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

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|---|---|
| MEETING: | **PLAN COMMISSION** |
| DATE AND TIME: | **MONDAY, JULY 10, 2017 6:30 p.m.** |
| LOCATION: | **Germantown Village Hall Board Room** |

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

II. **ROLL CALL**

III. **PUBLIC INPUT/PUBLIC APPEARANCE:** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.

IV. **APPROVAL OF MINUTES**: June 12, 2017

V. **NEW BUSINESS**:

A. MLG Development, Agent for MLG Germantown Investment LLC, Property Owner, Willow Creek Business Park Located North of Appleton Avenue, West of Maple Road. (TID #6) 5-Lot Certified Survey Map (CSM) Application.

B. Phylmack, LLC, Property Owner, J.W. Speaker Corp.- N120 W19434 Freistadt Road Agent for Thomas & Joan Roskopf, Property Owners of Lot 1 of CSM 6702 (47.43-acres). Rezoning Application (A-1 Agricultural to M-1: Limited Industrial).

C. Sign Effectz Inc., Agent for Compass Properties, Property Owner and Ace Hardware N112 W16250 Mequon Road. Sign Review Application.

D. Sign Effectz Inc., Agent for Compass Properties, Property Owner and Health In Balance – N112 W16282 Mequon Road. Sign Review Application.

VI. **ANNOUNCEMENTS:**

VII. **ADJOURNMENT:**

The next Plan Commission Meeting will be on August 14, 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.*

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**PLAN COMMISSION MINUTES**
**June 12, 2017**

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

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

**PUBLIC INPUT**: None

**APPROVAL OF MINUTES:** ***MOTION Baum second Shadid to Approve the minutes from 5-22-17.***

***Motion carried unanimously.***

**Gehl Foods LLC – N116 W15970 Main Street**. Stacy Cooke, agent for Gehl Foods, property owner, is requesting approval of a 3-lot Certified Survey Map (CSM) and rezoning application in order to facilitate a future expansion of the production facility. Planner Retzlaff summarized the proposal.

***MOTION Gray second Baum to Approve the 3-lot Certified Survey Map land combination and the proposed rezoning for the two residential lots owned by Gehl Foods from B-3: General Business to M-1: Limited Industrial subject to the following conditions:***

1. ***All technical corrections and issues raised by the Village Surveyor in the May 30, 2017 memo shall be addressed and/or corrected prior to recording the CSM.***
2. ***Site development and building plan approval by the Village Plan Commission is required prior to making any alterations and/or improvements to the two residential lots subject to rezoning and combination and the residential dwellings thereon. Unless superseded by or supplemented with additional and/or different issues and requirements, all site development issues raised by the Village departments summarized in the staff report & recommendation dated June 12, 2017 shall be addressed in the site development and building plan application submitted to the Village.***

Trustee Baum said the rezoning won't do anything to move the plan for Main Street forward. He asked if there was any opportunity or reason to object to the proposal. Planner Retzlaff agreed that the planned expansion that would result from the rezoning is inconsistent with the Main Street plan to transition into a pedestrian-oriented entertainment district and now would be the time to object. He said he was torn between withholding the expansion of a local business that is so prominent and important to the economy of the Village and the possibility of the area someday converting into a pedestrian oriented entertainment district. He indicated we are not fielding a lot of proposals for retail or entertainment uses and felt it's not appropriate to withhold approval of the Gehl proposal simply over the notion that one day we may have a pedestrian friendly district. Chairman Wolter understood Gehl's need to expand but would like to maintain the houses as long as possible to keep the residential feel of the area and keep the Main Street plan moving forward. Stacy Cooke, Gehl Foods, said there wasn't a plan to remove the houses at this time.

***MOTION carried unanimously.***

**Scott Bence, JBJ Development for Saxony Village – N115 W16200 Main Street**. The property owner is seeking approval of a series of amendments to the approved site development and building plans for the 172-unit multi-family Saxony Village apartment community. Planner Retzlaff summarized the proposed revisions to the plans. Discussion followed.

Commissioner Gray asked Mr. Bence what the purpose was for having the covered garages. Mr. Bence explained the previous plan included 2 buildings with 20 garages and because he is moving the units there was some extra land there. He agreed the rental garages are a revenue source but more importantly the residents appreciate having the extra storage on site. He confirmed that all storage will only be allowed inside the garages. The garages will have locks and security lighting including 2 pole fixtures on the driveway and a light on each garage. Planner Retzlaff said the garages have moved closer to the property line. Chairman Wolter asked if the garages could be used for fixing up cars. Mr. Bence said that would not be allowed and is a violation of the lease agreement.

***MOTION Laszewski second Gray to Approve the amendments proposed to the approved site development and building plans for the 172-unit Saxony Village apartment community located at N115 W16200 Main Street subject to the following conditions:***

1. ***A revised or supplemental landscape plan shall be prepared and submitted to the Village Planner for review and approval prior to issuance of an occupancy permit for the first building constructed (Building #4 construction is underway as of May 2017). Said landscape plan shall include/address: (a) additional trees and shrubs along the north and west sides of the proposed garages in the northwest corner of the site; and (b) the reconfigured "village square" and area surrounding the expanded clubhouse building.***
2. ***The owner/developer or subsequent property management entity shall be responsible for the ongoing inspection and maintenance of the surface garages in the southeast corner of the site to ensure that the area and/or individual surface garages: (a) are used only for inside storage; (b) are not used for business activities; and (c) do not become a dumping ground or an attractive nuisance.***

Trustee Baum was concerned there won't be any input from the residents that had come out to object to the amount of parking spaces when the site plan first came forward. And will be furious when they find out there are now twice as many parking garages. Planner Retzlaff said the original Plan Commission action was to delete building number 6, in large measure to reduce the total number of units. In this case the units are being re-distributed elsewhere on the site. Trustee Baum explained the reason Plan Commission originally wanted to delete building no. 6 was because it was too close to the residents on the east and now there will be parking garages in its place and he feels they will be more offensive to those residents. He said the plans are now being changed with no one in the Village here to object to the changes. Chairman Wolter said we had asked Mr. Bence at one point to consider removing the residential portion of building 6 which he has done and he appreciates that. He replaced that building with storage, which is an alternative use and is something his residents use. He reasoned that the garages are not an everyday kind of use but a minimal use of land. Trustee Rep. Baum said he'd rather have the apartment building there than garages. Commissioner Gray said she has concerns also but the garages are only one story compared to the two-story apartment building. She said she listened to the people and now feels the residents won't see the apartment building. Mr. Bence said all the amenities for the development are still there. He said a resident came to him and asked if he would look into the option of removing building no. 6 and he has done that. Trustee Rep. Baum said he didn't like that now we'll see the back of garages on Main street.

Mr. Bence said they will look better than many of the other buildings in site and he will be asking that those properties be cleaned up.

***MOTION to Approve Fails (3-3 Baum, Shadid, Nilles against).***

Chairman Wolter said that is unacceptable saying building no. 6 was the biggest point of contention. He said we asked Mr. Bence to consider moving that building and he has done that. Trustee Rep. Baum did not agree and believes he is speaking for those residents who objected. Commissioner Gray thought the revisions worked. Mr. Bence asked the Plan Commission to reconsider the vote.

Chairman Wolter made a Motion to reconsider the Site Plan Revisions as proposed with the Planner's recommendations, seconded by Gray. Trustee Zabel explained a reconsideration vote needs to be brought forward from someone on the prevailing side of the original vote. Discussion continued.

***MOTION Nilles second Laszewski to Reconsider the Motion to Approve with the Planner's Recommendations.***

Commissioner Shadid didn't see a problem with the garages but was concerned how the community will feel about the changes. Planner Retzlaff commented that while a public hearing is not required, the Plan Commission could require one to get feedback.

James Kapus, N114 W15909 Hilbert Lane, Oakwood Village Condominiums, spoke in favor of the change and said a number of the residents would rather look at the single-story garages than a two-story apartment building with pitched roofs. He asked if the garages could be moved out an additional 10 feet and if some arborvitae or evergreens could be added to block the view. Mr. Bence said he could move the garages 10 feet further west and keep the same proportions.

***MOTION to Reconsider carried (5-1 Baum).***

***MOTION to Amend Wolter second Baum to move the storage building and surface garages 10 feet to the west where building 6 was located.***

Discussion continued regarding adding landscaping to block the view of the garages from the east. Mr. Bence said there was a sanitary easement in that area. Trustee Rep. Baum said landscaping could be put in the 10-foot section between the easement and the buildings.

***MOTION to Amend the Amendment Laszewski second Baum that a landscaping plan be submitted and approved by the Planner to add trees and screening for the residents to the east of the buildings.***

***MOTION to Amend the Amendment carried 5-1 (Baum).***

***MOTION to Approve the Motion to Amend carried 5-1 (Baum).***

***MOTION to Approve as Amended carried 5-1 (Baum).***

**Compass Properties – N112 W16200 Mequon Road.** The property owner is requesting site development and building plan approval for a series of façade alterations to the existing multi-tenant retail commercial building located in the Germantown Marketplace Planned Development District (PDD). Planner Retzlaff summarized the proposal.

Brad Kropp, Perspective Design, said they are coming back to the Plan Commission with the same submittal they proposed 9 years ago. He said the tenant space is still vacant but they have a potential tenant interested in the space only if the witches hat is removed, without adding dormers.

Commissioner Gray said there should be some sort of detail along the roof to compensate for removing the witches hat. Trustee Rep. Baum agreed saying he liked the witches hat and removing it would leave a big long blank nothing. He said to at least do the dormers and to relocate the gazebo feature. Sheldon Opperman, Compass Properties, explained the interior mall space has been vacant for 15 years. He said the potential tenant is contingent upon him getting the proposed approvals with no dormers or witches hat. He stated that the tenant will not come if he doesn't get the approvals tonight. Trustee Rep. Baum asked Mr. Opperman what he can add to the roof if the witches hat is removed. Mr. Opperman understands the Plan Commission's comments about adding something to the building, but is at their mercy. Planner Retzlaff explained the Plan Commission is the architectural review board and it is up to them to decide what is acceptable for this building.

***MOTION Gray second Shadid to Approve the front and rear façade alterations proposed to the existing multi-tenant retail commercial building located in the Germantown Marketplace Planned Development District (PDD) at N112 W16250 Mequon Road subject to the following conditions:***

1. ***Outdoor vending machines and product dispensers are permitted subject to the provision of 17.50(9) of the Zoning Code.***
2. ***The existing fire sprinkler system shall be modified per IBC building codes. Sprinkler heads are not allowed to be turned upright (as shown on sheet A1.1) may not meet required design standards. Building plans should be submitted to the WI DSPS as necessary to ensure building and fire code compliance.***
3. ***Building permits for all interior and exterior remodeling and improvements are required from the Community Development Department.***
4. ***All permanent and temporary signage requires a permit from the Village Community Development Department.***

Trustee Rep Baum asked how much merchandise will be outside. Both Mr. Opperman and Planner Retzlaff were unsure, but commented that Ace Hardware stores do have outside displays. Mr. Opperman said the merchandise needs to be under the roof line and that he has written self-policing requirements into the lease. Planner Retzlaff explained that seasonal items are not regulated by the code.

***MOTION Baum second Shadid to allow the witches hat to be removed and no dormers installed with the rear elevation changes as shown.***

Trustee Rep Baum said he'd like to see something on the roof but wants to see the tenant and the space rented. Chairman Wolter agreed the witches hat seems to cause a problem for leasing the space.
***MOTION carried unanimously***.

**John Lamm** – The property owner of a 28.31-acre parcel on Maple Road is requesting a consultation with the Plan Commission to amend the 2020 Land Use Plan Map classification from Agricultural/Conservation Residential to Rural Residential. Planner Retzlaff summarized the proposal. He indicated if the amendment is approved, it would enable Mr. Lamm to move forward with a proposal to rezone the property from A-1: Agricultural to the Rs-3: Single-Family Residential zoning district and then propose to develop a 13-lot, single-family conservation subdivision within an existing primary environmental corridor. This property abuts the sewer service area. John Lamm commented that it's been 10 years since he last came before the Plan Commission with the same plan. He said he knows how to beautify an area and this subdivision will preserve the trees and include walking trails into the woods. A lengthy discussion followed.

