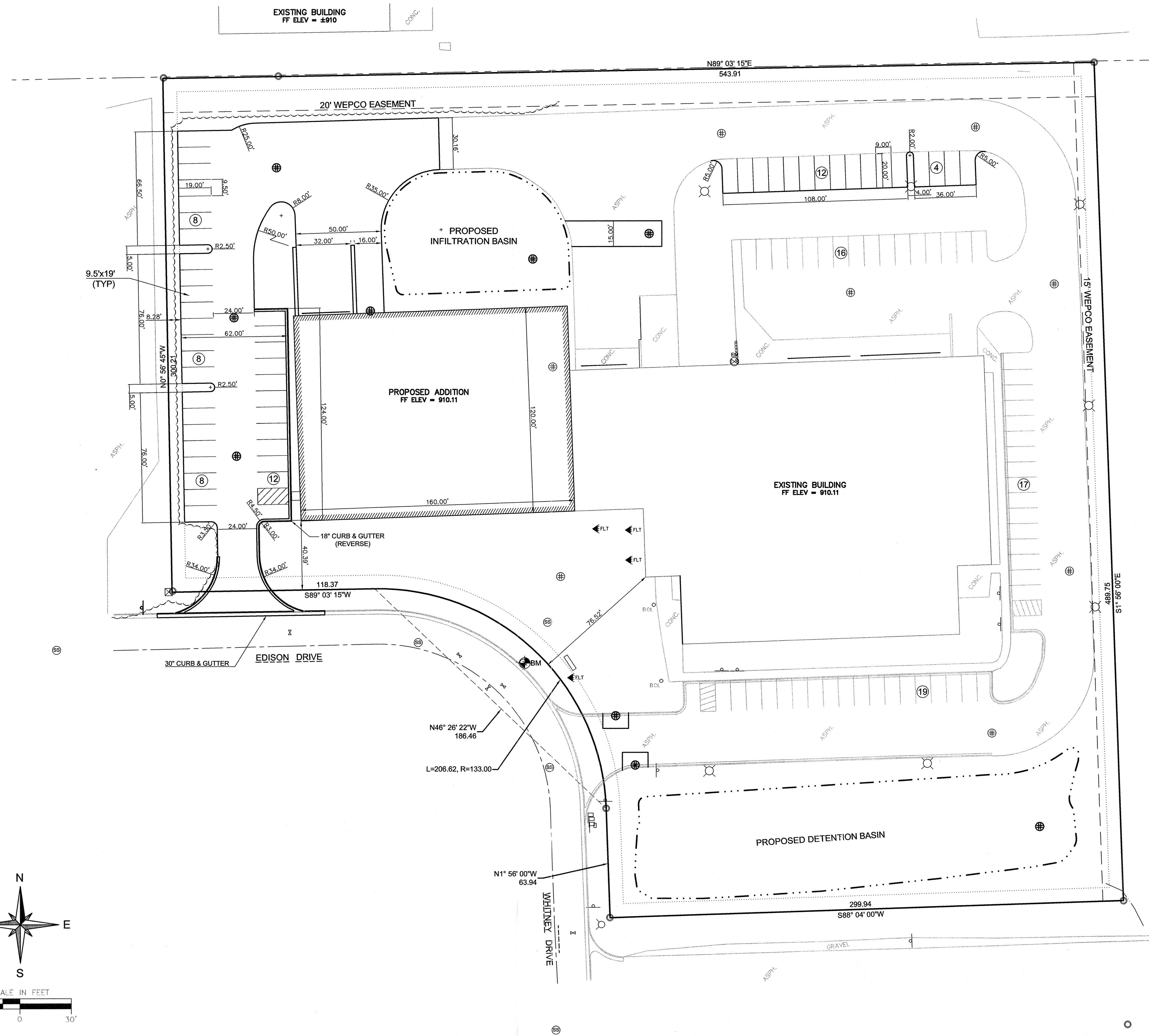
711 W. MORELAND BLVD., WAUKESHA, WI. 53188

TEL. No. (262) 542-5797 FAX (262) 542-7898 (E-MAIL jstigler@jahnkeandjahnke.com)

|                                     |                    |
|-------------------------------------|--------------------|
| SCALE: 1" = 30'                     | DATE: MAY 15, 2017 |
| DRAWN BY: G.E.M. CHECKED BY: P.J.J. | FILE NO.:          |
| BOOK: WASHINGTON 52, PG 39          | JOB: S8603         |
| SHEET 1 OF 5                        |                    |

FILE NAME: S:\PROJECTS\S8603.dwg S8603 - C3D.dwg



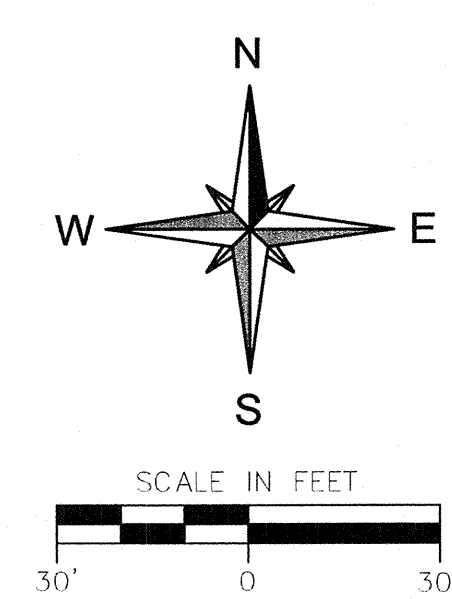


| SITE DATA          |          |                       |
|--------------------|----------|-----------------------|
| TOTAL SITE AREA:   | 5.173 AC |                       |
| EXIST. IMPERVIOUS: | 2.106 AC | 40.71%                |
| DISTURBED:         |          |                       |
| NEW IMPERVIOUS:    | 1.493 AC |                       |
|                    | 0.886 AC |                       |
| TOTAL IMPERVIOUS:  |          |                       |
|                    | 2.992 AC | 57.8% - 80% PERMITTED |
| TOTAL GREENSPACE:  |          |                       |
|                    | 2.181 AC | 42.2%                 |

- PAVING NOTES:
- ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2017 EDITION.
  - AGGREGATE BASE SHALL BE 3/4" AGGREGATE BASE DENSE PER SECTION 305 OF THE STANDARD SPECIFICATIONS.
  - CONCRETE PAVEMENT, DRIVEWAYS, SIDEWALKS AND CONCRETE PADS SHALL BE CONSTRUCTED PER SECTIONS 415 AND 416 OF THE STANDARD SPECIFICATIONS.
  - ASPHALT PAVEMENT SHALL BE CONSTRUCTED PER SECTIONS 455-460 OF THE STANDARD SPECIFICATIONS.
  - PAVEMENT THICKNESS SHALL BE AS FOLLOWS:

|                                 |             |                   |
|---------------------------------|-------------|-------------------|
| CONCRETE LOADING DOCK:          | 8" CONCRETE | 6" AGGREGATE BASE |
| SIDEWALK:                       | 4" CONCRETE | 4" AGGREGATE BASE |
| ASPHALT PAVEMENT (DRIVE LANES): | 4" ASPHALT  | 8" AGGREGATE BASE |
| ASPHALT PAVEMENT (PARKING):     | 3" ASPHALT  | 6" AGGREGATE BASE |
  - ASPHALT PAVEMENT SHALL BE INSTALLED IN TWO LIFTS.  
SURFACE: 4MT 58-28 S (12.5MM)  
BINDER: 3MT 58-28 S (19 MM)
  - ADJUST ALL MANHOLES AND VALVE BOXES TO 3/8 INCH TO 1/2 INCH BELOW FINAL PAVEMENT GRADE.
  - A PROOF ROLL IS REQUIRED ON THE SUBGRADE AND THE STONE BASE WITH A 40 TON VEHICLE. AREAS EXHIBITING A DEFLECTION GREATER THAN 1/2 INCH SHALL BE RECONSTRUCTED WITH GEOTEXTILE TENSAR TX 160 AND 3 INCH TB.
  - ADDITIONAL PROOF ROLLS MAY BE REQUIRED BY THE ENGINEER IF SITE CONDITIONS CHANGE (I.E. RAIN) PRIOR TO PAVING.
  - NO ASPHALT BINDER PAVEMENT SHALL BE PLACED: AFTER THE WEDNESDAY BEFORE THANKSGIVING DAY; WHEN THE AIR TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT; ON FROZEN BASE; OR DURING RAIN EVENTS UNLESS SPECIFICALLY DIRECTED BY THE ENGINEER. THE BASE IS CONSIDERED TO BE FROZEN WHEN THE SURFACE TEMPERATURE OF THE BASE IS AT OR BELOW 32 DEGREES FAHRENHEIT AS MEASURED BY THE FIELD REPRESENTATIVE WITH AN INFRARED TEMPERATURE GAUGE. NO ASPHALT SURFACE PAVEMENT SHALL BE PLACED: AFTER OCTOBER 15; WHEN THE TEMPERATURE IS BELOW 55 DEGREES FAHRENHEIT; OR DURING RAIN EVENTS UNLESS SPECIFICALLY DIRECTED BY THE ENGINEER.
  - ALL STREETS SHALL BE TACKED WITH CSS-1 OIL AT THE RATE OF 0.05 TO 0.15 GALLONS PER SQUARE YARD PRIOR TO PAVING IN ACCORDANCE WITH STATE SPECIFICATION 455.3.2. TACK MUST BE APPLIED BETWEEN EACH LAYER OF ASPHALTIC CONCRETE UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE TACK MUST BE ALLOWED TO CURE BEFORE PAVING.
  - ASPHALTIC CONCRETE PAVING SHALL FOLLOW STATE SPECIFICATIONS 450, 460, AND 465 UNLESS OTHERWISE NOTED WITHIN THESE TECHNICAL STANDARDS OR IN A CONTRACT SPECIFICATION OF THE PROJECT. THE MAXIMUM VARIATIONS ARE 1/8 INCH ACROSS A 5 FOOT STRAIGHT EDGE, THICKNESS WITHIN 1/4 INCH OF DESIGN, AND FINISH ELEVATION WITHIN 1/4 INCH OF DESIGN.
  - CONCRETE CURB AND GUTTER SHALL BE JOINTED EVERY 10 FEET WITH A FELT JOINT EVERY 200 TO 250 FEET, AT ALL RADII, AND WITHIN 3 FEET OF AN INLET.
  - CURB AND GUTTER SHALL NOT BE PLACED WHEN: THE AIR TEMPERATURE IS BELOW 35 DEGREES FAHRENHEIT; ON FROZEN BASE; OR DURING RAIN EVENTS. THE BASE IS CONSIDERED TO BE FROZEN WHEN A SURFACE TEMPERATURE OF THE BASE IS AT OR BELOW 32 DEGREES FAHRENHEIT AS MEASURED BY THE FIELD REPRESENTATIVE WITH AN INFRARED TEMPERATURE GAUGE.
  - CONCRETE CURB MUST HAVE A MINIMUM 7 DAYS TO CURE PRIOR TO ANY WORK BEING COMPLETED ADJACENT TO THE CURB INCLUDING, BUT NOT LIMITED TO, PLACEMENT OF BACKFILL, TOPSOILING, OR PAVING. IF THE CURE TIME IS LESS THAN 7 DAYS, A CONCRETE CYLINDER BREAK IS REQUIRED AND IT MUST SHOW A MINIMUM STRENGTH OF 3000 PSI. CURBS MUST BE BACKFILLED AFTER A MINIMUM 7 DAYS FOR STANDARD CONCRETE (3 DAYS FOR HIGH EARLY STRENGTH) AND PRIOR TO PAVING.

| LEGEND: |                                                   |
|---------|---------------------------------------------------|
| ⊕       | WATER VALVE                                       |
| ⊙       | SANITARY SEWER MANHOLE                            |
| ⊗       | STORM SEWER MANHOLE                               |
| ⊕       | STORM CATCH BASIN / INLET<br>ROUND / SQUARE GRATE |
| ■       | EMERGENCY OVERFLOW PATH                           |
| →       | SURFACE FLOW PATH                                 |
| —+—     | GRADE BREAK                                       |
| ○       | EX. IRON PIPE FOUND                               |
| ●       | EX. GAS VALVE                                     |
| ⊙       | EX. SHUT OFF HOUSE VALVE                          |
| ⊕       | EX. TELEPHONE PEDESTAL                            |
| ⊕       | EX. POWER POLE                                    |
| ⊕       | EX. MAILBOX                                       |
| —       | EX. GUY WIRE                                      |
| —       | EX. SIGN                                          |
| △       | SURVEY CONTROL POINT                              |
| —G—     | EX. GAS MAIN                                      |
| —E—     | EX. ELECTRIC (BURIED)                             |
| —OH—    | EX. ELECTRIC (OVERHEAD)                           |
| —FIB—   | EX. FIBER OPTIC (BURIED)                          |
| —SS—    | EX. SANITARY SEWER                                |
| —ST—    | EX. STORM SEWER                                   |
| —W—     | EX. WATER MAIN                                    |
| ---     | EASEMENTS                                         |
| ---     | PARKING SETBACK                                   |
| ---     | PROP. POND BOUNDARY                               |



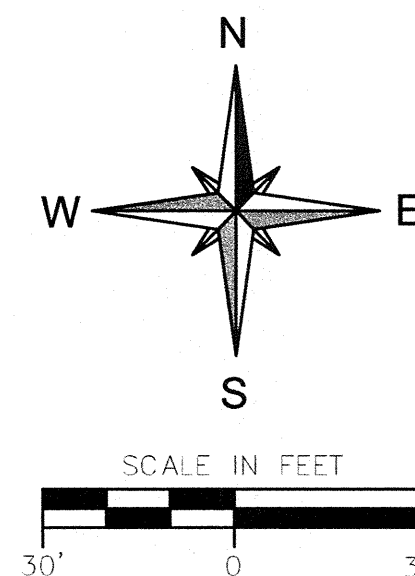
C - 101

FOR: ALLUME ARCHITECTS  
PROPOSED SITE PLAN  
PART OF THE SW 1/4 OF SECTION 21, T 9 N, R 20 E,  
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,  
WISCONSIN

|                                                                                                                                                                                                   |                    |              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------|--|
| JAHNKE & JAHNKE ASSOCIATES INC.<br>PLANNERS & PROFESSIONAL ENGINEERS<br>711 W. MORELAND BLVD., WAUKESHA, WI. 53188<br>TEL.No.(262)542-5797 FAX(262)542-7698 (E-MAIL jstjgler@jahnkeandjahnke.com) |                    |              |  |
| SCALE: 1" = 30'                                                                                                                                                                                   | DATE: MAY 15, 2017 |              |  |
| DRAWN BY: G.E.M. CHECKED BY: P.J.J.                                                                                                                                                               | FILE NO.:          |              |  |
| BOOK: WASHINGTON 52, PG 39                                                                                                                                                                        | JOB: S8603         | SHEET 2 OF 5 |  |

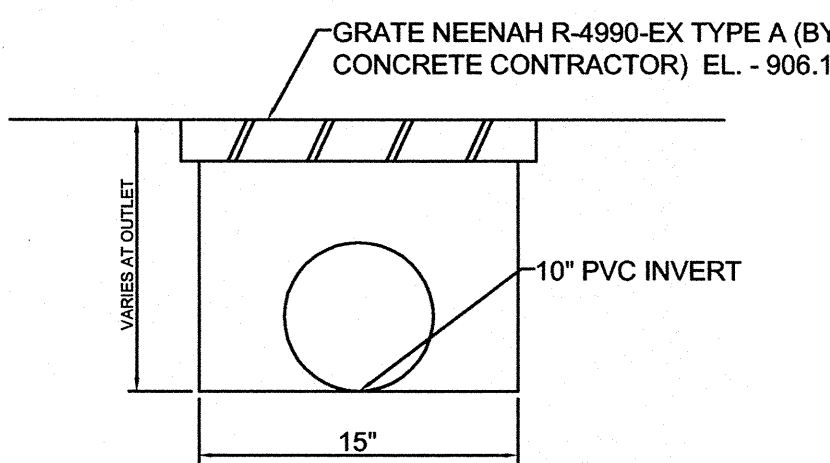
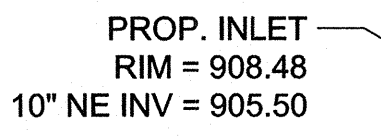
FILE NAME: S:\PROJECTS\S8603\dwg\S8603 - C3D.dwg





**STORM SEWER NOTES:**

1. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION (STANDARD SPECS) AND ANY ADDENDUM THERETO, THE WISCONSIN ADMINISTRATIVE CODE, THE REQUIREMENTS OF THE CITY OF PEWAUKEE.
2. CONTRACTORS SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL UTILITY WORK SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. UTILITY CONTRACTOR IS RESPONSIBLE FOR LEVELING THE EXCESS SPOIL MATERIAL FROM THE TRENCH UNLESS OTHERWISE DIRECTED BY THE GENERAL CONTRACTOR.
4. ALL INLET STRUCTURES SHALL BE PRECAST. FOR ADJUSTMENTS, FULL RINGS MUST BE USED WITH FULL BED OF MORTAR AT FRAME AND BETWEEN RINGS. WOOD WEDGES AND DRY STAKING OF ADJUSTING RINGS ARE NOT ACCEPTABLE.
  - a. THE INLET FRAME AND GRATE SHALL BE:  
R3067 FOR 24" X 36" STRUCTURE.  
R2471 FOR 42" OR 48" ROUND STRUCTURES.
4. ALL MANHOLES SHALL BE A MINIMUM OF 48 INCHES IN DIAMETER WITH A NEENAH R1661 MANHOLE FRAME WITH VENTED LID.
5. CONNECTIONS TO MANHOLES SHALL USE BLOCK/BRICK AND MORTAR TO ENCLOSE OPENING AND BACK PLASTER INTERIOR AND EXTERIOR.
6. STORM SEWERS SHALL BE PVC SDR 35 CONFORMING TO CHP. 8.10.0 OF THE STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL STORM SEWER TO EXTEND UNDER THE BUILDING SHALL BE PVC SCH. 40 CONFORMING TO ASTM D1785. CORRUGATED METAL PIPE SHALL CONFORM TO CHP. 8.14.0 OF THE STANDARD SPECIFICATIONS.
7. STONE CHIPS ARE REQUIRED FOR BEDDING AND COVER.
8. ALL STORM SEWERS SHALL HAVE MECHANICALLY COMPACTED GRANULAR BACKFILL IN PAVED AREAS AND WITHIN 5 FEET OF THE PAVED AREAS. SPOIL BACKFILL WILL BE ALLOWED IN NON-PAVEMENT AREAS.
9. ADJUST MANHOLES IN ROADWAY TO 3/8 TO 1/2 INCH BELOW FINAL PAVEMENT GRADE.
10. CATCH BASINS SHALL BE CONSTRUCTED PER FLE 25 OR 26 OF THE STANDARD SPECIFICATIONS.
11. ANY OPEN EXCAVATIONS AT THE END OF THE DAY SHALL NOT BE LONGER THAN 25 FEET AND SHALL BE BARRICADED.



LOADING DOCK DETAIL  
-----  
NOT TO SCALE

**TYPICAL TRENCH DRAIN CROSS SECTION**  
(NOT TO SCALE)

### LEGEND

- |                                                                                       |                                                   |                                                                                       |                          |
|---------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------|
|  | WATER VALVE                                       |  | EX. IRON PIPE FOUND      |
|  | SANITARY SEWER MANHOLE                            |  | EX. GAS VALVE            |
|  | STORM SEWER MANHOLE                               |  | EX. SHUT OFF HOUSE VALVE |
|  | STORM CATCH BASIN / INLET<br>ROUND / SQUARE GRATE |  | EX. TELEPHONE PEDESTAL   |
|  | EMERGENCY OVERFLOW PATH                           |  | EX. POWER POLE           |
|  | SURFACE FLOW PATH                                 |  | EX. MAILBOX              |
|  | GRADE BREAK                                       |  | EX. GUY WIRE             |
|                                                                                       |                                                   |  | EX. SIGN                 |
|                                                                                       |                                                   |  | SURVEY CONTROL POINT     |
|                                                                                       | _____G_____                                       |                                                                                       | EX. GAS MAIN             |
|                                                                                       | _____E_____                                       |                                                                                       | EX. ELECTRIC (BURIED)    |
|                                                                                       | _____OH_____                                      |                                                                                       | EX. ELECTRIC (OVERHEAD)  |
|                                                                                       | _____FIB_____                                     |                                                                                       | EX. FIBER OPTIC (BURIED) |
|                                                                                       | _____SS_____                                      |                                                                                       | EX. SANITARY SEWER       |
|                                                                                       | _____ST_____                                      |                                                                                       | EX. STORM SEWER          |
|                                                                                       | _____W_____                                       |                                                                                       | EX. WATER MAIN           |
|                                                                                       | _____                                             |                                                                                       | EASEMENTS                |
|                                                                                       | .....                                             |                                                                                       | PARKING SETBACKS         |
|                                                                                       | _____                                             |                                                                                       | PROP. POND BOUNDARY      |

**CALL DIGGERS HOTLINE**  
**1-800-242-8511 TOLL FREE**  
 WIS STATUTE 162.0176 (1974) REQUIREMENTS 3  
 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
**MILWAU AREA 259-1181**

**NOTE:** The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, by the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.

Contact Diggers Hotline, Inc., Etc.

C - 102

FOR: ALLUME ARCHITECT

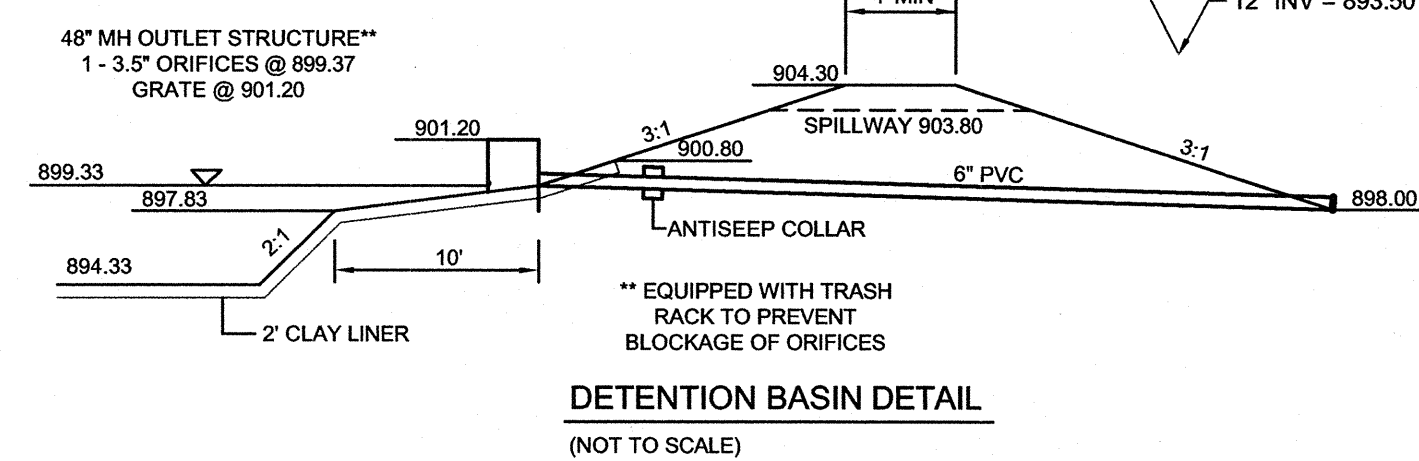
**UTILITY PLAN**  
**PART OF THE SW 1/4 OF SECTION 21, T 9 N, R 20 E,**  
**VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,**  
**WISCONSIN**

**JAHNKE & JAHNKE ASSOCIATES INC.**  
PLANNERS & PROFESSIONAL ENGINEERS

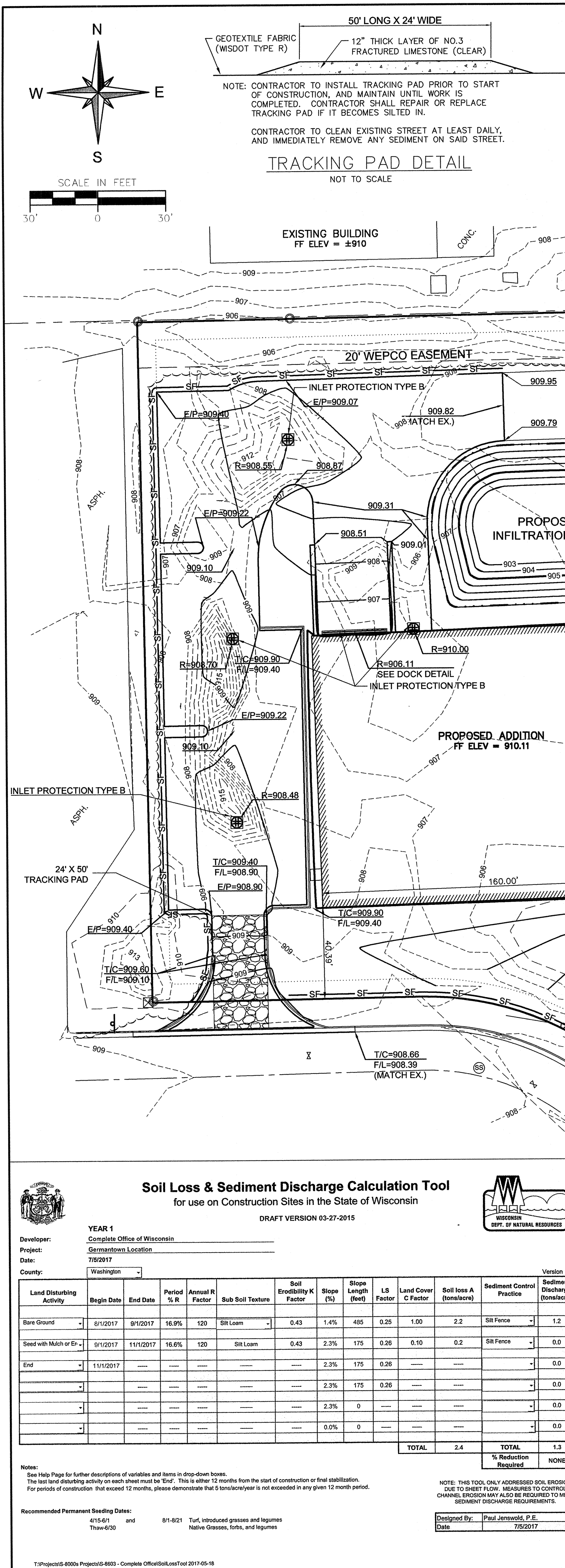
PLANNERS & PROFESSIONAL ENGINEERS  
711 W. MORELAND BLVD., WAUKESHA, WI. 53188  
TEL.No.(262)542-5797 FAX(262)542-7698 (E-MAIL [jstigler@jahnkeandjahnke.com](mailto:jstigler@jahnkeandjahnke.com))

|                                     |            |                    |  |
|-------------------------------------|------------|--------------------|--|
| SCALE: 1" = 30'                     |            | DATE: MAY 15, 2017 |  |
| DRAWN BY: G.E.M. CHECKED BY: P.J.J. |            | FILE NO.:          |  |
| BOOK: WASHINGTON 52, PG 39          | JOB: S8603 | SHEET 3 OF 5       |  |

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

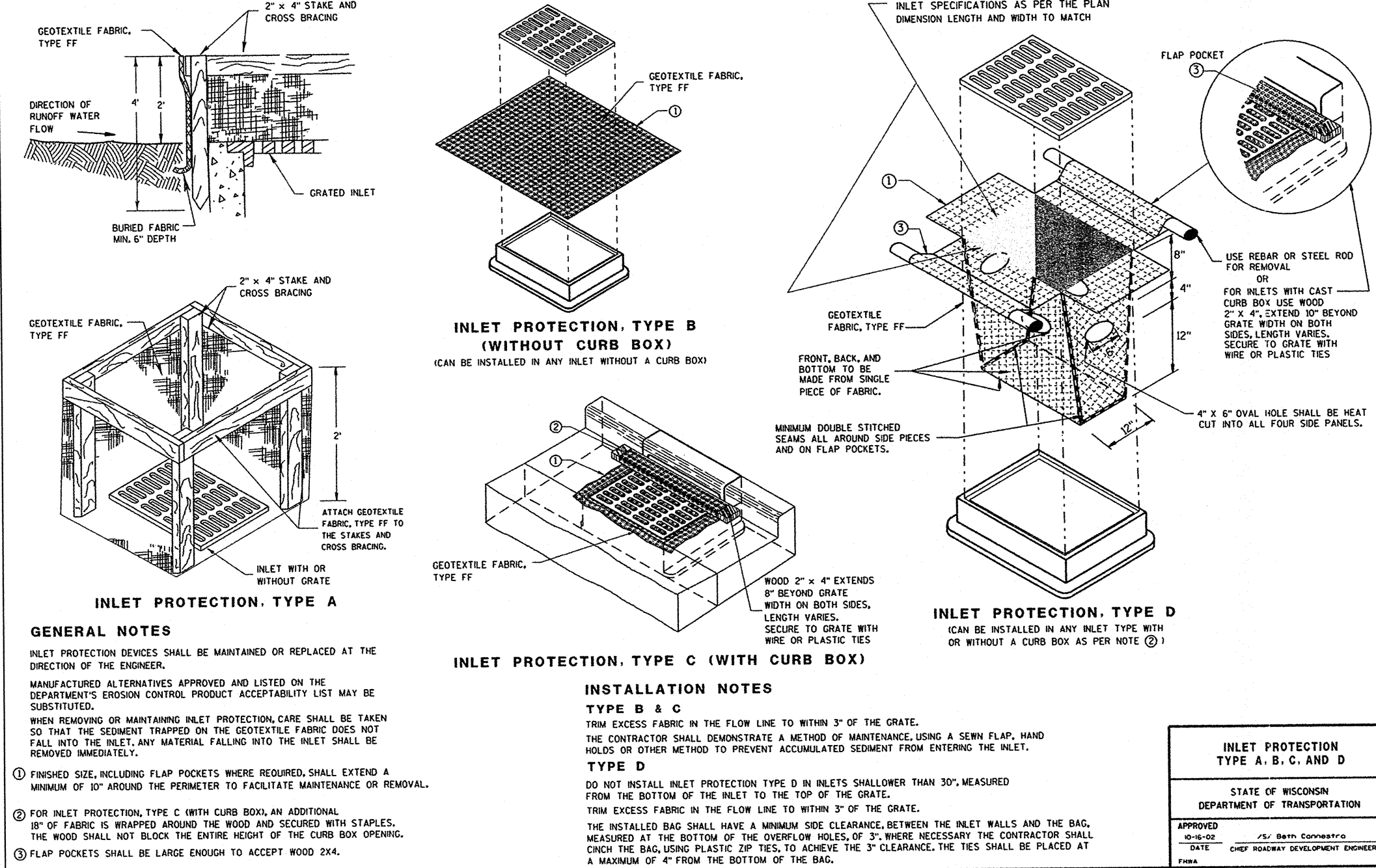






**GRADING & EROSION CONTROL NOTES:**

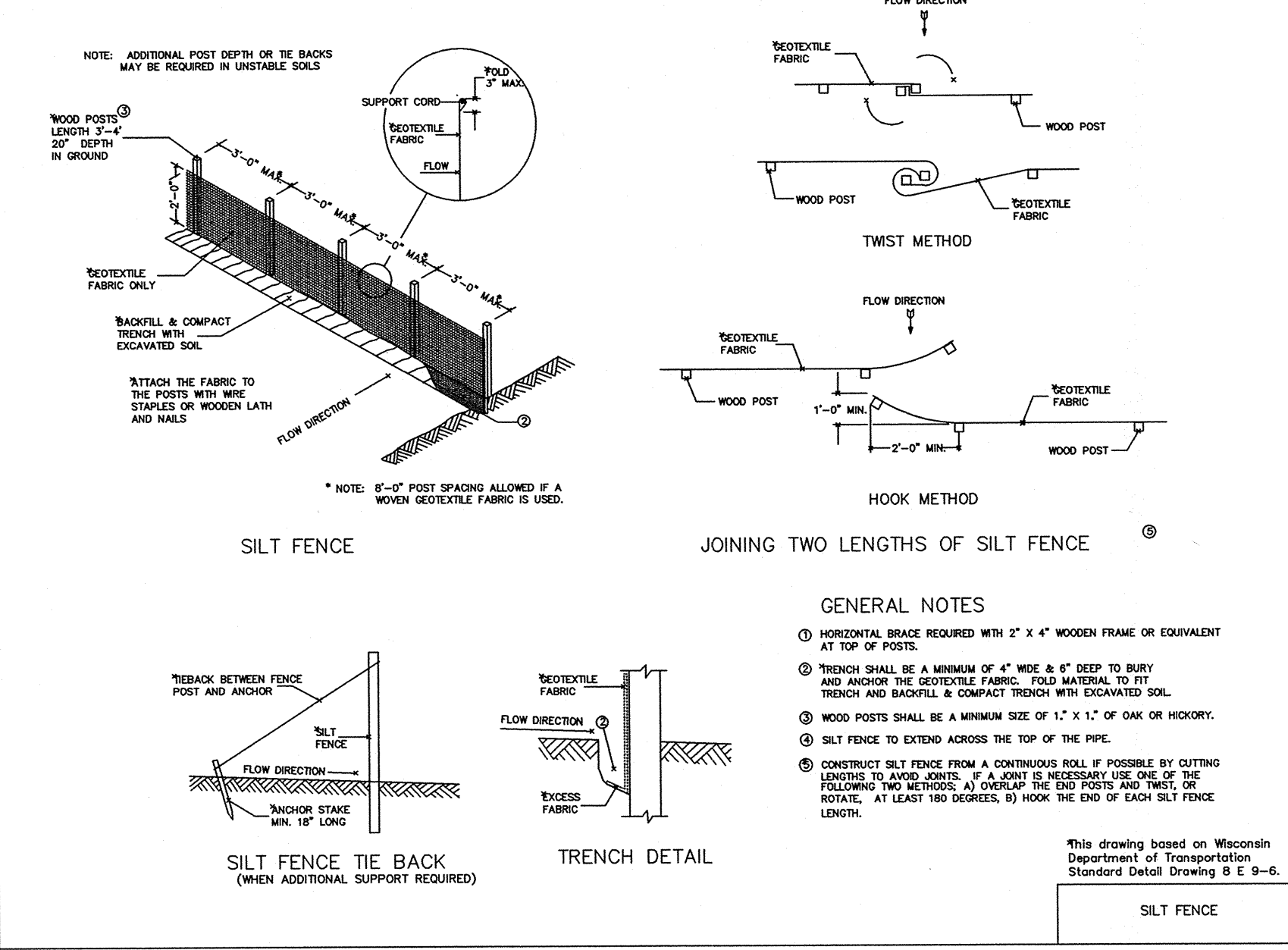
- A. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE VILLAGE OF GERMANTOWN AND THE WISCONSIN DNR TECHNICAL STANDARDS.
- B. ALL DISTURBED AREAS ON SITE SHALL BE TOPSOILED (4" THICK), SEEDED AND STABILIZED WITH EROSION MAT NORTH AMERICAN GREEN DS75 OR EQUAL FOR SLOPES FLATTER THAN 3:1. SLOPES OF 3:1 OR GREATER SHALL BE STABILIZED WITH EROSION MAT NORTH AMERICAN GREEN DS150 OR EQUAL.
- C. TEMPORARY STABILIZATION IS REQUIRED FOR ANY AREA LEFT INACTIVE FOR MORE THAN SEVEN DAYS. TOPSOIL AND SPOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF LAYUP USING AGRICULTURAL RYE WITH A SEEDING RATE OF 3 LBS/1000 SQUARE FEET. INSTALL SILT FENCE ON THE DOWNSLOPE SIDE OF THE PILE TO REDUCE SEDIMENT RUNOFF.
- D. ALL CONSTRUCTION TRAFFIC IS TO ENTER/EXIT THE SITE ON THE TRACKING PAD. ALL PUBLIC AND PRIVATE STREETS ARE TO BE KEPT CLEAN AT ALL TIMES. THE STREETS ARE TO BE SWEEPED CLEAN, ONCE A DAY, AT THE END OF EACH DAY OR AS REQUIRED BY VILLAGE.
- E. THE PERMANENT SEED MIXTURE SHALL BE WISDOT SEED MIXTURE NO. 40 AND SOWN AT THE RATE OF 4 LBS/1000 SQ. FT. SEED MIXTURE NO. 40 CONSISTS OF 35% KENTUCKY BLUEGRASS, 20% RED FESCUE, 20% HARD FESCUE AND 25% IMPROVED FINE PERENNIAL RYEGRASS. THE TEMPORARY SEED MIX SHALL BE WINTER WHEAT.
- F. FERTILIZE SOIL WITH 4 LBS/1000 SQ. FT. OF 20-10-10 FERTILIZER.
- G. ANY DEWATERING THAT MAYBE REQUIRED DUE TO UTILITY OR BUILDING CONSTRUCTION SHALL BE COMPLETED SO THAT THE WATER IS PUMPED INTO A TYPE II GEOTEXTILE BAG CONFORMING TO DNR TECHNICAL STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGED TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BAILE BARRIER CONFORMING TO WDNR TECHNICAL STANDARDS 1055.
- H. ALL BUILDING AND WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE TO PREVENT RUNOFF OF MATERIAL INTO THE STORM SEWER SYSTEM.
- I. DUST CONTROL SHOULD BE ADDRESSED PER DNR TECHNICAL STANDARD 1068. AT A MINIMUM USE WATER. USE POLYMERS, TACKIFIER AND SOIL STABILIZERS IF NEEDED. INSPECT DAILY TO DETERMINE THE NEED TO IMPLEMENT A CONTROL.