Commissioner Gray asked why the sewer service area couldn't be extended. Planner Retzlaff said the Village could petition to extend the sewer service area. Trustee Rep. Baum said when the new 2030 plan was first discussed, he suggested that anything north of Freistadt Road remain at the 5-acre lot requirement. However, in the new layout, he then suggested anything west of Fond du Lac Avenue not be limited to that size so the density could be changed along Hwy. 41/45 at the Holy Hill interchange. He indicated with the new plan we could start to develop a lower density at the interstate and step down that density as you go east. Then east of Fond du Lac Avenue re-engage the 5-acre lot sizes. He said based on that new concept this lot falls into that higher density plan. Planner Retzlaff said it's conceivable that this area could be included into a future sewer service area expansion but from a cost-effective standpoint, developing 1-acre lots wouldn't make a lot of sense. He said we want the sewer service district to come up 41/45 and engage the Holy Hill area. Planner Retzlaff said if the sewer service area is not extended to include this property and it is allowed to develop at a 1 to 2-acre density, then it becomes a hindrance for the expansion of the sewer service area if it were to go further north. He said if you want to see the sewer service area extended north of the railroad tracks then allowing this property to develop at a 1 or 2-acre density doesn't make sense. He explained the request should be withheld and should wait until the sewer service area is expanded and is run through or past this property to help pay for the installation of the facilities and the operation of them and to allow the higher density to proceed further north. He said the Holy Hill exchange area is more likely to be developed first with sewer service.

Mr. Lamm said the property has an additional 12 acres that will not be developed. Commissioner Laszewski asked if we're setting a precedence if the 2020 LUP was amended. Planner Retzlaff said it would be setting a precedence but for a good reason. He added that the Speaker Corporation had dedicated land north of the railroad tracks to the Village and that the Lamm trail system could be extended to the property the Village owns. He said it seems like a logical step given the environmental features of the property. Commission Laszewski commented that higher density zoning shouldn't be considered for other properties, unless the property includes special features similar to this property.

Commissioner Gray said 5 acre lots seem to be a lot of waste and she favors the smaller lots. Trustee Rep. Baum said he didn't think this area needs 5 acre lots and was ok with the concept plan as it is. Other Commission members agreed. Chairman Wolter said there may be rebuttal from the property owners in that area to keep Germantown's feel and we may need to make some ground work towards developing a plan of how we want the land to be used. He said the 2030 land use will need to be determined and he didn't think 5-acre lot sizes in all areas north of Freistadt Road is feasible. He said this would be a beautiful subdivision to live in. Commissioner Laszewski said the

subdivision would preserve the environmental corridor and he is OK with the smaller lot sizes. Trustee Baum suggested putting in a hammer head instead of a cul-de-sac as a better option.

This item was a consultation. No action was taken.

**Chiropractic Company – W164 N11269 Squire Drive**. The request is for sign approval for one wall mounted sign for the new tenant in the Germantown Marketplace II retail center. Planner Retzlaff summarized the proposal.

***MOTION Baum second Shadid to Approve the proposed wall-mounted signs for the new Chiropractic Company location in the Germantown Marketplace II retail center subject to the following conditions:***

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

***MOTION carried unanimously.***

**Minuteman Press – W156 N9666 Pilgrim Road**. The request is for sign approval for one wall-mounted sign for the new tenant in the Hillcrest retail center. Planner Retzlaff summarized the proposal.

***MOTION Baum second Nilles to Approve the proposed wall mounted sign for the Minuteman Press operation located in the Hillcrest retail center subject to the following conditions:***

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

***MOTION carried unanimously.***

**GT Vapor – N112 W15800 Mequon Road**. The request is for sign approval for one wall-mounted sign for the new tenant in the Sendik's Village Centre. Planner Retzlaff summarized the proposal.

***MOTION Baum second Shadid to Approve the proposed wall-mounted sign for the new GT Vapor operation located in the Sendik's Village Centre 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.***

Trustee Rep. Baum asked if the business had a ventilation system to suck the smoke out of the space. Planner Retzlaff said the zoning permit had been reviewed and approved by the fire department and building inspection.

***MOTION carried unanimously.***

**Community Development Department** – Proposal for amendments to various provisions to Section 17 of the Zoning Code. The amendments are proposed in order to reflect recent actions and/or policy decisions by the Village, and to clarify and otherwise improve staff's ability to administer and enforce the amended regulations. Planner Retzlaff explained the Village Board recently discussed the issue of allowing businesses, who provide outdoor entertainment, an opportunity to have both extended hours and/or increased sound level limits enforced by the Village. He indicated the Board directed staff to draft a package of code amendments that would create the requirements, limitations and permitting process that would enable businesses to conduct outdoor entertainment activities beyond the typical time and/or sound level limits. The existing performance standards in the zoning code somewhat impede the police department in their ability to enforce other noise regulations that don't necessarily require the measurement of a particular sound or that apply the measurement to a chart or certain set of criteria. The current sound levels are broken down by octave bands and sound levels and the equipment the Village owns isn't able to measure at those varying octave levels. As a result, and as a part of the Outdoor Entertainment proposal, some changes need to be made to the zoning code as its applied to those performance standards. The amendments are as follows:

**SECTION 1.** That Section 17.47 (Performance Standards) is to be revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.47(1) COMPLIANCE.

This chapter permits specific non-residential land uses and activities to be conducted on property in specific non-residential zoning districts, including the "A" agricultural, "B" business and "M" manufacturing and industrial zoning districts. ~~and~~ Tthese performance standards are designed to limit, restrict and prohibit the effects of ~~those~~ such non-residential land uses ~~outside their premises or~~ and activities beyond the boundaries of property located within these non-residential zoning districts. All structures, lands, air and waters associated with property located within the "A" agricultural, "B" business and "M" manufacturing and industrial zoning districts shall hereafter, in addition to all other applicable use, site and sanitary regulations, comply with the following performance standards.

**SECTION 2.** That Section 17.47(6) is to be revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are added:

17.47(6) NOISE.

No land use or activity being conducted on property located in the M-1, M-2, M-3 and M-4 Manufacturing and Industrial Zoning Districts shall produce a sound level beyond the boundaries of that property ~~outside the district boundary~~ that exceeds the ~~following~~ sound level limits set forth in Table 1 as measured by a sound level meter ~~and associated octave band filter~~:

Table 1.

| Zoning District | Sound Level Limits: Daytime (6:00am to 10:00pm) | Sound Level Limits: Nighttime (10:00pm to 6:00am) |
|---|---|---|
| M-1 | 70 db(A) | 65 db(A) |
| M-2<br>M-3<br>M-4 | 75 db(A) | 70 db(A) |

| ~~Octave Band Frequency (Cycles Per Second)~~ | ~~Sound Level (Decibels)~~ |
|---|---|
| ~~0 to 75~~ | ~~79~~ |
| ~~75 to 150~~ | ~~74~~ |
| ~~150 to 300~~ | ~~66~~ |
| ~~300 to 600~~ | ~~59~~ |
| ~~600 to 1,200~~ | ~~53~~ |
| ~~1,200 to 2,400~~ | ~~47~~ |
| ~~2,400 to 4,800~~ | ~~41~~ |
| ~~Over 4,800~~ | ~~35~~ |

~~No other activity in any other district shall produce a sound level outside its premises that exceeds the following:~~

| ~~Octave Band Frequency (Cycles Per Second)~~ | ~~Sound Level (Decibels)~~ |
|---|---|
| ~~0 to 75~~ | ~~72~~ |
| ~~75 to 150~~ | ~~67~~ |
| ~~150 to 300~~ | ~~59~~ |
| ~~300 to 600~~ | ~~52~~ |
| ~~600 to 1,200~~ | ~~46~~ |
| ~~1,200 to 2,400~~ | ~~40~~ |
| ~~2,400 to 4,800~~ | ~~34~~ |
| ~~Over 4,800~~ | ~~32~~ |

All noise shall be so muffled or otherwise controlled so as not to become objectionable due to intermittence, duration, beat frequency, impulse character, periodic character or shrillness.

Pursuant to the sound level limit requirement set forth herein, no sound level shall be deemed to be in violation of this requirement unless the offending sound exceeds the applicable sound level limit in Table 1, and, exceeds the then existing ambient sound level by at least five (5) db(A) at the location from which the sound level is measured.

All land uses and activities in all zoning districts, except the "M" manufacturing and industrial zoning districts set forth herein, are subject to all provisions and regulations concerning noise as set forth in Chapter 9 (Public Peace and Good Order) and Chapter 10 (Public Nuisances).

**SECTION 3.** That Section 17.07(3)(b) is to be revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.07(3)(b) Performance Standards.
Performance standards listed in section 17.47 of this chapter shall be complied with by all non-residential uses in the ~~all~~ districts as specified therein.

**SECTION 4.** That Section 17.07(3)(d) is created to read as follows:

17.07(3)(d) Village Licenses and Permits.
It is the responsibility of all owners, tenants, or other users of all property to obtain all licenses and permits that may be required by the Village prior to the use of such property including the conduct of a business operation from such property. Village licenses and permits may include, but not limited to: Entertainment Permit, Liquor License, and any other license or permit required under Section 12 and other sections of the Municipal Code.

**SECTION 5.** That Section 17.08(48) of the Zoning Code is created to read as follows where words that are stricken are deleted and words that are underlined are to be added:

17.08(48) 17.08(48) LOT, DOUBLE FRONTAGE.
A lot having ~~a pair of opposite~~ lot lines that abut ~~along~~ two (2) or more ~~or less parallel~~ public streets and which is not a corner lot. For the purpose of this ordinance, double and three-sided ~~frontage~~ lots in residential districts shall be deemed to have one front yard on the street to which the dwelling faces ~~and from which principal access to the dwelling is provided~~, and, one rear yard. Any other yard that is not a front or rear yard shall be deemed to be a side yard for purposes of determining the type, height, location and setback requirements for accessory buildings and fences to be installed on any double frontage lot.

***MOTION Baum second Shadid to recommend Approval of Sections 1, 2, 3 and 4 as stated in the Village Planner's staff report.***

***MOTION carried unanimously.***

Planner Retzlaff summarized the revision to Section 17.08(48) defining double frontage lots. The current language in the code doesn't address the three-sided lot situation. The revisions address three sided lots as being considered the same as those with double frontage lots for purposes of determining setbacks and other applicable building restrictions. Discussion followed.

***MOTION Baum second Gray to recommend Approval of Section 17.08(48) as revised in the Village Planner's staff report.***

***MOTION carried unanimously***.

**ANNOUNCEMENTS**: None

**ADJOURNMENT**: There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

DRAFT

# CERTIFIED SURVEY MAP (CSM) APPLICATION

**7/10/17 Plan Commission Meeting**

## MLG Germantown Investments LLC / Willow Creek Business Park

**Village Planner Report** **Germantown, Wisconsin**


**Summary**

MLG Development, agent for MLG Germantown Investments LLC, property owner, has submitted a 5-Lot Certified Survey Map (CSM) 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

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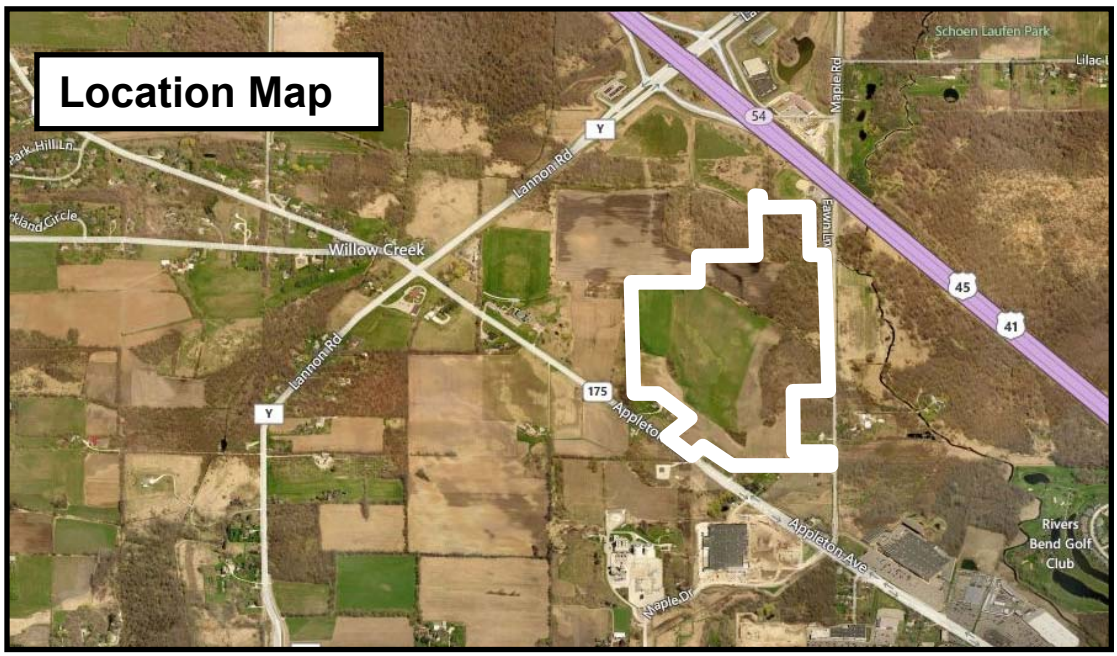
**Existing Zoning:** M-1: Limited Industrial

| 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 |



## Background

MLG Germantown Investments LLC, owns approximately 118 acres of land north of Appleton Avenue and west of Maple Road, most of which is located within the Village of Germantown's Tax Incremental District (TID) #6. TID #6 contains a total of approximately 192.5 acres of land that was established in June, 2014 for the development of both industrial and commercial development.

## Proposal

As shown in the preliminary CSM, the 118-acres currently owned by MLG is being divided into five (5) lots containing all of the developable land and three outlots which contain four storm water basins, wetlands and floodplain that surrounds the 118 acre area known as the “Willow Creek Business Park”.

NOTE: A 2-lot CSM was originally reviewed by the Plan Commission back in January, 2017. At that time it was explained that further division of the land within the Business Park would occur as businesses seek to acquire specific land area to meet their needs in the future. At this time, the proposed CSM creates a lot that will satisfy the needs of a prospective business owner.

## Staff Comments

As noted on the CSM, Outlot 1 (37.9 acres) and Outlot 2 (5.4 acres) are to be dedicated to the Village of Germantown along with the public road “Willow Creek Way” for ongoing maintenance responsibility. There are three separate storm water basins constructed in Outlot 1 and a fourth basin in Outlot 2; all of which are to be maintained by the Village. Outlot 3 is to be retained by the Willow Creek Business Park Association. At this time, utility installation and road construction within the business park are complete.

Ordinarily, a certified survey map (CSM) can only be used for a minor land division if four (4) or fewer lots or parcels are created. However, in 2014, pursuant to Wisconsin Act 272 that went into effect April, 2014, the Village took advantage of changes made to the State’s platting requirements found in Chapter 236 Wis. Stats. Specifically, the Village expanded the use of CSM's for minor land divisions creating more than four (4) lots (up to a maximum of 10 lots) if the land being divided is located in a commercial, industrial or mixed-use zoning district. Act 272 requires a CSM used to create more than 4 lots to be submitted to the WI Dept of Administration (WisDOA) and WisDOT for review and compliance with the layout, surveying and certification requirements in Chapter 236 (236.15, 236.20 and 236.21). Therefore, this 5-lot CSM will be submitted to the WisDOA and WisDOT for certification once approved by the Village Board.

The Engineering Department (Village Surveyor) has identified a few technical corrections in a July 6, 2017 memo (copy attached) that will have to be corrected prior to recording of the CSM.

## Village Planner Recommendation

**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.

# Engineering Department Memorandum

**To:** Jeff Retzlaff Village Planner

**CC:**

**From:** Bob Beilfuss, PLS, Village Surveyor

**Date:** August 8, 2016
Revised November 7, 2016
Revised January 4, 2017
Revised July 6, 2017

**Re:** Willow Creek-TIF6 CSM

Jeff,

Here are my review comments for the CSM received 7/6/2017

## Certified Survey Map

**Applicant or Owner:** MLG-Barry Chavin
**Land Surveyor/Firm:** Don Chaput, PLS, Chaput Land Surveys

1. The angular and distance accuracy statement is missing and needs to be added.
   This item has been addressed.

2. There are four (4) adjoining unplatted parcels common to the east line of proposed Lot 2 and Outlot 2 that are not shown on pages 1, and 4 thru 6. That is not one large lot.
   This item has been addressed.

3. Building setback lines and widths are missing on Lot 1 and Lot 2.
   There are still building setback lines and dimension missing on Lot 2. See attached PDF page (2)

4. The exterior line along Appleton Avenue from Nimitz Court NW and SE needs to follow the road centerline and a 60' strip northeasterly from the centerline dedicated to the Village for public road purposes. The associated sideline dimensions will need to be recomputed and corrected for the R/W dedication.
   This item has been addressed.

5. The north line of Lot 1 and Lot 2 need to be moved to the south as they currently run thru the detention ponds the village will be acquiring title to. The lot lines need to be located at the bottom of the berm or toe of slope to the berms.
   This item has been addressed.

6. There are no public access easements to get to any of the 4 detention ponds.
   This item has been addressed with conversations with the owner. Access and electric easements will be provided to each of the four (4) detention ponds when the individual

buildings plans are submitted or subsequent certified survey maps are submitted that would further divide Lot 1 and Lot 2

7. To power the aerators located in each pond, the village needs to have private electric utility easements for each of the four ponds.
   This item has been addressed. See No. 6

8. There is a 10' wide x 73.27' long sanitary sewer easement needed around MH-9. This easement is located adjacent to the north R/W of Nimitz Court between Curve 1 and Curve 2.
   This item has been addressed in that the 10' easement is located on the map, (sheet 3 of 9) but there are dimensions missing that would tie this strip to a corner of Lot 1 or a point of curvature or tangency of the road R/W.

9. The "variable width drainage easement shown on Lot 1 on sheet 3 of 9 does not encompass all of the two drainage ditches and needs to be redone. This drainage easement is to be shown as a private drainage easement
   This item has been addressed.

10. In addition to the drainage easement mentioned in No. 12, there are 5 other major drainage ditches that need to be shown as private drainage easements of a variable width as well.
    This item has been addressed.

11. On sheet 3 of 9, there is a 30' drainage easement stub located on the NW side of the cul de sac bulb. As there is a storm sewer discharge and drainage ditch located in the same general area, this stub easement needs to be relocated over the new pipe alignment. The alignment shown was changed in 2015.
    This item has been addressed.

12. On sheet 3 of 9, there is a 15' general utility easement shown on Lot 1 and Lot 2 and adjacent to the road R/W. The Village is only going to install light poles on the north side of Nimitz Court, from Appleton Ave. to the midpoint of the cul de sac bulb.
    This item has been addressed.

13. A sign easement for the future monument sign will be needed once the sign location has been determined. This sign easement will not be located within the vision corners and the sign will not be located within Village Road R/W.
    This item has not been addressed.

14. On sheet 4 of 9 there is a small 20' x 28.69 bump out in the public sanitary and watermain easement which was intended for a vehicle turnaround.

    The vehicle turnaround has been relocated. This bump out in the easement can be removed and the adjacent easement line that bears North 47°58'02" West (312.54') can be extended to the southeast and intersect with the development south exterior boundary line.
    This item has not been addressed. See PDF Page 1

15. The wetland delineation line and 25' wetland offset line need to be defined on sheet 6 of 9. Which line is defining the actual wetland and which one is the setback?
This item has been addressed.

16. Building setback lines appear to vanish on sheet 1 of 9 as they run into wetland setback lines which would dictate the building setback in those areas. While the wetland line and setback line information are shown on sheet 6 of 9, the wetland setback line should also be shown and noted as such on sheet 1 of 9.

    Right now, it appears the building setback lines appear to be incomplete.

17. Future westerly extension of the sanitary sewer across Lot 1 requires a 20' public sanitary sewer easement. The attached CADD file has the proposed pipe and easement alignment.
This item has been addressed

18. Change all dates in the document to 2017. All year specific locations on the signature sheet have been replaced.

19. On sheet 3 of 12, the northeast corner of Lot 1 is showing a 15' wetland setback line which needs to be changed to a 25' wetland setback as in other areas of the development.

20. Per the original wetland delineation and mapping in 2014, an isolated wetland has been missing from previous submittals. This wetland is located just west of Outlot 2. The wetland delineation and 25' setback lines need to be re-added back into the map.

21. As this map now contains a 5th lot, this CSM now needs to be submitted to the Department of Administration-Plat Review and the Department of Transportation for their review and comment. This review can take up to 20 business days and has a review fee of $100.

No further review comments.

**Document Submittals and Data Conversion**

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

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

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

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

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

Village of Germantown
Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☐ $1,960 no public improvements
Paid ✓ Date 7-27-16

# 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**

Joe Bukovich
MLG Development
13400 Bishop's Lane, Suite 270
Brookfield, WI 53005
Phone (262 ) 424-5997
Fax (414 ) 908-9157
E-Mail jbukovich@mlgdevelopment.com

**PROPERTY OWNER**

MLG Germantown Investment LLC
c/o Andrew C. Teske
13400 Bishop's Lane, Suite 270
Brookfield, WI 53005
Phone (262 ) 797-9400
ateske@mlgcompanies.com

**2**

| PROPERTY ADDRESS OR GENERAL LOCATION | TAX KEY NUMBER |
|---|---|
| Willow Creek Business Park, Appleton Avenue | GTNV 321999, GTNV 321984 GTNV 321991, GTNV 321985 GTNV 321981 |

**3 PURPOSE OF LAND SPLIT**

| | | |
|---|---|---|
| Development of property into a business park. Dedicate roads and easements and create lot 1 for third party development. | Will the land split require rezoning? No | |
| | From | To |

**4 READ AND INITIAL THE FOLLOWING:**

JAB 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.

JAB 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.

JAB 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.

JAB 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!**

Joseph A. Bukovich 7/26/16
Applicant Date

By: Andrew C. Teske, VP 7/26/2016
Owner Date

# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

All dimensions shown are measured to the nearest hundredth of a foot.

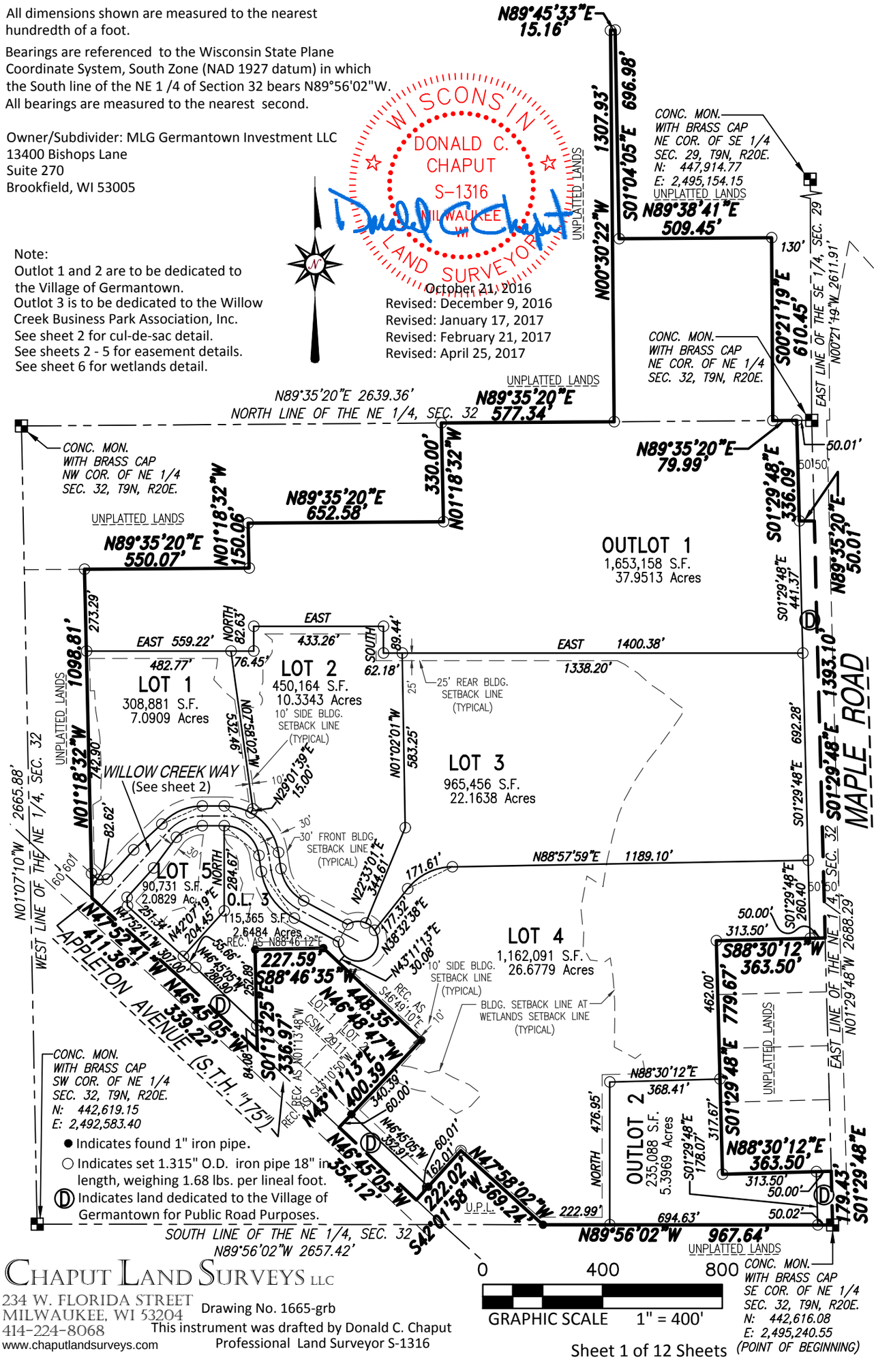
Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) in which the South line of the NE 1 /4 of Section 32 bears N89°56'02"W. All bearings are measured to the nearest second.