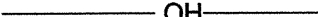
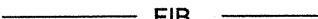
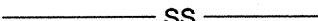


CONSTRUCTION SEQUENCE (SEE SOIL LOSS & SEDIMENT DISCHARGE  
CALCULATION TOOL FOR SPECIFIC DATE REQUIREMENTS):

1. INSTALL SILT FENCE AND TRACKING PAD. CONTINUOUS INSPECTIONS THROUGHOUT THE PROJECT. THE BUILDER SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE IN A 24 HOUR PERIOD. WHEN CONDUCTING EACH INSPECTION SHALL BE MAINTAINED AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURES OR INSTALLATION. THE INSPECTION REPORT SHALL BE SUBMITTED TO THE INSPECTOR. USE WISCONSIN DNR REPORT FORM 3400-187. REMEDY/REPAIR ANY ISSUE WITHIN 48 HOURS.
2. CONTACT ENGINEERING DEPARTMENT (262) 250-4721 TWO BUSINESS DAYS IN ADVANCE BEFORE STARTING CONSTRUCTION TO SCHEDULE INSPECTIONS.
3. CLEAR AND GRUB SITE. TREES AND STUMPS SHALL BE REMOVED FROM THE SITE.
4. STRIP TOPSOIL IN BUILDING AREA AND DRIVEWAY AREA. IMMEDIATELY RESTORE AREA ADJACENT TO DRIVEWAY ONCE DRIVEWAY IS CONSTRUCTED.
5. BEGIN BUILDING CONSTRUCTION. BACKFILL BUILDING AND INSTALL TEMPORARY SEED AND MULCH ON DISTURBED AREA AROUND BUILDING WITHIN 30 DAYS OF LAND DISTURBANCE.
6. FINISH GRADE AND IMMEDIATELY RESTORE ALL DISTURBED PERIMETER WITH TOPSOIL AND EROSION MAT.
7. CONTRACTOR TO REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES ONCE THE SITE IS STABILIZED.

ESTIMATED START DATE: AUGUST 2017  
ESTIMATED COMPLETION DATE: NOVEMBER 2017  
ESTIMATED DISTURBED AREA = 1.49 ACRE  
ESTIMATED NEW IMPERVIOUS AREA = 0.89 ACRE



|                                                                                       |                                                                                                                                                                                   |                                                                                       |                          |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------|
|  | WATER VALVE                                                                                                                                                                       |  | EX. IRON PIPE FOUND      |
|  | SANITARY SEWER MANHOLE                                                                                                                                                            |  | EX. GAS VALVE            |
|  | STORM SEWER MANHOLE                                                                                                                                                               |  | EX. SHUT OFF HOUSE VALVE |
|  | STORM CATCH BASIN / INLET<br>ROUND / SQUARE GRATE                                                                                                                                 |  | EX. TELEPHONE PEDESTAL   |
|  | EMERGENCY OVERFLOW PATH                                                                                                                                                           |  | EX. POWER POLE           |
|  | SURFACE FLOW PATH                                                                                                                                                                 |  | EX. MAILBOX              |
|  | GRADE BREAK                                                                                                                                                                       |  | EX. GUY WIRE             |
|                                                                                       |                                                                                                                                                                                   |  | EX. SIGN                 |
|                                                                                       |                                                                                                                                                                                   |  | SURVEY CONTROL POINT     |
|                                                                                       |  G      |                                                                                       | EX. GAS MAIN             |
|                                                                                       |  E      |                                                                                       | EX. ELECTRIC (BURIED)    |
|                                                                                       |  OH     |                                                                                       | EX. ELECTRIC (OVERHEAD)  |
|                                                                                       |  FIB    |                                                                                       | EX. FIBER OPTIC (BURIED) |
|                                                                                       |  SS     |                                                                                       | EX. SANITARY SEWER       |
|                                                                                       |  ST     |                                                                                       | EX. STORM SEWER          |
|                                                                                       |  W      |                                                                                       | EX. WATER MAIN           |
|                                                                                       |  _ _ _ _ _                                                                                   |                                                                                       | EASEMENTS                |
|                                                                                       |  .....                                                                                       |                                                                                       | SETBACKS                 |
|                                                                                       |  SF SF  |                                                                                       | SILT FENCE               |



**CALL DIGGERS HOTLINE**  
**1-800-242-8511 TOLL FREE**  
 WIS STATUTE 182.0175(1974) REQUIRES MIN. 3  
 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 259-1181

**NOTE:** The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

**C - 103**

FOR: ALLUME ARCHITECTS

**GRADING & EROSION CONTROL PLAN**  
**PART OF THE SW 1/4 OF SECTION 21, T 9 N, R 20 E,**  
**VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,**  
**WISCONSIN**

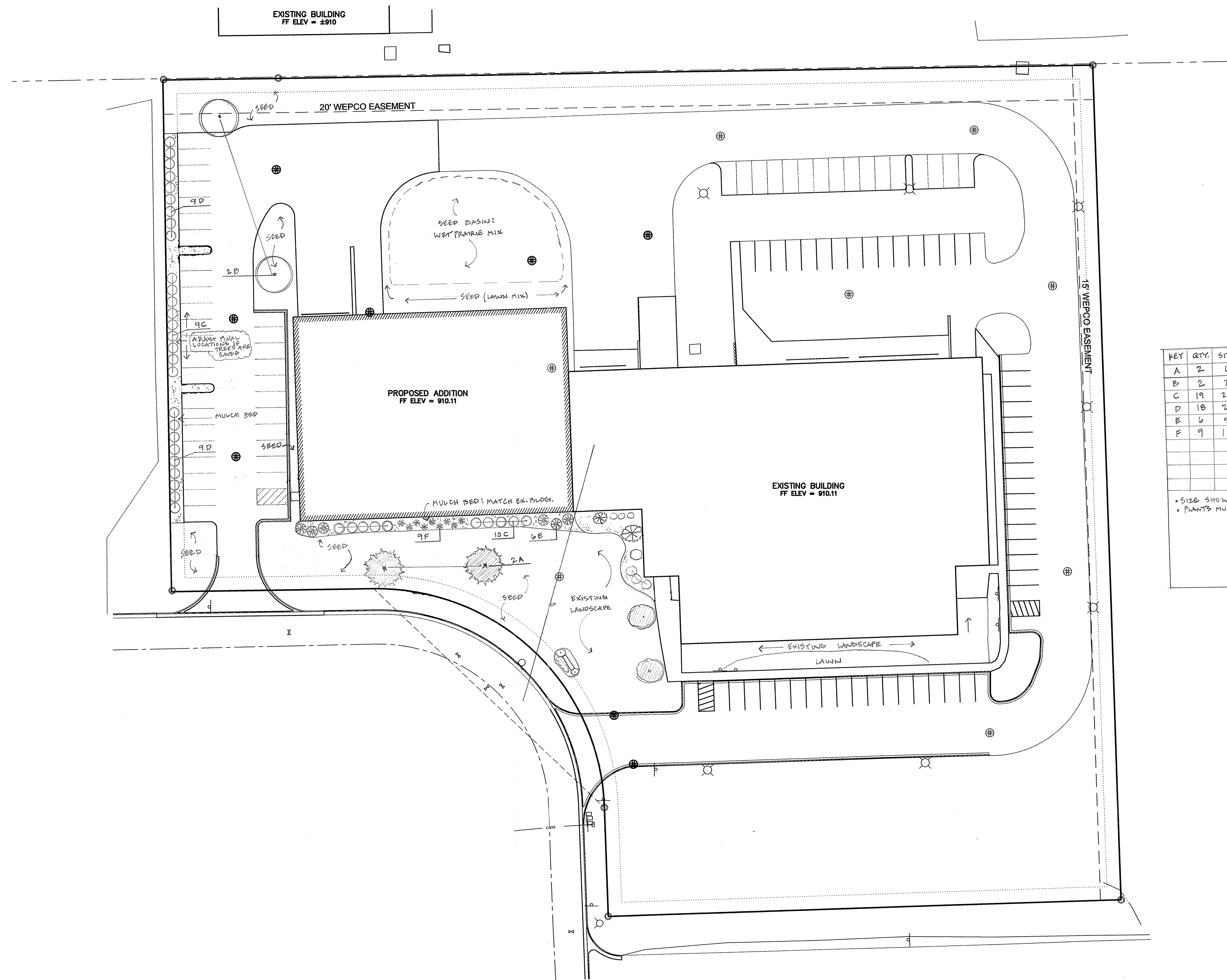
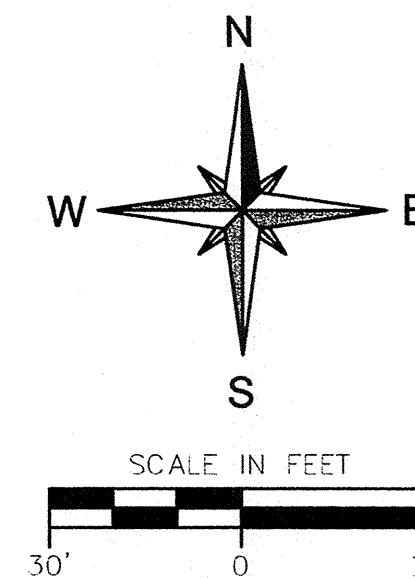
**JAHNKE & JAHNKE ASSOCIATES INC.**  
PLANNERS & PROFESSIONAL ENGINEERS  
711 W. MORELAND BLVD., WAUKESHA, WI. 53188  
2542-5797 FAX(262)542-7698 (E-MAIL [jtstigler@jahnkeandjahnke.com](mailto:jtstigler@jahnkeandjahnke.com))

|                                     |            |                    |  |
|-------------------------------------|------------|--------------------|--|
| SCALE: 1" = 30'                     |            | DATE: MAY 15, 2017 |  |
| DRAWN BY: G.E.M. CHECKED BY: P.J.J. |            | FILE NO.: _____    |  |
| BOOK: WASHINGTON 52, PG 39          | JOB: S8603 | SHEET 4 OF 5       |  |

REFERENCE BENCHMARK:  
SEWRPC MONUMENT: WEST 1/4 CORNER 21-9-20,  
BRASS CAP IN CONCRETE: 906.16 (NGVD-29)

SITE BENCHMARK:  
UPPER FLANGE BOLT OF HYDRANT: 909.44 (NGVD-29)





PLANT LIST:

| KEY | QTY. | SIZE   | POT | TYPE                            |
|-----|------|--------|-----|---------------------------------|
| A   | 2    | 6'     | PB  | BLACK HILLS SPRUCE              |
| B   | 2    | 2" C.  | PB  | GALLERY PEAR - CLEVELAND SELECT |
| C   | 19   | 2-3'   | POT | DIABLO NINEBARK                 |
| D   | 18   | 2-3'   | POT | MEADOWLARK FORSYTHIA            |
| E   | 6    | 5'     | PB  | MEDORA JUNIPER                  |
| F   | 9    | 1 GAL. | POT | NORTHWIND GRASS                 |

\* SIZE SHOWN IS MINIMUM ACCEPTABLE. NO SUBSTITUTIONS.  
\* PLANTS MUST MEET A.I.A.M. STANDARDS.

LEGEND:

- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM CATCH BASIN / INLET  
ROUND / SQUARE GRATE
- EMERGENCY OVERFLOW PATH
- SURFACE FLOW PATH
- GRADE BREAK
- EX. IRON PIPE FOUND
- EX. GAS VALVE
- EX. SHUT OFF HOUSE VALVE
- EX. TELEPHONE PEDESTAL
- EX. POWER POLE
- EX. MAILBOX
- EX. GUY WIRE
- EX. SIGN
- SURVEY CONTROL POINT
- EX. GAS MAIN
- EX. ELECTRIC (BURIED)
- EX. ELECTRIC (OVERHEAD)
- EX. FIBER OPTIC (BURIED)
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EASEMENTS
- SETBACKS

FOR: ALLUME ARCHITECTS

LANDSCAPE PLAN

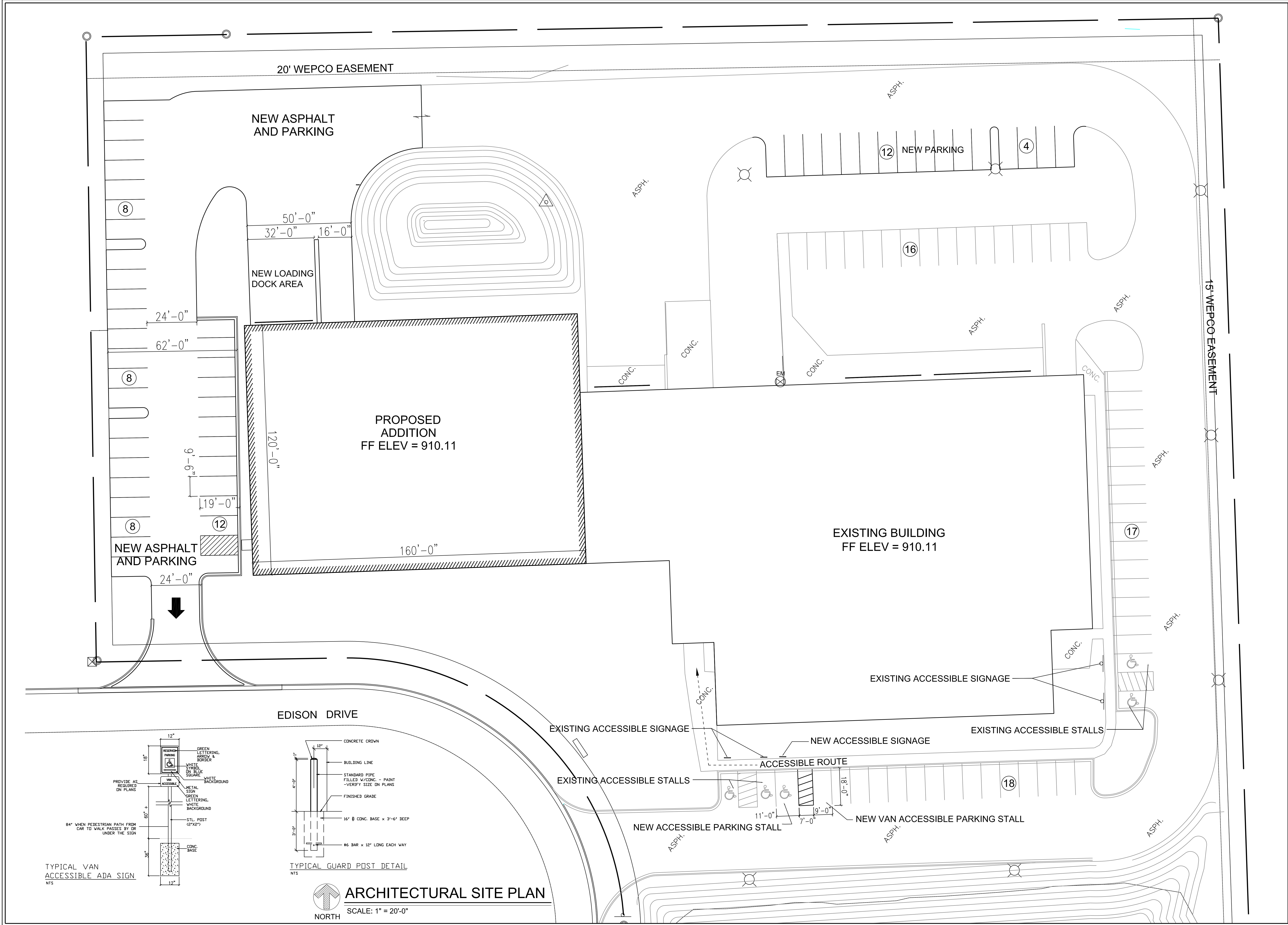
PART OF THE SW 1/4 OF SECTION 21, T 9 N, R 20 E,  
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,  
WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.  
PLANNERS & PROFESSIONAL ENGINEERS  
711 W. MORELAND BLVD., WAUKESHA, WI. 53188  
TEL.No.(262)542-5797 FAX(262)542-7898 (E-MAIL jstigler@jahnkeandjahnke.com)

SCALE: 1" = 30' DATE: MAY 15, 2017  
DRAWN BY: G.E.M. CHECKED BY: P.J.J. FILE NO.:  
BOOK: WASHINGTON 52, PG 39 JOB: S8603 SHEET 6 OF 6

FILE NAME: S:\PROJECTS\8603\dwg\S8603 - C3D.dwg







13500 Watertown Plank Rd., Suite 205  
Elm Grove, WI 53122

PROJECT DESCRIPTION:  
**ADDITION TO AN EXISTING BUILDING**

PROJECT FOR:  
**COMPLETE OFFICE OF WI**  
NT15 W18500 EDISON DR.  
GERMANTOWN, WI 53022

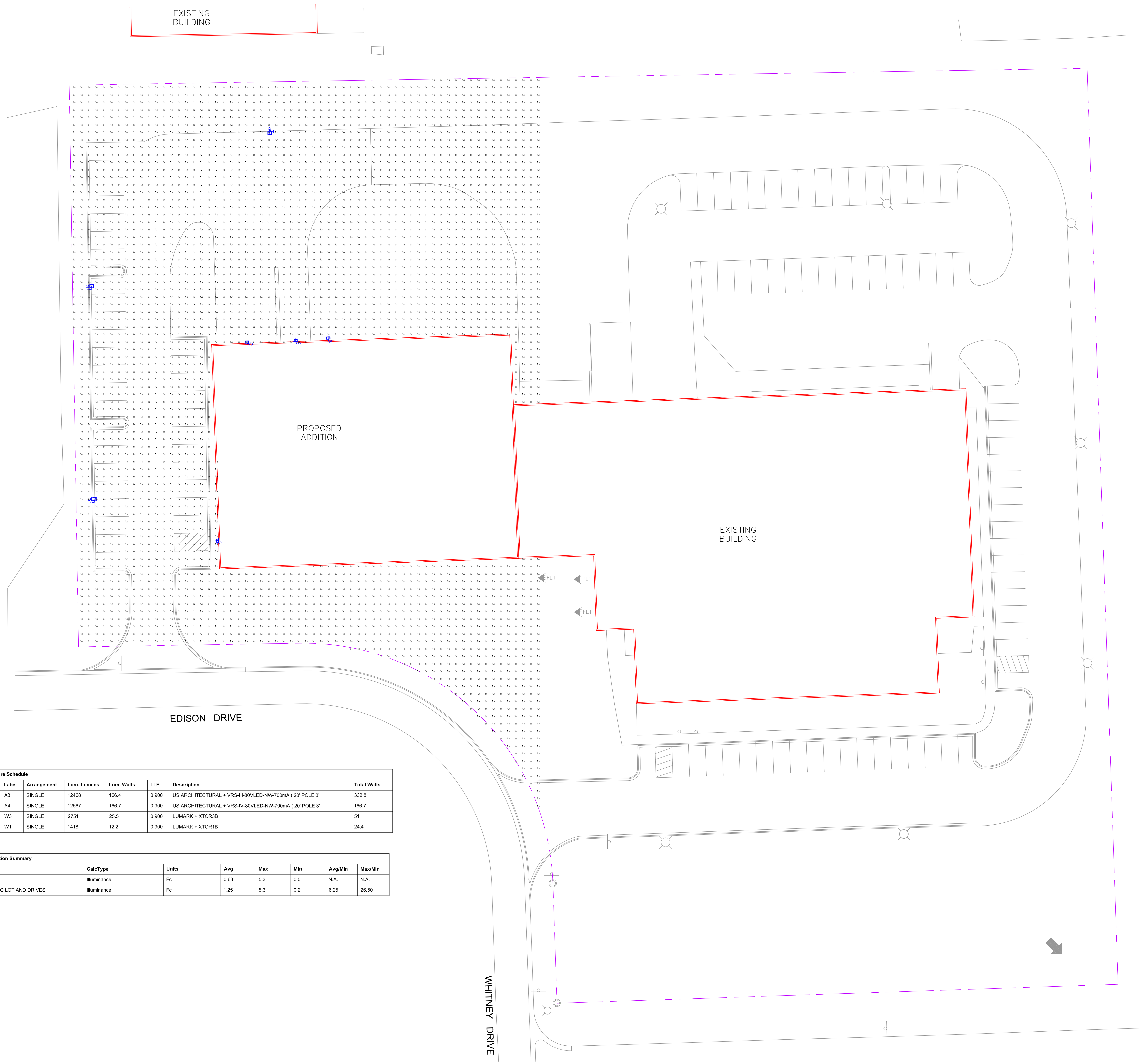
DRAWING DESCRIPTION:  
**ARCHITECTURAL SITE PLAN**

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|                             |        |
|-----------------------------|--------|
| ARCHITECT'S PROJECT NUMBER: | 201716 |
| OWNERS PROJECT NUMBER:      | NA     |
| DATE:                       | 7-7-17 |
| SHEET NUMBER:               | A-100  |





| Luminaire Schedule |       |             |             |            |       |                                                         |
|--------------------|-------|-------------|-------------|------------|-------|---------------------------------------------------------|
| Qty                | Label | Arrangement | Lum. Lumens | Lum. Watts | LLF   | Description                                             |
| 2                  | A3    | SINGLE      | 12468       | 166.4      | 0.900 | US ARCHITECTURAL + VRS-II-80VLED-NW-700mA ( 20' POLE 3' |
| 1                  | A4    | SINGLE      | 12967       | 166.7      | 0.900 | US ARCHITECTURAL + VRS-IV-80VLED-NW-700mA ( 20' POLE 3' |
| 2                  | W3    | SINGLE      | 2751        | 25.5       | 0.900 | LUMARK + XTOR3B                                         |
| 2                  | W1    | SINGLE      | 1418        | 12.2       | 0.900 | LUMARK + XTOR1B                                         |
|                    |       |             |             |            |       | Total Watts                                             |
|                    |       |             |             |            |       | 332.8                                                   |
|                    |       |             |             |            |       | 166.7                                                   |
|                    |       |             |             |            |       | 51                                                      |
|                    |       |             |             |            |       | 24.4                                                    |

| Calculation Summary    |             |       |      |     |     |         |         |
|------------------------|-------------|-------|------|-----|-----|---------|---------|
| Label                  | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| SITE                   | Illuminance | Fc    | 0.63 | 5.3 | 0.0 | N.A.    | N.A.    |
| PARKING LOT AND DRIVES | Illuminance | Fc    | 1.25 | 5.3 | 0.2 | 6.25    | 26.50   |

Enterprise Lighting LTD

BUBRICKS

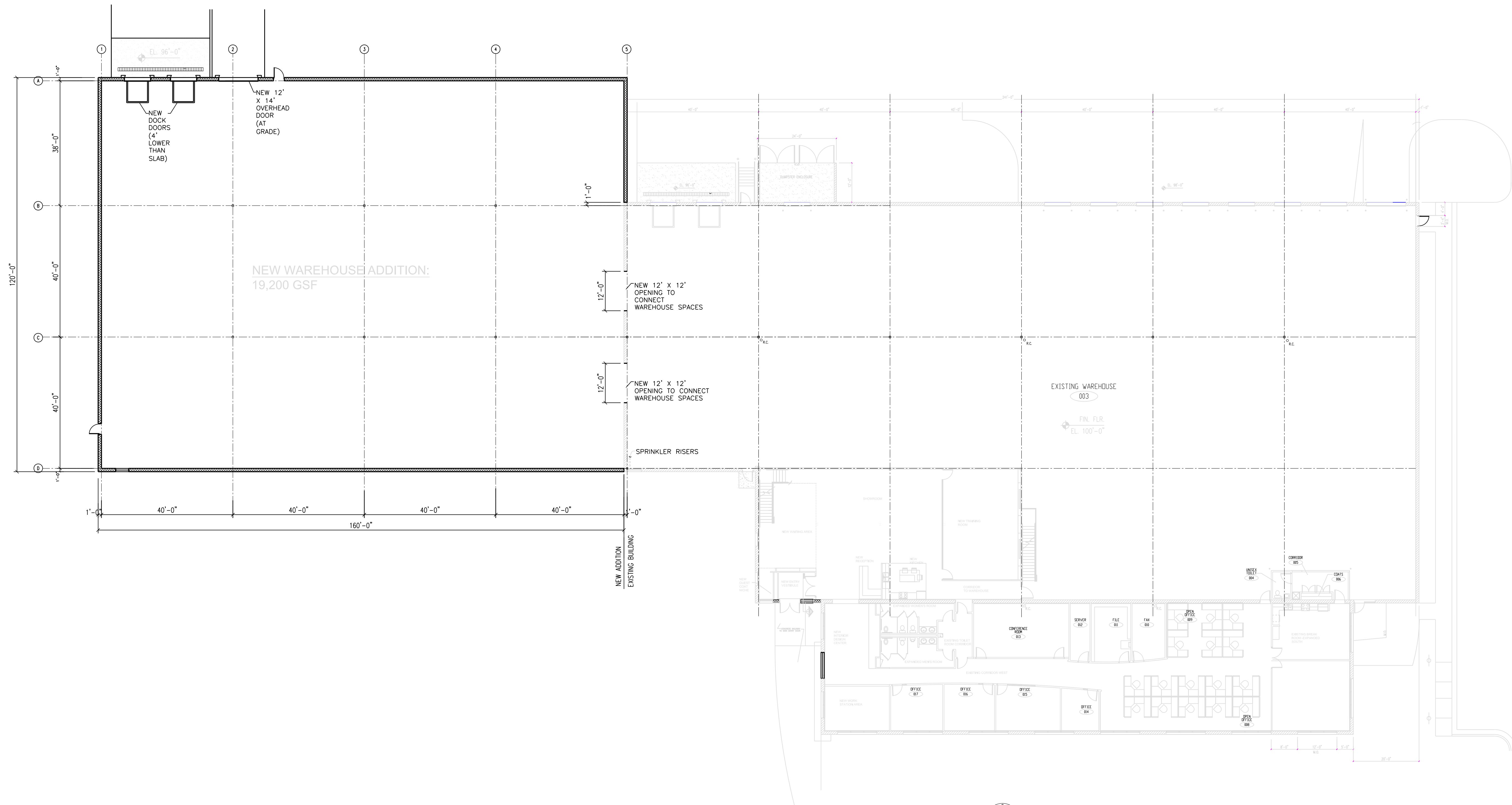
LIGHTING LAYOUT

DATE  
JULY 6, 2017

SCALE  
1" = 20'- 0"

SHEET NUMBER  
E1





NORTH

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

13500 Watertown Plank Rd. Suite 205  
Elm Grove, WI 53122

Elm Grove, WI 53122

PROJECT DESCRIPTION:  
ADDITION TO AN EXISTING BUILDING

PROJECT FOR:  
COMPLETE C

N115 W18500 EDISON DR.  
GERMANTOWN, WI 53022

DRAWING DESCRIPTION:  
OVERALL BUILDING FLOOR PLAN

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## REVISIONS

DATE: \_\_\_\_\_

ITEMS REVISED

ARCHITECTS

201716

OWNERS PROJECT

NA

DATE \_\_\_\_\_

7-7-17

SHEET NUMBER:

# A-101





NORTH

SCALE 1/8" = 1'-0"

The logo for allume architects features a stylized lowercase 'a' in a bold, sans-serif font. The 'a' is white and set against a dark grey square background. To the right of the square, the word 'allume' is written in a bold, lowercase, sans-serif font, and the word 'architects' is written in a smaller, lowercase, sans-serif font below it.

13500 Watertown Plank Rd. Suite 205  
Elm Grove, WI 53122

## ADDITION TO AN EXISTING BUILDING

COMPLETE OFFICE OF WI

N115 W18500 EDISON DR.  
GERMANTOWN, WI 53022

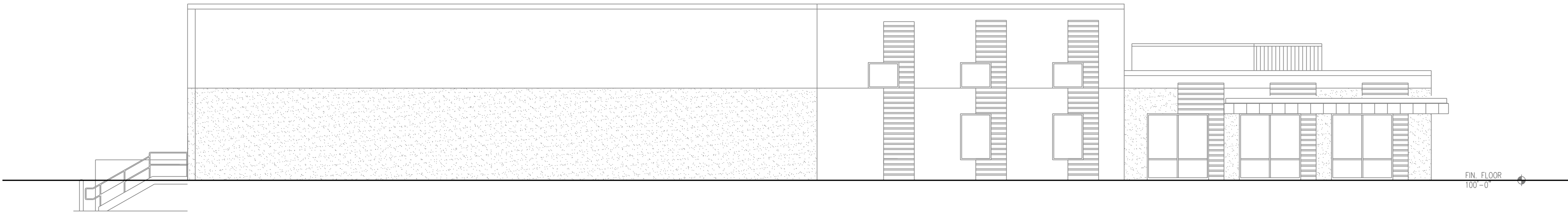
REVISED FLOOR PLAN~ ADDITION

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|                                |                |
| ARCHITECT'S<br>PROJECT NUMBER: | 201716         |
| OWNERS PROJECT<br>NUMBER:      | NA             |
| DATE:                          | 7-7-17         |

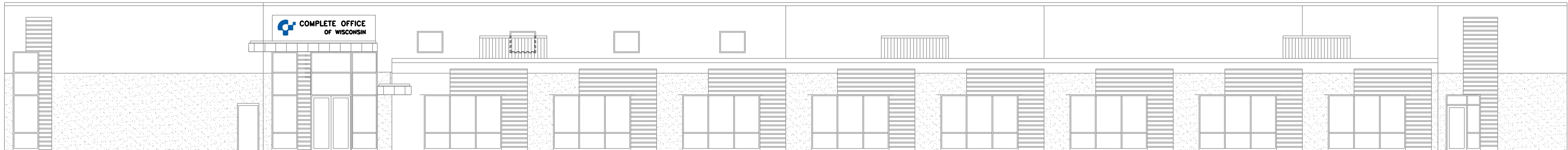
A-102





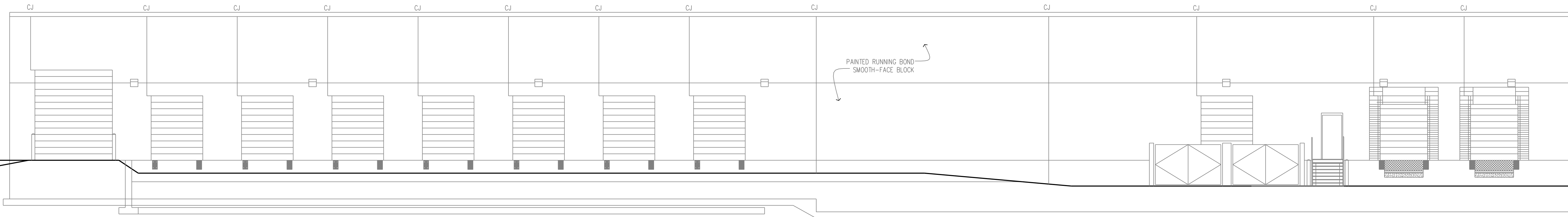
EXISTING WEST ELEVATION

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



EXISTING SOUTH ELEVATION

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



EXISTING NORTH ELEVATION

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

PROJECT DESCRIPTION:  
ADDITION TO AN EXISTING BUILDING

PROJECT FOR:  
COMPLETE OFFICE OF WI  
N115 W18500 EDISON DR.  
GERMANTOWN, WI 53022

DRAWING DESCRIPTION:  
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ARCHITECTS  
PROJECT NUMBER: 201716

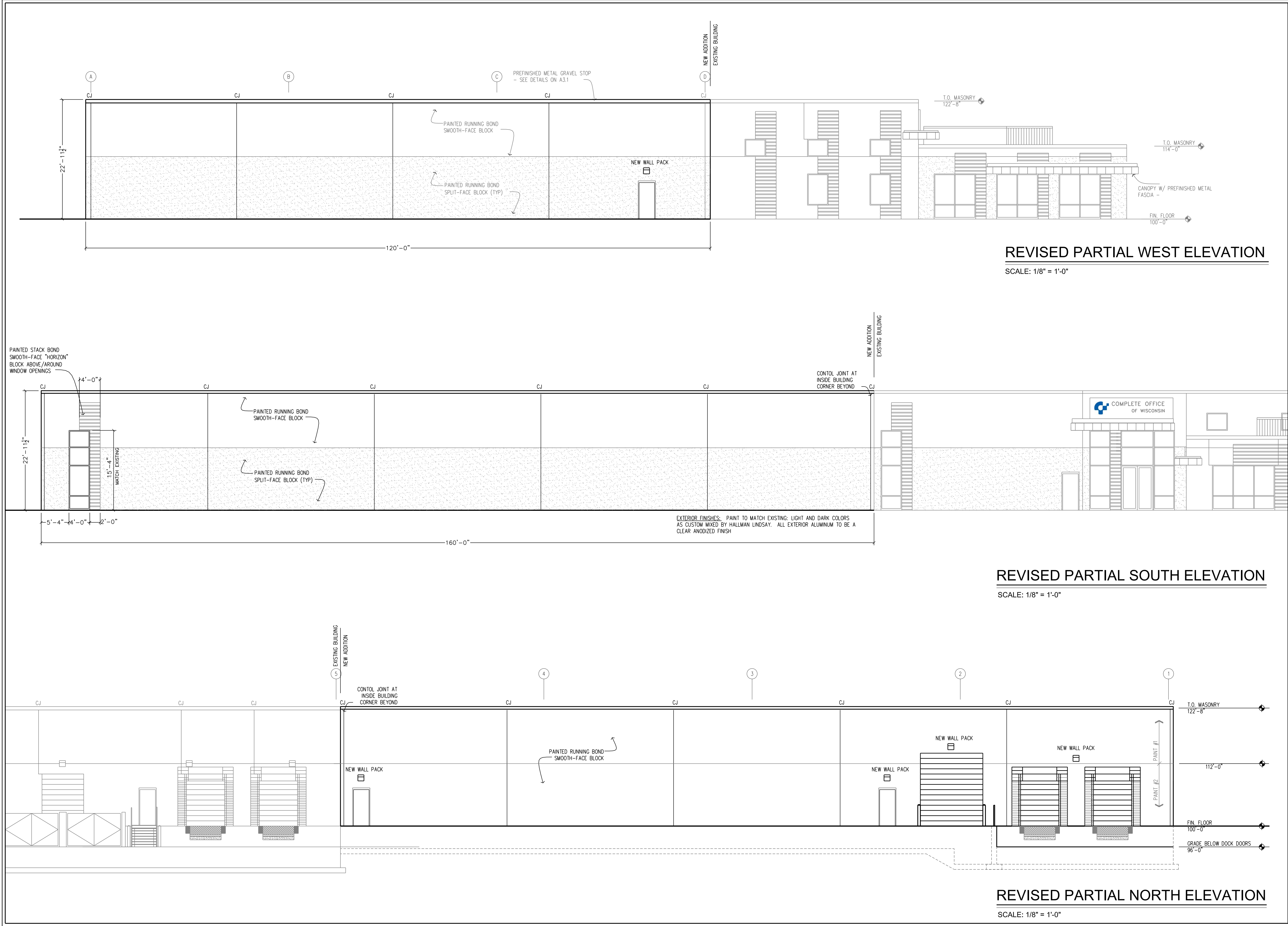
OWNERS PROJECT  
NUMBER: NA

DATE: 7-7-17

SHEET NUMBER:

A-200







13500 Watertown Plank Rd., Suite 205  
Elm Grove, WI 53122

PROJECT DESCRIPTION:  
ADDITION TO AN EXISTING BUILDING

PROJECT FOR:  
COMPLETE OFFICE OF WI  
N115 W18500 EDISON DR.  
GERMANTOWN, WI 53022

DRAWING DESCRIPTION:  
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|            |                |
|            |                |

ARCHITECTS  
PROJECT NUMBER:

201716

OWNERS PROJECT  
NUMBER:

NA

DATE:

7-7-17

SHEET NUMBER:

A-201





Enterprise Lighting Ltd  
*Manufacturers' Representative*

**Date: Aug 7, 2017**

Enterprise Lighting, LTD.  
2007 Pewaukee Rd.  
Waukesha WI 53188  
Phone: (262) 953-2700  
Fax: (262) 953-2710

Job Name  
**Bubricks**

Bid Date  
Aug 7, 2017

Submittal Date  
Aug 7, 2017





## SOLID STATE AREA LIGHTING

# VRS SERIES-LED

## SPECIFICATIONS

### HOUSING

Unitized 0.125" heavy wall aluminum construction. Upper side vents are protected with perforated aluminum panels. Side vents and bottom lens frame vents provide passive and forced convective cooling of the **VLED** module. Internal driver compartment is gasketed and sealed.

### VLED OPTICS

Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

### LED DRIVERS

Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection.)

### MOUNTINGS

**Arm** - One piece heavy wall extruded aluminum with internal draw bolt guides. Arm is secured to housing and pole with stainless steel draw bolts.

**Post Top Arms** - Four (4) 1" Square extruded aluminum arms welded to a cast aluminum pole top fitter. Arm assembly is mechanically attached to castings welded to either side of the housing.

**Wall** - Heavy wall extruded aluminum arm with draw bolts integrates with a cast aluminum wall plate and mounting bracket.

**Canopy** - Standard 1" high cast aluminum mounting plate with central wireway or 2" high heavy gauge wire box with 3/4" conduit knockouts on each side.

### FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

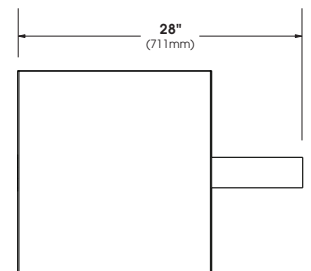
PROJECT NAME: \_\_\_\_\_

FIXTURE TYPE: \_\_\_\_\_

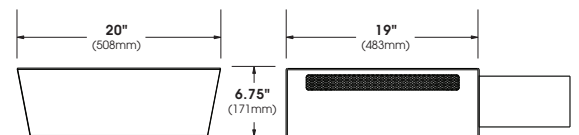


PATENT PENDING

## VRS LED



TOP VIEW



FRONTVIEW

SIDE VIEW



2017178







Enterprise Light  
Manufacturers' Represent

Job Name:  
Bubricks

Catalog Number:

VRS-III-80LED-NW-700MA-RAL-8019

T

Notes:

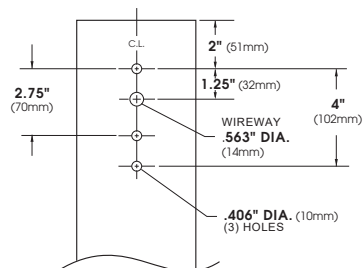
Type:

A3

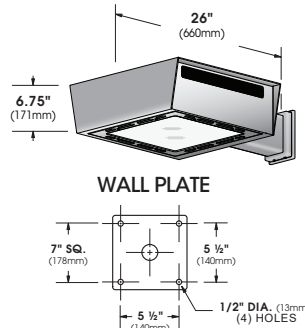
# VRS SERIES - LED

## SPECIFICATIONS

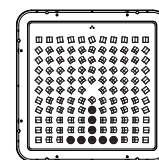
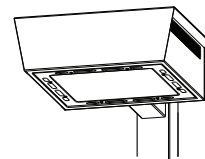
### POLE DRILLING TEMPLATE



### WALL MOUNT



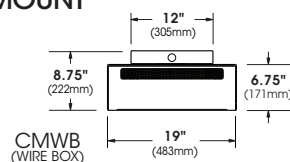
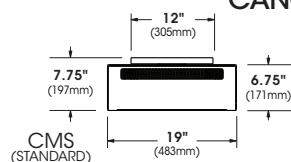
### VLED® MODULES



120 LED Module

**VRS LED**  
E.P.A. = 1.43  
Available in:  
120, 80, 64 & 48 LED Module

### CANOPY MOUNT



### MAX INPUT WATTAGE

| # OF LED's | DRIVE CURRENT | 350mA | 525mA | 700mA |
|------------|---------------|-------|-------|-------|
| 120        | 130W          | 192W  | -     | -     |
| 80         | 85W           | 130W  | 167W  | -     |
| 64         | 70W           | 108W  | 134W  | -     |
| 48         | 55W           | 79W   | 109W  | -     |

Spec/Order Example: VRS LED/VLED-V-SQ/120LED 350mA-CW 277/PT/RAL7004

## SPEC / ORDERING INFORMATION

| MODEL                            | OPTICS                                                                                                                                                                                                                          | LED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MOUNTING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | FINISH                                                                                                                                                                                                                                                                                                                                                    | OPTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> VRS LED | <input type="checkbox"/> TYPE II<br>VLED-II .....<br><br><input type="checkbox"/> TYPE III<br>VLED-III .....<br><br><input type="checkbox"/> TYPE IV<br>VLED-IV .....<br><br><input type="checkbox"/> TYPE V<br>VLED-V-SQ ..... | No. LEDs<br><input type="checkbox"/> 120LED<br><input type="checkbox"/> 100LED<br><input type="checkbox"/> 80LED<br><input type="checkbox"/> 64LED<br><input type="checkbox"/> 48LED<br><br>DRIVE CURRENT<br><input type="checkbox"/> 700mA<br><input type="checkbox"/> 525mA<br><input type="checkbox"/> 350mA<br><br>COLOR TEMP-CCT<br><input type="checkbox"/> NW (4000K)*<br><input type="checkbox"/> CW (5000K)<br><input type="checkbox"/> WW (3000K)<br>OTHER LED COLORS AVAILABLE<br>CONSULT FACTORY<br><br>NOTE:<br>1 - AVAILABLE IN ARM AND POST TOP MODELS ONLY.<br>NOT AVAILABLE IN 700mA. | ARM MOUNT<br><input type="checkbox"/> 1 ..... <input type="checkbox"/> 2-180 ..... <input type="checkbox"/> 2-90 ..... <input type="checkbox"/> 3-90 ..... <input type="checkbox"/> 3-120 ..... <input type="checkbox"/> 4-90 .....<br>WALL MOUNT<br><input type="checkbox"/> WM .....<br>YOKE MOUNT<br><input type="checkbox"/> PTA ..... <input type="checkbox"/> PTB .....<br>CANOPY MOUNT<br><input type="checkbox"/> CMS (STANDARD) ..... <input type="checkbox"/> CMWB (WIRE BOX) ..... | STANDARD TEXTURED FINISH<br><input type="checkbox"/> BLACK RAL-9005-T<br><input type="checkbox"/> WHITE RAL-9003-T<br><input type="checkbox"/> GREY RAL-7004-T<br><input type="checkbox"/> DARK BRONZE RAL-8019-T<br><input type="checkbox"/> GREEN RAL-6005-T<br><br>FOR SMOOTH FINISH<br>REPLACE SUFFIX "T"<br>WITH SUFFIX "S"<br>(EXAMPLE: RAL-9005-S) | <input type="checkbox"/> HIGH-LOW DIMMING FOR<br>HARDWIRED SWITCHING OR<br>NONINTEGRATED MOTION<br>SENSOR ..... HLSW<br><input type="checkbox"/> INTERNAL<br>HOUSE SIDE SHIELDS ..... HS<br><input type="checkbox"/> EXTERNAL<br>HOUSE SIDE SHIELD ..... EHS<br><input type="checkbox"/> PHOTO CELL + VOLTAGE<br>(EXAMPLE: PC120V) ..... PC+V<br><input type="checkbox"/> TWIST LOCK<br>PHOTO CELL + VOLTAGE<br>(EXAMPLE: PC120V) ..... TPC+V<br><input type="checkbox"/> TWIST LOCK<br>RECEPTACLE ONLY ..... TPR<br><input type="checkbox"/> 7-PIN TWIST LOCK<br>RECEPTACLE ONLY ..... TPR7<br><input type="checkbox"/> SINGLE FUSE<br>(120V, 277V, 347V) ..... SF<br><input type="checkbox"/> DOUBLE FUSE<br>(208V, 240V, 480V) ..... DF<br><input type="checkbox"/> STEP DIM MOTION SENSOR<br>(PROGRAMMED 50/100) ..... MS-F211<br><input type="checkbox"/> REMOTE MOTION SENSOR<br>CONFIGURATOR ..... MS-FC10 |

U.S. Architectural Lighting

660 West Avenue O, Palmdale, CA 93551  
Phone (661) 233-2000 Fax (661) 233-2001  
www.usaltg.com



U.S. ARCHITECTURAL  
LIGHTING





# VRS SERIES - LED

## LAMP/ELECTRICAL GUIDE

| LED COUNT | SOURCE TYPE | SOURCE                                 | INITIAL LUMENS - 4000K | INITIAL LUMENS - 3000K | INITIAL LUMENS - 5000K | L70 GREATER THAN (HR) | STARTING TEMP. | SYSTEM WATTS | VOLTS             | MAX INPUT AMPS       |
|-----------|-------------|----------------------------------------|------------------------|------------------------|------------------------|-----------------------|----------------|--------------|-------------------|----------------------|
| 48        | LED         | 48 <b>VLED</b> Optical Module - 350mA  | 4,241 - 4,760          | 3,731 - 4,187          | 4,337 - 4,868          | 60,000+               | -20°F          | 55           | 120<br>277<br>347 | 0.46<br>0.20<br>0.16 |
| 48        | LED         | 48 <b>VLED</b> Optical Module - 525mA  | 5,871 - 6,557          | 5,152 - 5,755          | 6,009 - 6,711          | 60,000+               | -20°F          | 79           | 120<br>277<br>347 | 0.66<br>0.29<br>0.23 |
| 48        | LED         | 48 <b>VLED</b> Optical Module - 700mA  | 7,515 - 8,131          | 6,579 - 7,119          | 7,696 - 8,327          | 60,000+               | -20°F          | 109          | 120<br>277<br>347 | 0.91<br>0.40<br>0.32 |
| 64        | LED         | 64 <b>VLED</b> Optical Module - 350mA  | 5,255 - 5,898          | 4,623 - 5,189          | 5,373 - 6,031          | 60,000+               | -20°F          | 70           | 120<br>277<br>347 | 0.59<br>0.26<br>0.21 |
| 64        | LED         | 64 <b>VLED</b> Optical Module - 525mA  | 7,393 - 8,257          | 6,488 - 7,246          | 7,566 - 8,451          | 60,000+               | -20°F          | 108          | 120<br>277<br>347 | 0.90<br>0.39<br>0.32 |
| 64        | LED         | 64 <b>VLED</b> Optical Module - 700mA  | 9,927 - 10,405         | 8,691 - 9,110          | 10,166 - 10,655        | 60,000+               | -20°F          | 134          | 120<br>277<br>347 | 1.12<br>0.49<br>0.39 |
| 80        | LED         | 80 <b>VLED</b> Optical Module - 350mA  | 7,131 - 7,452          | 6,273 - 6,556          | 7,292 - 7,620          | 60,000+               | -20°F          | 85           | 120<br>277<br>347 | 0.77<br>0.31<br>0.25 |
| 80        | LED         | 80 <b>VLED</b> Optical Module - 525mA  | 9,994 - 10,444         | 8,770 - 9,166          | 10,228 - 10,689        | 60,000+               | -20°F          | 130          | 120<br>277<br>347 | 1.09<br>0.47<br>0.38 |
| 80        | LED         | 80 <b>VLED</b> Optical Module - 700mA  | 12,408 - 13,005        | 10,863 - 11,386        | 12,707 - 13,318        | 60,000+               | -20°F          | 167          | 120<br>277<br>347 | 1.40<br>0.61<br>0.49 |
| 100       | LED         | 120 <b>VLED</b> Optical Module - 350mA | 8,862 - 9,620          | 7,796 - 8,146          | 9,062 - 9,469          | 60,000+               | -20°F          | 109          | 120<br>277<br>347 | 0.91<br>0.40<br>0.32 |
| 100       | LED         | 120 <b>VLED</b> Optical Module - 525mA | 12,261 - 12,813        | 10,786 - 11,271        | 12,537 - 13,102        | 60,000+               | -20°F          | 160          | 120<br>277<br>347 | 1.34<br>0.58<br>0.47 |
| 120       | LED         | 120 <b>VLED</b> Optical Module - 350mA | 10,634 - 11,112        | 9,355 - 9,776          | 10,874 - 11,363        | 60,000+               | -20°F          | 130          | 120<br>277<br>347 | 1.09<br>0.47<br>0.38 |
| 120       | LED         | 120 <b>VLED</b> Optical Module - 525mA | 14,713 - 15,375        | 12,911 - 13,809        | 15,057 - 16,104        | 60,000+               | -20°F          | 192          | 120<br>277<br>347 | 1.60<br>0.70<br>0.56 |

**NOTES:**

1. Max Input Amps is the highest of starting, operating, or open circuit currents
2. Lumen values for LED Modules vary according to the distribution type
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use 10KV - 20KV surge suppressors.
5. L70(9K) - TM-21 6x rule applied

**WARNING:** All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.







## SOLID STATE AREA LIGHTING

# VRS SERIES-LED

## SPECIFICATIONS

### HOUSING

Unitized 0.125" heavy wall aluminum construction. Upper side vents are protected with perforated aluminum panels. Side vents and bottom lens frame vents provide passive and forced convective cooling of the **VLED** module. Internal driver compartment is gasketed and sealed.

### VLED OPTICS

Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

### LED DRIVERS

Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection.)

### MOUNTINGS

**Arm** - One piece heavy wall extruded aluminum with internal draw bolt guides. Arm is secured to housing and pole with stainless steel draw bolts.

**Post Top Arms** - Four (4) 1" Square extruded aluminum arms welded to a cast aluminum pole top fitter. Arm assembly is mechanically attached to castings welded to either side of the housing.

**Wall** - Heavy wall extruded aluminum arm with draw bolts integrates with a cast aluminum wall plate and mounting bracket.

**Canopy** - Standard 1" high cast aluminum mounting plate with central wireway or 2" high heavy gauge wire box with 3/4" conduit knockouts on each side.

### FINISH

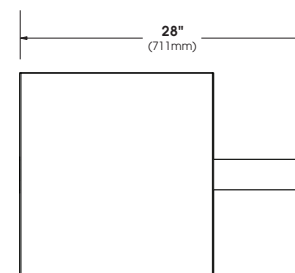
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME: \_\_\_\_\_

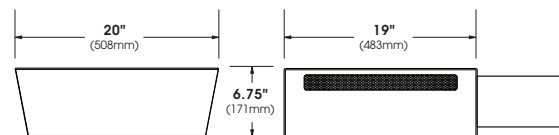
FIXTURE TYPE: \_\_\_\_\_

**VRS LED**

PATENT PENDING



TOP VIEW



FRONTVIEW

SIDE VIEW



2017178



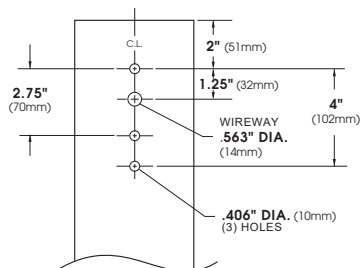




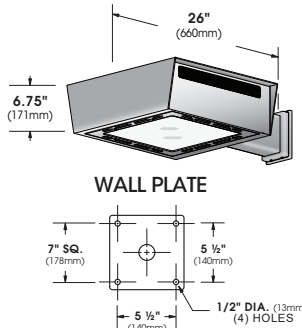
# VRS SERIES - LED

## SPECIFICATIONS

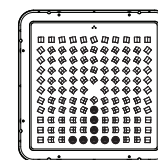
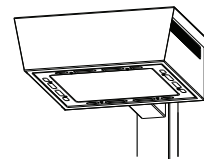
### POLE DRILLING TEMPLATE



### WALL MOUNT



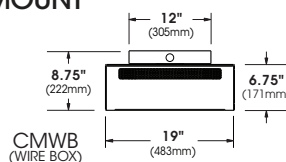
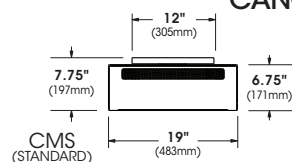
### ✓LED® MODULES



120 LED Module

**VRS LED**  
E.P.A. = 1.43  
Available in:  
120, 80, 64 & 48 LED Module

### CANOPY MOUNT



### MAX INPUT WATTAGE

| # OF LED's | DRIVE CURRENT 350mA | 525mA | 700mA |
|------------|---------------------|-------|-------|
| 120        | 130W                | 192W  | -     |
| 80         | 85W                 | 130W  | 167W  |
| 64         | 70W                 | 108W  | 134W  |
| 48         | 55W                 | 79W   | 109W  |

Spec/Order Example: VRS LED/VLED-V-SQ/120LED 350mA-CW 277/PT/RAL7004

## SPEC / ORDERING INFORMATION

| MODEL                            | OPTICS                                                                                                                                                                                                                                                                | LED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | MOUNTING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | FINISH                                                                                                                                                                                                                                                                                                                                                                                                      | OPTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> VRS LED | <input checked="" type="checkbox"/> <b>VLED</b><br><input type="checkbox"/> TYPE II VLED-II .....<br><input type="checkbox"/> TYPE III VLED-III .....<br><input checked="" type="checkbox"/> TYPE IV VLED-IV .....<br><input type="checkbox"/> TYPE V VLED-V-SQ ..... | No. LEDs<br><input type="checkbox"/> 120LED<br><input type="checkbox"/> 100LED<br><input checked="" type="checkbox"/> 80LED<br><input type="checkbox"/> 64LED<br><input type="checkbox"/> 48LED<br><br>DRIVE CURRENT<br><input checked="" type="checkbox"/> 700mA<br><input type="checkbox"/> 525mA<br><input type="checkbox"/> 350mA<br><br>COLOR TEMP.-CCT<br><input checked="" type="checkbox"/> NW (4000K)*<br><input type="checkbox"/> CW (5000K)<br><input type="checkbox"/> WW (3000K)<br>OTHER LED COLORS AVAILABLE<br>CONSULT FACTORY<br><br>NOTE:<br>1 - AVAILABLE IN ARM AND POST TOP MODELS ONLY.<br>NOT AVAILABLE IN 700mA. | ARM MOUNT<br><input checked="" type="checkbox"/> 1 .....<br><input type="checkbox"/> 2-180 .....<br><input type="checkbox"/> 2-90 .....<br><input type="checkbox"/> 3-90 .....<br><input type="checkbox"/> 3-120 .....<br><input type="checkbox"/> 4-90 .....<br>WALL MOUNT<br><input type="checkbox"/> WM .....<br>YOKE MOUNT<br><input type="checkbox"/> PTA .....<br><input type="checkbox"/> PTB .....<br>CANOPY MOUNT<br><input type="checkbox"/> CMS (STANDARD) .....<br><input type="checkbox"/> CMWB (WIRE BOX) ..... | STANDARD TEXTURED FINISH<br><input type="checkbox"/> BLACK RAL-9005-T<br><input type="checkbox"/> WHITE RAL-9003-T<br><input type="checkbox"/> GREY RAL-7004-T<br><input checked="" type="checkbox"/> DARK BRONZE RAL-8019-T<br><input type="checkbox"/> GREEN RAL-6005-T<br>FOR SMOOTH FINISH<br>REPLACE SUFFIX "T"<br>WITH SUFFIX "S"<br>(EXAMPLE: RAL-9005-S)<br>SEE USALTC.COM FOR<br>ADDITIONAL COLORS | <input type="checkbox"/> HIGH-LOW DIMMING FOR<br>HARDWIRED SWITCHING OR<br>NONINTEGRATED MOTION<br>SENSOR ..... HLSW<br><input type="checkbox"/> INTERNAL<br>HOUSE SIDE SHIELDS ..... HS<br><input type="checkbox"/> EXTERNAL<br>HOUSE SIDE SHIELD ..... EHS<br><input type="checkbox"/> PHOTO CELL + VOLTAGE<br>(EXAMPLE: PC120V) ..... PC+V<br><input type="checkbox"/> TWIST LOCK<br>PHOTO CELL + VOLTAGE<br>(EXAMPLE: PC120V) ..... TPC+V<br><input type="checkbox"/> TWIST LOCK<br>RECEPTACLE ONLY ..... TPR<br><input type="checkbox"/> 7-PIN TWIST LOCK<br>RECEPTACLE ONLY ..... TPR7<br><input type="checkbox"/> SINGLE FUSE<br>(120V, 277V, 347V) ..... SF<br><input type="checkbox"/> DOUBLE FUSE<br>(208V, 240V, 480V) ..... DF<br><input type="checkbox"/> STEP DIM MOTION SENSOR<br>(PROGRAMMED 50/100)<br>..... MS-F211<br><input type="checkbox"/> REMOTE MOTION SENSOR<br>CONFIGURATOR<br>..... MS-FC10 |







# VRS SERIES - LED

## LAMP/ELECTRICAL GUIDE

| LED COUNT | SOURCE TYPE | SOURCE                                 | INITIAL LUMENS - 4000K | INITIAL LUMENS - 3000K | INITIAL LUMENS - 5000K | L70 GREATER THAN (HR) | STARTING TEMP. | SYSTEM WATTS | VOLTS             | MAX INPUT AMPS       |
|-----------|-------------|----------------------------------------|------------------------|------------------------|------------------------|-----------------------|----------------|--------------|-------------------|----------------------|
| 48        | LED         | 48 <b>VLED</b> Optical Module - 350mA  | 4,241 - 4,760          | 3,731 - 4,187          | 4,337 - 4,868          | 60,000+               | -20°F          | 55           | 120<br>277<br>347 | 0.46<br>0.20<br>0.16 |
| 48        | LED         | 48 <b>VLED</b> Optical Module - 525mA  | 5,871 - 6,557          | 5,152 - 5,755          | 6,009 - 6,711          | 60,000+               | -20°F          | 79           | 120<br>277<br>347 | 0.66<br>0.29<br>0.23 |
| 48        | LED         | 48 <b>VLED</b> Optical Module - 700mA  | 7,515 - 8,131          | 6,579 - 7,119          | 7,696 - 8,327          | 60,000+               | -20°F          | 109          | 120<br>277<br>347 | 0.91<br>0.40<br>0.32 |
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| 100       | LED         | 120 <b>VLED</b> Optical Module - 350mA | 8,862 - 9,620          | 7,796 - 8,146          | 9,062 - 9,469          | 60,000+               | -20°F          | 109          | 120<br>277<br>347 | 0.91<br>0.40<br>0.32 |
| 100       | LED         | 120 <b>VLED</b> Optical Module - 525mA | 12,261 - 12,813        | 10,786 - 11,271        | 12,537 - 13,102        | 60,000+               | -20°F          | 160          | 120<br>277<br>347 | 1.34<br>0.58<br>0.47 |
| 120       | LED         | 120 <b>VLED</b> Optical Module - 350mA | 10,634 - 11,112        | 9,355 - 9,776          | 10,874 - 11,363        | 60,000+               | -20°F          | 130          | 120<br>277<br>347 | 1.09<br>0.47<br>0.38 |
| 120       | LED         | 120 <b>VLED</b> Optical Module - 525mA | 14,713 - 15,375        | 12,911 - 13,809        | 15,057 - 16,104        | 60,000+               | -20°F          | 192          | 120<br>277<br>347 | 1.60<br>0.70<br>0.56 |

**NOTES:**

1. Max Input Amps is the highest of starting, operating, or open circuit currents
2. Lumen values for LED Modules vary according to the distribution type
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use 10KV - 20KV surge suppressors.
5. L70(9K) - TM-21 6x rule applied

**WARNING:** All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.







# Lumark

## DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K and 4000K CCT.

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

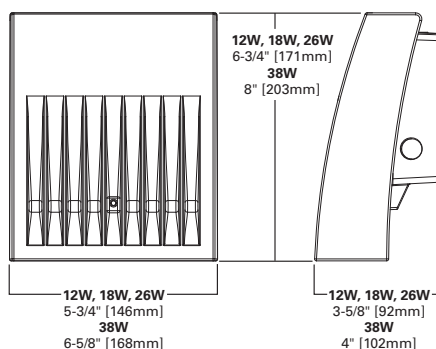
Five-year warranty.



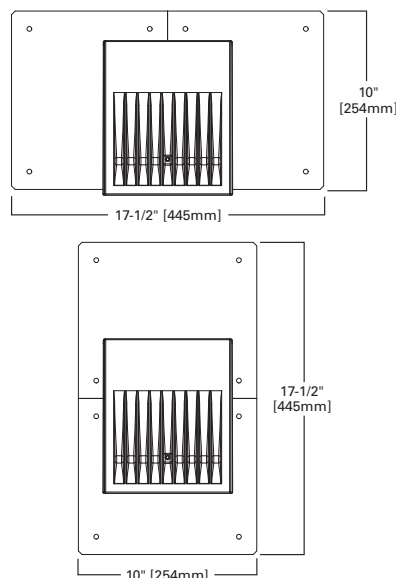
## XTOR CROSSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



## CERTIFICATION DATA

UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingress Protection Rated  
Title 24 Compliant

## TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

## EPA

Effective Projected Area (Sq. Ft.):  
XTOR1B, XTOR2B, XTOR3B=0.34  
XTOR4B=0.45

## SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]



|                                                                                                                                              |                              |                                  |                               |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------|-------------------------------|
| Submitted by Enterprise Lighting, LTD.                                                                                                       |                              | <b>Catalog Number:</b><br>XTOR3B | <b>Type:</b><br><br><b>W3</b> |
|  <b>Enterprise Lighting</b><br>Manufacturers' Representative | <b>Job Name:</b><br>Bubricks |                                  |                               |

# XTOR CROSSTOUR LED

## LUMENS - CRI/CCT TABLE

| LED Information                                          | XTOR1B   | XTOR1B-W | XTOR2B   | XTOR2B-W | XTOR3B   | XTOR3B-W | XTOR4B   | XTOR4B-W |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Delivered Lumens (Wall Mount)                            | 1,418    | 1,396    | 2,135    | 2,103    | 2,751    | 2,710    | 4,269    | 4,205    |
| Delivered Lumens (With Flood Accessory Kit) <sup>1</sup> | 1,005    | 990      | 1,495    | 1,472    | 2,099    | 2,068    | 3,168    | 3,121    |
| B.U.G. Rating <sup>2</sup>                               | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B2-U0-G0 | B2-U0-G0 |
| CCT (Kelvin)                                             | 5,000    | 4,000    | 5,000    | 4,000    | 5,000    | 4,000    | 5,000    | 4,000    |
| CRI (Color Rendering Index)                              | 70       | 70       | 70       | 70       | 70       | 70       | 70       | 70       |
| Power Consumption (Watts)                                | 12W      | 12W      | 18W      | 18W      | 26W      | 26W      | 38W      | 38W      |

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

## LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (72,000 Hours) | Theoretical L70 (Hours) |
|---------------------|----------------------------------------|-------------------------|
| <b>XTOR1B Model</b> |                                        |                         |
| 25°C                | > 90%                                  | 255,000                 |
| 40°C                | > 89%                                  | 234,000                 |
| 50°C                | > 88%                                  | 215,000                 |
| <b>XTOR2B Model</b> |                                        |                         |
| 25°C                | > 89%                                  | 240,000                 |
| 40°C                | > 88%                                  | 212,000                 |
| 50°C                | > 87%                                  | 196,000                 |
| <b>XTOR3B Model</b> |                                        |                         |
| 25°C                | > 89%                                  | 240,000                 |
| 40°C                | > 88%                                  | 212,000                 |
| 50°C                | > 87%                                  | 196,000                 |
| <b>XTOR4B Model</b> |                                        |                         |
| 25°C                | > 89%                                  | 222,000                 |
| 40°C                | > 87%                                  | 198,000                 |
| 50°C                | > 87%                                  | 184,000                 |

## CURRENT DRAW

| Voltage | Model Series |        |        |        |
|---------|--------------|--------|--------|--------|
|         | XTOR1B       | XTOR2B | XTOR3B | XTOR4B |
| 120V    | 0.103A       | 0.15A  | 0.22A  | 0.34A  |
| 208V    | 0.060A       | 0.09A  | 0.13A  | 0.17A  |
| 240V    | 0.053A       | 0.08A  | 0.11A  | 0.17A  |
| 277V    | 0.048A       | 0.07A  | 0.10A  | 0.15A  |
| 347V    | 0.039A       | 0.06A  | 0.082A | 0.12A  |

## ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

| Series                                                                                                | LED Kelvin Color                                                 | Housing Color                                                                                                                       | Options (Add as Suffix)                                                                                                                       | Accessories (Order Separately)                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| XTOR1B=Small Door, 12W<br>XTOR2B=Small Door, 18W<br>XTOR3B=Small Door, 26W<br>XTOR4B=Medium Door, 38W | [Blank]=Bright White (Standard), 5000K<br>W=Neutral White, 4000K | [Blank]=Carbon Bronze (Standard)<br>WT=Summit White<br>BK=Black<br>BZ=Bronze<br>AP=Grey<br>GM=Graphite Metallic<br>DP=Dark Platinum | PC1=Photocontrol 120V <sup>1</sup><br>PC2=Photocontrol 208-277V <sup>1,2</sup><br>347V=347V <sup>4</sup><br>HA=50°C High Ambient <sup>3</sup> | WG/XTOR=Wire Guard <sup>4</sup><br>XTORFLD-KNC=Knuckle Floodlight Kit <sup>5</sup><br>XTORFLD-TRN=Trunnion Floodlight Kit <sup>5</sup><br>XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White <sup>5</sup><br>XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White <sup>5</sup><br>EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze<br>EWP/XTOR-WT=Escutcheon Wall Plate, Summit White |

### NOTES:

- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

## STOCK ORDERING INFORMATION

| 12W Series                                      | 18W Series                                      | 26W Series                                    | 38W Series                                      |
|-------------------------------------------------|-------------------------------------------------|-----------------------------------------------|-------------------------------------------------|
| XTOR1B=7W, 5000K, Carbon Bronze                 | XTOR2B=18W, 5000K, Carbon Bronze                | XTOR3B=26W, 5000K, Carbon Bronze              | XTOR4B=38W, 5000K, Carbon Bronze                |
| XTOR1B-WT=12W, 5000K, Summit White              | XTOR2B-W=18W, 4000K, Carbon Bronze              | XTOR3B-W=26W, 4000K, Carbon Bronze            | XTOR4B-W=38W, 4000K, Carbon Bronze              |
| XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze   | XTOR2B-WT=18W, 5000K, Summit White              | XTOR3B-WT=26W, 5000K, Summit White            | XTOR4B-WT=38W, 5000K, Summit White              |
| XTOR1B-W=12W, 4000K, Carbon Bronze              | XTOR2B-PC1=18W, 5000K, 120V PC, Carbon Bronze   | XTOR3B-PC1=26W, 5000K, 120V PC, Carbon Bronze | XTOR4B-PC1=38W, 5000K, 120V PC, Carbon Bronze   |
| XTOR1B-W-PC1=12W, 4000K, 120V PC, Carbon Bronze | XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze |                                               | XTOR4B-W-PC1=38W, 4000K, 120V PC, Carbon Bronze |





# Lumark

## DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K and 4000K CCT.

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

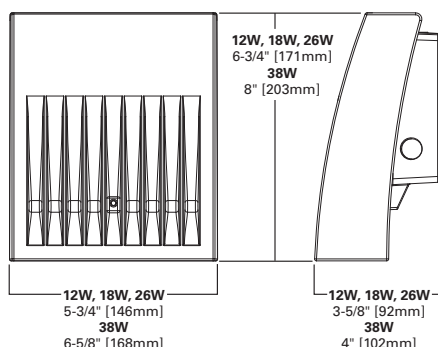
Five-year warranty.



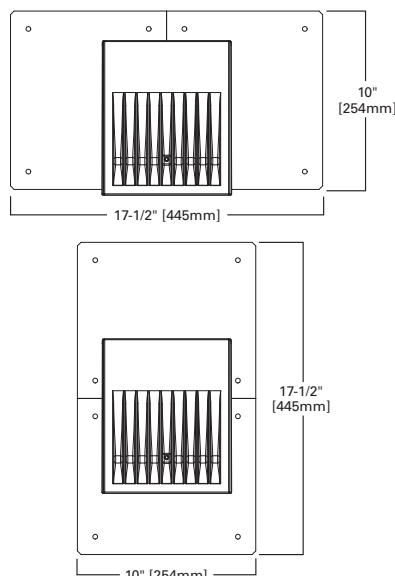
## XTOR CROSSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



## CERTIFICATION DATA

UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingress Protection Rated  
Title 24 Compliant

## TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

## EPA

Effective Projected Area (Sq. Ft.):  
XTOR1B, XTOR2B, XTOR3B=0.34  
XTOR4B=0.45

## SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]



|                                                                                  |                              |                                  |                               |
|----------------------------------------------------------------------------------|------------------------------|----------------------------------|-------------------------------|
| Submitted by Enterprise Lighting, LTD.                                           |                              | <b>Catalog Number:</b><br>XTOR1B | <b>Type:</b><br><br><b>W1</b> |
|  | <b>Job Name:</b><br>Bubricks |                                  |                               |
|                                                                                  |                              | <b>Notes:</b>                    |                               |

# XTOR CROSSTOUR LED

## LUMENS - CRI/CCT TABLE

| LED Information                                          | XTOR1B   | XTOR1B-W | XTOR2B   | XTOR2B-W | XTOR3B   | XTOR3B-W | XTOR4B   | XTOR4B-W |
|----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Delivered Lumens (Wall Mount)                            | 1,418    | 1,396    | 2,135    | 2,103    | 2,751    | 2,710    | 4,269    | 4,205    |
| Delivered Lumens (With Flood Accessory Kit) <sup>1</sup> | 1,005    | 990      | 1,495    | 1,472    | 2,099    | 2,068    | 3,168    | 3,121    |
| B.U.G. Rating <sup>2</sup>                               | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B1-U0-G0 | B2-U0-G0 | B2-U0-G0 |
| CCT (Kelvin)                                             | 5,000    | 4,000    | 5,000    | 4,000    | 5,000    | 4,000    | 5,000    | 4,000    |
| CRI (Color Rendering Index)                              | 70       | 70       | 70       | 70       | 70       | 70       | 70       | 70       |
| Power Consumption (Watts)                                | 12W      | 12W      | 18W      | 18W      | 26W      | 26W      | 38W      | 38W      |

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

## LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (72,000 Hours) | Theoretical L70 (Hours) |
|---------------------|----------------------------------------|-------------------------|
| <b>XTOR1B Model</b> |                                        |                         |
| 25°C                | > 90%                                  | 255,000                 |
| 40°C                | > 89%                                  | 234,000                 |
| 50°C                | > 88%                                  | 215,000                 |
| <b>XTOR2B Model</b> |                                        |                         |
| 25°C                | > 89%                                  | 240,000                 |
| 40°C                | > 88%                                  | 212,000                 |
| 50°C                | > 87%                                  | 196,000                 |
| <b>XTOR3B Model</b> |                                        |                         |
| 25°C                | > 89%                                  | 240,000                 |
| 40°C                | > 88%                                  | 212,000                 |
| 50°C                | > 87%                                  | 196,000                 |
| <b>XTOR4B Model</b> |                                        |                         |
| 25°C                | > 89%                                  | 222,000                 |
| 40°C                | > 87%                                  | 198,000                 |
| 50°C                | > 87%                                  | 184,000                 |

## CURRENT DRAW

| Voltage | Model Series |        |        |        |
|---------|--------------|--------|--------|--------|
|         | XTOR1B       | XTOR2B | XTOR3B | XTOR4B |
| 120V    | 0.103A       | 0.15A  | 0.22A  | 0.34A  |
| 208V    | 0.060A       | 0.09A  | 0.13A  | 0.17A  |
| 240V    | 0.053A       | 0.08A  | 0.11A  | 0.17A  |
| 277V    | 0.048A       | 0.07A  | 0.10A  | 0.15A  |
| 347V    | 0.039A       | 0.06A  | 0.082A | 0.12A  |

## ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

| Series                                                                                                                                | LED Kelvin Color                                                                 | Housing Color                                                                                                                                                                               | Options (Add as Suffix)                                                                                                                                                       | Accessories (Order Separately)                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>XTOR1B</b> =Small Door, 12W<br><b>XTOR2B</b> =Small Door, 18W<br><b>XTOR3B</b> =Small Door, 26W<br><b>XTOR4B</b> =Medium Door, 38W | <b>[Blank]</b> =Bright White (Standard), 5000K<br><b>W</b> =Neutral White, 4000K | <b>[Blank]</b> =Carbon Bronze (Standard)<br><b>WT</b> =Summit White<br><b>BK</b> =Black<br><b>BZ</b> =Bronze<br><b>AP</b> =Grey<br><b>GM</b> =Graphite Metallic<br><b>DP</b> =Dark Platinum | <b>PC1</b> =Photocontrol 120V <sup>1</sup><br><b>PC2</b> =Photocontrol 208-277V <sup>1,2</sup><br><b>347V</b> =347V <sup>4</sup><br><b>HA</b> =50°C High Ambient <sup>3</sup> | <b>WG/XTOR</b> =Wire Guard <sup>4</sup><br><b>XTORFLD-KNC</b> =Knuckle Floodlight Kit <sup>5</sup><br><b>XTORFLD-TRN</b> =Trunnion Floodlight Kit <sup>5</sup><br><b>XTORFLD-KNC-WT</b> =Knuckle Floodlight Kit, Summit White <sup>5</sup><br><b>XTORFLD-TRN-WT</b> =Trunnion Floodlight Kit, Summit White <sup>5</sup><br><b>EWP/XTOR</b> =Escutcheon Wall Plate, Carbon Bronze<br><b>EWP/XTOR-WT</b> =Escutcheon Wall Plate, Summit White |

### NOTES:

1. Photocontrols are factory installed.
2. Order PC2 for 347V models.
3. Thru-branch wiring not available with HA option or with 347V.
4. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
5. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

## STOCK ORDERING INFORMATION

| 12W Series                                              | 18W Series                                              | 26W Series                                            | 38W Series                                              |
|---------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|
| <b>XTOR1B</b> =7W, 5000K, Carbon Bronze                 | <b>XTOR2B</b> =18W, 5000K, Carbon Bronze                | <b>XTOR3B</b> =26W, 5000K, Carbon Bronze              | <b>XTOR4B</b> =38W, 5000K, Carbon Bronze                |
| <b>XTOR1B-WT</b> =12W, 5000K, Summit White              | <b>XTOR2B-W</b> =18W, 4000K, Carbon Bronze              | <b>XTOR3B-W</b> =26W, 4000K, Carbon Bronze            | <b>XTOR4B-W</b> =38W, 4000K, Carbon Bronze              |
| <b>XTOR1B-PC1</b> =12W, 5000K, 120V PC, Carbon Bronze   | <b>XTOR2B-WT</b> =18W, 5000K, Summit White              | <b>XTOR3B-WT</b> =26W, 5000K, Summit White            | <b>XTOR4B-WT</b> =38W, 5000K, Summit White              |
| <b>XTOR1B-W</b> =12W, 4000K, Carbon Bronze              | <b>XTOR2B-PC1</b> =18W, 5000K, 120V PC, Carbon Bronze   | <b>XTOR3B-PC1</b> =26W, 5000K, 120V PC, Carbon Bronze | <b>XTOR4B-PC1</b> =38W, 5000K, 120V PC, Carbon Bronze   |
| <b>XTOR1B-W-PC1</b> =12W, 4000K, 120V PC, Carbon Bronze | <b>XTOR2B-W-PC1</b> =18W, 4000K, 120V PC, Carbon Bronze |                                                       | <b>XTOR4B-W-PC1</b> =38W, 4000K, 120V PC, Carbon Bronze |



# SIGN PERMIT REVIEW

8/14/17 Plan Commission Meeting

## MLG Germantown Investment LLC / Willow Creek Business Park

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Village Planner Report Germantown, Wisconsin

### Summary

MLG Development, agent for MLG Germantown Investment LLC, property owner, and the Village of Germantown, are requesting approval of a new monument sign for the 118.7 acre Willow Creek Business Park located north of Appleton Avenue west of Maple Road in the Village of Germantown's Tax Incremental District (TID) #6.