Owner/Subdivider: MLG Germantown Investment LLC
13400 Bishops Lane
Suite 270
Brookfield, WI 53005

Note:
Outlot 1 and 2 are to be dedicated to the Village of Germantown.
Outlot 3 is to be dedicated to the Willow Creek Business Park Association, Inc.
See sheet 2 for cul-de-sac detail.
See sheets 2 - 5 for easement details.
See sheet 6 for wetlands detail.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE WI
LAND SURVEYOR

October 21, 2016
Revised: December 9, 2016
Revised: January 17, 2017
Revised: February 21, 2017
Revised: April 25, 2017




● Indicates found 1" iron pipe.
○ Indicates set 1.315" O.D. iron pipe 18" in length, weighing 1.68 lbs. per lineal foot.
Ⓓ Indicates land dedicated to the Village of Germantown for Public Road Purposes.


CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

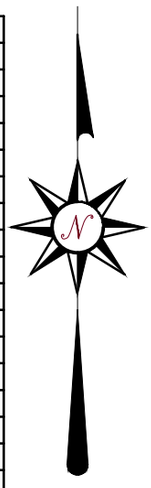

Drawing No. 1665-grb
This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

CURVE DATA

| CURVE | LOT | ARC | RADIUS | CHORD BEARING | CHORD | DELTA | TANGENT BEARING | TANGENT BEARING |
|---|---|---|---|---|---|---|---|---|
| 1 | 1 | 152.92' | 183.00' | N66°03'39.5"E | 148.51' | 47°52'41" | N42°07'19"E | EAST |
| 1 | CL | 125.34' | 150.00' | N66°03'39.5"E | 121.73' | 47°52'41" | N42°07'19"E | EAST |
| 1 | 2 | 97.77' | 117.00' | N66°03'39.5"E | 94.95' | 47°52'41" | N42°07'19"E | EAST |
| 2 | TOTAL | 259.83' | 183.00' | S49°19'28"E | 238.55' | 81°21'04" | EAST | S08°38'56"E |
| 2 | 1 | 92.71' | 183.00' | S75°29'10.5"E | 91.72' | 29°01'39" | EAST | S60°58'21"E |
| 2 | 2 | 167.12' | 183.00' | S34°48'38.5"E | 161.37' | 52°19'25" | S60°58'21"E | S08°38'56"E |
| 2 | CL | 212.98' | 150.00' | S49°19'28"E | 195.53' | 81°21'04" | EAST | S08°38'56"E |
| 2 | 2 | 166.12' | 117.00' | S49°19'28"E | 152.52' | 81°21'04" | EAST | S08°38'56"E |
| 3 | 2 | 136.25' | 147.00' | S35°12'06.5"E | 131.43' | 53°06'21" | S08°38'56"E | S61°45'17"E |
| 3 | CL | 166.84' | 180.00' | S35°12'06.5"E | 160.93' | 53°06'21" | S08°38'56"E | S61°45'17"E |
| 3 | 2 | 197.42' | 213.00' | S35°12'06.5"E | 190.43' | 53°06'21" | S08°38'56"E | S61°45'17"E |
| 4 | TOTAL | 345.57' | 66.00' | N28°14'43"E | 66.00' | 300°00'00" | N58°14'43"E | S01°45'17"E |
| 4 | 2 | 62.56' | 66.00' | S85°23'52"W | 60.24' | 54°18'18" | N58°14'43"E | S67°26'59"E |
| 4 | 3 | 38.74' | 66.00' | N50°37'59"W | 38.19' | 33°38'00" | S67°26'59"E | S33°48'59"E |
| 4 | 4 | 192.37' | 66.00' | N49°41'07"E | 131.15' | 167°00'12" | S33°48'59"E | N46°48'47"W |
| 4 | OUTLOT 3 | 51.90' | 66.00' | S24°17'02"E | 50.58' | 45°03'30" | N46°48'47"W | S01°45'17"E |
| 5 | 3 & 4 | 171.61' | 195.00' | S63°45'18"W | 166.12' | 50°25'21" | N38°32'38"E | N88°57'59"E |




## WILLOW CREEK WAY DETAIL

October 21, 2016
Revised: December 9, 2016
Revised: January 17, 2017
Revised: February 21, 2017
Revised: April 25, 2017

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

OUTLOT 1
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
OUTLOT 3
WILLOW CREEK WAY
APPLETON AVENUE (S.T.H. "175")

GRAPHIC SCALE
0 200 400
1" = 200'

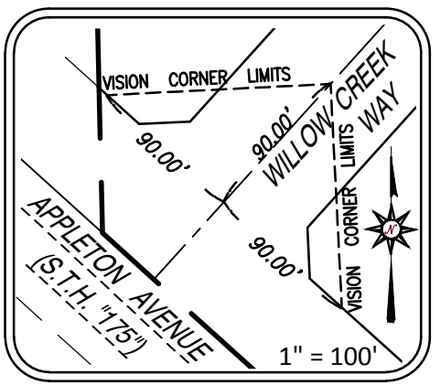
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 2 of 12 Sheets

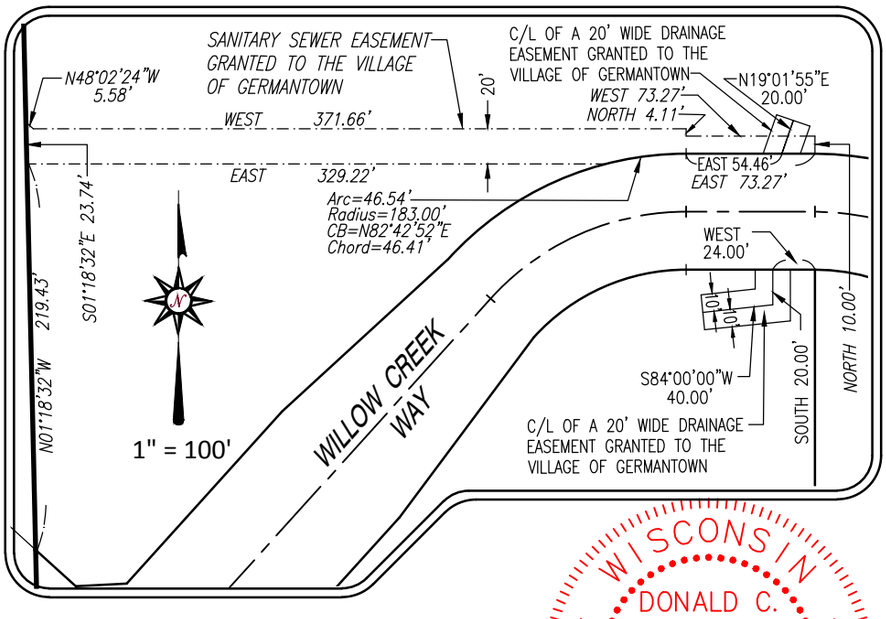
# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

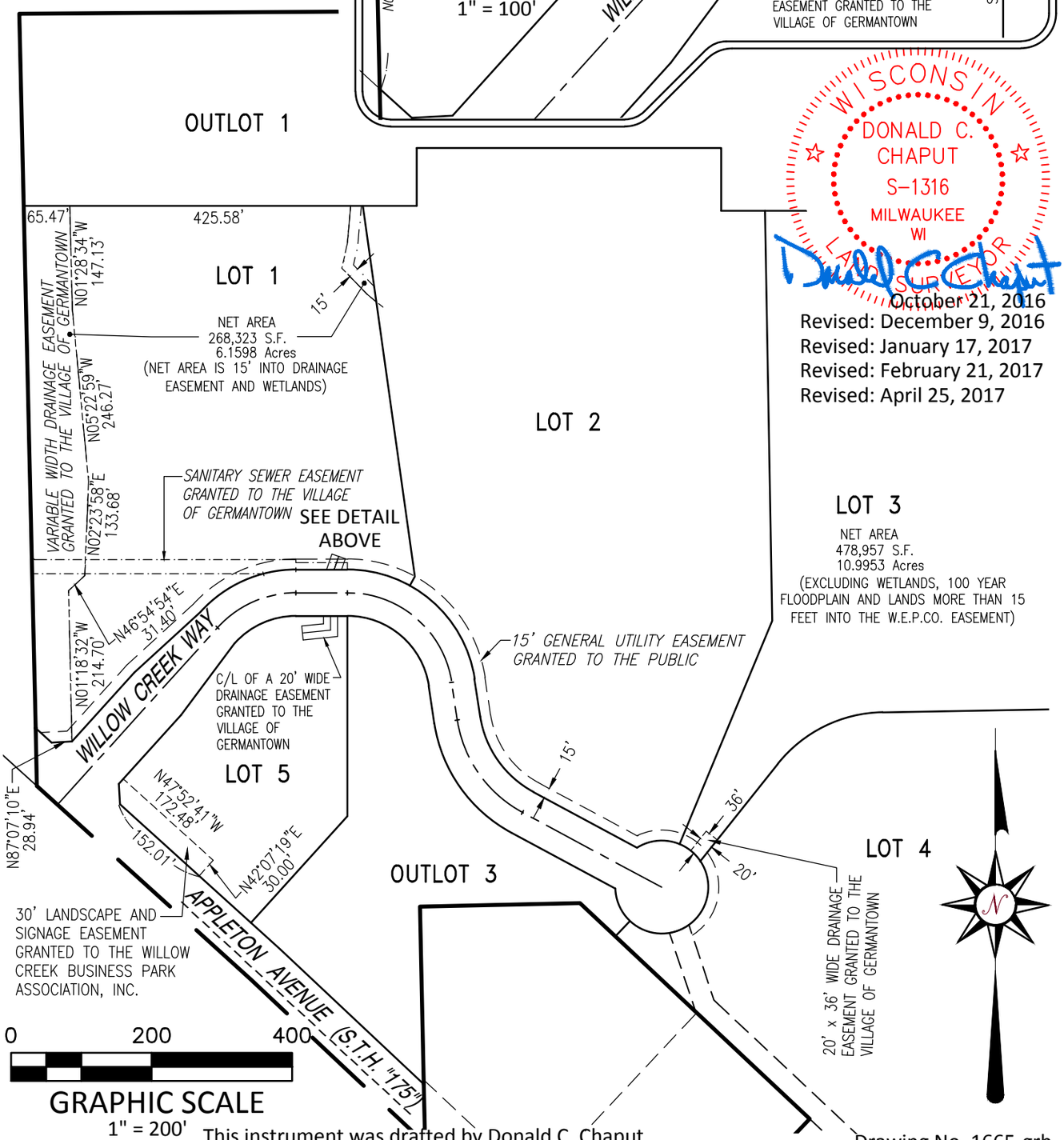
VISION CORNER RESTRICTION BY THE VILLAGE OF GERMANTOWN ZONING CODE




SANITARY SEWER EASEMENT GRANTED TO THE VILLAGE OF GERMANTOWN AND 20 FOOT WIDE DRAINAGE EASEMENT GRANTED TO THE VILLAGE OF GERMANTOWN




## EASEMENT DETAILS




WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

October 21, 2016
Revised: December 9, 2016
Revised: January 17, 2017
Revised: February 21, 2017
Revised: April 25, 2017