**Location:** Appleton Avenue (west of Maple Road)

**Agent/  
Property Owner:** MLG Germantown Investments LLC  
13400 Bishop's Woods Suite 270  
Brookfield, WI

---

**Existing Zoning:** M-1: Limited Industrial

| Adjacent Land Uses |                            | Zoning    |
|--------------------|----------------------------|-----------|
| North              | Agricultural/Institutional | A-1/I     |
| South              | Residential                | Rs-1/Rs-3 |
| East               | Residential/Agricultural   | Rs-3/A-2  |
| West               | Institutional/Agricultural | I/A-1     |





**Proposal**

MLG Development, agent for MLG Germantown Investment LLC, property owner, and the Village of Germantown, are requesting approval of a new monument sign for the 118.7 acre Willow Creek Business Park located north of Appleton Avenue west of Maple Road in the Village of Germantown's Tax Incremental District (TID) #6.

- 8' high x 15' wide x 6-10" thick stone slab (120 sqft per side/240 sqft total) double-sided, monument sign comprised engraved with the "Willow Creek Business Park" name (see rendering) to be installed on a stone footing and rock outcropping with landscaping and street trees within a 30' landscaping easement along Appleton Avenue. Low-voltage ground-mounted "up lighting" with (4) 20W spot-lit LED fixtures will also be installed and incorporated into the landscaping.

**Landscaping**

As shown in the attached plan, landscaping comprised of deciduous, evergreen and ornamental trees and shrubs will be installed around the perimeter of the sign and (5) street trees south along Appleton Avenue (see attached plan and separate plant schedule).

**Staff Comments**

The proposed monument sign meets the Village's landscaping, lighting, sign area, height and other dimensional requirements.

Although the sign is to be installed in a landscape easement on land owned by MLG Germantown Investment LLC, in accordance with the TID#6 Development Agreement between the Village and MLG Germantown Investment LLC, the Village is responsible for securing the design and cost of installing the monument sign and associated landscaping subject to approval by MLG Germantown Investment LLC (which has approved the sign and landscaping for installation on their property).

Final approval of and authorization to install the proposed monument sign is scheduled for approval by the Public Works Committee on August 9, 2017.

**Village Planner Recommendation**

**APPROVE** the proposed monument sign for the Willow Creek Business Park located on Appleton Avenue subject to the following conditions:

1. A separate electrical permit shall be obtained from Inspection Services prior to installation.





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                       | PROPERTY OWNER                        |
|---|------------------------------------------|---------------------------------------|
|   | <u>MLG DEVELOPMENT</u>                   | <u>MLG GERMANTOWN INVESTMENT LLC</u>  |
|   | <u>c/o Joe Bukovich</u>                  | <u>C/o ANDREW C. TESKE</u>            |
|   | <u>13400 BISHOP'S LANE, SUITE 270</u>    | <u>13400 BISHOP'S LANE, SUITE 270</u> |
|   | <u>BROOKFIELD, WI 53005</u>              | <u>BROOKFIELD, WI 53005</u>           |
|   | <u>Phone (262) 424-5997</u>              | <u>Phone (262) 797-9400</u>           |
|   | <u>Fax (414) 908-9157</u>                | <u>ateske@mlgcompanies.com</u>        |
|   | <u>E-Mail jbukovich@mlgcompanies.com</u> |                                       |

### 2 PROPERTY ADDRESS OR GENERAL LOCATION

EAST SIDE OF THE INTERSECTION OF APPLETON AVENUE AND WILLOW CREEK WAY.

### 3 SIGN INFORMATION

Sign Dimensions \_\_\_\_\_ height x \_\_\_\_\_ width Single/Multi Tenant (circle one)  
Number of Sides \_\_\_\_\_ Building Frontage SF \_\_\_\_\_  
Total Square Footage of Sign (include all sides) \_\_\_\_\_  
Total height of the Sign \_\_\_\_\_  
Is the Sign to be illuminated \_\_\_\_\_ yes \_\_\_\_\_ no  
Type of Sign Construction Materials \_\_\_\_\_  
Distance to Closest Property Line \_\_\_\_\_

Are there any existing signs on the property YES (2 Temporary Back/Back Marketing Signs)  
If yes, what is the total Square Footage of existing signs 56 S.F. (112 S.F. IF BOTH SIDES ARE COUNTED).

What are the intentions for the existing signs: Take down X Remain \_\_\_\_\_  
(UPON SALE OF ALL LOTS)

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

Joseph A. Bukovich 8/8/17  
Applicant Date

By: Andrew C. Teske 8/8/17  
Owner Date





## Durham Hill

S99 W12707 Loomis Drive, Muskego, WI 53150  
Phone: 414-529-5262 Fax: 414-425-1075  
durham@durhamhillnursery.com  
www.durhamhillnursery.com

## Proposal

### Mulch

| Item               | Category | Type / Info | Quantity | Unit     |
|--------------------|----------|-------------|----------|----------|
| Subtotal for Mulch |          |             |          | \$810.00 |

### Planting

| Item                                                    | Category       | Type / Info | Quantity | Unit       |
|---------------------------------------------------------|----------------|-------------|----------|------------|
| Labor to Plant Trees                                    | Taxable Labor  |             | 12.00    | Man-Hours  |
| Labor to Plant Shrubs                                   | Taxable Labor  |             | 4.00     | Man-Hours  |
| Labor to Plant Perennials                               | Taxable Labor  |             | 20.00    | Man-Hours  |
| Acer saccharum 'Green Mountain'                         | Plant Material |             | 5.00     | 3"         |
| Malus 'Adams'                                           | Plant Material |             | 3.00     | 7'         |
| Juniperus virginiana 'Grey Owl'                         | Plant Material |             | 6.00     | #5/18"     |
| Hydrangea arborescens Invincibelle Ruby 'NCHA3' PP20765 | Plant Material |             | 4.00     | #3/18"     |
| Nepeta faassenii 'Blue Wonder'                          | Plant Material |             | 75.00    | #1         |
| Hemerocallis 'Happy Returns'                            | Plant Material |             | 125.00   | #1         |
| Subtotal for Planting                                   |                |             |          | \$6,644.77 |

### Seeding

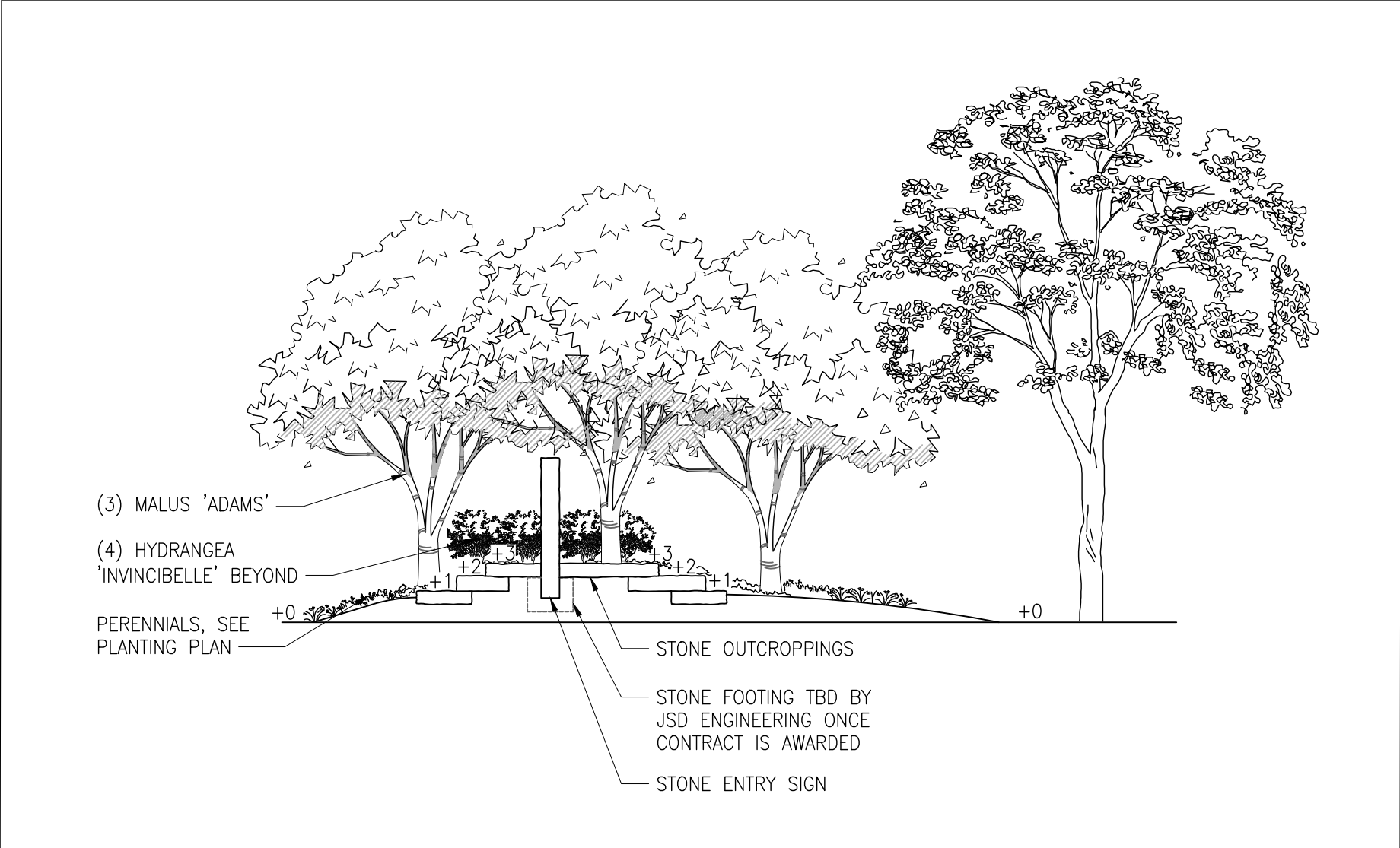
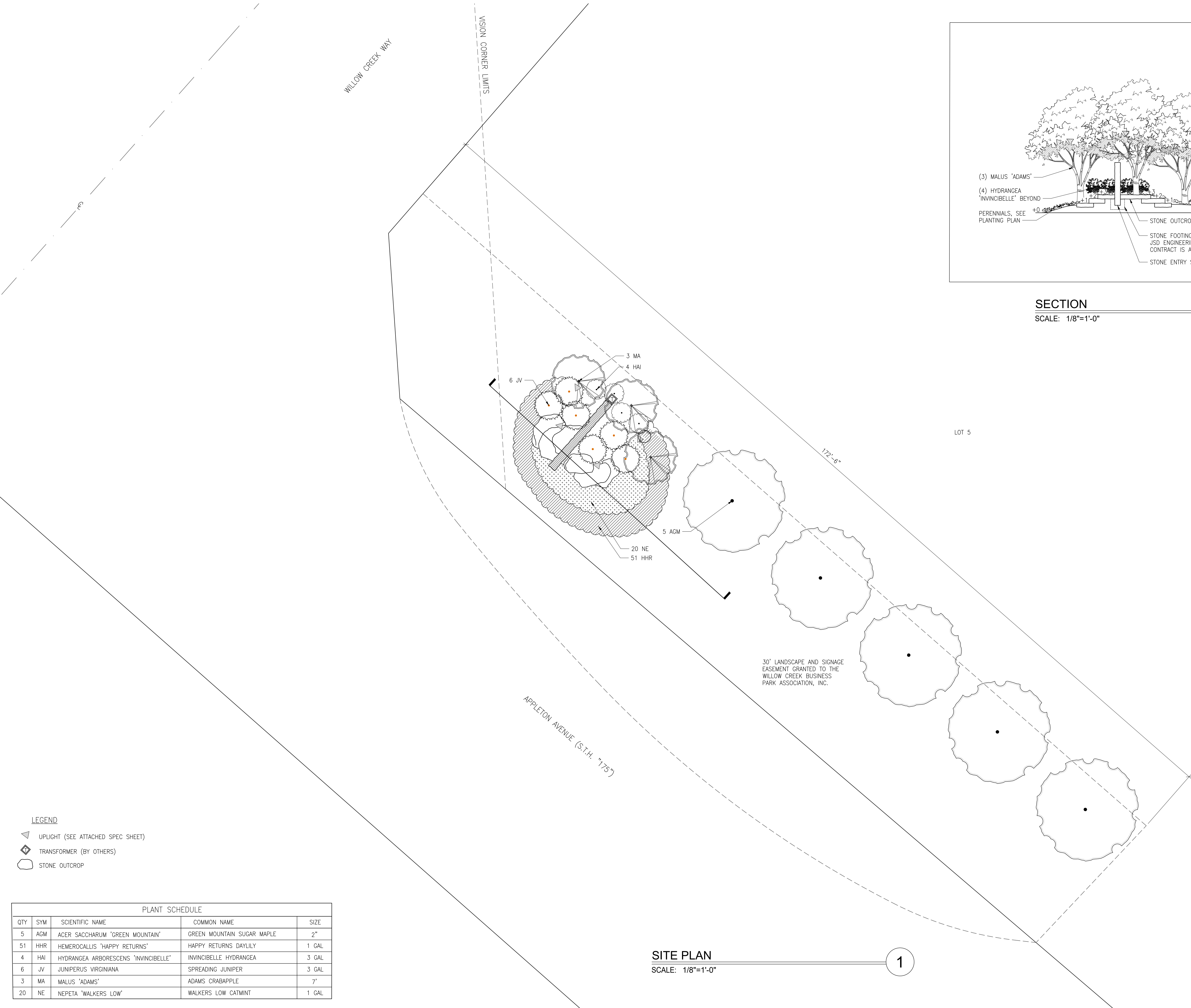
| Item                                    | Category         | Type / Info                   | Quantity | Unit       |
|-----------------------------------------|------------------|-------------------------------|----------|------------|
| Screened Brown Topsoil                  | Taxable Material |                               | 25.00    | CuYd       |
| Seed Reinders Supreme Lawn Seed Blend   | Taxable Material | Supreme Lawn Seed Blend Sunny | 42.00    | Lb         |
| 2017 Conserv Starter Fertilizer 9-23-30 | Taxable Material |                               | 0.50     | Bag        |
| Straw Erosion Control Netting           | Taxable Material |                               | 9.00     | roll       |
| Sod Staples                             | Taxable Material |                               | 2,000.00 | Each       |
| Labor to Finish Grade/Seed              | Taxable Labor    |                               | 27.00    | Hr         |
| Subtotal for Seeding                    |                  |                               |          | \$2,975.60 |

### Stone Sign

| Item                                               | Category        | Type / Info                | Quantity | Unit        |
|----------------------------------------------------|-----------------|----------------------------|----------|-------------|
| Stone Sign                                         | No Tax Material |                            | 1.00     | Each        |
| Outcropping Stone Eden Weathered Edge 6"-10" thick | No Tax Material | 6-10" thick Weathered Edge | 12.00    | ton         |
| Subcontractor Crane                                | No Tax Material |                            | 1.00     | Each        |
| Sign Footing                                       | No Tax Material |                            | 1.00     | Each        |
| Labor to Install Outcropping Slabs                 | No Tax Labor    |                            | 27.00    | Hr          |
| Subtotal for Stone Sign                            |                 |                            |          | \$22,061.25 |

|          |             |
|----------|-------------|
| Subtotal | \$39,159.04 |
| < NA >   | \$0.00      |
| < NA >   | \$0.00      |
| Total    | \$39,159.04 |





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

2

- LEGEND
- ▲ UPLIGHT (SEE ATTACHED SPEC SHEET)
  - ◆ TRANSFORMER (BY OTHERS)
  - STONE OUTCROP

| PLANT SCHEDULE |     |                                      |                            |       |
|----------------|-----|--------------------------------------|----------------------------|-------|
| QTY            | SYM | SCIENTIFIC NAME                      | COMMON NAME                | SIZE  |
| 5              | AGM | ACER SACCHARUM 'GREEN MOUNTAIN'      | GREEN MOUNTAIN SUGAR MAPLE | 2"    |
| 51             | HHR | HEMEROCALLIS 'HAPPY RETURNS'         | HAPPY RETURNS DAYLILY      | 1 GAL |
| 4              | HAI | HYDRANGEA ARBORESCENS 'INVINCIBELLE' | INVINCIBELLE HYDRANGEA     | 3 GAL |
| 6              | JV  | JUNIPERUS VIRGINIANA                 | SPREADING JUNIPER          | 3 GAL |
| 3              | MA  | MALUS 'ADAMS'                        | ADAMS CRABAPPLE            | 7"    |
| 20             | NE  | NEPETA 'WALKERS LOW'                 | WALKERS LOW CATMINT        | 1 GAL |

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

1

| REVISIONS |  |
|-----------|--|
| DATE      |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |
|           |  |

SIGNED AND SEALED

THOMAS H. EARL  
#260  
MUSKEGO, WI  
LANDSCAPE ARCHITECT

| SUBMITTAL DATE          |
|-------------------------|
| JULY 17, 2017           |
| SHEET NAME              |
| ENTRY SIGN<br>SITE PLAN |
| SHEET NUMBER            |

L-101





ELEVATION  
SCALE: NTS

1



RENDERED PLANTING PLAN  
SCALE: NTS

2



SIGN ENLARGEMENT  
SCALE: NTS

3



EXAMPLE OF SIMILAR SIGN  
SCALE: NTS

4

| REVISIONS |  |
|-----------|--|
| DATE      |  |
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|           |  |
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SIGNED AND SEALED

WISCONSIN  
THOMAS H. EARL  
LANDSCAPE ARCHITECT  
MUSKEGO, WI  
1/17/17

SUBMITTAL DATE  
JULY 17, 2017

SHEET NAME  
ENTRY SIGN  
ELEVATION AND  
RENDERED PLAN

SHEET NUMBER  
L-102





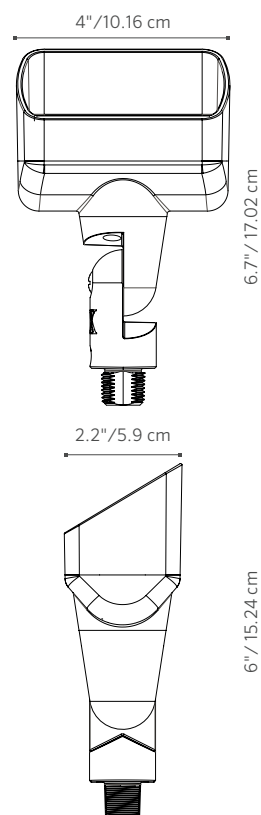
*The PB is a compact LED wall wash lighting solution.*

*Available in 1 or 3 LED with full color lens options of frosted, blue, amber, and green included. The wider angle of the PB allows a broader lighting option for larger structures and spaces. Engineered with solid construction, yet petite in size.*

## PB: Up Light

|                                     |                |                |                |
|-------------------------------------|----------------|----------------|----------------|
| NUMBER OF LEDS:                     | 1              | 3              | ZDC            |
| HALOGEN LUMEN EQUIVALENT:           | 10 Watt        | 20 Watt        | 10 Watt        |
| USEFUL LED LIFE (L70):              | 50,000 hrs avg | 50,000 hrs avg | 50,000 hrs avg |
| INPUT VOLTAGE:                      | 10 to 15V      | 10 to 15V      | 11 to 15V      |
| VA TOTAL*:                          | 2.4            | 4.5            | 7.2            |
| WATTS USED:                         | 2.0            | 4.2            | 6.0            |
| LUMENS PER WATT (EFFICACY):         | 34             | 39             | 37             |
| TOTAL LUMENS:                       | 67             | 160            | 122            |
| CRI (Ra):                           | 83             | 82             | 83             |
| CBCP<br>(CENTER BEAM CANDLE POWER): | 37             | 93             | 122            |
| CCT                                 |                |                |                |
| AMBER FILTER                        | 2700K          | 2700K          | N/A            |
| FROSTED FILTER                      | 3900K          | 3900K          | N/A            |
| GREEN FILTER                        | 4500K          | 4500K          | N/A            |
| BLUE FILTER                         | 5200K          | 5200K          | N/A            |

\* (Use this number to size the transformer)





# SIGN PERMIT REVIEW

## 8/14/17 Plan Commission Meeting

### Dennis Myers / Old Farm Subdivision

Village Planner Report

Germantown, Wisconsin

#### Summary

Dennis Myers, Village Trustee and agent for property owners in the Old Farm Subdivision, is requesting approval for a replacement monument sign for the residential subdivision to be located at the intersection of Donges Bay Road @ Division Road.

**Property Location:** Old Farm Subdivision

**Applicant/**

**Property Owner:** Dennis Myers, Village Trustee, District 3

--

**Current Zoning:** Rs-4/5/6/7: Single-Family

| Adjacent Land Uses |             | Zoning     |
|--------------------|-------------|------------|
| North              | Residential | Rs-4/5/6/7 |
| South              | Residential | Rs-4/5/6/7 |
| East               | Residential | Rs-4/5/6/7 |
| West               | Residential | Rs-4/5/6/7 |





---

**Background/Proposal**

The Old Farm Subdivision (including Annex # 1 and Annex #2) is comprised of 295 single-family lots platted from 1975 through 1981. Outlot 1 is an 80-100' wide drainageway adjacent to Division Road from Donges Bay Road north to Old Farm Road (see attached Exhibit 1). According to recorded historical documents, Outlot 1 was one of three outlots conveyed to the Village in 1976. After residential development commenced, a permanent subdivision identification or monument sign was installed in Outlot 1 near the intersection of Donges Bay Road @ Division Road. That sign, which is the same or very similar to the monument sign proposed by Trustee Myers, was eventually removed sometime in the last few years due to lack of maintenance. According to Trustee Myers, he was contacted and encouraged by a number of Old Farm property owners to refurbish a similar monument sign located in a different location along Donges Bay Road and relocate it to the original sign location at the Donges Bay Road intersection. Myers has restored and refurbished the proposed monument sign and is requesting approval from the Village to install (re-install) the sign in the original location in Outlot 1.

As shown in the color photo, the monument sign is a 4' x 8' (32 sqft) post & panel sign (non-illuminated) mounted on 6"x 8' cedar posts that will be installed at a height of 5'-6' above grade in the pre-existing sign location with additional shrubs on either side (two 15" Dark Horse Weigela provided by David J. Frank Landscaping).

**Staff Comments**

The proposed monument sign location is on Village-owned property and, therefore, will require final approval prior to installation. Also, as is required under Section 17.46(6) of the Zoning Code sign regulations, a permanent subdivision sign may be installed in Village right-of-way provided there is a *"...written agreement... which places all maintenance responsibility on the developer(s) or owner(s) and exempts the Village from all maintenance responsibilities"*. In this case, installation of the sign is proposed by Dennis Myers on behalf of the Old Farm Subdivision and those property owners who have supported him in this endeavor and not a legal entity such as a Homeowners Association. To that end, staff recommends that a maintenance agreement deemed acceptable to both the Village, Myers and the property owners be required prior to installation of the sign.

The proposed monument sign will be located in the same location as the previous monument sign. The installation site has some existing landscaping, e.g. deciduous trees, which have grown tall over the years and will serve as a suitable setting for the new sign along with the supplemental landscaping. Additional landscaping may be warranted around the sign base as determined by the Plan Commission.



**Village Planner Recommendation**

**APPROVE** the proposed monument sign for the Old Farm Subdivision as proposed subject to the following conditions:

1. The proposed monument sign location is on Village-owned property and shall be approved by the Village Board or appropriate Committee prior to installation.
2. Prior to installation, a written agreement assigning maintenance responsibility for the sign and associated landscaping shall be made between the Village and entity and/or person(s) accepting said responsibility on behalf of the Old Farm subdivision property owners.





\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$

Date 5-31-17

## 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

DENNIS MYERS

## PROPERTY OWNER

SAME

Phone (262) 853-8214

Phone (262) 853-8214

Fax ( )

E-Mail MYERS.D.A.WIRE.COM

2

## PROPERTY ADDRESS OR GENERAL LOCATION

NORTH EAST CORNER OF DONGES BAY RD  
AND DIVISION

3

## SIGN INFORMATION

Sign Dimensions 8' height x 9' width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF

Total Square Footage of Sign (include all sides)

Total height of the Sign 5' (IN THE GROUND)

Is the Sign to be illuminated yes X no

Type of Sign Construction Materials WOOD

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 (NA)

4

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

Dennis Myers  
Applicant Date

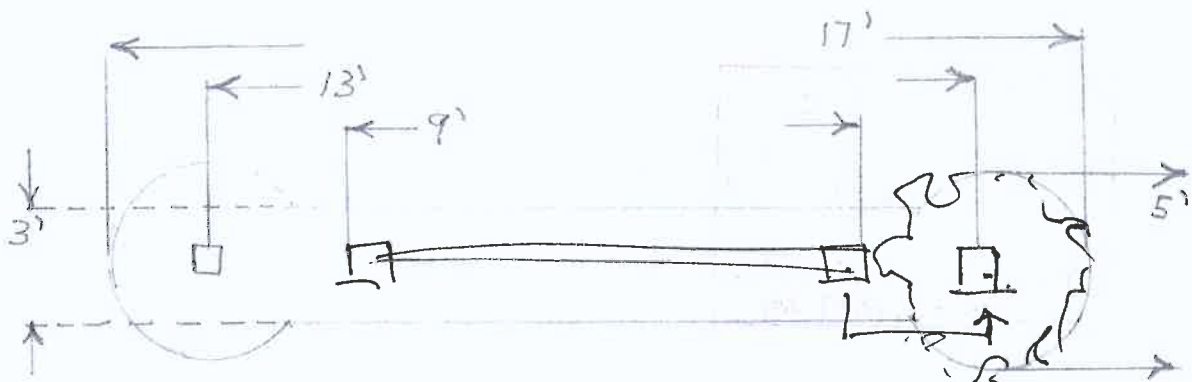
Dennis Myers  
Owner Date



Subject: 1st floor of sign  
From: 10/10/17 10:10 AM  
Date: 10/10/17 10:10 AM  
Re: 10/10/17 10:10 AM



9x8'



proposal for design  
→ 2 shrubs

(10th meeting)



EXHIBIT 1

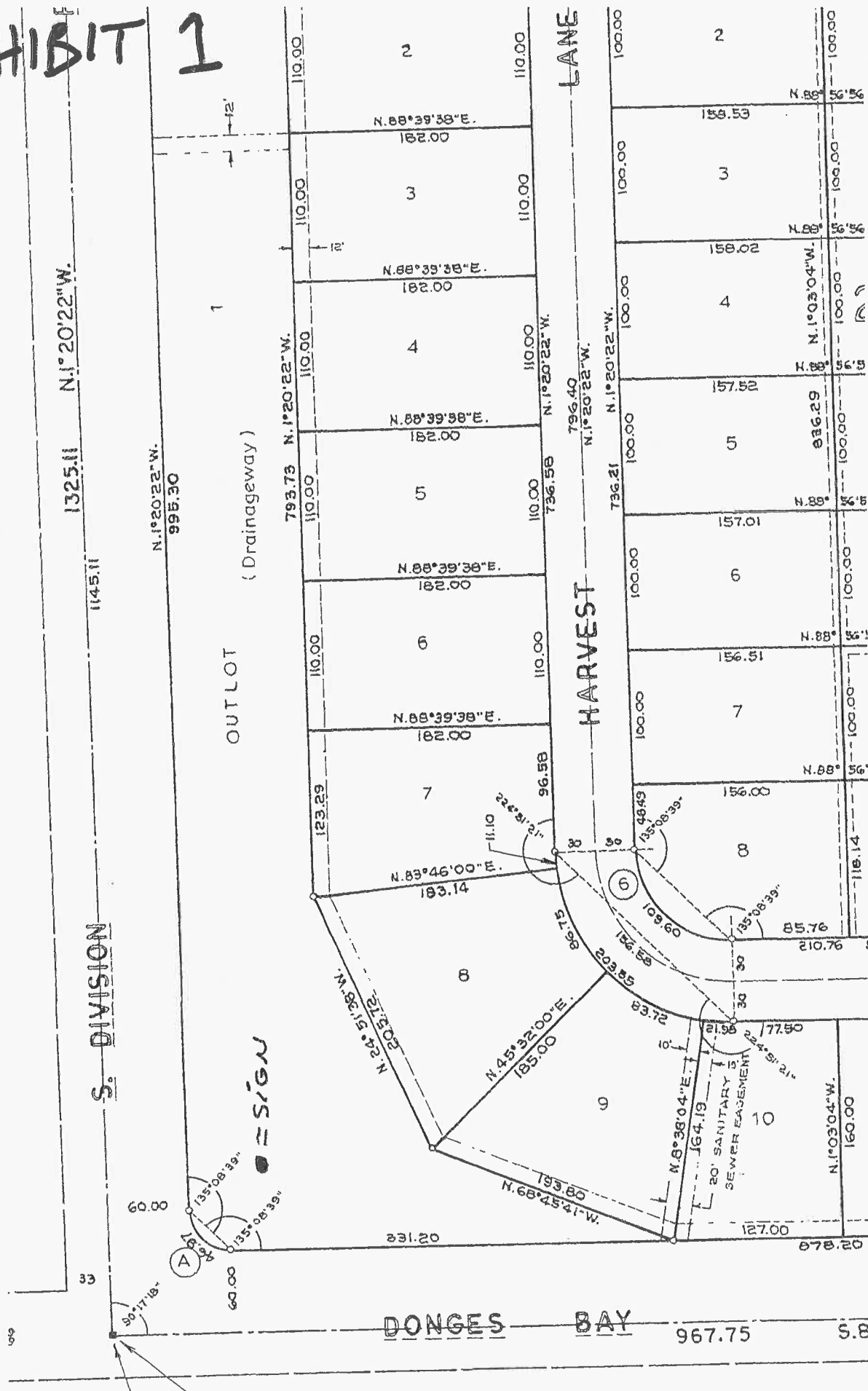




Image 1 of 1  
 From: 01/01/2017 11:10 AM  
 To: 01/01/2017 11:10 AM

See Drawing from Drawing (Image 1)  
 (Image 1, 01/01/2017 11:10 AM)



Image 1 of 1  
 01/01/2017 11:10 AM

1 of 1





## Dark Horse Weigela

Weigela florida 'Dark Horse'  
Plant Patent #14,381

Item #7639    USDA Hardiness Zone: 4 - 8



### Availability

[Buy Online Now](#)

[Check Selected Retailers](#)

[Add to Favorites](#)



### Plant Description

Dark bronze foliage with lime green venation combines with purplish pink tubular flowers to make a dramatic statement in the landscape. Neat, compact habit is easy to maintain. Perfect for an accent or shrub border. Deciduous.

### Overview



#### Light Needs:



Full sun

#### Watering Needs:



Needs regular watering - weekly, or more often in extreme heat.

#### Average Landscape Size:



Low, spreading shrub to 3 ft. tall and wide.

#### Key Feature:



Dramatic Foliage Color

#### Blooms:



Spring

#### Landscape Uses:



Border , Container ,  
Firescaping/Fire Wise ,  
Hedge , Mass Planting ,  
Urban Garden



July 6, 2017

ATTN: Dennis Myers  
Village of Germantown



Dear Dennis,

I am pleased to provide you, and the Village of Germantown, with the following proposal for landscape design services. All materials involved in this proposal are subject to all applicable Wisconsin sales tax.



**Sign Planting ....\$89.30**

(2) 15" Dark Horse Weigela to be furnished by DJFLCI and planted by client 2' out from post of newly installed sign in order to enhance the visually quality of the sign area.

One copy of this signed contract for the purchasing of plant material must be returned and one copy may be retained for your records. A total payment will be due at the time the client picks up plant material from the DJFLCI nursery. Due to the unusual nature of the plant material being installed by the client and not by DJFLCI there will be no warranty granted for the plant material. Installation and care should be provided by the client in this particular circumstance.

Thank you for the opportunity to provide a bid on this project. I am confident in our ability to provide the highest quality plant material for your project.

I am available at [emilys@davidjfrank.com](mailto:emilys@davidjfrank.com) or in the office by phone: 262.250.4888

Sincerely,

A handwritten signature in cursive script that reads "Emily Schöenrock".

Emily Schöenrock  
Landscape Architect Assistant

---

Client Acceptance

---

Date



# Washington County, WI

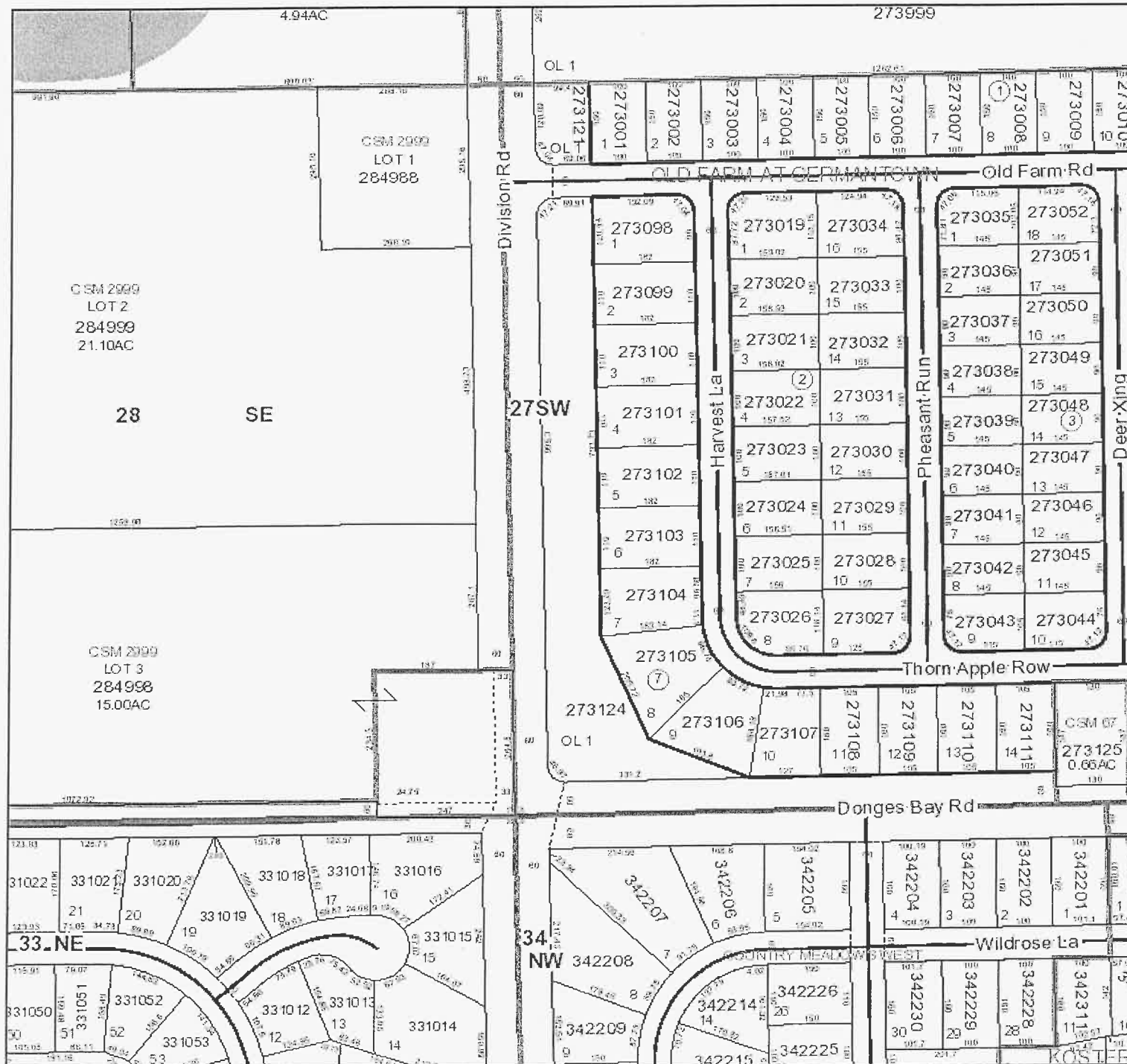
## Legend

- Eisenbahn State Trail
- State Owned
- Parcel
- Tax Parcel TaxKey
- Tax Parcel Dimension
- Tax Parcel Acreage
- Parcels to be Retired
- Plat
- Plat Name
- Block
- Block Number
- Lot
- Lot Number
- Right-of-Way
- Right-of-Way Dimension
- Label Leader Line
- Landhook
- Meander Line
- Parcel Note
- PLSS Government Lot
- PLSS Government LotText
- PLSS Monument
- PLSS Section
- PLSS Quarter Section
- Tax Parcel Annotation-West Bend
- City Address Text
- Reserved Address Text
- Town Address Text
- Block Number Text
- Condominium Name Text

0 100 200 300ft  
CSM Number Text

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

|                             |         |
|-----------------------------|---------|
| Municipality Name Text      |         |
| Parcel Area Text            |         |
| Author:                     | Parcel  |
| Date Printed:               | Parcel  |
| Source:                     | Private |
| Right-of-way Dimension Text |         |
| Right-of-way Name Text      |         |
| Subdivision Lot Number Text |         |





# Abstract & Title Company

410 Hawthorn Drive West Bend, WI 53095

Phone (262) 334-9142

## REPORT OF CONVEYANCES

**For:** Dennis Myers  
N115 W20309 Woodland Drive  
Germantown, WI 53022

**Letter Report No.** LR2017 01084

Final

**Dated** 7/17/2017

**Referral #** LR 5401

**We have examined the records relative to the premises described in Schedule A below, and find that as of the date of report, record title to said premises appears in:**

Village of Germantown, Wisconsin

**Subject to the encumbrances and other matters as hereinafter set forth.**

### SCHEDULE A

**Description of property situated in County of Washington, State of Wisconsin.**

Outlot One (1) of Block Seven (7) in OLD FARM AT GERMANTOWN, Being a Subdivision of part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 27, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

(Tax Key No. GTNV\_273124).

Info. Note: Division Road, Germantown, Wisconsin 53022.

Abstract & Title Company



Brian L. Ogle



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**SCHEDULE B**

**1. Encumbrances:**

None.

**2. Taxes:**

None.

**We did not search bankruptcy proceedings for the above-named parties.**

**Special assessments, if any, are not included in this report.**

**Easements and restrictions of record are not included in this report.**

**The liability for this report will not exceed the consideration paid therefor, and it is not purported to carry the liability of a title policy commitment.**

**Effective Date** July 7, 2017 at 8:00 AM



379228

623 PAGE 502

This Deed, made between Armbruster Builders, Inc.,  
A Wisconsin Corporation: Robert A. Armbruster, President;  
Patricia Armbruster, Sec'y., Treas.  
and Village of Germantown, Wisconsin

Witnesseth, That the said Grantor for a valuable consideration,  
conveys to Grantee the following described real estate in Washington County,  
State of Wisconsin:

RETURN TO W-2249  
Lakeland Title F-122, Inc.  
P.O. Box 7, J  
West Bend, Wisconsin 53091

Tax Key 2  
This is Not homestead property.

Outlots 1, 2 and 3 in Old Farm at Germantown, being a subdivision of part of the  
Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 27,  
Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Tax Key Numbers: T.5-731-121  
T.5-731-122  
T.5-731-123

TRANSFER  
\$22.25(2)  
FEE EXEMPT

Together with all and singular the incidents and appurtenances thereto in any wise appertaining:  
And Robert A. Armbruster, President; Patricia Armbruster, Sec'y., Treas. existing municipal  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except  
zoning ordinances and easements and restrictions of record.

and will warrant and defend the same.

Executed at Kenosha Falls this 4TH day of October, 1976.

SIGNED AND SEALED IN PRESENCE OF

Armbruster Builders, Inc. (SEAL)

Robert A. Armbruster, Pres. (SEAL)

Patricia Armbruster, Sec'y., Treas. (SEAL)

Patricia Armbruster, Sec'y., Treas. (SEAL)

Signatures of

authenticated this 4TH day of October, 1976.

Title: Member State Bar of Wisconsin or Other Party  
Authorized under Sec. 706.06 vis.

STATE OF WISCONSIN

Haukesha County.

Personally came before me, this 4TH day of October, 1976  
the above named Robert A. Armbruster, President; Patricia Armbruster, Sec'y., Treas.

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Michael E. Reed

The use of witnesses is optional.

Michael E. Reed  
Waukesha Co.  
Notary Public, May 27, 1979 County, Wis.

My commission expires (a) May 27, 1979

Names of persons signing in any capacity should be typed or printed below their signatures.



# SIGN PERMIT REVIEW

## 8/14/17 Plan Commission Meeting

### Edward Jones / Germantown Marketplace II

Village Planner Report

Germantown, Wisconsin

#### Summary

Accurate Lighting & Sign, agent for Compass Properties LLC, property owner of the Germantown Marketplace II, is requesting approval for a wall-mounted and monument sign panel for Edward Jones Investments, a new tenant in the retail center on Mequon Road.

**Property Location:** W164 N11271 Squire Drive (Germantown Marketplace II)

**Property Owner/  
Applicant:**

Accurate Lighting & Sign  
N89 W14332 Patrita Dr.  
Menomonee Falls, WI

Compass Properties LLC  
c/o Tom Jahnke  
735 N. Water Street  
Milwaukee, 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**

Accurate Lighting & Sign, agent for Compass Properties LLC, property owner of the Germantown Marketplace II, is requesting approval for a wall-mounted and monument sign panel for Edward Jones Investments, a new tenant in the retail center on Mequon Road:

- 5' x 5' (25 sqft) wall -mounted sign to be located on the east façade (facing interior of parking lot) of the building above the tenant space. The sign will be comprised of an internally-illuminated cabinet with an acrylic face;
- 26" x 58" monument sign panel insert.

**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 (23.75 sqft proposed vs. the maximum allowance of 52.5 sqft).

When considering previous new tenant signage, the issue of sign placement has been discussed. Many of the existing businesses have roof-mounted channel lettering signs vs. signs mounted in a lower position on an exterior wall (or roof gable as is the case here). In the past, the need to be consistent with sign location has not been an issue with either mounting location acceptable as determined by the tenant and/or property owner/manager.

**Village Planner Recommendation**

**APPROVE** the proposed wall-mounted sign and monument sign panel for Edward Jones in the Germantown Marketplace II 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

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid ✓ Date 7-11-17

## SIGN REVIEW APPLICATION

Pursuant to Section 17.48 of the Municipal Code

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

### 1 APPLICANT OR AGENT

### PROPERTY OWNER

ACCURATE LIGHTING & SIGN  
N89 W14332 Patricia Dr.  
Menomonee Falls, WI 53051

COMPASS PROPERTIES GERMANTOWN, LLC  
735 N WATER ST STE M180  
MILWAUKEE WI 53202

Phone (262) 255-3555

Phone (414) 765-0305

Fax (262) 255-1810

E-Mail TPB 0208@cometil.com  
TPB 0208

### 2 PROPERTY ADDRESS OR GENERAL LOCATION

W164 N11271 Squire Dr. STE. 210

### 3 SIGN INFORMATION

Sign Dimensions 60" height x 60" width Single (Multi Tenant) (circle one)  
Number of Sides 1 Building Frontage SF 35' x 125'  
Total Square Footage of Sign (include all sides) 2559 ft  
Total height of the Sign 17'  
Is the Sign to be illuminated X yes        no  
Type of Sign Construction Materials AS PER DRAWING  
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!

Applicant

Date

[Signature] 6-8-17

Owner / AUTHORIZED AGENT

Date 6/8/17

[Signature]



Exterior Site Plan | Summary



| Sign    | Recommended Sign    | SF |
|---------|---------------------|----|
| Sign 01 | Illuminated Cabinet | 25 |
| Sign 02 | Door Vinyl          |    |
| Sign 03 | Window Vinyl        |    |
| Sign 04 | Vinyl Decal         | 4  |
| Sign 05 | Monument Panel      |    |

RECEIVED  
JUL 11 2017  
OFFICE OF THE VILLAGE PLANNER  
VILLAGE OF GERMANTOWN

Edward Jones

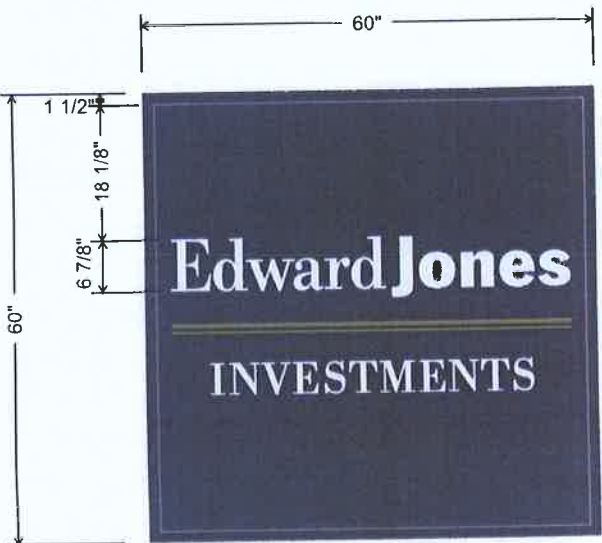
Member  
S&P A

LISTED

934 N. Church Road  
Elmhurst, IL 60126  
P 630.333.4900  
F 630.333.4915

South Water Signs

**Sign 01 - Illuminated Cabinet**  
1" = 1'



**Illuminated Cabinet**  
1-1/2" = 1'

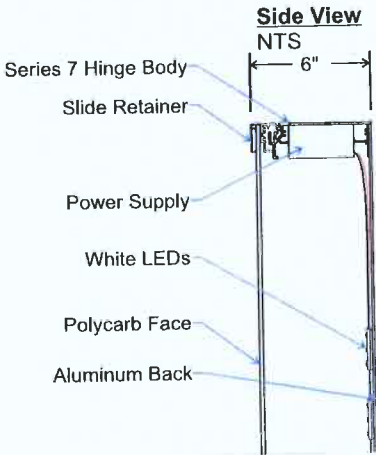
6"deep fabricated illuminated cabinet  
Series 7 S/F Hinge Body w/ Slide Retainer (1-1/2")  
Entire cabinet and retainers painted green

3/16"thick translucent white polycarb face  
with applied vinyl to match respective colors  
Hingable face for service access

Internally illuminated with White LEDs  
power supply located inside sign

Mounted flush to building exterior with  
required hardware

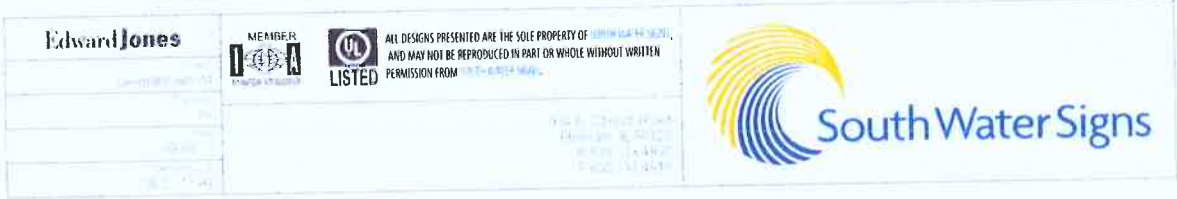
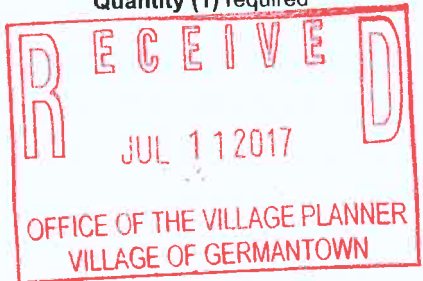
Quantity (1) required



**Paint to Match**  
Matthews Paint MP00767  
Custom color formula

**Vinyl to Match**  
Vinyl to match  
Arlon "Olive Green"  
2500SL

Vinyl to match  
3M "Bottle Green"  
A678





**Sign 05 - Monument Panel**  
1-1/2" = 1'

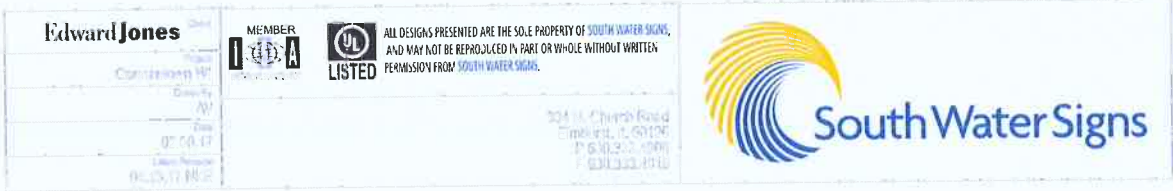
3/16"thick translucent white polycarb panel  
with applied reverse cut green vinyl graphics

**Quantity (2)** required for D/F monument



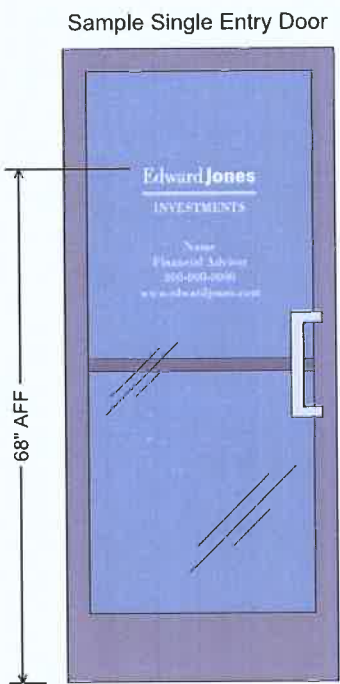
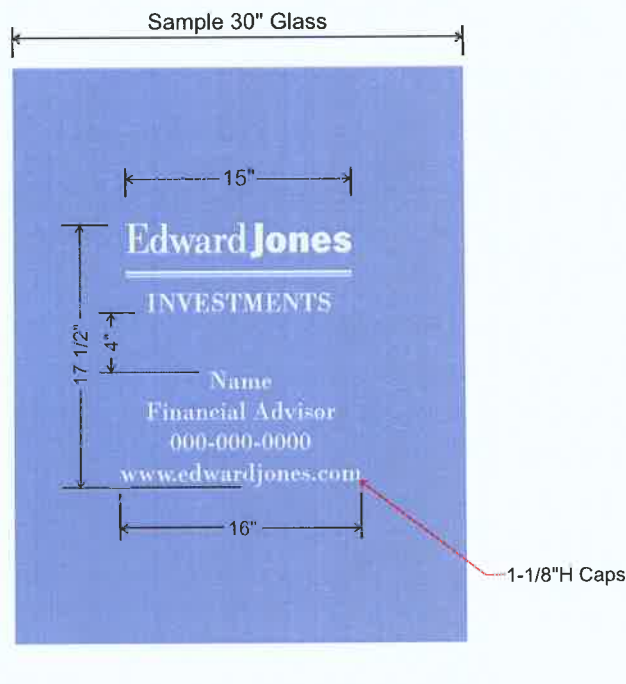
**Vinyl to Match**

Vinyl to match  
3M "Bottle Green"  
A678



**Sign 02 - Door Vinyl**

White cut vinyl to be applied first surface to glass portion of entrance door



**Window Application**

1-1/2" = 1'  
First surface applied std white gloss white vinyl graphics as shown

**\*\*Each site responsible for fabrication and application of vinyl\*\***

**Vinyl Install Details**

3/4" = 1'

**Font Used**

Bodoni Regular

**Vinyl to Match**

First Surface  
Oracal Gloss White



|                                                                              |              |                |                                                                                                                                                                 |  |
|------------------------------------------------------------------------------|--------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Edward Jones                                                                 | MEMBER       | UL LISTED      | ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SOUTH WATER SIGNS, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS. |  |
| Project: Germantown WI                                                       | Drawn By: AV | Date: 02.03.17 | Library: 04-13 17 NKR                                                                                                                                           |  |
| 934 N. Church Road<br>Elmhurst, IL 60120<br>P 630.333.4800<br>F 630.333.4815 |              |                |                                                                                                                                                                 |  |



# SIGN & LANDSCAPING PLAN REVIEW

8/14/17 Plan Commission Meeting

## Carpetland USA Germantown / GT Real Estate of Germantown LLC

Village Planner Report

Germantown, Wisconsin

### Summary

Carpetland USA Germantown, agent for GT Real Estate of Germantown LLC, property owner, is requesting approval for signage and landscaping for the retail flooring showroom located at W188 N9875 Maple Road.

**Property Location:** W188 N9875 Maple Road

**Applicant/**

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

-----  
**Current Zoning:** B-1: Neighborhood Business District

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



---

## Background

In February, the Village granted a conditional use permit to GT Real Estate of Germantown LLC for the operation of a “retail flooring showroom”. As was discussed at that time, the owner/operator of Carpetland indicated that no exterior building or site improvements would be made to their property. Since that time, Carpetland has made significant interior renovations and minor site improvements (i.e. landscaping removal). At this time, Carpetland has submitted plans for new signage and landscaping as required under conditions of approval in the CUP (copy attached).

## Proposal

Carpetland is seeking approval of the following new signage:

- 8' high x 10' wide (80 sqft per side/ 160 sqft total) double-sided, LED internally-illuminated monument sign comprised of an aluminum cabinet w/ a painted finish and plastic sign faces (see rendering) to be installed along Appleton Avenue
- 2'6" x 40' (100 total sqft) wall-mounted sign to be located on the west façade (facing Appleton Avenue and interior of parking lot) of the building above the main entrance. The sign will be comprised of LED internally-illuminated channel letters flush mounted on a raceway to the front fascia
- 1'10" x 14'11" (28 total sqft) wall-mounted sign to be located on the west façade (facing Appleton Avenue and interior of parking lot) of the building above the main entrance. The sign will be comprised of LED internally-illuminated channel letters flush mounted on a raceway to the front fascia

## Landscaping

As shown in the attached plan, landscaping comprised of deciduous, evergreen and ornamental trees and shrubs will be installed around the perimeter of the site and along the building foundation (see attached plan and separate Plant List).

## Staff Comments

### Signage

The proposed wall and monument signs meet the Village's area and other dimensional requirements for each specific type of sign, except for the minimum requirements for landscaping and setbacks.

While the proposed monument sign and landscape plan indicates some landscaping around the base, it doesn't appear to meet the minimum requirement for an area around the base extending at least three (3) feet as shown on the landscape plan (although the sign rendering graphic indicates compliance). If necessary, a revised landscape plan indicating additional landscaping around the base of the sign meeting the Village's monument sign landscaping requirements needs to be prepared and submitted to the Village Planner for final review and approval. *(NOTE: Other elements of the landscape plan that need further revision are noted below).*

With regard to the proposed monument sign location, the rendering indicates a setback of 15 feet from what is presumed to be the edge of pavement for Appleton Ave. However, the minimum setback for a monument sign at this location is five (5) feet from the nearest point of the sign to the property line/right-of-way. Along Appleton Avenue adjacent to the Carpetland property, the property line/right-of-way is located



approximately 15 feet from the edge of the existing parking lot pavement; a lot less space available for the proposed 10' wide sign. While it may be possible to install the proposed 10' wide sign a minimum of 5 feet from the property line/right-of-way, there would not be sufficient area east of the sign adjacent to the existing paved parking lot to install the minimum required landscaping. Alternatives that need to be considered include: (1) removing a portion of the paved parking lot and reconfigure the sign and landscaping (the removal of 1-2 parking stalls would not be critical to the planned use of this property); or (2) move the sign slightly further north and away from the existing paved parking lot to provide the necessary space to install the sign, required landscaping and meet the minimum setback.

### Landscaping

A proposed landscaping plan was required and subsequently submitted at the request of Village staff following the removal of some trees near the driveway entrance by the Carpetland owner/operator. Unknown to the owner at the time, the property line along Maple Road is closer to the building and parking lot (50' from the centerline of Maple Road) such that a portion of the driveway and parking lot is actually in the Village's right-of-way (as were the trees that were removed by the owner). Staff directed the owner/operator to prepare a landscape plan for Village approval before any additional landscaping or other site work was started.

The plan presented is scaled, but the property lines/right-of-way for both Maple Road and Appleton Avenue are not shown. When comparing the plan to a property survey and aerial photo, it appears that the proposed landscaping along Maple Road and Appleton Avenue will have to be moved slightly but closer toward the building in order to keep the landscaping on the subject property; specifically: the shrubs proposed at the driveway entrance in the areas labeled #1; the shrubs and grasses in areas #2-#4 along Maple Road, and the trees, shrubs and grasses in areas #5-#10 along Appleton Avenue. To that end, the owner/operator should be required to: (1) submit a revised and accurately scaled landscape plan showing the property/right-of-way lines along Maple Road and Appleton Avenue; and (2) properly survey stake the property prior to/concurrent with installation of the landscaping to ensure it is installed on the property and not in any right-of-way.

Also, newly developed and/or renovated sites are required to submit landscape plans meeting the minimum requirements of the Zoning Code. In the case of commercial sites, there is no prescription set forth in the Zoning code for a specific number or type of trees, shrubs, etc., but only a requirement that the number and type of landscaping items be appropriate for the development in accordance with a landscape plan reviewed and approved by Village staff or the Plan Commission. To that end, staff and the Plan Commission have typically required street trees to be planted in an amount and type consistent with the Village's "Street Tree Guidelines" (copy attached) along all road rights-of-way. Street trees planted every 40-50 feet with shrubs along the perimeter or edge of a parking lot adjacent to a roadway is a typical requirement. In this case, only two street trees are proposed along Appleton Avenue (300' +/- of frontage) and no street trees along Maple Road (400' +/- frontage).

Staff recommends that additional street trees be required along Appleton Avenue (four additional trees for a total of six) and four street trees be required along Maple Road (for a total of four). Said trees can be installed in equal intervals or in groupings consistent with the Village's Street Tree Guidelines.

### **Village Planner Recommendation**

#### Signage

**APPROVE** the proposed wall and monument signs for Carpetland retail flooring showroom located at W188 N9875 Maple 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 revise the monument sign location on the property in order to meet the minimum five (5) feet property line/right-of-way setback and provide adequate space within which to install the minimum required landscaping (see #4 below).
4. 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.

### **Village Planner Recommendation**

#### Landscaping

**APPROVE** the proposed landscaping plan for the Carpetland retail flooring showroom located at W188 N9875 Maple Road subject to the following conditions:

1. The owner/operator shall submit a revised and accurately scaled and dimensioned landscape plan showing proposed landscaping items relative to the property/right-of-way lines along Maple Road and Appleton Avenue.
2. The owner/operator shall properly survey stake the property prior to or concurrent with installation of all landscaping to ensure it is installed on the property and not in the Maple Road or Appleton Ave right-of-way.
3. The owner/operator shall include four (4) additional street trees on the revised landscape plan (see #1 above) along Appleton Avenue (for a total of six) and four street trees along Maple Road (for a total of four). Said trees may be installed in equal intervals or in groupings and in compliance with the Village's Street Tree Guidelines. All street trees installed shall have a minimum 2" diameter when installed.



**CUP # 01-17**  
Document No.

**CONDITIONAL USE PERMIT**  
Document Title

1432580



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

RECORDED  
June 26, 2017 11:39 AM  
SHARON A MARTIN  
REGISTER OF DEEDS  
WASHINGTON COUNTY, WI  
Recording Fee Paid: \$30.00

Whereas the Applicants:

**Carpetland USA Germantown, Business Operator and  
Agent for GT Real Estate of Germantown LLC, Property  
Owners**

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

Now, therefore, this permit is issued to the Applicants to permit the operation of "Retail Flooring Showroom" from the property located at W188 N9875 Appleton Avenue pursuant to Section 17. of the Village Zoning Code.

Name & Return Address:

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

Parcel Identification No:

**GTNV 324-959**

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

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

Commencing at the northeast corner of said ¼ Section: thence S01004'01" E, along the east line of said ¼ Section, 645.39 feet to the point of beginning of lands to be described; thence S01004'01" E, along said East line, 330.94 feet to a point; thence S88055'59" W, 33.00 feet to a point; thence Southeasterly 104.53 feet along the arc of a curve whose center lies to the North, whose radius is 45.00 feet and whose chord bears S65028'27" W, 82.57 feet to a point; thence N47059'01" W, 302.11 feet to a point; thence N42000'59" E, 340.00 feet to a point; thence S47058'49" E, 87.84 feet to a point; thence S01004'01" E, 32.45 feet to a point; thence N42000'59" E, 23.70 feet to a point; thence S47058'49" E, 23.02 feet to the point of beginning. Parcel containing 92,773 sqft. or 2.1298 acres.

Tax Key No: 324-959

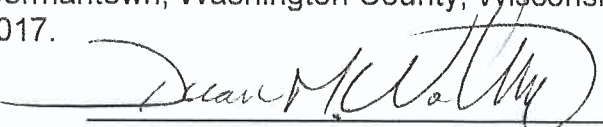
Address: W188 N9875 Appleton Avenue

**Pursuant to the following condition(s):**

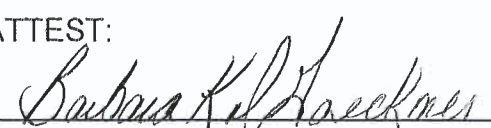
1. The This permit authorizes the uses and activities set forth in the conditional use permit application dated January 12, 2017 and in the supporting documents and plans made part of the application, including the floor plan and site plan dated January 3, 2017. All of the operational characteristics and activities proposed, as well as any commitments made by the Applicant in the application and supporting documents are deemed to be conditions of approval. No warehouse use or installation activities shall occur on the property.

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

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 6<sup>th</sup> day of March, 2017.

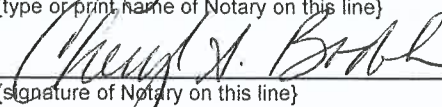
  
Dean Wolter, Village President

ATTEST:

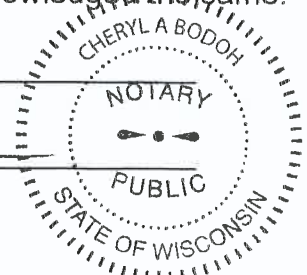
  
Barbara K. D. Goeckner, Village Clerk

STATE OF WISCONSIN ) SS  
WASHINGTON COUNTY)

Personally came before me this 6 day of March, 2017, the above named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Cheryl A. Bodoh  
{type or print name of Notary on this line}  
  
{signature of Notary on this line}

Notary Public, State of Wisconsin  
My Commission Expires: 7-5-21





**ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR**

As Agent for the property owner, GT Real Estate of Germantown LLC, I hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

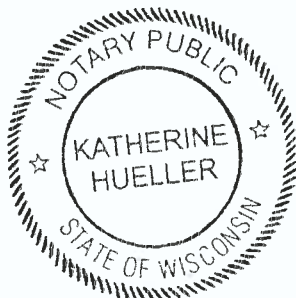
Dated this 15 day of June, 2017

David J. Brown  
Print Name, Agent for GT Real Estate of Germantown LLC

David J Brown Member  
Signature, Agent for GT Real Estate of Germantown LLC

STATE OF WISCONSIN) SS  
RAUNE COUNTY)

Personally came before me this 15 day of June, 2017, being the above named David J Brown, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Katherine Hueller  
(type or print name of Notary on this line)  
Katherine Hueller  
(signature of Notary on this line)

Notary Public, State of Wisconsin  
My Commission Expires: 8/17/2020

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

**ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR**

As Agent for the business operator, Carpetland USA Germantown, I hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017

David J. Brown  
Print Name, Agent for Carpetland USA Germantown

David J. Brown  
Signature, Agent for Carpetland USA Germantown

STATE OF WISCONSIN) SS

Racine COUNTY)

Personally came before me this 15<sup>th</sup> day of June, 2017, being the above named David J. Brown, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Katherine Hueller  
(type or print name of Notary on this line)  
Katherine Hueller  
(signature of Notary on this line)

Notary Public, State of Wisconsin  
My Commission Expires: 8/17/2020



## VILLAGE OF GERMANTOWN

### Criteria For Street Tree Installation - (List species)

The Village shall require all sites to be planted fully stocked as indicated on the table below, based on sizes and the established list of acceptable trees.

| <u>Tree Size</u>      | <u>Small</u> | <u>Medium</u> | <u>Large</u> |
|-----------------------|--------------|---------------|--------------|
| Mature Height         | 20 – 30'     | 30 – 50'      | 50'+         |
| Spacing               | 40'          | 40'           | 50'          |
| Minimum Terrace Width | 5'           | 5-8'          | 8+'          |

### Specifications for Planting Street Trees

- a) All plant material shall be true to name and type, and first-class representatives of their species or variety. They shall have normal, well-developed branches, be healthy, vigorous plants free from defects, plant disease, and all forms of infestation or objectionable disfigurements. Either bare root or balled and burlapped trees are acceptable. All plant material shall conform to American Standard for Nursery Stock (ANSI Z60.1 – 2004).
- b) The street trees shall be centered between the back of the curb and the street side of the existing or future sidewalks (if no walk is planned, it will be centered in the right-of-way). The trees shall also be located five (5) feet from all sewer and water laterals, and ten (10) feet from driveways, light poles and fire hydrants. No street trees shall be planted within twenty-five (25) feet of any street corner, for minor streets and fifty (50) feet for arterial streets, measured from the point of nearest intersecting curb lines.
- c) All street trees planted shall be of minimum size of 2" in caliper for balled and burlapped trees and 1¾" for bare root trees. Said caliper reading shall be taken 6" above the ground surface.
- d) The size for the tree installation hole shall be a minimum of 36" in diameter. Trees shall be planted with the root collar at or slightly above the surface level. For balled trees, the hole shall be at least 18" larger than the largest diameter of the ball and no deeper than the ball. Remove twine, clip and fold back wire basket and trim burlap. **Note:** If planting a containerized tree remove the entire pot.
- e) Soil for backfilling around roots and/or root balls shall be the existing soil from the excavation. Where existing soil is rocky and poor quality, the local brown topsoil may be used. Soil shall be pulverized and screened. All material dug from the plant holes and not used shall be removed from the site and disposed of. Immediately after planting, soil around roots and balls shall be thoroughly watered.

- f) At the time of planting, trees shall be pruned only to remove dead, broken, or diseased branches or cross branches that rub. As much of the crown as possible shall be maintained to create food for the tree. Trees shall appear symmetrical in shape and appearance.
- g) Persons installing street trees shall take all necessary precautions to minimize the damage to existing lawns. Any damage to existing lawns shall be repaired by placing topsoil and seed in the damaged area. **The final determination to be made by the Village Forester.**
- h) Upon completion of planting, individual planting holes shall be outlined with a shoulder of soil, placed outside of the planting hole rim to form a saucer. Wood mulch material shall be placed to cover disturbed areas to a minimum depth of three (3) inches, but there will be an air gap 1" wide around the trunk with no mulch.
- i) Street trees shall be staked within one week of planting, unless the Village Forester waives this due to size or species, with a minimum of two wood posts that have a minimum diameter of 2½". The minimum length of the posts shall be the depth of the bore plus one-half the height of the tree. The posts shall be installed at least one foot outside the diameter of the tree planting hole. The tree shall be connected to the posts with a 2" x 1/16" strap of such design so as not to damage the tree. The straps shall be located midway between the base of the trunk and the point where branching occurs. The tree shall be planted as plumb as possible and the contractor shall maintain tree plumbness throughout the guarantee period. All stakes shall be removed within one year of planting.
- j) Street trees planted between June 15 and September 15, shall be balled and burlapped. These trees shall also be on a maintenance watering schedule, if natural rainfall is not sufficient during this time period.
- k) All installations must be inspected by the Village Forester, or a representative. If, in the sole opinion of the Village Forester, additional remedies are needed to assure the stocking and maintenance of healthy tree specimens, additional remedies may be required.
- l) Street trees installed by the Village shall be guaranteed for one (1) year. Replacement trees under this section shall also be guaranteed for one (1) year. Replacement of trees beyond this two (2) year period shall be the responsibility of the property owner.
- m) The Village Forester may add to or delete from the list of recommended trees. This may include trees that have come under attack from insects or disease that should not be planted. This information may come from DNR Forest Health or UW Extension staff or alerts.