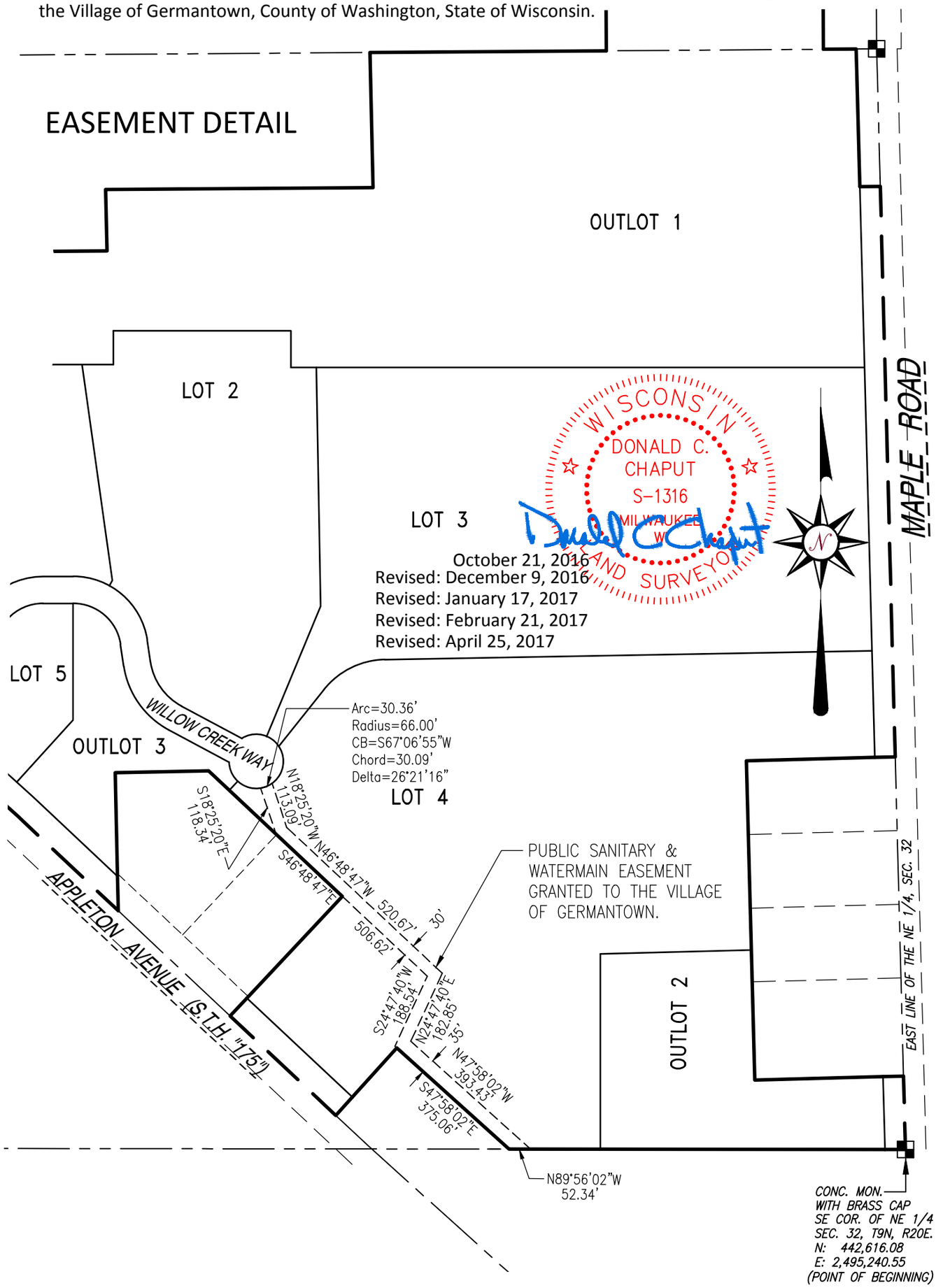
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 3 of 12 Sheets

# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

## EASEMENT DETAIL




0 300 600

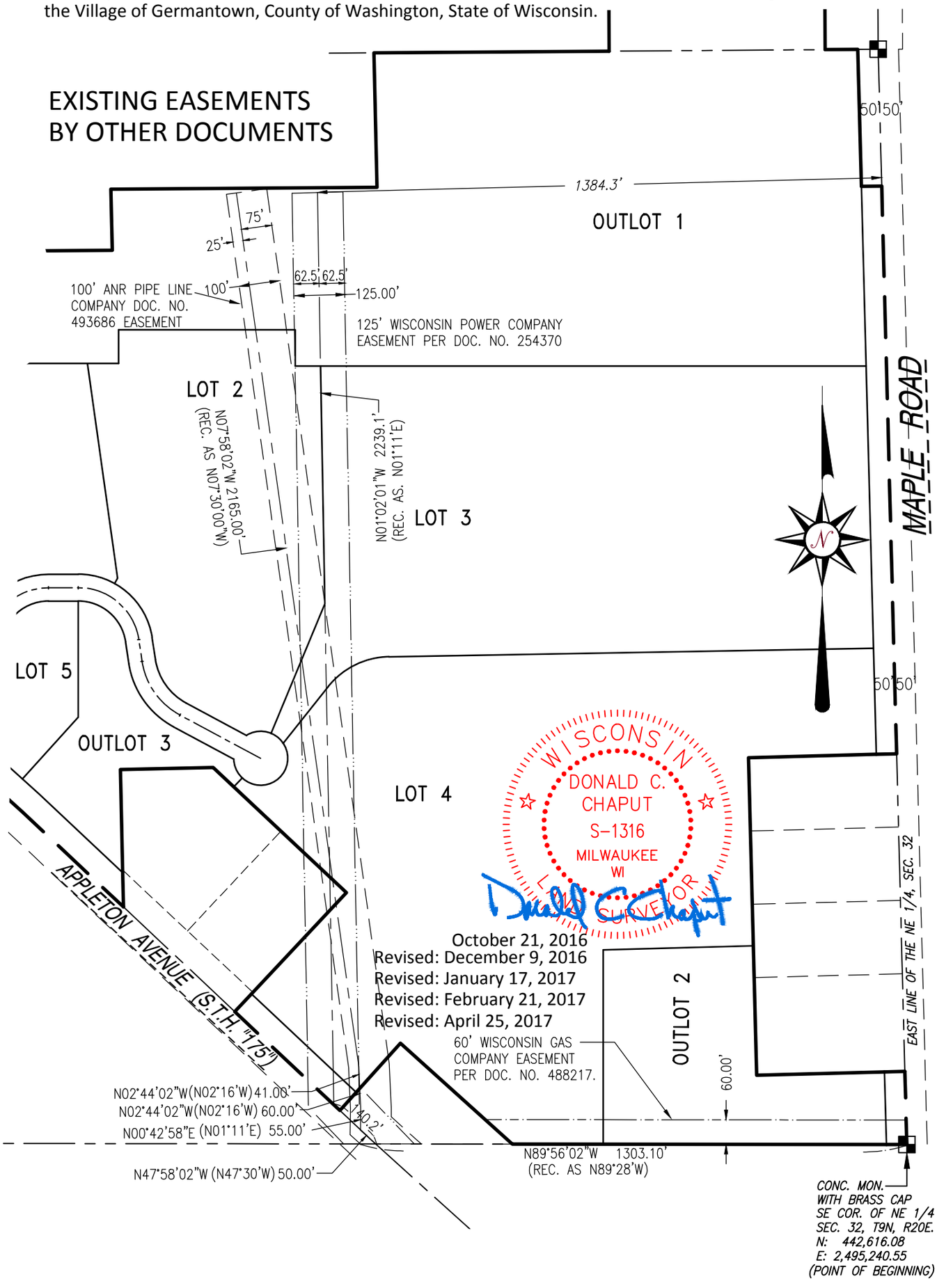
GRAPHIC SCALE
1" = 300'

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 4 of 12 Sheets

# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.




0 300 600

GRAPHIC SCALE
1" = 300'

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 5 of 12 Sheets

# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

## WETLANDS DETAIL

Wetlands delineated by Wetland & Waterway Consulting, LLC,
Dated: May 14, 2014

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

October 21, 2016
Revised: December 9, 2016
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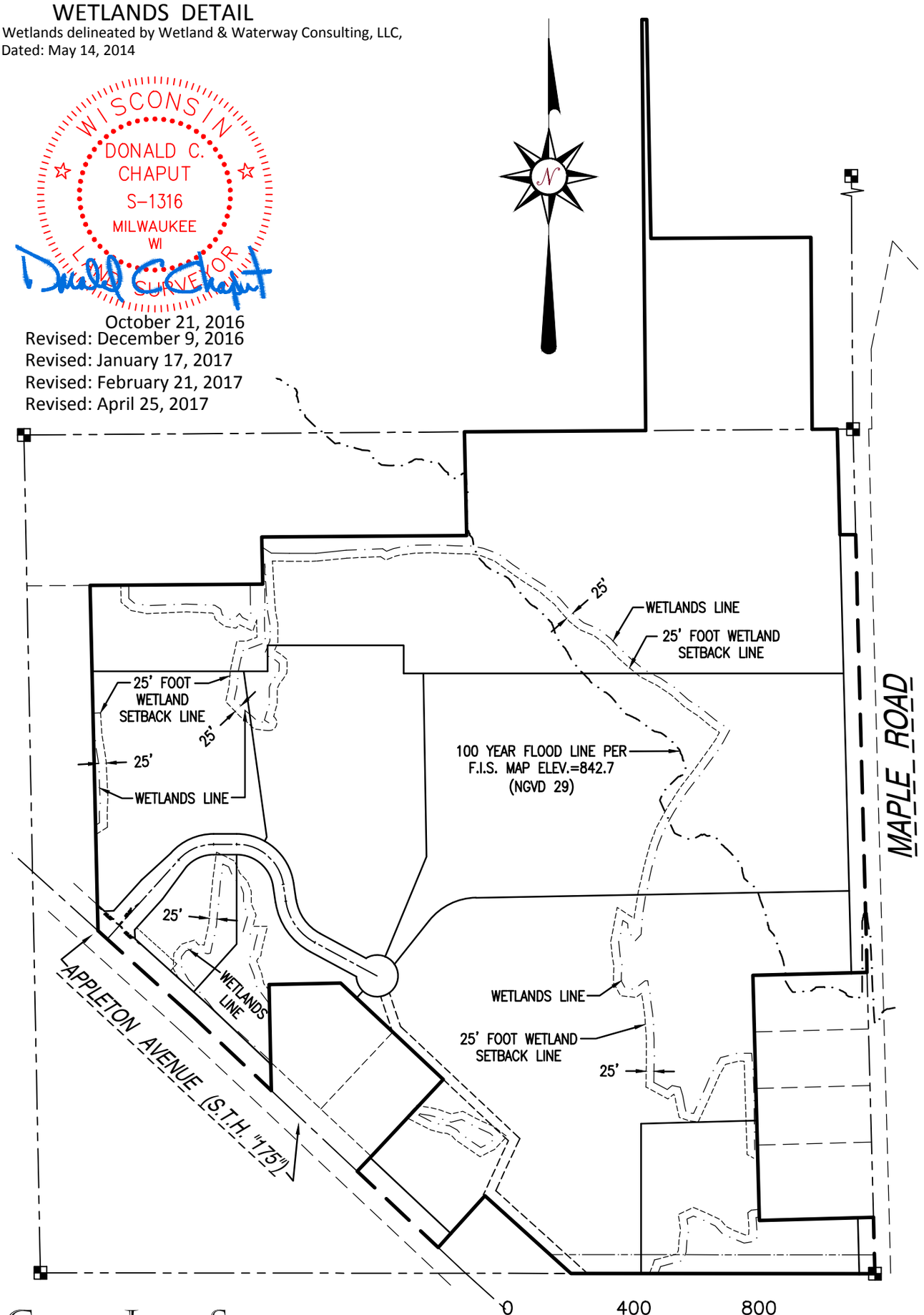
Revised: February 21, 2017
Revised: April 25, 2017





CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com


This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 6 of 12 Sheets

# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

I, DONALD C. CHAPUT, a professional land surveyor, do hereby certify:

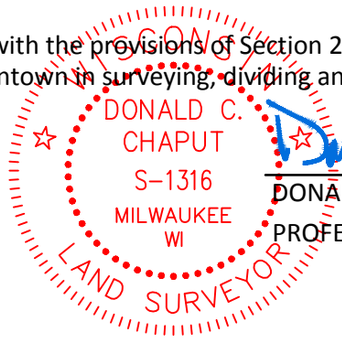
THAT I have survey, divided and mapped a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin, , bounded and described as follows:

BEGINNING at the Southeast corner of said Northeast 1/4 Section, thence North 89°56'02" West along the South line of said Northeast 1/4 Section 967.64 feet to a point; thence North 47°58'02" West 369.24 feet to a point; thence South 42°01'58" West 222.02 feet to a point on the centerline of Appleton Avenue (S.T.H. " 175"); thence North 46°45'05" West along said centerline 354.12 feet to a point; thence North 43°11'13" East along the Southeasterly line of Certified Survey Map No. 2911 and its extension 400.39 feet to a point; thence North 46°48'47" West along the Northeasterly line of said Certified Survey Map 448.35 feet to a point; thence South 88°46'35" West along the Northerly line of said Certified Survey Map 227.59 feet to a point; thence South 01°13'25" East 336.97 feet to a point on the centerline of Appleton Avenue (S.T.H. " 175"); thence North 46°45'05" West along said centerline 339.22 feet to a point; thence North 47°52'41" West along said centerline 411.36 feet to a point; thence North 01°18'32" West 1098.81 feet to a point; thence North 89°35'20" East 550.07 feet to a point on the West line of the East 35 acres of the West 1/2 of the Northeast 1/4 of Section 32; thence North 01°18'32" West along said West line 150.06 feet to a point; thence North 89°35'20" East 652.58 feet to a point; thence North 01°18'32" West 330.00 feet to a point on the North line of the Northeast 1/4 of Section 32; thence North 89°35'20"East along said North line 577.34 feet to a point; thence North 00°30'22" West 1307.93 feet to a point; thence North 89°45'33" East 15.16 feet to a point; thence South 01°04'05" East 696.98 feet to a point; thence North 89°38'41" East 509.45 feet to a point on the West line of Maple Road; thence South 00°21'19" East along said West line 610.45 feet to a point on the North line of the Northeast 1/4 of Section 32; thence North 89°35'20" East along said North line 79.99 feet to a point on the West line of Maple Road; thence South 01°29'48"East along said West line 336.09 feet to a point; thence North 89°35'20"East 50.01 feet to a point on the East line of the Northeast 1/4 of Section 3; thence South 01°29'48" East along said East line 1393.10 feet to a point; thence South 88°30'12" West 363.50 feet to a point; thence South 01°29'48" East 779.67 feet to a point; thence North 88°30'12" East 363.50 feet to a point on the East line of the Northeast 1/4 of Section 32; thence South 01°29'48" East along said East line 179.43 feet to the point of beginning. Containing 5,215,935 or 119.7414 acres of land.