**NOTE:** Refer to DNR guidelines also for current planting specifications.  
<http://dnr.wi.gov/files/pdf/pubs/fr/fr0184.pdf>



## VILLAGE OF GERMANTOWN RECOMMENDED STREET TREES

This is an approved list of trees for tree terraces. All trees planted must be approved by the Village Forester.

| <u>SPECIES</u>                                    | <u>REMARKS</u>                                                                                                                                              |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>GROWTH*</u>                                    | Height/Spread/Rate                                                                                                                                          |
| <b>Acer x freemanii</b><br>Freeman Maple          | Excellent salt resistance, good blanching habit, few pest problems, vigorous growth rate. Gray thin bark easily damaged when tree is young.                 |
| cv. Autumn Fantasy<br>50' 40' Fast                | Exceptional ruby-red fall color. Upright oval habit                                                                                                         |
| Celebration<br>50' 25' Fast                       | Bright orange red in fall. Oval form with ascending branches.                                                                                               |
| Sienna Glen<br>50' 35' Fast                       | Leaves -- med. dark green in summer. Orange, red and burgundy in fall.                                                                                      |
| <b>Acer miyabei 'Morton'</b><br>50' 40' Med.      | Extremely tough tree. Uniform broad-pyramidal form, with excellent                                                                                          |
| Miyabei Maple<br>cv. State Street                 | branching characteristics                                                                                                                                   |
| <b>Acer platanoides</b><br>Norway Maple           | Cultivars are well adapted to extremes in soil; tolerant of deicing salt and urban conditions. <b>Use and location must be approved by Village Forester</b> |
| cv. Cleveland<br>40' 30' Fast                     | One of the best for urban conditions                                                                                                                        |
| Emerald Queen<br>50' 40' Med.                     | Bright yellow fall color.                                                                                                                                   |
| Columnare<br>55' 20' Med.                         | Dense columnar Norway. Smaller leaves than species                                                                                                          |
| Parkway<br>40' 25' Med.                           | Ovate shape, strong central leader                                                                                                                          |
| <b>Acer tartaricum **</b><br>20' 15' Med.         | Does well in urban situations. Can use under power lines, Urban tolerant                                                                                    |
| Tatarian Maple (single stem)                      | with great red fall color.                                                                                                                                  |
| <b>Amelanchier grandiflora **</b><br>20' 15' Med. | Small tree with multi-seasonal interest; white flowers,                                                                                                     |
| Apple Serviceberry<br>cv. Autumn Brilliance       | Bird-attracting berries, and distinct fall color.<br>Vivid red-orange fall color                                                                            |
| <b>Carpinus caroliniana **</b><br>Musclewood      | Small-scale tree with a dense canopy; resembles a small beech tree,                                                                                         |
| cv. J.N. Strain<br>25' 25' Med.                   | Orange-red fall color with some yellow                                                                                                                      |
| Firespire<br>20' 10' Med.                         | Upright form, tolerant of both sun and shade                                                                                                                |
| <b>Carya cordiformis</b><br>60' 50' Slow          | Fastest growing hickory for this area. Vase-shaped form. Winter buds are bright                                                                             |
| Bitternut Hickory                                 | sulfur yellow                                                                                                                                               |
| <b>Celtis occidentalis</b><br>50' 50' Slow        | Tolerant of wet and dry soils and adverse climate conditions.                                                                                               |
| Common Hackberry                                  |                                                                                                                                                             |
| <b>Corylus colurna</b><br>40' 25' Slow            | Very tough, drought tolerant once established. Can withstand tough                                                                                          |
| Turkish Filbert                                   | urban conditions                                                                                                                                            |
| <b>Ginkgo biloba</b>                              | Slow-growing unique tree with excellent tolerance of urban conditions.                                                                                      |

Ginkgo  
 cv. Magyar  
     50' 25' Slow  
     Autumn's Gold  
     45' 35' Slow  
     Princeton Sentry  
     40' 15' Slow

Narrow upright male cultivar  
 Regular shape, excellent golden yellow fall color.  
 Best of the upright types, yellow fall color

**Gleditsia triacanthos inermis**  
 Thornless Honeylocust  
 cv. Imperial  
     35' 35' Fast  
     Shademaster  
     55' 35' Fast  
     Skyline  
     60' 35' Fast

**Use only cultivars**, not native tree.  
 Graceful, spreading branches; few pods.  
 Ascending branches, considered the best by some horticulturists  
 Pyramidal, more upright

**Gymnocladus dioicus**  
 Kentucky Coffee Tree  
 cv. Espresso  
     50' 35' Med.-Fast

Leaves can be up to 3' long w/40-50 leaflets. Bark is gray/brown w/distinctive curled scales.

## **SPECIES** **GROWTH\***

## **REMARKS**

H  
 eight/Spr  
 ead/Rate

**Malus spp. \*\***  
     Flowering Crabapple  
 cv. Adirondak  
     20' 12' Med.  
     Prairiefire  
     20' 20' Med.  
     Royal Raindrops  
     20' 15' Med.  
     Spring Snow  
     25' 20' Med.

Beautiful, consistent spring flower display. Various growth forms. Choose varieties with scab resistance and persistent fruit  
 Densely upright, 1/2" persistent fruits; highly disease resistant.  
 Attractive winter color. Highly resistant to disease. Fairly open crown  
 flowers – bright magenta. Orange fall color.  
 Excellent disease resistance. Bright pink-red cutleaf foliage. Purple flowers  
 followed by 1/4" persistent red fruit  
 Nearly sterile non-fruit bearing. Poor resistance to apple scab.

**Ostrya virginiana \*\***  
     25' 15' Slow  
 Ironwood

Very graceful small tree; does well in city plantings & very narrow lawns; no serious insect or disease problems; tolerant of dry soil and shade; intolerant of deicing salt; needs wide curb lawn.

**Phellodendron lavallei**  
     45' 45' Slow  
 'Longnecker'  
 Eye Stopper Corktree

Improved male selected for its consistent clear yellow fall color. Old specimens have very interesting corky bark

**Platanus x acerifolia**  
     80' 70' Med.  
 London Planetree  
 cv. Exclamation  
     60' 30' Med.

Develops wide, open, spreading massive branches. Dark green summer foliage, yellow/brown fall colors. Very handsome bark, cream/olive.  
 Uniform, upright-pyramidal habit, conical when young; a strong central leader with attractive foliage. resistance to frost cracking and anthracnose.

**Pyrus calleryana \*\***  
 Bradford Callery Pear  
 cv. Autumn Blaze  
     35' 25' Med.  
     Cleveland Select  
     35' 15' Med.

Hardy smaller tree. Multi-seasonal interest with white flowers, small fruit and nice fall color.  
 Spectacular, fall color red-purple; hardiest and earliest fall color for pears.  
 Upright, pyramidal form. Crimson-red color in late fall.



|                                                                                                                            |                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Quercus bicolor</b><br>65' 55' Med.<br>Swamp White Oak                                                                  | Spectacular course texture; drought-tolerant; prefers slightly acid soil;<br>fall color yellow to red to purple. One of the easiest oaks to transplant.                                                                                                                                                      |
| <b>Quercus macrocarpa</b><br>70' 60' Med.<br>Bur Oak                                                                       | Very tough, durable oak once established; tolerant of high alkaline soils;<br>interesting corky bark on young branches                                                                                                                                                                                       |
| <b>Quercus robur 'Pyramich'</b><br>50' 25' Med.<br>Skymaster English Oak                                                   | Strong upright branching habit. Tolerates drought, pollution, restricted root space<br>and a wide range of ph. Uniform narrow shape.                                                                                                                                                                         |
| <b>Quercus x warei 'Long'</b><br>50' 25' Med<br>Regal Prince Oak                                                           | A cross between Swamp White Oak and the Columnar English Oak; stronger and<br>fuller branching structure; excellent columnar form; resistant to mildew                                                                                                                                                       |
| <b>Syringa reticulata**</b><br>Japanese Lilac<br>cv. Ivory Silk<br>25' 15' Med.<br>Snowcap<br>20' 10' Med.                 | Deep green leaves, white flower blooms in June, emits a sweet fragrance.<br>Cherry-like peeling bark adds winter interest<br>Upright, pyramidal form. Excellent street tree for tight spots.<br><br>More compact than Ivory Silk                                                                             |
| <b>Taxodium distichum</b><br>60' 20' Med<br>Baldcypress                                                                    | Lofty, deciduous conifer with a slender pyramidal habit. Distinctive character with<br>nearly horizontal branches. Needs to be limbed up at an early age                                                                                                                                                     |
| <b>Tilia americana</b><br>Basswood<br>cv. Redmond<br>50' 35' Med.<br>Sentry<br>55' 30' Med.                                | Makes handsome street tree. <b>Use cultivars only.</b> Sweet smelling pale-yellow<br>flowers in June.<br>Urban tolerant. Good tear drop shaped crown. Tougher than cordata cultivars<br><br>More uniform teardrop shaped crown than species. Handsome, silver branches                                       |
| <b>Tilia x euchlora</b><br>50' 25' Med.<br>Crimean Linden                                                                  | Excellent street tree; tolerates adverse city conditions. Attractive glossy<br>green foliage with slightly pendulous branch habit.                                                                                                                                                                           |
| <b>Ulmus americana</b><br>American Elm<br>cv. Princeton<br>60' 40' Fast<br>Valley Forge<br>75' 60' Fast<br>yellow in fall. | Extremely fast growing native tree will thrive in almost any soil condition.<br><b>Use cultivars only.</b><br>High tolerance to Dutch Elm Disease. Classic vase shape.<br><br>High tolerance to Dutch Elm Disease and resistance to elm leaf beetle.<br>Form is upright, arching with dark green leaves turn |
| <b>Ulmus 'Morton Red Tip'</b><br>65' 55' Fast<br>Danada Charm                                                              | Vase shaped with long, arching limbs. Emerging leaves are red, glossy dark<br>green at maturity. High tolerance to Dutch Elm Disease, but not elm leaf beetle                                                                                                                                                |
| <b>Ulmus davidiana var.</b><br>60' 35' Fast<br>beetle.<br>Accolade Elm                                                     | Rich golden yellow fall color with a graceful vase shape. Good resistance<br>to Dutch Elm Disease, elm yellows and elm leaf                                                                                                                                                                                  |
| <b>Ulmus 'Morton Glossy'</b><br>55' 45' Fast<br>Triumph Elm                                                                | Upright/oval, strong branching. Very glossy, dark green foliage.<br><br>Good resistance to Dutch Elm Disease                                                                                                                                                                                                 |
| <b>Ulmus x 'New Horizon'</b><br>55' 45' Fast<br>New Horizon Elm                                                            | Vigorous upright, with wide-crotch angles. A University of Wisconsin selection.<br><br>Full crown, dark green foliage. Good resistance to Dutch Elm Disease                                                                                                                                                  |

## UNAPPROVED STREET TREES

|                                               |                                                                                                                                                                     |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ash; all 'Fraxinus' varieties                 | Susceptible to Emerald Ash Borer                                                                                                                                    |
| Basswood, American sidewalk heave.            | Native limited because of size; intolerant of deicing salt and air pollution; can cause sidewalk heave.                                                             |
| Birch, Paper                                  | Not a good street tree; good in parks and large areas; tolerant of deicing salt.                                                                                    |
| Birch, River                                  | Needs moist soils; chlorosis is a problem in high pH soils.                                                                                                         |
| Boxelder of ornamental                        | Is in the maple genus (Acer). Weak wooded; boxelder bugs; ragged appearance; lack assets; can cause sidewalk heave.                                                 |
| Catalpa sidewalk heave.                       | Course appearance; litters flowers, leaves and fruit; height size >60'; can cause sidewalk heave.                                                                   |
| Elm, American                                 | Americana (straight species); Dutch Elm Disease and elm yellows; size greater than 80'.                                                                             |
| Elm, Siberian                                 | Branch breakage; no ornamental assets; can cause sidewalk heave.                                                                                                    |
| Horsechestnut heave.                          | Not for small properties; size greater the 70'; abundant spiny fruit; can cause sidewalk heave.                                                                     |
| Locust, Black                                 | Generally spiny; subject to locust borer; many seed pods.                                                                                                           |
| Maple, Red                                    | Sensitive to de-icing salt, alkaline soils, and heavy pollution.                                                                                                    |
| Maple, Silver can cause                       | Size greater than 70' high; becomes liability with age; buttress roots heave pavement; sidewalk heave.                                                              |
| Maple, Sugar                                  | Intolerant of urban conditions; size greater than 70'; subject to maple decline which makes trees more susceptible to insect and disease; can cause sidewalk heave. |
| Mountain Ash                                  | Subject to fireblight and borers.                                                                                                                                   |
| Pines {Red, Scotch, White} can cause sidewalk | Massive and overpowering effect; size greater than 50'-80'; intolerant of deicing salt; heave.                                                                      |
| Poplars cause sidewalk                        | Subject to host of diseases; drops leaves, twigs and other debris; weak wooded; can heave.                                                                          |
| Spruces                                       | Large size and strong vertical lines tend to dominate landscape and detract from other plantings and home; can cause sidewalk heave.                                |
| Sycamore                                      | Do not plant; size greater than 100'; constantly drops leaves, twigs & fruits; subject to anthracnose; can cause sidewalk heave.                                    |
| Washington Hawthorn                           | Undesirable because of thorns; can only be planted in low traffic areas.                                                                                            |
| Willow                                        | Weak wooded; constantly drops leaves, twigs and branches.                                                                                                           |

\*Growth factors of the trees covered above are averages. Many factors can influence the growth of any given tree (e.g. soil type, rainfall, etc.)

\*\* Tree allowed to be planted under power lines.





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.

|          |                                                                                                                                                                                                                 |                                                                                                                                                                        |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b> | <b>APPLICANT OR AGENT</b><br><u>Michael's Signs</u><br><u>3914 S. Memorial Dr</u><br><u>Racine, WI 53403</u><br><br>Phone <u>262 554 1006</u><br>Fax <u>262 554 0574</u><br>E-Mail <u>rose@michaelsigns.com</u> | <b>PROPERTY OWNER</b><br><u>Carpetland</u><br><u>W188 N9875 Maple Rd</u><br><u>Germantown, WI</u><br><br>Phone <u>(262) 345 1000</u><br><u>darebe@carpetlandwi.com</u> |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**2** **PROPERTY ADDRESS OR GENERAL LOCATION**

W188 N9875 Maple Rd

**3** **SIGN INFORMATION**

Sign Dimensions 8' height x 10 width ☒ Single ☐ Multi Tenant (circle one)  
Number of Sides 2  
Total Square Footage of Sign (include all sides) 80  
Total height of the Sign 8'  
Is the Sign to be illuminated ☒ yes ☐ no  
Type of Sign Construction Materials aluminum cabinets  
Distance to Closest Property Line 15'

Are there any existing signs on the property temp.  
If yes, what is the total Square Footage of existing signs 32

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

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

Rose Ann W. 30.17  
Applicant Date

David J. Brian 7/5/17  
Owner Date

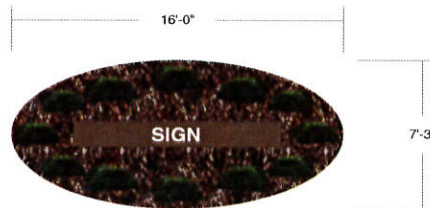
# MONUMENT SIGN



SQUARE FOOTAGE: 80 SQ. FT.

## CARPETLAND / MONUMENT SIGN

ONE (1) DOUBLE SIDED, INTERNALLY ILLUMINATED MONUMENT SIGN  
EXTRUDED ALUMINUM CABINETS W/ MAP PAINTED FINISHES  
.188 WHITE LEXAN FACES W/ 3M VINYL GRAPHICS  
SIGN INTERNALLY ILLUMINATED W/ WHITE LEDS



\*LANDSCAPING EXTENDS 3' FROM OUTER EDGE OF SIGN ON ALL SIDES



|                                   |                 |          |                                                                                                                       |                                                                                        |                                                                                         |                                                                                                                                                                                                                                    |                                                                                                                                                                                                           |
|-----------------------------------|-----------------|----------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Client: CARPETLAND                | Date: 6-16-17   | REVISION | ILLUMINATION: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> MIXED LEDS | <input type="checkbox"/> SINGLE SIDED <input checked="" type="checkbox"/> DOUBLE SIDED | Paint Colors (Matthews Acrylic Polymer):                                                | Vinyl Colors                                                                                                                                                                                                                       | Client Signature:                                                                                                                                                                                         |
| Address: W188 N9875 MAPLE ROAD    | Drawing #: 1(1) | 7-5-17   | Electrical Requirements: <input checked="" type="checkbox"/> 120 <input type="checkbox"/> 277                         | Quantity: 1                                                                            | <input checked="" type="checkbox"/> MAP BLACK<br><input type="checkbox"/> MEDIUM BRONZE | <input checked="" type="checkbox"/> DIGITALLY PRINTED<br><input type="checkbox"/> 3M CARDINAL RED TRANS.<br><input type="checkbox"/> 3M BLACK<br><input type="checkbox"/> MATCH MEDIUM BRONZE<br><input type="checkbox"/> 3M WHITE | Signature: _____ Date: _____                                                                                                                                                                              |
| City, State: GERMANTOWN, WI 53022 | Sheet: 1 of 1   |          | Sign Specifications:                                                                                                  |                                                                                        |                                                                                         |                                                                                                                                                                                                                                    | NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS                                                                                             |
| Sales Rep: STEPHEN PROCHASKA      | Scale: 1/2"=1'  |          |                                                                                                                       |                                                                                        |                                                                                         |                                                                                                                                                                                                                                    | The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission. |
| Designer: KD                      | File Location:  |          |                                                                                                                       |                                                                                        |                                                                                         |                                                                                                                                                                                                                                    |                                                                                                                                                                                                           |

NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.





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 Michael's Signs PROPERTY OWNER Carpetland  
3914 S. Memorial Dr W188 N9875 Maple Rd  
Racine, WI 53403 Germantown, WI  
Phone 262.554.6066 Phone 262.345.6000  
Fax 262.554.0574 darebe carpetland wi.  
E-Mail rose@michaelsigns.com com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W188 N9875 Maple Rd

3 SIGN INFORMATION

Sign Dimensions 1'10" height x 14'11" width ☒ Single ☐ Multi Tenant (circle one)  
Number of Sides 1 Building Frontage SF 75  
Total Square Footage of Sign (include all sides) 28  
Total height of the Sign 1'10"  
Is the Sign to be illuminated ☒ yes ☐ no  
Type of Sign Construction Materials channel alum, flexi  
Distance to Closest Property Line 17

Are there any existing signs on the property temp  
If yes, what is the total Square Footage of existing signs 32

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

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

Rose Ann W. 6.30.17  
Applicant Date

David J. Braun 7/5/17  
Owner Date

## CHANNEL LETTERING



EAST ELEVATION  
SQUARE FOOTAGE: 28 SQ. FT.

### CARPETLAND / SIGNAGE

ONE (1) SET OF FACE LIT CHANNEL LETTERS  
.063 ALUMINUM BACKS, 5" DEEP .040 ALUMINUM RETURNS (MAP BLACK)  
3/16" WHITE PLEXI FACES W/ 1" BLACK TRIM CAP  
WHITE LED ILLUMINATION  
LETTERS ARE MOUNTED TO 7"X7" ALUMINUM RACEWAY (PAINTED TO MATCH BUILDING)  
FLUSH MOUNT RACEWAY TO FASCIA



EAST ELEVATION

|                                                                                                                                                                          |                                   |                 |          |   |                                                                                                                                                                                        |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                |                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------|----------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <br><i>"We Perfect Your Image"</i><br>PH: (262) 554-6068<br>TOLL FREE: (800) 554-3110 | Client: CARPETLAND                | Date: 7-5-17    | REVISION |   | Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES WHITE LEDS<br><input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED | Paint Colors (Matthews Acrylic Polymer):<br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | Vinyl Colors:<br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/>                                                                                                              | Client Signature: _____<br>Signature _____ Date _____ |
|                                                                                                                                                                          | Address: W188 N9875 MAPLE ROAD    | Drawing #: 5(0) | △        | △ | Electrical Requirements: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>Sign Specifications:                                                                   | Quantity: 1                                                                                                                                                                                                                                  | NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS<br><br>The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission. |                                                       |
|                                                                                                                                                                          | City, State: GERMANTOWN, WI 53022 | Sheet: 1 of 1   | △        | △ |                                                                                                                                                                                        |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                |                                                       |
|                                                                                                                                                                          | Sales Rep: STEPHEN PROCHASKA      | Scale: 1/4"=1'  | △        | △ |                                                                                                                                                                                        |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                |                                                       |
| Designer: KD                                                                                                                                                             | File Location:                    | △               | △        |   |                                                                                                                                                                                        |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                |                                                       |

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Village of  
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Fee must accompany application

\$275 Sign Review Fee

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Racine, WI 53403 Germantown, WI  
Phone 262.554.6000 Phone 262.345.6000  
Fax 262.554.0574 darebe carpetland wi.  
E-Mail rose@michaelsigns.com com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W188 N9875 Maple Rd

3 SIGN INFORMATION

Sign Dimensions 2'6" height x 40' width ☒ Single ☐ Multi Tenant (circle one)  
Number of Sides 1 Building Frontage SF 15  
Total Square Footage of Sign (include all sides) 100  
Total height of the Sign 2'6"  
Is the Sign to be illuminated ☒ yes ☐ no  
Type of Sign Construction Materials channel alum, plexi  
Distance to Closest Property Line 40'

Are there any existing signs on the property temp.  
If yes, what is the total Square Footage of existing signs 32

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

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

Rose Ann W. 10.30.17  
Applicant Date

David J. Braun 7/5/17  
Owner Date

## CHANNEL LETTERING



SOUTH ELEVATION  
SQUARE FOOTAGE: 100 SQ. FT.

### CARPETLAND / SIGNAGE

ONE (1) SET OF FACE LIT CHANNEL LETTERS  
.063 ALUMINUM BACKS, 5" DEEP .040 ALUMINUM RETURNS (MAP BLACK)  
3/16" WHITE PLEXI FACES W/ 1" BLACK TRIM CAP  
WHITE LED ILLUMINATION  
LETTERS ARE MOUNTED TO 7"x7" ALUMINUM RACEWAY (PAINTED TO MATCH BUILDING)  
FLUSH MOUNT RACEWAY TO FASCIA

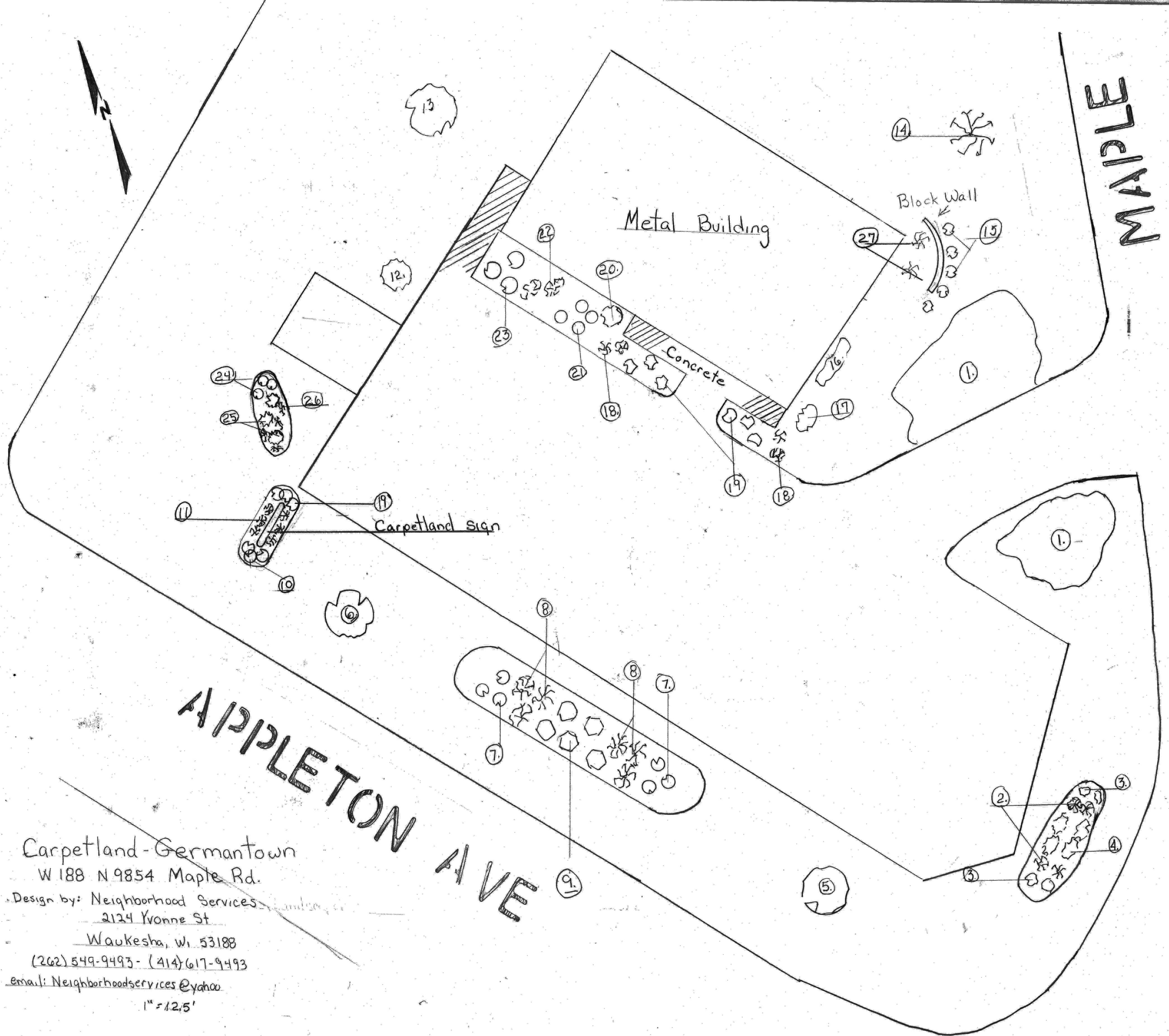


SOUTH ELEVATION

|                                                                                                                                                                                   |                                   |                 |           |   |                                                                                                                                                                                                 |                                                                                                       |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------|-----------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><i>"We Project Your Image"</i></p> <p>PH: (262) 554-6066<br/>TOLL FREE: (800) 554-8110</p> | Client: CARPETLAND                | Date: 6-16-17   | REVISION  |   | Illumination: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES WHITE LEDS<br>Electrical Requirements: <input checked="" type="checkbox"/> 120V <input type="checkbox"/> 277V | <input checked="" type="checkbox"/> SINGLE SIDED <input type="checkbox"/> DOUBLE SIDED<br>Quantity: 1 | Paint Colors (Matthews Acrylic Polymer):<br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br> | Vinyl Colors:<br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br> | Client Signature: _____<br>Signature _____ Date _____<br>NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS<br>The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission. |
|                                                                                                                                                                                   | Address: W188 N9675 MAPLE ROAD    | Drawing #: 2(2) | △ 6-22-17 | △ | Sign Specifications:                                                                                                                                                                            |                                                                                                       |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                   | City, State: GERMANTOWN, WI 53022 | Sheet: 1 of 1   | △ 7-5-17  | △ |                                                                                                                                                                                                 |                                                                                                       |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                   | Sales Rep: STEPHEN PROCHASKA      | Scale: 1/4"=1'  | △         | △ |                                                                                                                                                                                                 |                                                                                                       |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                   | Designer: KD                      | File Location:  | △         | △ |                                                                                                                                                                                                 |                                                                                                       |                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                     |

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~~Carpetland - Germantown  
W 188 N 9854 Maple Rd.~~

Design by: Neighborhood Services  
2124 Yvonne St

Waukesha, WI 53188

(262) 549-9493 - (414) 617-9493

email: Neighborhoodservices@yahoo

 $1'' = 12.5'$

## Plant list for Carpetland

SUBMITTED TO:

\_\_Carpetland USA \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

LOCATION:

\_\_Carpetland- Germantown \_\_\_\_\_

\_\_W 188 N 9854 Maple Rd. \_\_\_\_\_

\_\_Germantown, Wi., \_\_\_\_\_

**WORK TO BE PERFORMED:** To supply and install

- |                                                                         |                 |
|-------------------------------------------------------------------------|-----------------|
| 1.) Fragrant Sumac (Rhus aromatic)                                      | 10@ 18"         |
| 2.) Snowmound Mugo Pine (Pinus mugo 'snowmound')                        | 4@12-15"        |
| 3.) Juniper, Blue Prince (Juniperus horizontails'Blue Prince)           | 4@ 15"          |
| 4.) Karl Forester Reed Grass (Calamagrosits x actiflora'Karl Forester') | 4@ 2# cont      |
| 5.) Honeylocust, Shademaster (Gleditsia triacanthos'Shademaster')       | 1@2-2 1/2'      |
| 6.) Elm, Triumph (Ulmus'Morton Glossy')                                 | 1@2-2 1/2"      |
| 7.) Barberry,Admiration Japanese(Berberis thunbergii'Admiration')       | 6@12"           |
| 8.) Avalanche Reed Grass(Calamagrosits x actiflora'Avalanche')          | 6@ 2# cont      |
| 9.) Alleman's Compact Dogwood (Cornus sericea'Alleman Compact')         | 5@ 2'           |
| 10.) Spirea, Little Princess (Spiraea japonica'Little Princess')        | 6@ 12-15"       |
| 11.) Juniper,Green mound (Juniperus procumbuens 'Greed mound')          | 6@15"           |
| 12.) Smokebush, Royal Purple (Cotinus Coggygria'Royal Purple')          | 1@ 30"          |
| 13.) Autumn Blaze Maple (Acer xFreemanii "Jeffersred')                  | 1@ 1 1/2-1 3/4' |
| 14.) Hackberry,Common (Celtis-hackberry')                               | 1@ 2"           |
| 15.) Dogwood, Isanti (Cornus sericea'Isanti')                           | 5@ 2'           |
| 16.) Cotoneaster,Cranberry(Cotoneaster apiculatus)                      | 3@ 12-15"       |
| 17.) Padoga Dogwood (Cornus alternfolia)                                | 1@5-6'          |
| 18.) Valley Cushion Mugo pine (Pinus mugo 'Valley Cushion')             | 4 @ 12"         |
| 19.) Spirea,Gold Flame (Spiraea x brumalda Goldframe)                   | 9 @ 12-15"      |
| 20.) Dwarf (Euonymus) burning bush (Euonymus alatus'Compactus')         | 1 @24-30"       |
| 21.) Potentilla, Gold Drop (Potentilla fruticosa'Gold Drop')            | 4 @15-18"       |
| 22.) Junipers, Sea Green (Juniperus chinesnsis'Sea Green')              | 2 @18-24"       |
| 23.) Weigel,Dark Horse (Weigela florida'Dark Horse')                    | 3 @ 15-18"      |
| 24.) Barberry,Tiny Gold (Berberis thunbergii'Tiny Gold)                 | 3 @12"          |
| 25.) Dwarf (Euonymus) burning bush (Euonymus alatus'Compactus')         | 3 @24-30"       |
| 26.) Wintercreeper (Euonymus fortunei'Blondy')                          | 4 @ 1# cont.    |
| 27.) Sweetspire (Itea virginica'Henry Garnet')                          | 2 @ 2# cont.    |
| Rubeckia Black-eye Susen                                                | 8 @ 4.5"        |
| Daylilly,Stella d'ora                                                   | 8 @4.5"         |

Versa-Loc Retain Wall 4' by 25'

NEIGHBORHOOD SERVICES, 2124 YVONNE ST., WAUKESHA, WI., 53188----(262)549-9493



# SITE PLAN REVIEW

## 8/14/17 Plan Commission Meeting

### Tarantino & Company LLC / Capri Senior Communities

Village Planner Report

Germantown, Wisconsin

#### Summary

Jason Zimmermann, agent for Tarantino & Company LLC and Capri Senior Communities, property owner/operator of the Gables of Germantown Senior Living Campus, is requesting approval of site and building plans for the construction of an entrance portico to the 48-unit Engel Haus and to the 108-unit Himmel Haus buildings.

**Property Location:** N109 W17075 Ava Circle

**Owner/Applicant:** Tarantino & Company LLC  
Capri Senior Communities/Gables of Germantown LLC  
20711 Watertown Rd, Suite A  
Waukesha, WI 53186

**Current Zoning:** EH: Elderly Housing

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



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**Background/Proposal**

Completed in 2009, the Gables of Germantown is an 18-acre, 178-unit “senior living campus” located in an EH: Elderly Housing Zoning District offering residents four distinct residential choices:

1. Himmel Haus. A 3-story, 108-unit apartment-style building for independent senior living;
2. Himmel Haus Cottages. Eleven (11) duplex buildings with a total of (22) dwelling units for independent senior living;
3. Engel Haus. A 3-story 48-unit building licensed as a Residential Care Apartment Complex (RCAC) providing senior residents assistance with daily living activities;
4. Matter Haus. a 24-unit memory care CBRF facility providing assisted living services to on-site residents specifically designed and licensed to accommodate residents with dementia, Alzheimer’s, and similar memory impairments.

At this time, Jason Zimmermann, agent for the owner/operator of the Gables, is requesting approval of site and building plans for the construction of a portico at the main entrances to both the 48-unit Engel Haus and on the 108-unit Himmel Haus buildings. The purpose for the porticos is to provide residents, visitors and employees additional cover when traveling to/from the adjacent off-street parking lots adjacent to the buildings.

As shown in the attached building plans and renderings, the porticos will have post, pier and truss support construction with a shingled roof at a maximum height of approximately 12 feet with 9 feet of clearance under roof. The portico will not be physically attached to the buildings with a separation distance of 18”.

**Staff Comments**

The Village Building Inspector indicates that state-approved plans will not be required but the plans will need to be sealed by an engineer or architect.

**Village Planner Recommendation**

**APPROVE** the site and building plans for the proposed portico construction at the 48-unit Engel Haus and 108-unit Himmel Haus buildings subject to the following conditions:

1. Building plans submitted to the Village for the required building permit(s) shall be stamped and sealed by the design professional (engineer or architect).



15 copies  
20/20  
Rendering  
letter of intent



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 7-7-17

## 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

Jason W Zimmermann  
Zimmermann Homes LLC  
W198 N11519 Jamestree Rd  
Germantown, WI 53022

Phone (262) 305-1500

E-Mail jason.design@sbcglobal.net

### PROPERTY OWNER

Capri Senior Communities & Tarantino & Co  
30711 Watertown Rd Suite A  
Waukesha, WI 53186

Steve Kassens

Phone (262) 798-3845

E-Mail skassens@capricommunities.com

### 2 PROPERTY ADDRESS

N109 W17075 AVA CIRCLE, GERMANTOWN

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

| North | South | East | West |
|-------|-------|------|------|
|       |       |      |      |

### 4 READ AND INITIAL THE FOLLOWING:

- ☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- ☒ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- ☒ 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!

[Signature] 7-7-17  
Applicant Date

[Signature] 7-7-17  
Owner Date



**ZIMMERMANN**

Dream • Design • Build

W198 N11519 Jamestree Rd., Germantown, WI 53022

262-305-1500 [jasondezign@sbcglobal.net](mailto:jasondezign@sbcglobal.net)

***The Gables of Germantown, The Engel Haus***

***N109 W17075 Ava Circle, Germantown, WI 53022***

***Letter of Intent;***

These Portico's are not to be attached to the buildings. The Minimum spacing from the building is to be 18". This being said there will be no sprinkler system in this structure. It will be built to meet the 1 hour fire rating for all exterior finishes, due to the fact that is less than 5 foot from the building.

These structures are for the residents to be out of the weather (rain and snow) when walking to and from vehicles.

Thank you for your time in reviewing these plans

Jason W. Zimmermann, President/Owner  
Zimmermann Homes LLC

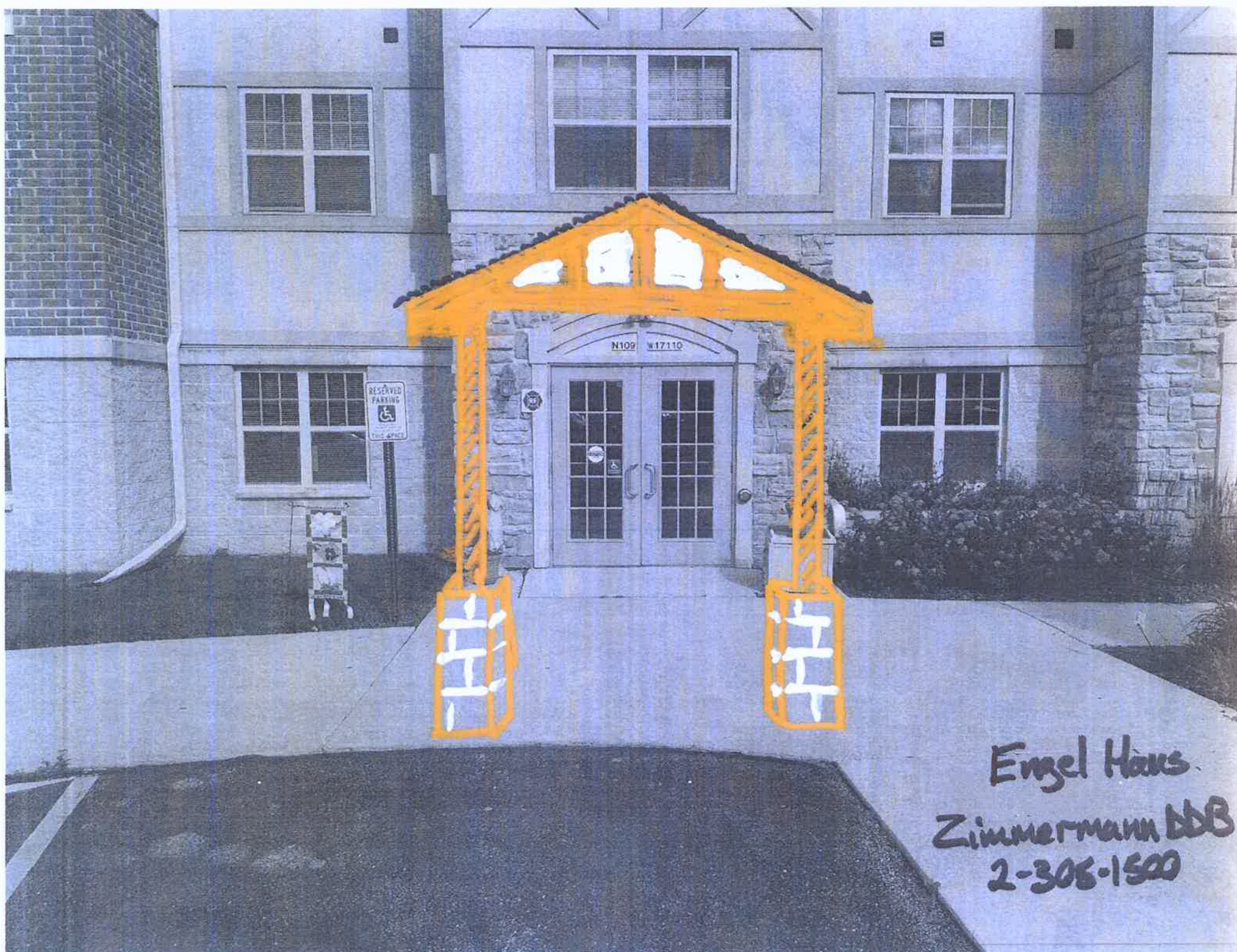






The Gables  
Zimmerman DB  
2-305-1500





Engel Haus  
Zimmermann DBB  
2-305-1500





Google Earth

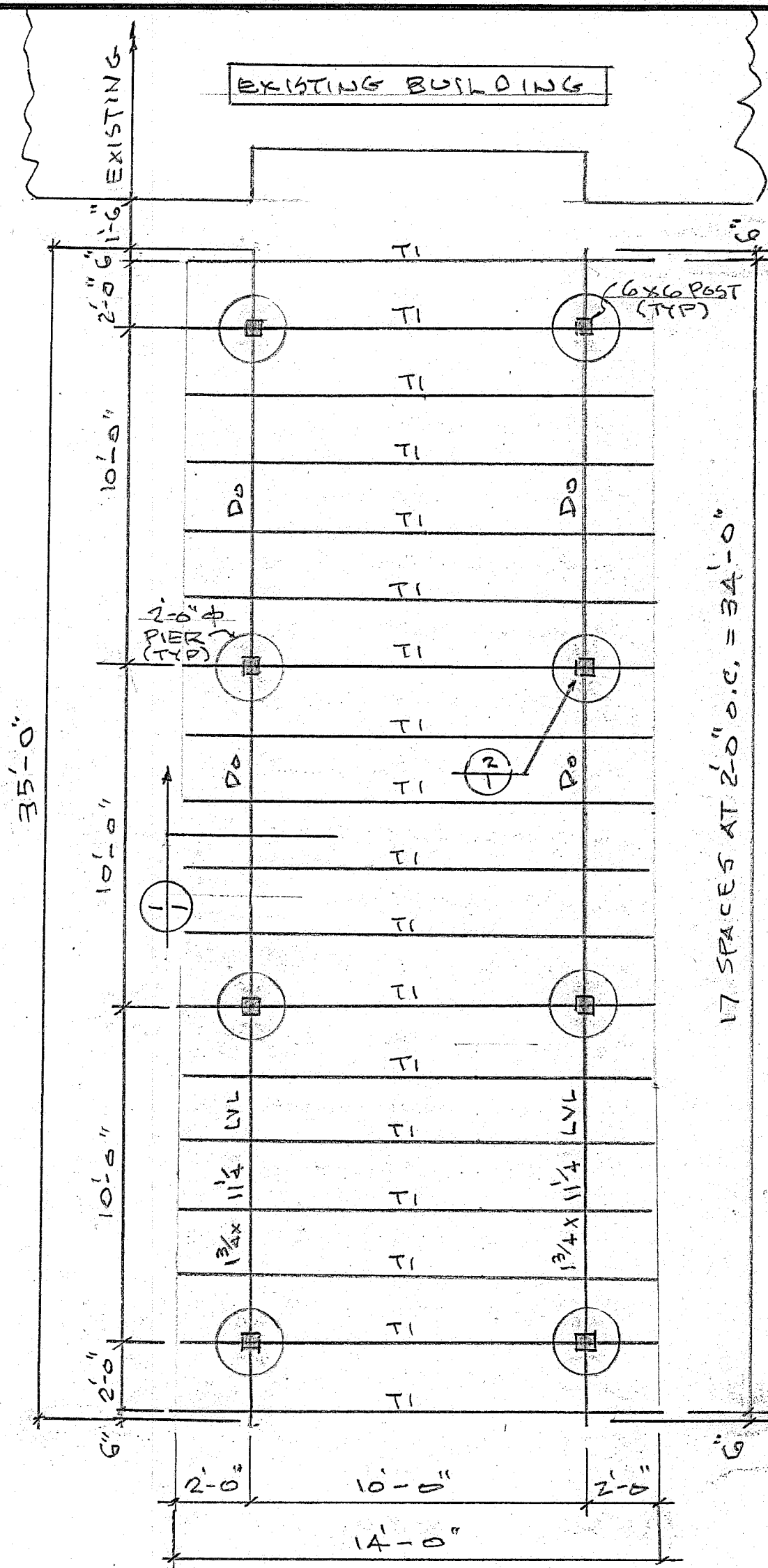
N↑

Engle & Gables

Zimmermann DDB

2-305-1600





THE GABLES ROOF AND FOUNDATION PLAN  
1/4" = 1'-0"

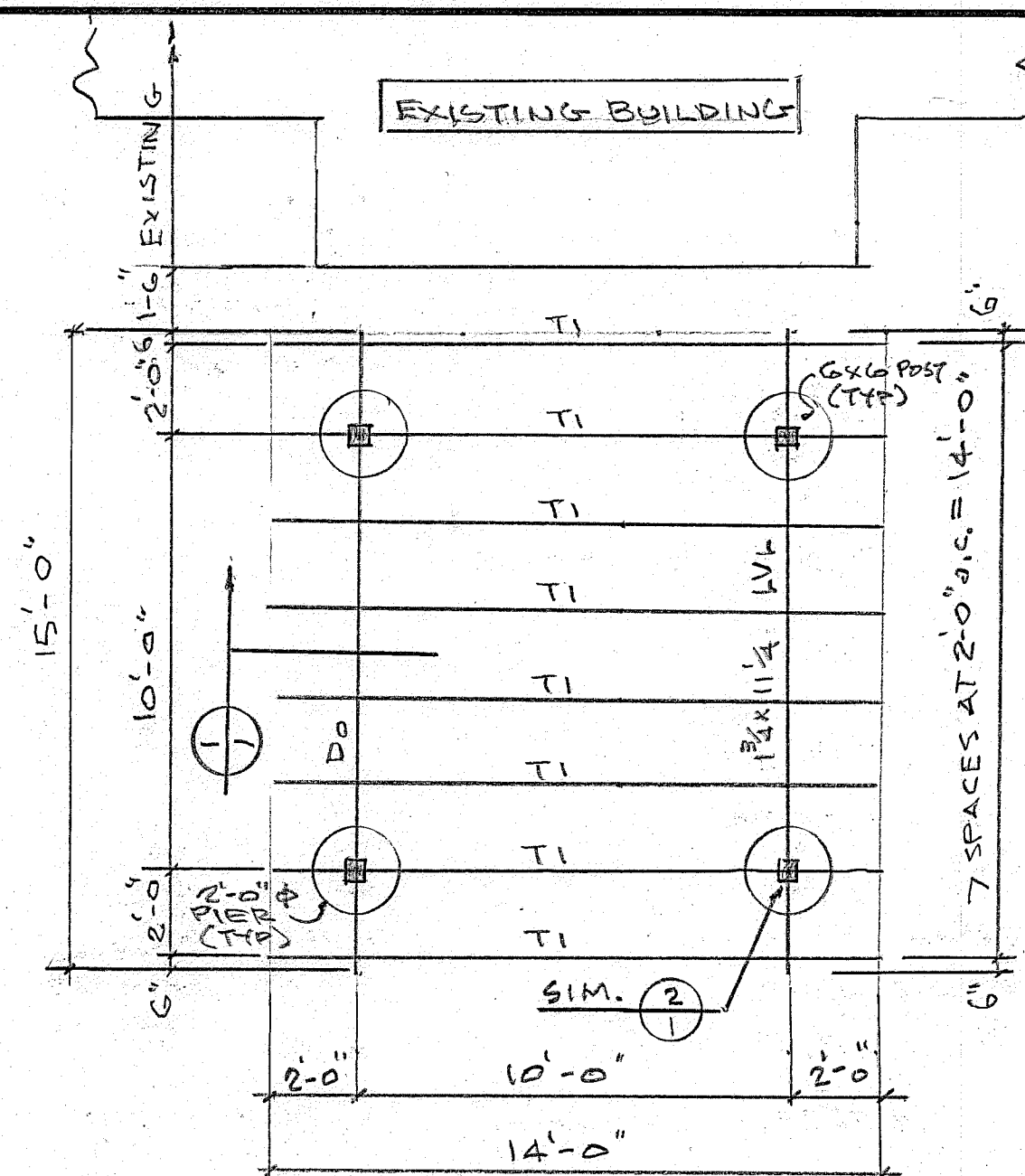
NOTE: PREFABRICATED T1 TRUSSES TO BE PER MANUFACTURER'S DESIGN WITH METAL SIDE PLATES PER THE SPEC. DESIGN LOADS.

OWNER ADDRESS:

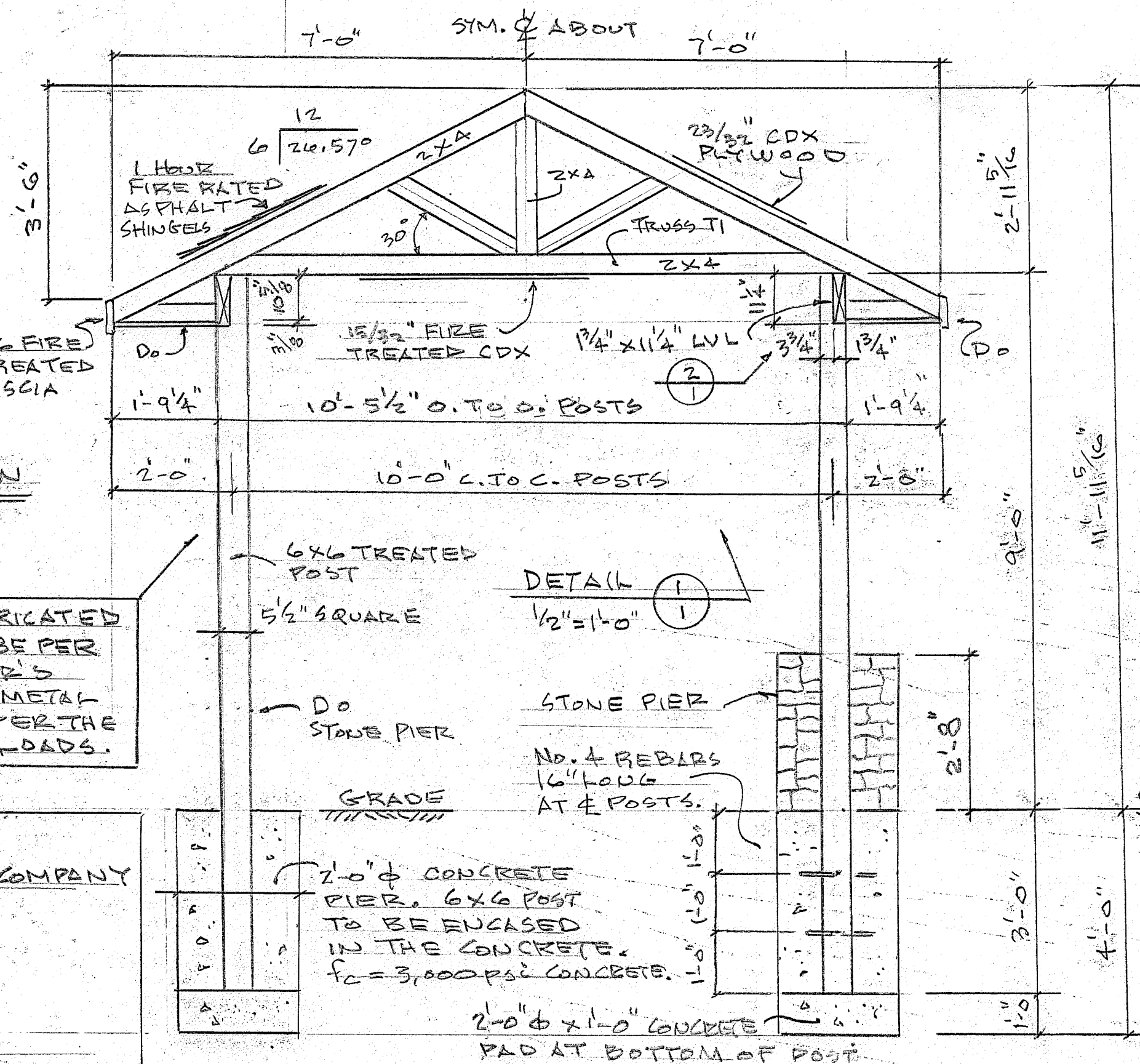
CAPRI SENIOR COMMUNITIES AND TARANTINO & COMPANY  
20711 WATERTOWN ROAD, SUITE A  
WAUWATOSA, WI 53186

BUILDING ADDRESS:

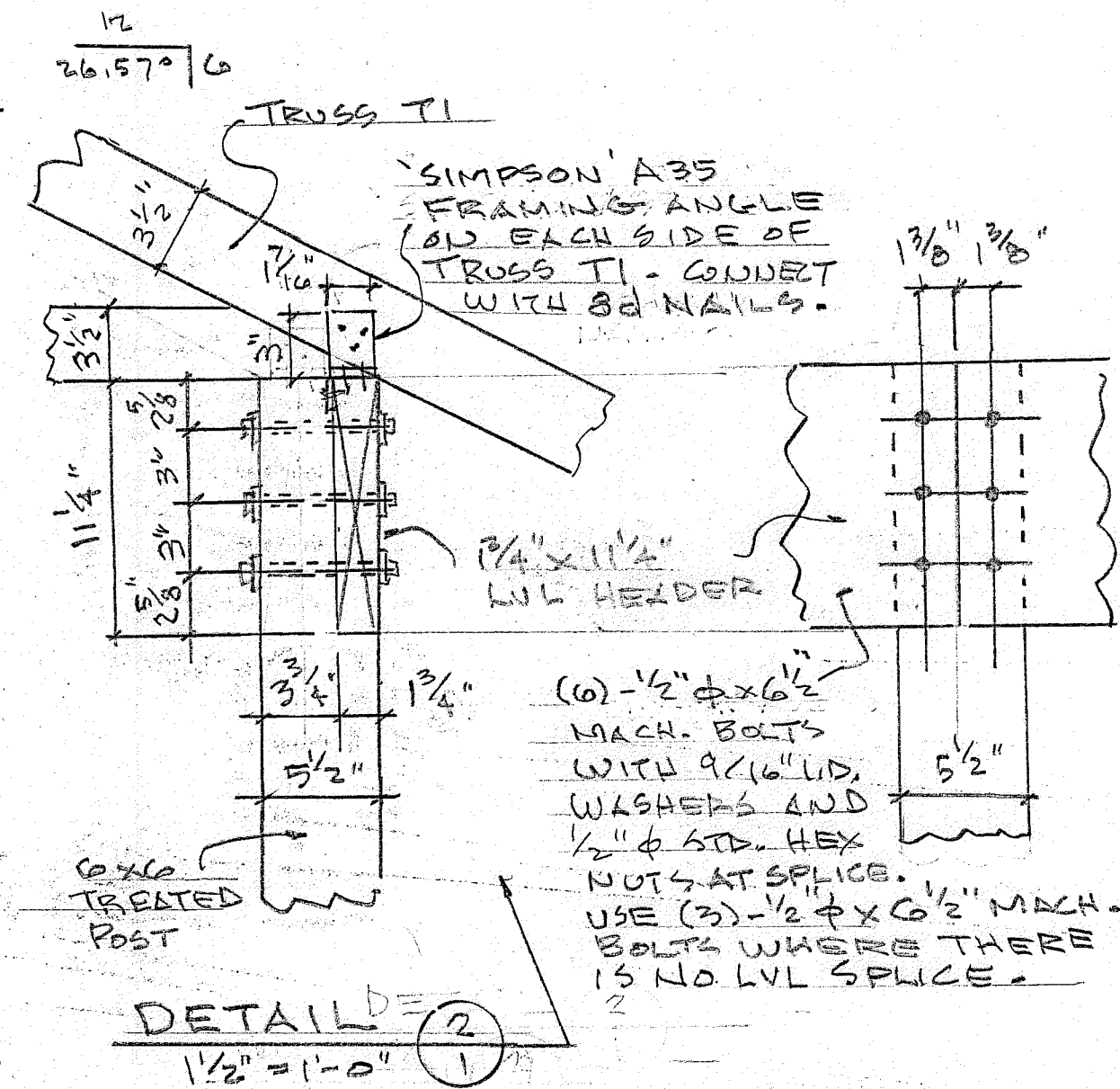
1109 W 1075 AVA CIRCLE  
GERMANTOWN, WI 53022



THE ENGEL HAUS ROOF AND FOUNDATION PLAN  
1/4" = 1'-0"



DETAIL 1  
1/2" = 1'-0"



DETAIL 2  
1/2" = 1'-0"

DESIGN LOADS:

ROOF LIVE LOAD = 30 PSF  
ROOF DEAD LOAD = 10 PSF  
CEILING LOAD = 5 PSF  
WIND LOAD = 20 PSF

DESIGN OF LVL HEADERS

TOTAL LOAD = 30 + 10 + 5 = 45 PSF  
SPACING = 14/2 = 7'  
W.T.L. = 45 (7) = 315 plf  
SPAN = 10'-0"  
MAX. SHEAR = 315 (10/2) = 1,575 #  
MAX. MOMENT @ C = 1.5 (315) (10)^2 = 47,250 in-lb.

CHECK 1 3/4" x 11 1/4" A = 1.75 (11.25) = 19.6 in^2  
S = 1.75 (11.25)^2 / 6 = 36.9 in^3

LVL ALLOWABLE STRESSES: Fv = 300 psi, Fb = 3,100 psi

Fv = 1.5 (1,575) / 19.6 = 121 psi  
UNITY CHECK = 121 / 300 = 0.41 < 1.0 OK ✓

Fb = 47,250 / 36.9 = 1,281 psi  
UNITY CHECK = 1,281 / 3,100 = 0.42 < 1.0 OK ✓

CONTRACTOR: 262-305-1500  
ZIMMERMANN HOMES LLC.

THE GABLES AND THE ENGEL HAUS  
PORTICO STRUCTURES

SCALE: NOTED APPROVED BY: DRAWN BY: DHS  
DATE: 6-26-17 REVISED:

GERMANTOWN, WISCONSIN

STADELMANN ENGR. INC. DRAWING NUMBER  
1 OF 1



# CERTIFIED SURVEY MAP (CSM)

8/14/17 Plan Commission Meeting

## Project Design Management LLC / Germantown Hospitality Group Inc.

Village Planner Report

Germantown, Wisconsin

### Summary

Ryan Rahl, agent for Project Design Management LLC and the Germantown Hospitality Group Inc., property owners of two adjacent parcels totaling 19.9 acres of land located along Lannon Road, is requesting approval of a 1-lot Certified Survey Map (CSM) to relocate a common property line between the two parcels (Florian Park & Country Inn & Suites).

**Location:** N111 W18611 Mequon Road (Florian Park)  
W188 N11020 Maple Road (Country Inn & Suites)

**Property Owner/**

**Applicant:**

PDM LLC

N111 W18611 Mequon Rd  
Germantown, WI

Germantown Hospitality Group  
W6120 Rock Falls Rd  
Eau Claire, WI

**Zoning District:** B-5: Highway Business

| Adjacent Land Uses |                     | Zoning |
|--------------------|---------------------|--------|
| North              | Commercial (vacant) | B-3    |
| South              | Ag/Institutional    | I/A-1  |
| East               | Ag                  | A-2    |
| West               | Commercial          | B-5    |



---

**Proposal**

Project Design Management LLC (Florian Park) and Germantown Hospitality Group Inc. (Country Inn & Suites), property owners of two adjacent parcels totaling 19.9 acres of land located along Lannon Road are requesting approval of a 1-lot Certified Survey Map (CSM) to relocate the common property line between the two parcels for purposes of detaching approximately 4.0 acres of land from the Florian Park property (from 17.88 acres to 13.82 acres) and attaching it to the Country Inn & Suites property (from 2.03 acres to 6.09 acres).

As stated in the Applicant's project description, the purpose for adjusting the common property line and adding 4 acres to the Country Inn & Suites parcel is to create an opportunity for the current or future owner of the Country Inn & Suites property to expand the hotel facility (although no plans to do so are being presented at this time).

**Staff Comments**Conformance with Zoning District Requirements.

The proposed parcel meets the requirements of the B-5: Highway Business Zoning District.

Both parcels, before and after the proposed property line adjustment contain both wetland and floodplain. No surveying or wetland delineation is being required at this time; however, any future development of either parcel will require an updated wetland delineation and floodplain mapping as part of the site planning process.

The Village Surveyor is recommending approval of the CSM as proposed.

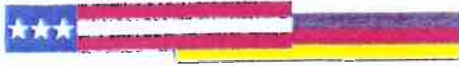
**Village Planner Recommendation**

**APPROVE** the proposed 1-lot Certified Survey Map (CSM) as proposed.





Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 without public improvements

Paid 7 Date 7-10-17

## CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

### 1 APPLICANT OR AGENT

Ryan Rahl

1111 W 18611 Mequon Rd.  
Germantown, WI 53022

Phone (262) 327-0505

Fax (262) 257-9180

E-Mail ryan.rahl@rahlundassociates.com

### PROPERTY OWNER

PDM Inc.

1111 W 18611 Mequon Rd.  
Germantown, WI 53022

Phone ( )

### 2 PROPERTY ADDRESS OR GENERAL LOCATION

1111 W 18611 Mequon Rd.  
W 18611 11020 Maple Rd.

### TAX KEY NUMBER

GTNV-282942

GTNV-282943

### 3 PURPOSE OF LAND SPLIT

Add land to existing hotel parcel for  
future option of hotel addition.

Will the land split require rezoning?

NO

From

To

### 4 READ AND INITIAL THE FOLLOWING:

- HJR I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- HJR I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- HJR I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- HJR I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

### SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Ryan Rahl 7/10/17 Ryan Rahl 7/10/17  
Applicant Date Owner Date



Village of

**Germantown**

*Willkommen*

Fee must accompany application  
☐ \$2,900 with public improvements  
☐ \$1,960 no public improvements

Paid \_\_\_\_\_ Date \_\_\_\_\_

## CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 **APPLICANT OR AGENT**  
Ryan Rahl  
311 Preserve Way  
Colgate, WI 53017

Phone (262) 327-0505

Fax (262) 251-7919

E-Mail ryan.rahl@rahlundassociates.com

**PROPERTY OWNER**  
David Manthui  
W6120 Rock Falls Rd.  
Eau Claire, WI 54701

Phone (608) 715-559-7024

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

**TAX KEY NUMBER**

|  |  |
|--|--|
|  |  |
|--|--|

3 **PURPOSE OF LAND SPLIT**

|  |                                       |    |
|--|---------------------------------------|----|
|  | Will the land split require rezoning? |    |
|  | From                                  | To |

4 **READ AND INITIAL THE FOLLOWING:**

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

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

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

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

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

Ryan Rahl 8/8/17  
Applicant Date

David Manthui 8/8/17  
Owner Date



7-10-2017

REF: Site Plan Review  
Common Lot Line Adjustment  
PDM Inc. (GTNV-282992)  
Germantown Hospitality Group (GTNV-282993)

It is the intent of the mutual property owner to adjust the shared common lot line and therefore change the existing parcel sizes by roughly 4 acres. Therefore, increasing the hotel parcel and reducing the banquet facility parcel. The exact area will be determined upon completion of the CSM. This request will not require any rezoning.

The purpose of the proposed change is to offer the current or future owner of the hotel, the capability of developing additional rooms on to the existing hotel. This is NOT being proposed at this time and we have no intent to do so in the very near future.

North Shore Engineering has been contracted to complete a CSM and plot the existing wetland delineation. This work is expected to be completed in the third week of July.

Regards,

Ryan Rahl





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

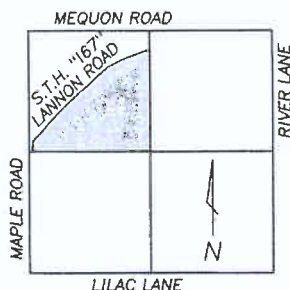
A REDIVISION OF CERTIFIED SURVEY MAP NO. 2011 AND LANDS IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



**NORTH SHORE ENGINEERING, INC.**  
Consulting Engineers & Land Surveyors  
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092  
(262) 241-9400 • FAX: (262) 241-5337  
www.northshoreengineering.net



**SCALE 1" = 200'**



## LEGEND

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES 1.3" STEEL PIPE (FOUND)
- ( ) - DENOTES ALSO RECORDED AS
- DD - DENOTES AREA DEDICATED TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES (2,806 sq. ft.)

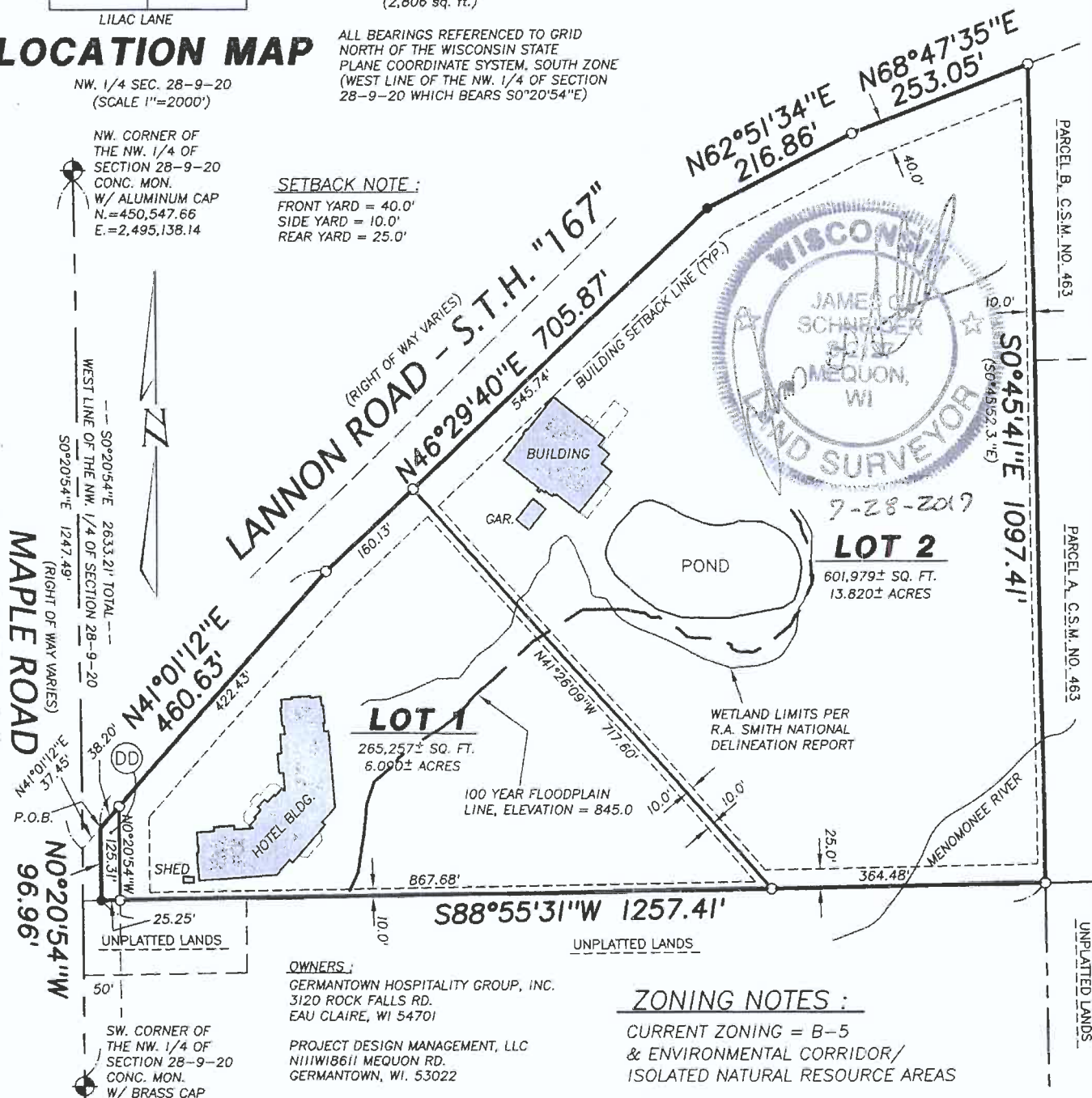
## LOCATION MAP

NW. 1/4 SEC. 28-9-20  
(SCALE 1"=2000')

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (WEST LINE OF THE NW. 1/4 OF SECTION 28-9-20 WHICH BEARS S0°20'54"E)

NW. CORNER OF THE NW. 1/4 OF SECTION 28-9-20 CONC. MON. W/ ALUMINUM CAP  
N.=450,547.66  
E.=2,495,138.14

**SETBACK NOTE:**  
FRONT YARD = 40.0'  
SIDE YARD = 10.0'  
REAR YARD = 25.0'





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

*A REDIVISION OF CERTIFIED SURVEY MAP NO. 2011 AND LANDS IN THE  
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH,  
RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,  
WISCONSIN.*

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Certified Survey Map No. 2011 and Lands in the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

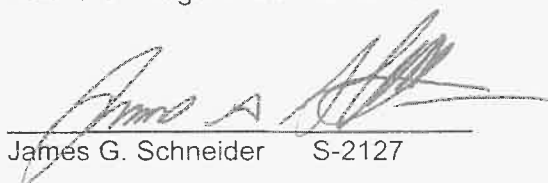
Commencing at the Northwest corner of the Northwest 1/4 of said Section 28; thence S0°20'54"E along the West line of said 1/4 Section, 1247.49 feet to a point in the Westerly extension of the South right of way line of Lannon Road – S.T.H. "167"; thence N41°01'12"E along said South right of way line, 37.45 feet to a point in the East right of way line of Maple Road, said point being the point of beginning of lands to be described; thence continuing N41°01'12"E along said South right of way line of Lannon Road – S.T.H. "167", 460.63 feet; thence N46°29'40"E along said South right of way line, 705.87 feet; thence N62°51'34"E along said South right of way line, 216.86 feet; thence N68°47'35"E along said South right of way line, 253.05 feet to a point in the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 28, said point also being the Northwest corner of Certified Survey Map No. 463; thence S0°45'41"E along the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 28 and the West line of Certified Survey Map No. 463, 1097.41 feet to the Southwest corner of said Certified Survey Map No. 463, said point also being the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 28; thence S88°55'31"W along the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 28, 1257.41 feet to a point in the East right of way line of Maple Road; thence N0°20'54"W along said East right of way line, 96.96 feet the point of beginning.

Said lands containing 19.973 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Project Design Management, LLC & Germantown Hospitality Group, Inc., OWNERS of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have complied with Chapter 236.34 of the Wisconsin Statutes and Chapter 17 & 18 of the Village of Germantown.

  
James G. Schneider S-2127

7-28-2017



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A REDIVISION OF CERTIFIED SURVEY MAP NO. 2011 AND LANDS IN THE  
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH,  
RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,  
WISCONSIN.

CORPORATE OWNER'S CERTIFICATE (No.-1)

I, David Manthei (Member) of Project Design Management, LLC, OWNER, do hereby  
certify: THAT, I have caused the lands described in the foregoing certificate of James G.  
Schneider, Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNERS on this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
David Manthei (Member)

STATE OF WISCONSIN)  
OZAUKEE COUNTY )<sup>ss</sup>

PERSONALLY came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
the above named David Manthei (Member) to me known to be the person who executed  
the foregoing certificate and acknowledged the same.

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_

CORPORATE OWNER'S CERTIFICATE (No.-2)

I, David Manthei (Member) of Germantown Hospitality Group, Inc., OWNER, do hereby  
certify: THAT, I have caused the lands described in the foregoing certificate of James G.  
Schneider, Surveyor, to be surveyed, divided, mapped and as Owner's we hereby  
dedicate that part of Maple Road to the Village of Germantown for public road purposes  
as represented on sheet 1 of 4 of this Certified Survey Map.

WITNESS the hand and seal of said OWNERS on this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
David Manthei (Member)

STATE OF WISCONSIN)  
OZAUKEE COUNTY )<sup>ss</sup>

PERSONALLY came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
the above named David Manthei (Member) to me known to be the person who executed  
the foregoing certificate and acknowledged the same.

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_

This instrument was drafted by James G. Schneider





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

*A REDIVISION OF CERTIFIED SURVEY MAP NO. 2011 AND LANDS IN THE  
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 9 NORTH,  
RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,  
WISCONSIN.*

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the  
Village of Germantown on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Dean Wolter, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lori Johnson, Secretary

\_\_\_\_\_  
Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of Nw. ¼ of the Nw. ¼ of Section 28,  
Township 9 North, Range 20 East, Village of Germantown, Washington County,  
Wisconsin, having been approved by the Planning Commission being the same, is  
hereby approved and the dedication of that part of Maple Road for public road purposes  
as shown on sheet 1 of 4, is hereby accepted by the Village Board of Trustees of the  
Village of Germantown on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Dean Wolter, Village President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Barbara K. D. Goeckner, Village Clerk

\_\_\_\_\_  
Date

This instrument was drafted by James G. Schneider



# CONDITIONAL USE PERMIT

8/14/17 Plan Commission Meeting

## Infinity Custom Builders / Janae Magnuson

Village Planner Report

Germantown, Wisconsin

### Summary

Daniel Swinehart, Infinity Custom Builders, agent for Jane Magnuson, property owner of a 10.1-acre parcel, is requesting a Conditional Use Permit in order to construct a “mother-in-law suite” accessory dwelling unit as part of a planned addition to an existing single-family dwelling located at W148 N13468 Pleasant View Drive.

**Property Location:** W148 N13468 Pleasant View Drive

### Property Owner/

#### Applicant:

Daniel Swinehart  
Infinity Custom Builders  
627 Colwyn Bae  
Wales, WI

Janae Magnuson  
W148 N13468 Pleasant View Drive  
Germantown, WI

**Existing Zoning:** A-2: Agricultural

| Adjacent Land Uses |                          | Zoning   |
|--------------------|--------------------------|----------|
| North              | Agricultural/Residential | A-2/Rs-2 |
| South              | Agricultural             | A-2      |
| East               | Agricultural             | A-2      |
| West               | Agricultural             | A-2      |





---

**Proposal**

Daniel Swinehart, Infinity Custom Builders, agent for Jane Magnuson, property owner of a 10.1-acre parcel, is requesting a Conditional Use Permit in order to construct a "mother-in-law suite" (hereafter "MILS") accessory dwelling unit as part of a planned addition to an existing single-family dwelling located at W148 N13468 Pleasant View Drive

The existing dwelling is a two-story building with approximately 3,200 sqft prior to construction. Magnuson is proposing to construct a one-story addition onto the side of the existing dwelling that will also connect to an existing detached accessory garage that will be partially renovated into living space. A 268 sqft "breezeway" will be added between and attach the existing dwelling to the garage and MILS. The breezeway will be part of the primary dwelling, but shared space with the MILS. The primary entrance to both the primary dwelling and MILS will continue to be the main entry into the dwelling; however, secondary access to both the primary dwelling and MILS will be provided by the breezeway.

In addition to the breezeway, a one-story addition will be constructed that includes a living room, kitchen, bedroom, bathroom, laundry and utility room. The MILS is intended for occupancy by a Magnuson family member (mother).

The MILS will be approximately 1,172 sqft in total area and comprise 25 percent of the 4,640 sqft floor area of the entire dwelling (3,468 sqft primary dwelling area + 1,172 sqft MILS).