THAT I have made this survey, land division and map by the direction of MLG Germantown Investment LLC, owner of said land.

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 fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the Village of Germantown in surveying, dividing and mapping the same.




DONALD C. CHAPUT

PROFESSIONAL LAND SURVEYOR S-1316

DATE: October 21, 2016
Revised: December 9, 2016
Revised: January 17, 2017
Revised: February 21, 2017
Revised: April 25, 2017

The following "Dedication and Easement Provisions" were drafted by the Village of Germantown and are shown hereon as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein.

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

## Utility Easement

Lots 1, 2, 3 and 4 of the Certified Survey Map shall be subject to a 15' wide General Utility Easement on, over, under, across and upon those parts of Lots 1, 2, 3 and 4 as more particularly identified on this Certified Survey Map as the "15' General Utility Easement" ("Easement"). The Easement is granted for the purposes of permitting public utilities or private providers (collectively "Providers") to install, lay, operate, repair, maintain and reconstruct as necessary from time to time underground pipes and conduits and related appurtenances for cable television, internet, gas, telephone and electric service. The Easement is restricted to the use of the land as stated herein and shall run with the land and shall be binding upon any future owners of the land and their successors and assigns.

The right, permission and authority is also granted to Providers using the Easement to enter the Easement in order to trim and/or cut down trees and/or brush where said trees and/or brush interfere with the Easement and to perform such regular and customary, or extraordinary or emergency maintenance, repairs or replacement to the improvements as the Providers shall deem necessary and appropriate. Upon completion of any such work, the Provider undertaking such activity shall repair at its sole cost all damage caused by activities associated with such repairs or maintenance and restore the Easement to the condition existing prior to such entry by the Provider or its agents. The restoration, however, does not apply to any brush or trees that may be removed at any time pursuant to the rights herein granted.

The land included in the Easement shall be restricted as follows:

(1) The land will only be put to uses consistent with this Easement and may include lawn areas, parking areas and small and easily movable structures that will not interfere with access to the facilities or appurtenances.

(2) No obstruction of access to the Easement shall be created in the future and no trees or other structures or items that may interfere with inspection, maintenance or repair shall be located in the space over and within vertical planes located on both sides of the Easement and/or its appurtenances.

The Providers utilizing the Easement will indemnify and hold MLG Germantown Investment LLC ("Developer"), including its members, officer, employees, successors and assigns, harmless from and against any and all claims, litigation, liability, loss, injury, damage, cost and/or expense on account of injury to or death of any person or persons whomsoever in any way arising out of caused, connected with, or attributed to the Easement or the rights herein granted, and the Provider will defend by counsel satisfactory to Developer any suit or action brought against same based on any alleged injury, death, or damage and shall pay all damages, costs and expenses, including attorneys' fees connected therewith or resulting therefrom.

## Drainage Easements

The Village of Germantown ("Village") is hereby granted Drainage Easements over, under, across and upon those parts of Lots 1, 3 and 5 as more particularly identified on this Certified Survey Map as "20' Wide Drainage Easement" and "Variable Width Drainage Easement" ("collectively identified as "Easement"). The Easement is granted for the purposes of installing, operating, maintaining, repairing, replacing and reconstructing as necessary from time to time, facilities used in connection with stormwater drainage and detention and retention, including, but not limited to, stormwater drainage pipes and surface swales. The Easement is restricted to the use of the land as stated herein and shall run with the land and shall be binding upon and inure to the benefit of the Village and its successors and assigns.

The right, permission and authority is also granted to the Village to enter the Easement in order to trim and/or cut down trees and/or brush where said trees and/or brush interfere with the Easement and to perform such regular and customary, or extraordinary or emergency maintenance, repairs or replacement to the improvements as the Village shall deem necessary and appropriate. Upon completion of any such work, the Village shall repair at is sole cost all damage caused by activities associated with such repairs or maintenance to the condition existing prior to such entry by the Village or its agents. The restoration, however, does not apply to any brush or trees that may be removed at any time pursuant to the rights herein granted.

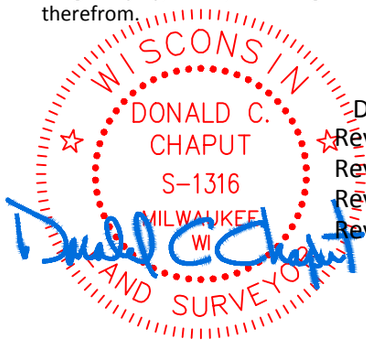
The land included in the Easement shall be restricted as follows:

(1) The land will only be put to uses consistent with this Easement and no pavement, or improvements that will interfere with the use of the Easement shall be placed on or in the Easement without the prior written consent of the Village.

(2) No obstruction of access to the drainage facilities or its appurtenances shall be created in the future and no trees or other structures or items that may interfere with inspection, maintenance or repair shall be located in the space over and within vertical planes located on both sides of the Easement and/or its appurtenances.

(3) The surface elevation of the land within the Easement shall not be raised or lowered without the prior written approval of the Village Engineer of the Village of Germanrtown.

The Village will indemnify and hold MLG Germantown Investment LLC ("Developer"), including its members, officer, employees, successors and assigns, harmless from and against any and all claims, litigation, liability, loss, injury, damage, cost and/or expense on account of injury to or death of any person or persons whomsoever in any way arising out of caused, connected with, or attributed to the Easement or the rights herein granted, and the Village will defend by counsel satisfactory to Developer any suit or action brought against same based on any alleged injury, death, or damage and shall pay all damages, costs and expenses, including attorneys' fees connected therewith or resulting therefrom.




Dated: October 21, 2016
Revised: December 9, 2016
Revised: January 17, 2017
Revised: February 21, 2017
Revised: April 25, 2017

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

## Public Sanitary and Watermain Easement

The Village of Germantown ("Village") is hereby granted a Public Sanitary and Watermain Easement over, under, across and upon that part of Lot 4 as more particularly identified on this Certified Survey Map as the "Public Sanitary and Watermain Easement" ("Easement"). The Easement is granted for the purposes of installing, operating, maintaining, repairing and replacing as necessary sanitary sewer and municipal water facilities including but not limited to laterals, connections, watermains and related facilities used to provide public sanitary sewer and municipal water services. The Easement is restricted to the use of the land as stated herein and shall run with the land and be binding upon and inure to the benefit of the Village and its successors and assigns.

The right, permission and authority is also granted to the Village to enter the Easement in order to trim and/or cut down certain trees and/or brush where said trees and/or brush interfere with the Easement and to perform such regular and customary, or extraordinary or emergency maintenance, repairs or replacement to the improvements as the Village shall deem necessary and appropriate. Upon completion of any such work, the Village shall repair at is sole cost all damage caused by activities associated with exercising rights under this Public Sanitary and Water Main Easement to the condition existing prior to such entry by the Village or its agents. The restoration, however, does not apply to any brush or trees that may be removed at any time pursuant to the rights herein granted.

The land included in the Easement shall be restricted as follows:

(1) The land will only be put to uses consistent with this Easement and may include lawn areas, driveways, paved parking areas and small and easily movable structures that will not interfere with access to the facilities or appurtenances.

(2) No obstruction of access to the sanitary sewer or water main or their appurtenances shall be created in the future and no trees or other structures or items that may interfere with inspection, maintenance or repair shall be located in the space over and within vertical planes located on both sides of the facility.

The Village will indemnify and hold MLG Germantown Investment LLC ("Developer"), including its members, officer, employees, successors and assigns, harmless from and against any and all claims, litigation, liability, loss, injury, damage, cost and/or expense on account of injury to or death of any person or persons whomsoever in any way arising out of caused, connected with, or attributed to the Easement or the rights herein granted, and the Village will defend by counsel satisfactory to Developer any suit or action brought against same based on any alleged injury, death, or damage and shall pay all damages, costs and expenses, including attorneys' fees connected therewith or resulting therefrom.

## Sanitary Sewer Easement

The Village of Germantown ("Village") is hereby granted a Sanitary Sewer Easement over, under, across and upon that part of Lot 1 as more particularly identified on this Certified Survey Map as the "Sanitary Sewer Easement" ("Easement"). The Easement is granted for the purposes of installing, operating, maintaining, repairing, replacing and reconstructing as necessary sanitary sewer facilities including but not limited to laterals and connections used in connection with providing municipal sanitary sewer. The Easement is restricted to the use of the land as stated herein and shall run with the land and shall be binding upon and inure to the benefit of the Village and its successors and assigns.

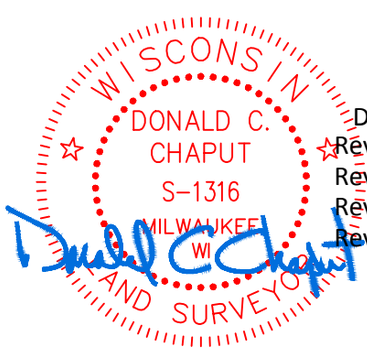
The right, permission and authority is also granted to the Village to enter the Easement in order to trim and/or cut down certain trees and/or brush where said trees and/or brush interfere with the Easement and to perform such regular and customary, or extraordinary or emergency maintenance, repairs or replacement to the improvements as the Village shall deem necessary and appropriate. Upon completion of any such work, the Village shall repair at is sole cost all damage caused by activities associated with exercising rights under this Sanitary Sewer Easement to the condition existing prior to such entry by the Village or its agents. The restoration, however, does not apply to any brush or trees that may be removed at any time pursuant to the rights herein granted.

The land included in the Easement shall be restricted as follows:

(1) The land will only be put to uses consistent with this Easement and may include lawn areas, driveways, paved parking areas and small and easily movable structures that will not interfere with access to facility or its appurtenances.

(2) No obstruction of access to the sanitary sewer or its appurtenances shall be created in the future and no trees or other structures or items that may interfere with inspection, maintenance or repair shall be located in the space over and within vertical planes located on both sides of the facility and/or its appurtenances.

The Village will indemnify and hold MLG Germantown Investment LLC ("Developer"), including its members, officer, employees, successors and assigns, harmless from and against any and all claims, litigation, liability, loss, injury, damage, cost and/or expense on account of injury to or death of any person or persons whomsoever in any way arising out of caused, connected with, or attributed to the Easement or the rights herein granted, and the Village will defend by counsel satisfactory to Developer any suit or action brought against same based on any alleged injury, death, or damage and shall pay all damages, costs and expenses, including attorneys' fees connected therewith or resulting therefrom.




Dated: October 21, 2016
Revised: December 9, 2016
Revised: January 17, 2017
Revised: February 21, 2017
Revised: April 25, 2017

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

## Landscape and Signage Easement

The Willow Creek Business Park Association, Inc. ("Association") is hereby granted a Landscape and Signage Easement ("Easement") over and across that part of Lot 5 identified on this Certified Survey Map as the "30' Landscape and Signage Easement Granted to Willow Creek Business Park Association" ("Easement"). The Easement is granted for the purposes of constructing, installing, maintaining, repairing, replacing and reconstructing as necessary an entrance monument and adjacent landscaping and lighting. This Grant of Easements shall run with the land and shall be binding upon and inure to the benefit of the Association and its successors and assigns. The Association and its successors and assigns agree to restrict the use of the land included in the Easement consistent with uses as stated herein. The Association shall maintain and repair the entrance monument and adjacent landscaping at its expense as may be required from time to time. No structure or improvement other than the entrance monument and associated landscaping and lighting shall be placed on the Easement.

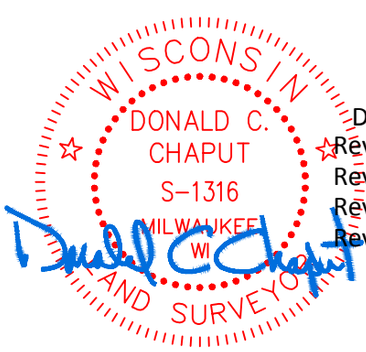
The Village and its agents shall have the right to enter upon the Easement in order to trim and/or cut down certain trees and/or brush where said trees and/or brush interfere with the Easement and to perform such regular and customary, or extraordinary or emergency maintenance, repairs or replacement to the improvements as the Village shall deem necessary and appropriate. Upon completion of any such work, the Village shall repair at is sole cost all damage caused by activities associated with exercising rights under this Sanitary Sewer Easement to the condition existing prior to such entry by the Village or its agents. The restoration, however, does not apply to any brush or trees that may be removed at any time pursuant to the rights herein granted.

## Temporary Access and Drainage Easement

The Village of Germantown ("Village") is hereby granted a temporary access easement over, across and through Lots 1, 2, 3 and 4 for the purposes of ingress and egress to maintain, repair, replace and reconstruct as necessary the stormwater ponds owned by the Village on Outlots 1 and 2 ("Access Easement"). The Village shall repair all damage caused by activities associated with exercising rights under this Access Easement at its sole cost and to the condition that existed prior to exercising the Village's rights. The rights conveyed to the Village under this Access Easement shall terminate upon approval of a development plan for each lot and when a permanent stormwater access easement for each pond is recorded by the Village.

All drainage ditches located outside of the road right of way of Willow Creek Way on Lots 1, 2, 3 and 4 and future land divisions, are considered private. The individual property owners are responsible for the maintenance and upkeep if each drainage way at their cost whether it is an open drainage way or an enclosed drainage way with a storm pipe.

The Village of Germantown will be granted an access easement to each of the four (4) detention ponds from Willow Creek Way upon site development submittals from the future owners of Lots 1, 2, 3 and 4 and the future land divisions of these two Lots.




Dated: October 21, 2016
Revised: December 9, 2016
Revised: January 17, 2017
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Revised: April 25, 2017

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

## OWNER'S CERTIFICATE

MLG Germantown Investment LLC , a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Village of Germantown.

MLG Germantown Investment LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: Village of Germantown.

MLG Germantown Investment LLC, as owner, hereby dedicate that part of Maple Road and Appleton Avenue (S.T.H. "175") to the Village of Germantown for public road purposes as represented on Sheet 1 of 9 of this Certified Survey Map.

IN WITNESS WHEREOF, MLG Germantown Investment LLC, has caused these presents to be signed by the hand of ANDREW C. TESKE, Vice President, on this _____ day of _____, 2017

In the presence of:

_____ _____

(Witness) ANDREW C. TESKE, Vice President

STATE OF WISCONSIN}
:SS
WASHINGTON COUNTY}

Personally came before me this ___ day of _____, 2017, ANDREW C. TESKE, Vice President of MLG Germantown Investment LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

## CONSENT OF CORPORATE MORTGAGEE

Gloria A. Neu Revocable Living Trust, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of MLG Germantown Investment LLC, OWNER.

By:_____
Gloria A. Neu, Trustee

STATE OF WISCONSIN}
:SS
_____ COUNTY}

Personally came before me this ___ day of _____, 2017, _____, _____ of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____,
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

October 21, 2016
Revised: December 9, 2016
Revised: January 17, 2017
Revised: February 21, 2017
Revised: April 25, 2017

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

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# CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

## CONSENT OF CORPORATE MORTGAGEE

NMMR & Associates, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of MLG Germantown Investment LLC, OWNER.

By:_____

Name:_____

Title:_____

STATE OF WISCONSIN}
:SS
_____ COUNTY}

Personally came before me this ___ day of _____, 2017, _____, _____ of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____,
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

## VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown this ____ day of _____ , 2017.

_____ _____
Dean Wolter, Chairperson Date

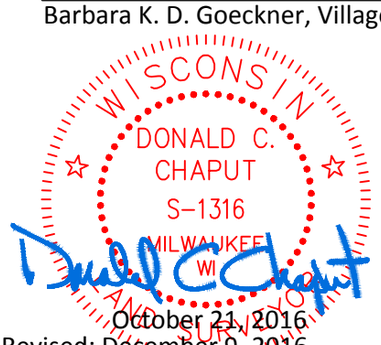
_____ _____
Laura A. Johnson, Secretary Date

## VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map being a division of part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin. having been approved by the Planning Commission being the same, is hereby approved and the dedication of part of Maple Road and Appleton Avenue (S.T.H. "175") for public road purposes as shown on Sheet 1 of 12 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




October 21, 2016
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Drawing No. 1665-grb
Sheet 12 of 12 Sheets

# REZONING APPLICATION

**7/10/17 Plan Commission Meeting**

## Thomas & Joan Roskopf / Phylmack LLC / J.W. Speaker Corporation

**Village Planner Report** **Germantown, Wisconsin**


**Summary**

Phylmack LLC, property owner and agent for Thomas & Joan Roskopf, property owner, and the J.W. Speaker Corporation, 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 located at N120 W19434 Freistadt Road.


**Property Location:** N120 W19434 Freistadt Road

**Applicant/**
**Property Owners:**

Phylmack LLC
c/o George Lehnerer, CFO
N120 W19434 Freistadt Rd
Germantown, WI

Thomas & Joan Roskopf
W200 N12107 Josephine Dr
Richfield, WI

---

**Current Zoning:** A-1: Agricultural **Proposed Zoning:** M-1: Limited Industrial

| Adjacent Land Uses | | Zoning |
|---|---|---|
| North | Agricultural | A-1 |
| South | Industrial | M-1 |
| East | Industrial | M-1 |
| West | Agricultural/Residential | A-1/Rs-3 |

## Proposal/Background

Phylmack LLC, property owner and agent for Thomas & Joan Roskopf, property owners, has submitted an application to rezone 47.43 acres from A-1: Agricultural to M-1: Limited Industrial to accommodate the possible future expansion of the J.W. Speaker manufacturing facility located at N120 W19434 Freistadt Road.

In June 2016, Phylmack LLC and the Roskopf's created a 5.57-acre parcel on the west side of the J.W. Speaker property (east side of the Roskopf property), rezoned it from A-1 to M-1, and attached it to the J.W. Speaker property with a CSM. Now, Phylmack has acquired the remaining land area south of the railroad track, 47.43 acres (see Lot 1 of CSM #6702 attached), for future development and use as part of the J.W. Speaker complex. At this time, however, the additional land area will not be attached to the 57.1 acre J.W. Speaker property; only rezoning is proposed.

Founded in 1935, the J.W. Speaker Corporation designs, manufactures and assembles innovative, high-performance vehicular lighting products for OEM and aftermarket customers around the world. Speaker specializes in LED & other lighting technologies. The existing 162,000 sqft Freistadt Road facility was constructed in 2007-08 with plans for future expansion on the west side of the building.

## Staff Comments

Consistency with Village's Land Use Plan.

The 2020 Land Use Plan map classifies both the Roskopf and Phylmack LLC properties as "Industrial/Office". The proposed M-1 rezoning for the 47.43-acre area is consistent with the 2020 Land Use Plan. The 14.3-acre Roskopf property (Outlot 1 as shown in CSM #6702) will remain in the A-1: Agricultural Zoning District unless/until subsequent rezoning and development plans are submitted to the Village.

### Village Planner Recommendation

**APPROVE** the proposed rezoning of the 47.43-acre area from A-1: Agricultural to M-1: Limited Industrial as proposed.

Village of Germantown
...Willkommen

**FEES MUST BE PAID AT TIME OF APPLICATION**

- ☐ $200 Plan Commission Consultation
- ☒ $1,085 Rezoning
- ☐ $1,240 PDD < 5 acres
- ☐ $2,095 PDD 5-20 acre site
- ☐ $3,460 PDD > 20 acre site

Date Paid: 7-5-17 Received by: [signature]

# REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

**1 APPLICANT OR AGENT**

Phylmack, LLC c/o J.W. Speaker Corp.
George Lehnerer, CFO
N120 W19434 Freistadt Rd.
Germantown, WI 53022

Phone ( 262 ) 532-2101
Fax ( 262 ) 532-2121
E-Mail lehnererg@jwspeaker.com

**PROPERTY OWNER**

Thomas Roskopf
Jane Roskopf
W200N12107 Josephine Drive
Richfield, WI 53076

Phone ( )

**2 PROPERTY ADDRESS OR GENERAL LOCATION** | **TAX KEY NUMBER**

| | |
|---|---|
| Lot 1 per attached CSM | 173999 |

**3 REZONING REQUEST**

| FROM | TO |
|---|---|
| A-1 | M-1 |

**4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

See attached CSM

**5**

## PURPOSE OF REZONING REQUEST

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

The property will be purchased subject to rezoning approval to add facilities to be occupied by J.W. Speaker Corporation for additional offices, manufacturing capabilities, meeting space, and design facilities.

## 6 SUPPORTING DOCUMENTATION:

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

## 7 READ AND INITIAL THE FOLLOWING:

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

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

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

## 8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Timothy J Speaker 6/30/17
Applicant Date

Thomas L Reed
Owner Date

1410738

RECORDED
August 05, 2016 10:45 AM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: $30.00
Exemption: 77.25(2R)

# CERTIFIED SURVEY MAP NO._____

A redivision of Lot 1 in Certified Survey Map No. 6215 and lands being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4, and part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

- Indicates found 1/2" rebar
- Indicates found 1" iron pipe.
- O Indicates set 1.315" O.D. iron pipe 18" in length, weighing 1.68 lbs. per lineal foot.
- (D) Indicates land dedicated to the Village of Germantown for Public Road Purposes.

Note: See sheet 2 for Wetlands Boundary & Zoning Setback lines.

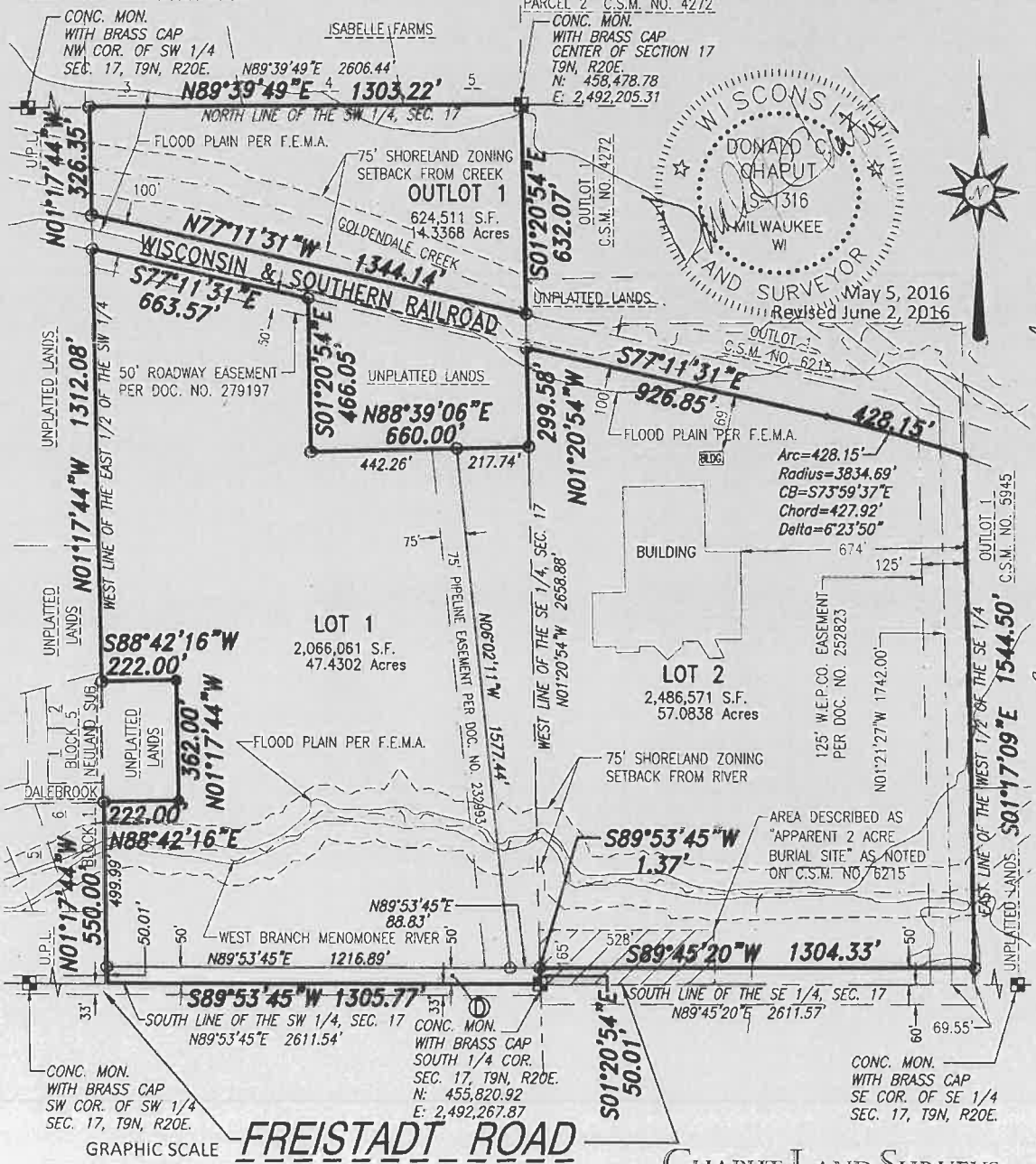
Note: There is a gap in legal descriptions between the West line of this map and the East line of Neuland Subdivision.