**Staff Analysis**

As provided in the Zoning Code, a single-family dwelling may include a "mother-in-law suite" as a separate and accessory dwelling unit provided it meets the minimum requirements established under Section 17.08(51a) therein:

*DWELLING, SINGLE-FAMILY. (Am. Ord. #12-08) A detached building designed, arranged, used for and occupied by one family. A single-family dwelling may include a "mother-in-law suite" as provided for and defined herein subject to the granting of a conditional use permit by the Village Board.*

*MOTHER-IN-LAW SUITE. (Cr. Ord. #12-08) One or more rooms within the principal dwelling that are designed, arranged and occupied by one or more members of the same family occupying the principal dwelling provided that such rooms do not constitute a separate dwelling unit. Further, for purposes of this provision, and unless otherwise provided for as a condition of approval in a conditional use permit, a "mother-in-law suite" shall meet the following minimum requirements and limitations:*

- a. The "mother-in-law suite" cannot have a separate entry arranged so as to be used as the principal and exclusive means of access to the "mother-in-law" suite;*
- b. The "mother-in-law suite" must share the main entry that provides the principal means of access to the principal dwelling;*
- c. The "mother-in-law suite" can have separate rooms within the single-family dwelling such as a living room, bedroom, bathroom, kitchen and laundry room but shall also have one or more rooms or areas that are shared in common with the principal*

*dwelling;*

- d. The "mother-in-law suite" cannot be used or occupied by a non-family member or for rental purposes;*
- e. The "mother-in-law suite" cannot be served by a separate electric, water or other utility connection or meter;*
- f. The "mother-in-law suite" cannot have a separate mailing address;*
- g. The owner of the single-family dwelling must live in the principal dwelling;*
- h. The "mother-in-law suite" cannot occupy more than 50% of the total dwelling unit floor area;*
- i. The principal dwelling cannot be constructed or modified such that the scale or appearance is different than a typical and customary dwelling or the single-family dwellings on surrounding properties;*
- j. Additional restrictions and/or limitations may be adopted as part of a conditional use permit granted by the Village Board.*

All of the minimum requirements listed above appear to be met by the proposed mother-in-law suite.

In addition to the requirement for ongoing compliance with the "mother-in-law" suite limitations and requirements, the owners should be required to notify the Village if/when use of the accessory dwelling changes or ceases to be used as a "mother-in-law" suite.

### **Village Planner Recommendation**

**APPROVE** a conditional use permit for Janae Magnuson to allow a "mother-in-law suite" accessory dwelling as part of the single-family dwelling located at W148 N13468 Pleasant View Drive subject to the following conditions:

1. The MILS shall be constructed consistent with the building plans dated August 9, 2017, as presented to the Village Plan Commission and Board.
2. The MILS shall comply with the MILS requirements as defined in Section 17.08(51a) of the Zoning Code of an ongoing basis.
3. The property owner shall notify the Village Zoning Administrator if/when use of the lower level of the dwelling changes or ceases to be used as a "mother-in-law" suite.
4. The conditional use permit shall not be transferable to a subsequent owner unless said owner is a member of the Magnuson family.





Fee must accompany application



Paid

Date

7-10-17

## CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

### 1 APPLICANT OR AGENT

Infinity Custom Builders

627 Colwyn Bae

Wales WI 53183

Dan Swinehart

Phone (262) 844 8266

Fax (888) 774 4542

E-Mail dan@infinbuilders.com

### PROPERTY OWNER

Janae Magnuson

W148 N13468 Pleasant View Dr

Germantown WI 53022

Phone (920) 217 8690

### TO WHOM SHOULD THE PERMIT BE ISSUED?

Janae Magnuson

### PROPERTY ADDRESS

W148 N13468 Pleasant View Dr

### TAX KEY NUMBER

### DESCRIPTION OF EXISTING OPERATION

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

Constructing a new addition to the home to consist of a mother inlaw suite. Using the same entrance as the main home. Not exceeding half the size of the existng first floor.

### DESCRIPTION OF PROPOSED OPERATION

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

Mother-inlaw-suite cr ord # 12-08

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

Full time use as a mother inlaw suite

## METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

©

Attach pages as necessary.

a part of the nw 1/4 of the ne 1/4 of section 11. T.9N ... R20E  
Village of germantown washington county wisconsin

## SUPPORTING DOCUMENTATION:

○

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

☐ \_\_\_\_\_

☐ \_\_\_\_\_

## READ AND INITIAL THE FOLLOWING:

○

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

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

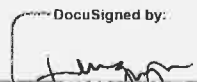
\_\_\_\_\_ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

## SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

○

  
Applicant

7/8/17  
Date

DocuSigned by:  
  
Owner 1E6BEEC8842347B...

7/8/17  
Date



-  - CAST IRON MON. W/ BRASS CAP FND.
-  - 1" IRON PIPE FOUND
-  - 1" DIA. IRON PIPE SET, 18" LONG
-  - WELL
-  - 24" CONCRETE LID
-  - NATURAL GAS TANK

BEING A PART OF THE NW. 1/4 OF THE NE 1/4 OF SECTION 11, T.9N., R.20E.,  
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100  
WAUKESHA, WI 53186  
(414) 719-2769

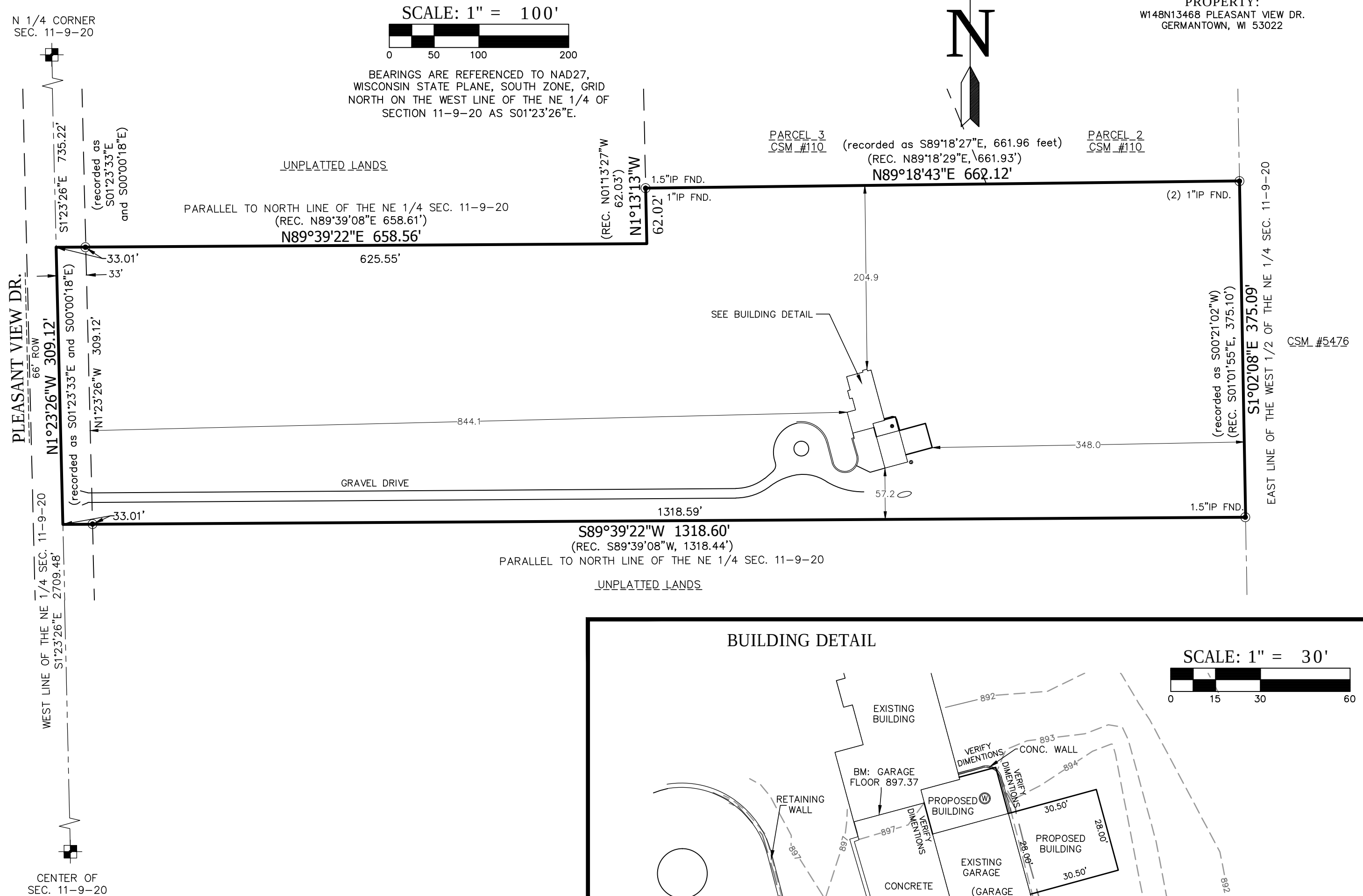
SURVEYOR:  
MARK AUGUSTINE, PLS

SURVEY FOR:  
MAGNUNSON

PROPERTY:  
W148N13468 PLEASANT VIEW DR.  
GERMANTOWN, WI 53022

Part of the MW 1/4, the NE 1/4 of Section 11, T9N1 R20E, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the NW corner of the said NE 1/4, thence S01°23'26"E, 735.22 feet along the West line of said NE 1/4 and the centerline of Pleasant View Drive, (recorded as S01°23'33"E and S00°00'18"E) to the point of beginning; thence N89°39'08"E, 658.61 feet, parallel to the North line of said NE 1/4; thence N01°13'27"W, 62.03 feet; thence N89°18'29"E, 661.93 feet, along the south line of Certified Survey Map No. 110, to the East line of the W 1/2 of said NE 1/4, (recorded as S89°18'27"E, 661.96 feet); thence S01°01'55"E, 375.10 feet along said East line, (recorded as S00°21'02"W); thence S89°39'08"W, 1318.44 feet, parallel to the North line of said NE 1/4; thence N01°23'26"W, 309.12 feet along said West line and said centerline, (recorded as S01°23'33"E and S00°00'18"E) to the point of beginning. Said parcel contains 10.334 acres of gross area and 10.100 acres net of a 33.00 foot right-of-way.



1. EASEMENTS, IF ANY, ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. FIELD WORK COMPLETED APRIL 4, 2017.
4. THE PURPOSE OF THIS SURVEY IS FOR AN ADDITION.
5. ARCHITECTURAL PLANS PER INFINITY CUSTOM HOMES DATED 8-9-2016.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

IN ACCORDANCE WITH AE 7.01(2)(a) OF WISCONSIN ADMINISTRATIVE CODE, THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME AS AGREED BY PROFESSIONAL LAND SURVEYOR AND CLIENT.

|        |      |
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| CLIENT | DATE |
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PROJECT #2497.00

SCALE: 1" = 30'

0 15 30 60

EXISTING BUILDING

BM: GARAGE FLOOR 897.37

RETAINING WALL

PROPOSED BUILDING

EXISTING GARAGE (GARAGE FLOOR 896.67)

PROPOSED BUILDING

GRAVEL DRIVE

VERIFY DIMENSIONS

VERIFY DIMENSIONS

VERIFY DIMENSIONS

CONC. WALL

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28.00'

30.50'

28.00'

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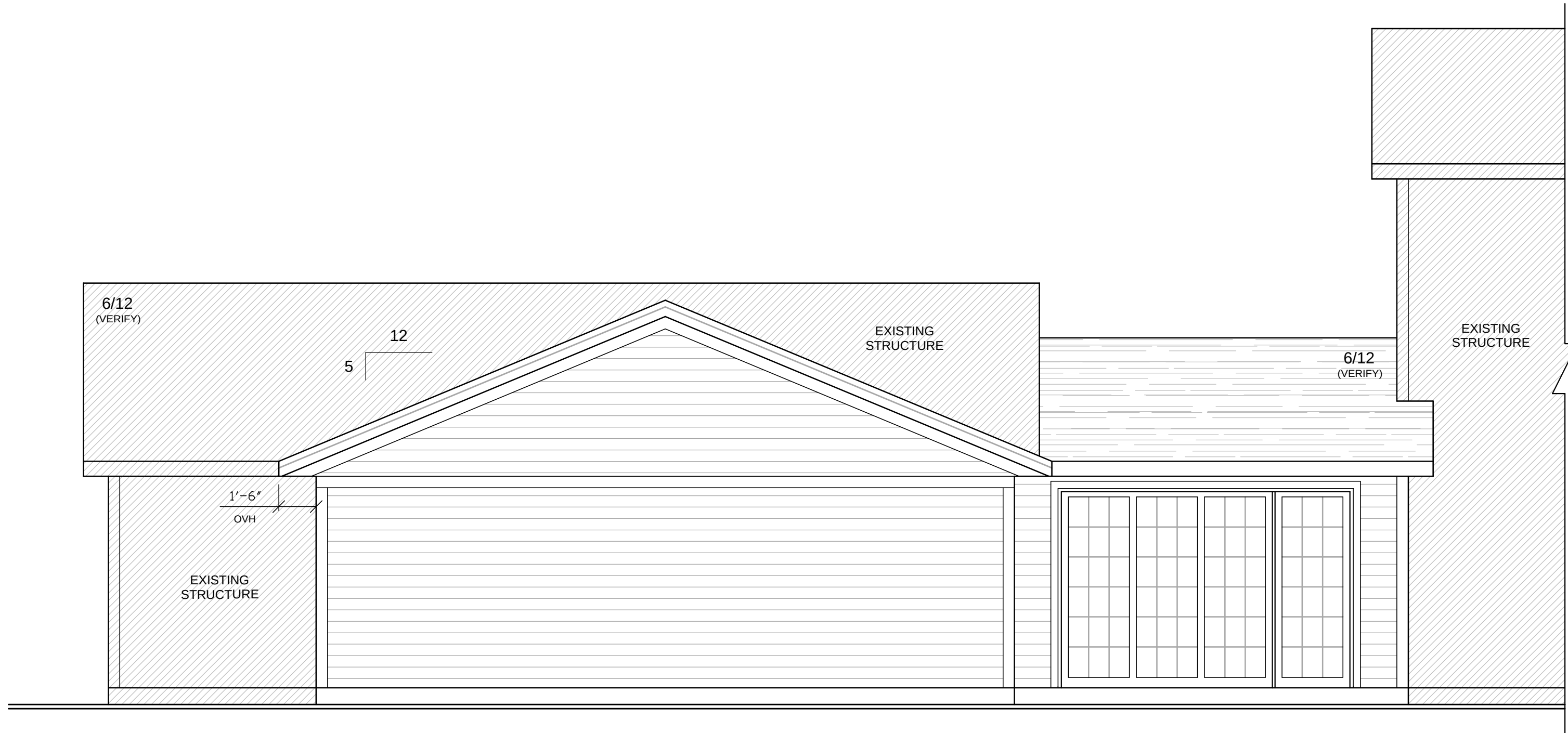
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FRONT ELEVATION



REAR ELEVATION

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- 2) STRAIGHTLINE DESIGN IN NO WAY EXPRESSES OR ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLIANCE OF ANY PLANS.
- 3) STRAIGHTLINE DESIGN DOES NOT PROVIDE ENGINEERING, WALL BRACING CALCULATION OR SURVEYING SERVICES.
- 4) THE END SUPPLIER OF ALL STRUCTURAL AND / OR LOAD BEARING COMPONENTS SHALL REVIEW AND VERIFY SIZING.
- 5) STRAIGHTLINE DESIGN WILL NOT ASSUME ANY LIABILITY FOR ERRORS.

ROOF TRUSS HEEL HEIGHT

ADJUST NEW TRUSS HEELS FOR FASCIA ALIGNMENT



PO Box 536  
Pewaukee, WI 53072  
Phone: (262) 844-8266  
www.infinbuilders.com



STRAIGHTLINE DESIGN  
MADISON, WI  
(608) 212-2173

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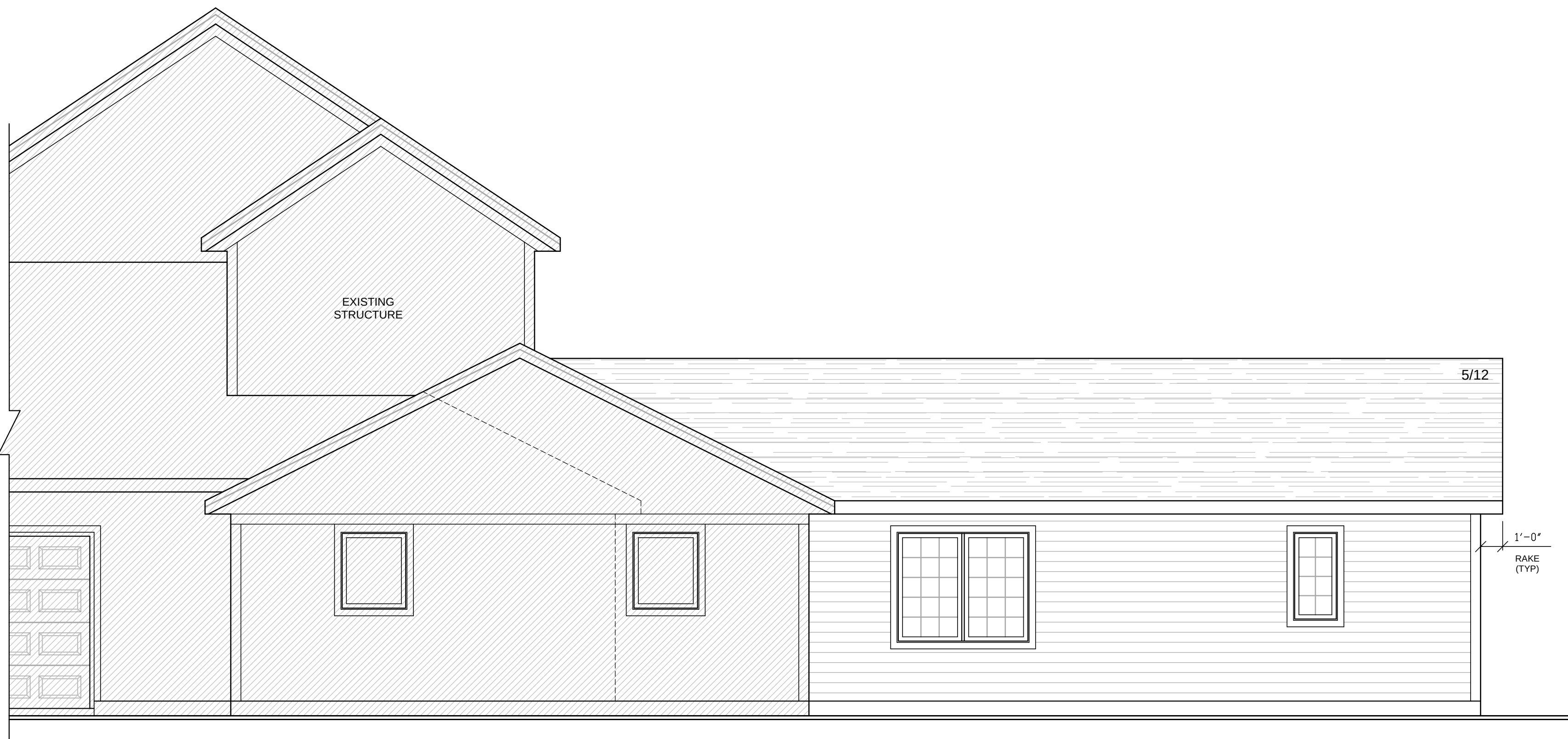
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DATE: 8/9/16  
SCALE: 1/4" = 1'-0"  
SQ. FEET: 1,172  
PAGE #: 1 of 6

REVISIONS

| DATE | BY | DESCRIPTION |
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PLANS CURRENT  
AS OF: 8 / 9 / 16





RIGHT ELEVATION



REAR ELEVATION



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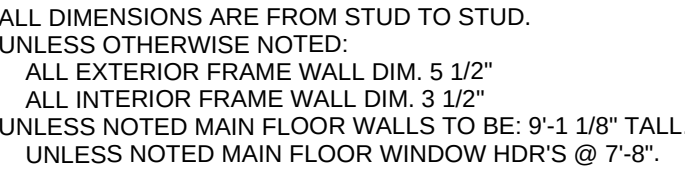
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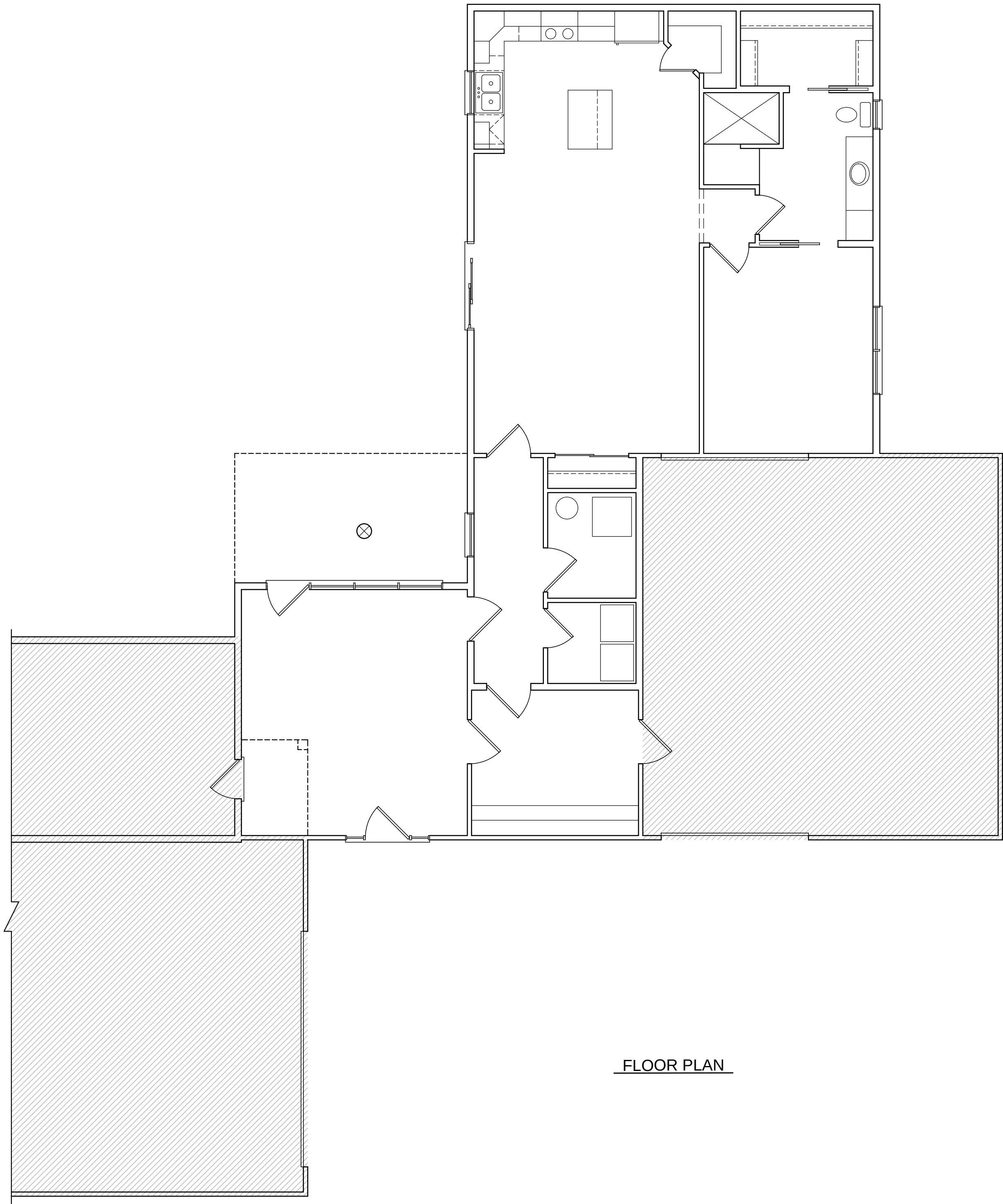




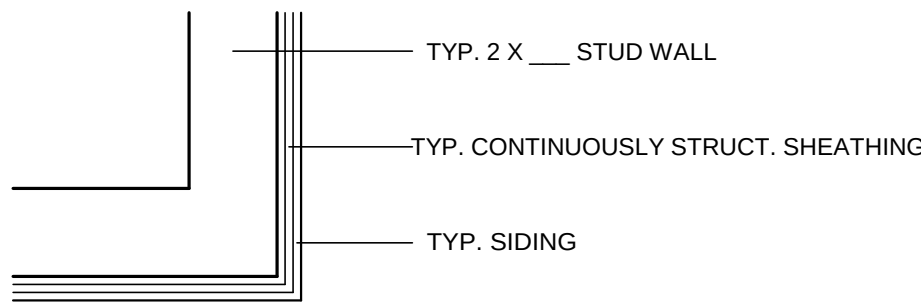
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AS OF: 8 / 9 / 16



WALL BRACING PLANS  
3/16" = 1'-0"



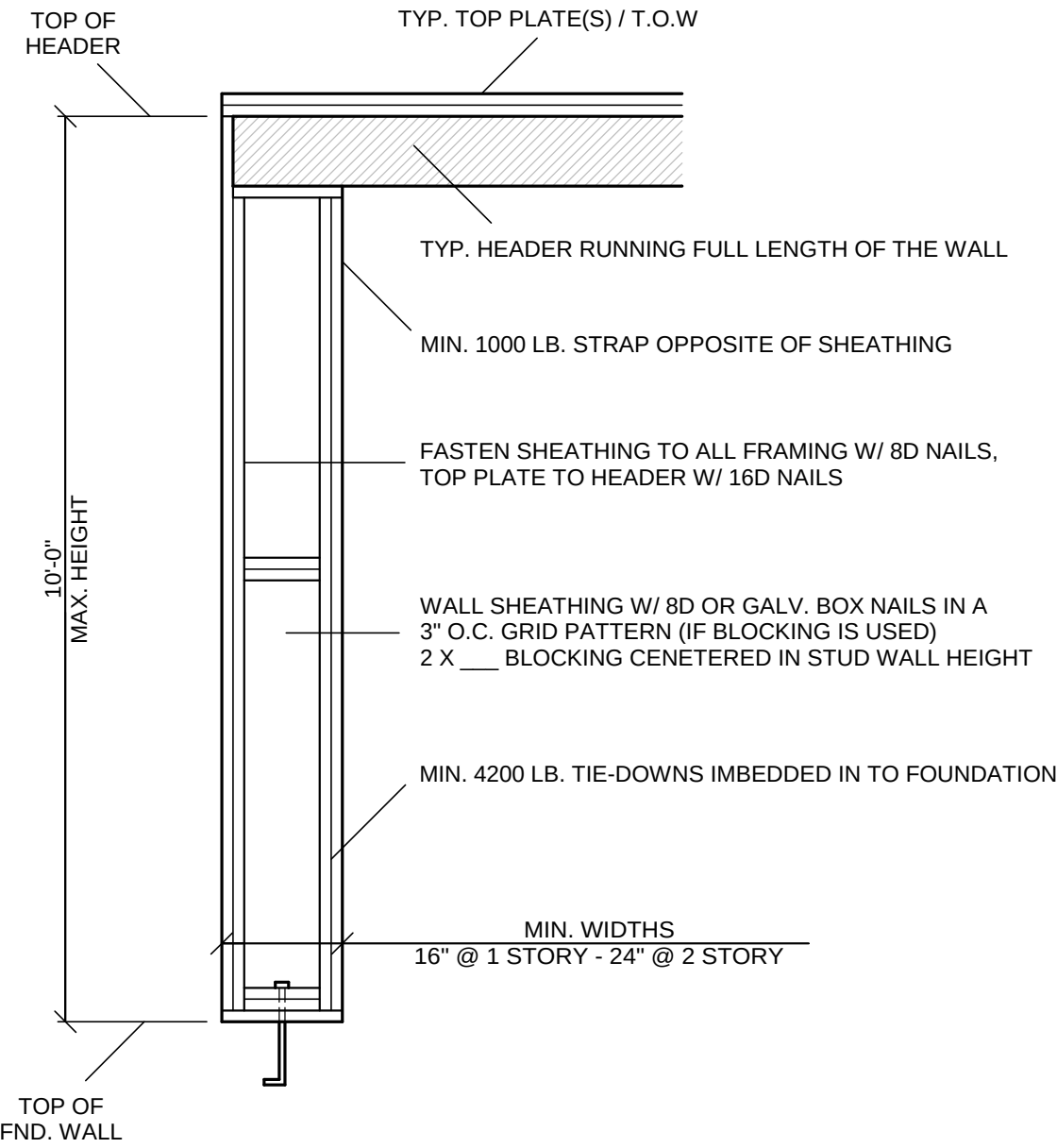
FLOOR PLAN



TYP. CONTINUOUSLY SHEATHED WALLS / FASTENED 8" O.C.  
ON ALL PANEL EDGES AND 12" O.C. ON ALL INT. FRAMING  
W/ 8D OR GALV. BOX NAILS.

SHEATHING SECTION 'A'

TYP. CONTINUOUSLY STRUCT.  
SHEATHED WALL 1" = 1'-0"



SHEATHING SECTION 'B'

TYP. CONTINUOUSLY STRUCT.  
SHEATHED GARAGE PORTAL WALL 1/2" = 1'-0"

SHEATHING LEGEND

-  SHEATHING SECTION 'A'
-  SHEATHING SECTION 'B'

CONTINUOUSLY SHEATHED PER S. COMM 21.25 (9) (C) 5,  
FIG. 21.25-K, W/ 2 FOOT RETURN.  
7/16" STRUCT. SHEATHING PER SECTION APPLIED TO ENTIRE EXTERIOR.

| REVISIONS |  | DATE |  | BY |  | DESCRIPTION |  | APRVD |  |
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| PRINT #:                    |  |              |  |              |  |

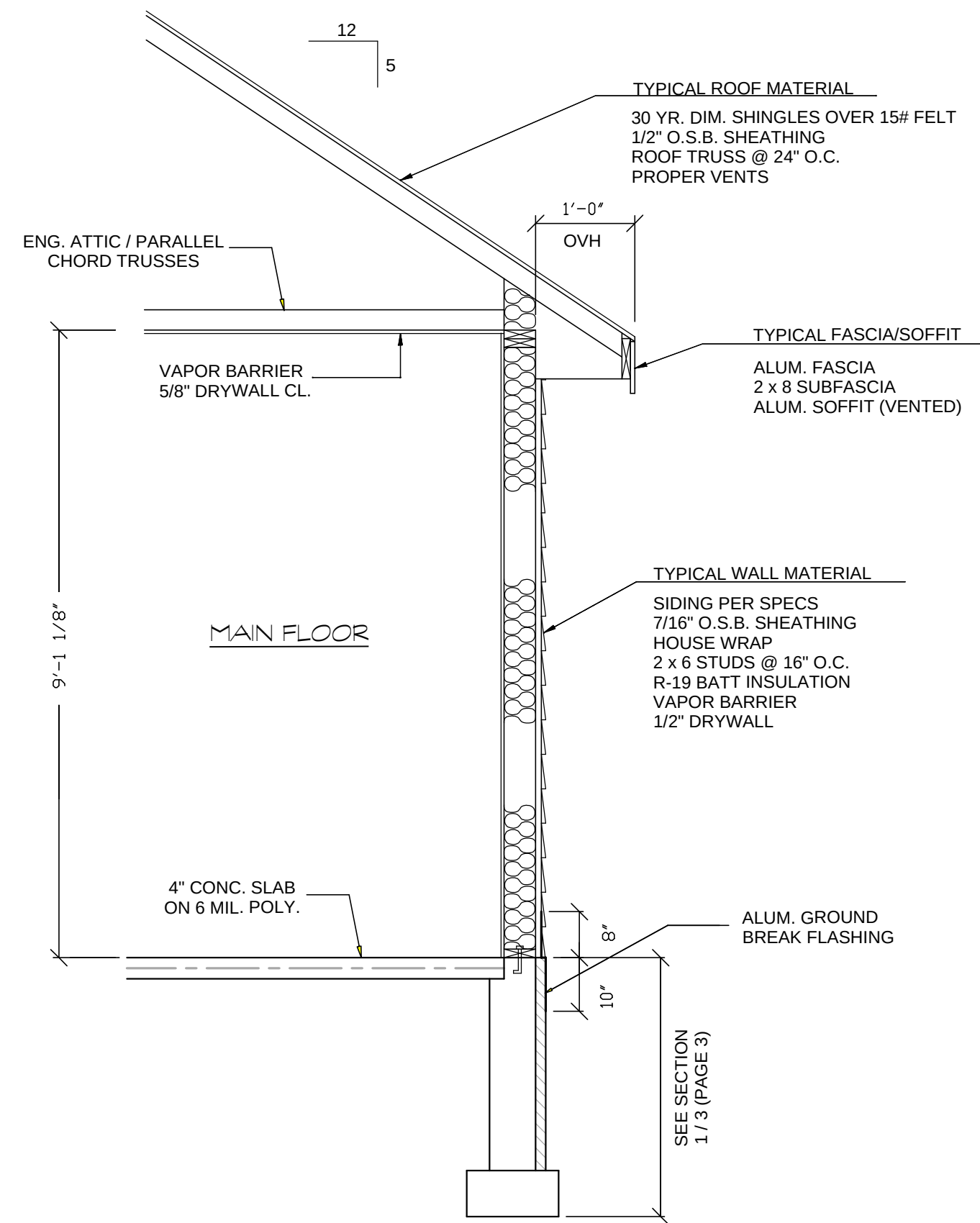
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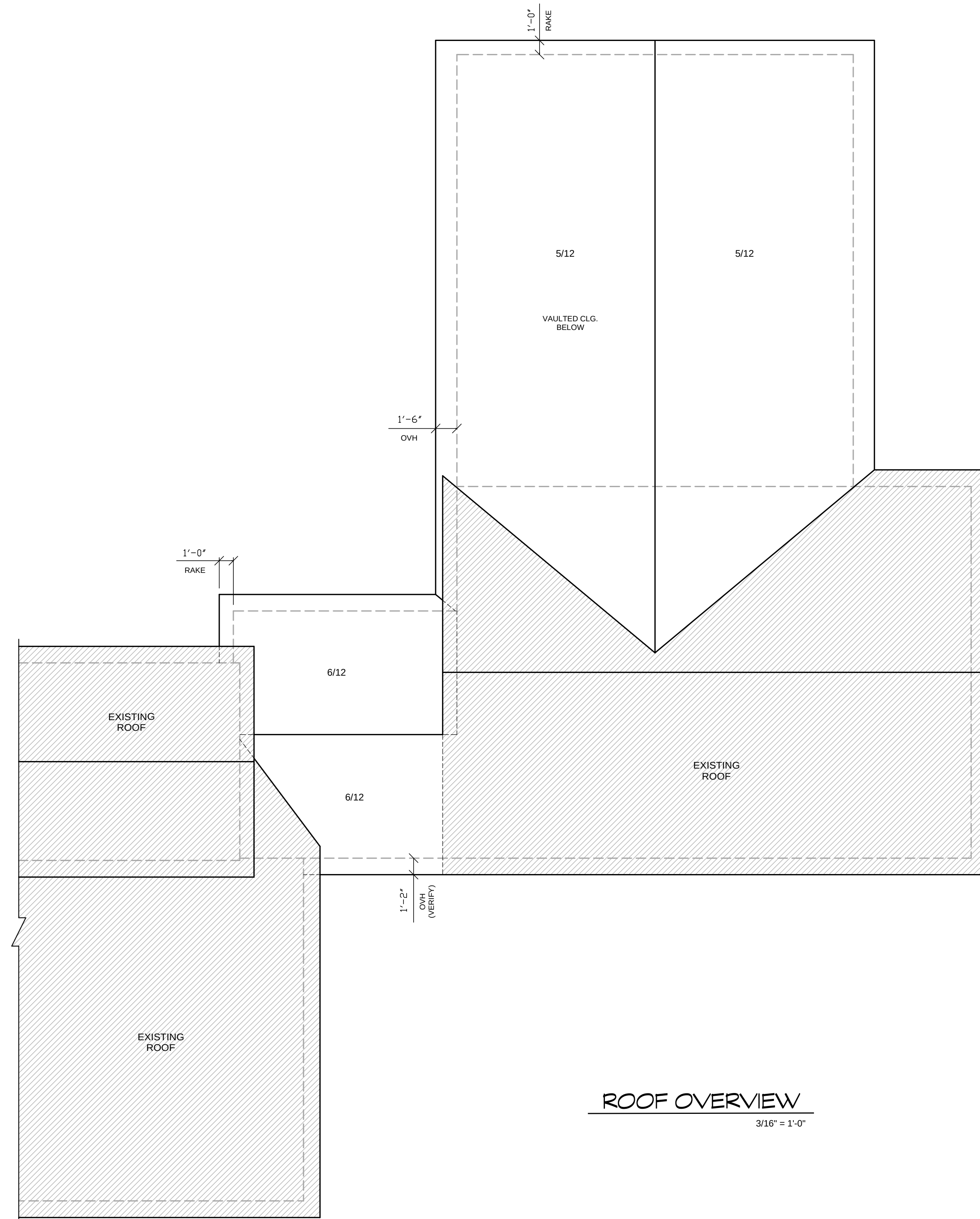
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PLANS CURRENT  
AS OF: 8 / 9 / 16





TYP. WALL SECTION  
NO SCALE



ROOF OVERVIEW  
3/16" = 1'-0"



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PRINT #: DRAWN BY: FUCHS  
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PLANS CURRENT  
AS OF: 8 / 9 / 16