Subdivider: (Lot 2)
Phylmack LLC
P.O. Box 1011
Germantown, WI 53022

Subdivider: (Lot 1 & Outlot 1)
Thomas Roskopf
Joan F. Roskopf
W200N12107 Josephine Dr.
Richfield, WI 53076

Note: Outlot 1 ownership must remain with the owner of Lot 1 or an adjacent property until such time that access is provided.

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the West line of the Southeast 1/4 of Section 17, bears N01°20'54"W.




WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

May 5, 2016
Revised June 2, 2016

Map No. 6704 Vol 51 Page 221

GRAPHIC SCALE
0 400 800
1" = 400'

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316


CHAPUT LAND SURVEYS LLC
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414-224-8068
www.chaputlandsurveys.com

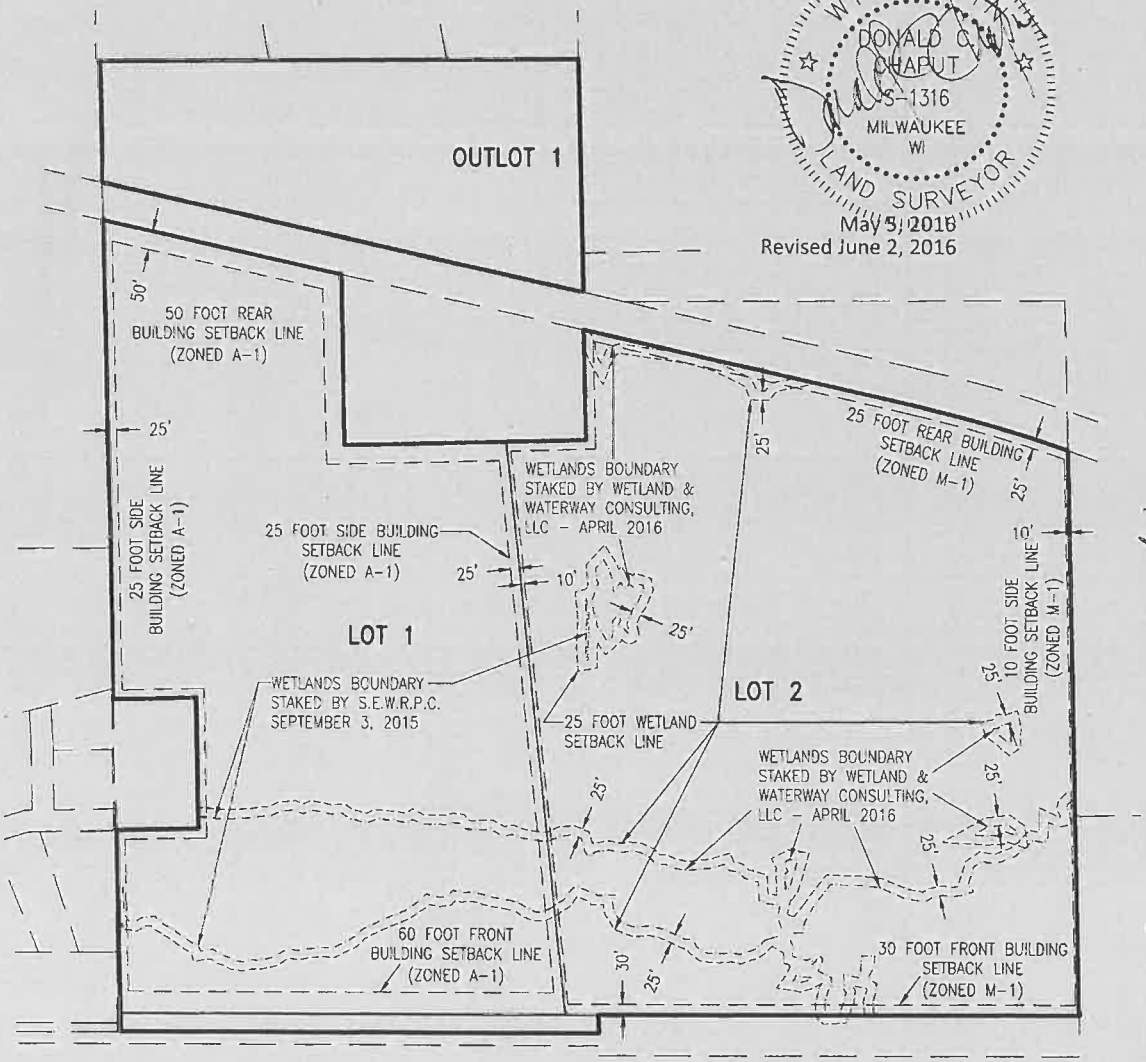

Drawing No. 2013-grb
Sheet 1 of 5 Sheets

# CERTIFIED SURVEY MAP NO._____

A redivision of Lot 1 in Certified Survey Map No. 6215 and lands being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4, and part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

May 5, 2016
Revised June 2, 2016




GRAPHIC SCALE
0 400 800
1" = 400'

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 2013-grb
Sheet 2 of 5 Sheets

Map No 6202 Vol 51 Pg 222

DOC# 1410738

# CERTIFIED SURVEY MAP NO._____

A redivision of Lot 1 in Certified Survey Map No. 6215 and lands being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4, and part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, a Professional land surveyor, do hereby certify:

THAT I have survey, divided and mapped a redivision of Lot 1 in Certified Survey Map No. 6215 and lands being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4, and part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

BEGINNING at the South 1/4 corner of said Section; thence South 89°53'45" West along the South line of the Southwest 1/4 of said Section 1305.77 feet to a point on the West line of the East 1/2 of the Southwest 1/4 of Section 17; thence North 01°17'44" West along said West line 550.00 feet to a point; thence North 88°42'16" East 222.00 feet to a point; thence North 01°17'44" West 362.00 feet to a point; thence South 88°42'16" West 222.00 feet to a point on the West line of the East 1/2 of the Southwest 1/4 of Section 17; thence North 01°17'44" West along said West line 1312.08 feet to a point on the South line of the Wisconsin & Southern Railroad lands; thence South 77°11'31" East along said South line 663.57 feet to a point; thence South 01°20'54" East 466.05 feet to a point; thence North 88°39'06" East 660.00 feet to a point on the West line of the Southeast 1/4; thence North 01°20'54" West along said West line 299.58 feet to a point on the South line of the Wisconsin & Southern Railroad lands; thence South 77°11'31" East along said South line 926.85 feet to a point; thence Southeasterly 428.15 feet along said South line and arc of a curve, whose center lies to the Southwest, whose radius is 3834.69 feet and whose chord bears South 73°59'37" East 427.92 feet to a point on the East line of the West 1/2 of the Southeast 1/4 of Section 17; thence South 01°17'09" East along said East line 1544.50 feet to a point on the North line of Freistadt Road; thence South 89°45'20" West along said North line 1304.33 feet to a point; thence South 89°53'45" West along said North line 1.37 feet to a point on the West line of the Southeast 1/4 of Section 17; thence South 01°20'54"East along said West line 50.01 feet to the point of beginning.

TOGETHER WITH:

COMMENCING at the South 1/4 corner of said Section; thence North 01°20'54" West along the West line of the Southeast 1/4 of Section 17 a distance of 2658.88 feet to a point marking the Center of Section 17 and the point of beginning of the lands herein to be described; thence South 01°20'54" East along said West line 632.07 feet to a point on the North line of the Wisconsin & Southern Railroad lands; thence North 77°11'31" West along said North line 1344.14 feet to a point on the West line of the East 1/2 of the Southwest 1/4 of Section 17; thence North 01°17'44" West along said West line 326.35 feet to a point on the North line of the Southwest 1/4 of Section 17; thence North 89°39'49" East along said North line 1303.22 feet to the point of beginning.

Containing 5,242,430 square feet or 120.3496 acres of land.

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 fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the Village of Germantown in surveying, dividing and mapping the same.

DONALD C. CHAPUT S-1316 MILWAUKEE WI — WISCONSIN — LAND SURVEYOR

DONALD C. CHAPUT
PROFFESIONAL LAND SURVEYOR S-1316

DATE: May 5, 2016
Revised June 2, 2016

Map No 6703 Vol 51 Page 223

DOC# 1410738

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

# CERTIFIED SURVEY MAP NO._____

A redivision of Lot 1 in Certified Survey Map No. 6215 and lands being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4, and part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

## OWNER'S CERTIFICATE

Thomas Roskopf and Joan F. Roskopf, as owner of Lot 1 and Outlot 1, hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the Village of Germantown in surveying, dividing and mapping the same. As owners, we hereby dedicate that part of Freistadt Road to the Village of Germantown for public road purposes as represented on Sheet 1 of 4 of this Certified Survey Map.

Thomas Roskopf
Thomas Roskopf

Joan F. Roskopf
Joan F. Roskopf

STATE OF WISCONSIN}
:SS
Washington COUNTY}

Personally came before me this 26 day of July, 2016, the above named ~~Joan F Roskopf~~ Thomas Roskopf to me known as the person who executed the foregoing instrument and acknowledged the same.

Laura L Barrington
Notary Public, State of Wisconsin
My commission expires. 07-01-2017
My commission is permanent.

## OWNER'S CERTIFICATE

Phylmack LLC, as owner of Lot 2, hereby certify that we caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the Village of Germantown in surveying, dividing and mapping the same.

Member

STATE OF WISCONSIN}
:SS
COUNTY}

Personally came before me this 19 day of July, 2016, the above named James E Spraker to me known as the person who executed the foregoing instrument and acknowledged the same.

Anne Baizley
Notary Public, State of Wisconsin
My commission expires. 7/6/2020
My commission is permanent.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

NOTARY PUBLIC
ANNE BAIZLEY
STATE OF WISCONSIN

May 5, 2016
Revised June 2, 2016

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 2013-grb
Sheet 4 of 5 Sheets

Map No 6202 Vol 57 Page 222

DOC# 1410738

# CERTIFIED SURVEY MAP NO._____

A redivision of Lot 1 in Certified Survey Map No. 6215 and lands being part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4, and part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 17, Town 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 13th day of JUNE, 2016.

Dean Wolter, Chairperson — Date: 8-1-16

Laura A. Johnson, Secretary — Date: 8-2-16

## VILLAGE BOARD APPROVAL

This Certified Survey Map, being a division of part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4, and part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 all in Section 17, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin is approved and the dedication of that part of Freistadt Road for public road purposes as shown on sheet 1 of 4 hereby accepted by the Village Board of Trustees of the Village of Germantown on this 1st day of August, 2016.

Dean Wolter, Village President — Date: 8-1-16

Barbara K. D. Goeckner, Village Clerk — Date: 8-1-16

Map No 6702 Vol 51 Page 225

DOC# 1410738

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

May 5, 2016
Revised June 2, 2016

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 2013-grb
Sheet 5 of 5 Sheets

# SIGN PERMIT REVIEW

**7/10/17 Plan Commission Meeting**

## Ace Hardware / Compass Properties LLC

**Village Planner Report** **Germantown, Wisconsin**


**Summary**

Sign Effectz Inc., agent for Compass Properties Germantown LLC, property owner, and Ace Hardware, a new business tenant, is requesting sign approval for a new facility in the Germantown Marketplace shopping center located at N112 W16250 Mequon Road.


**Property Location:** N112 W16250 Mequon Road

**Applicant/**
**Property Owner:**

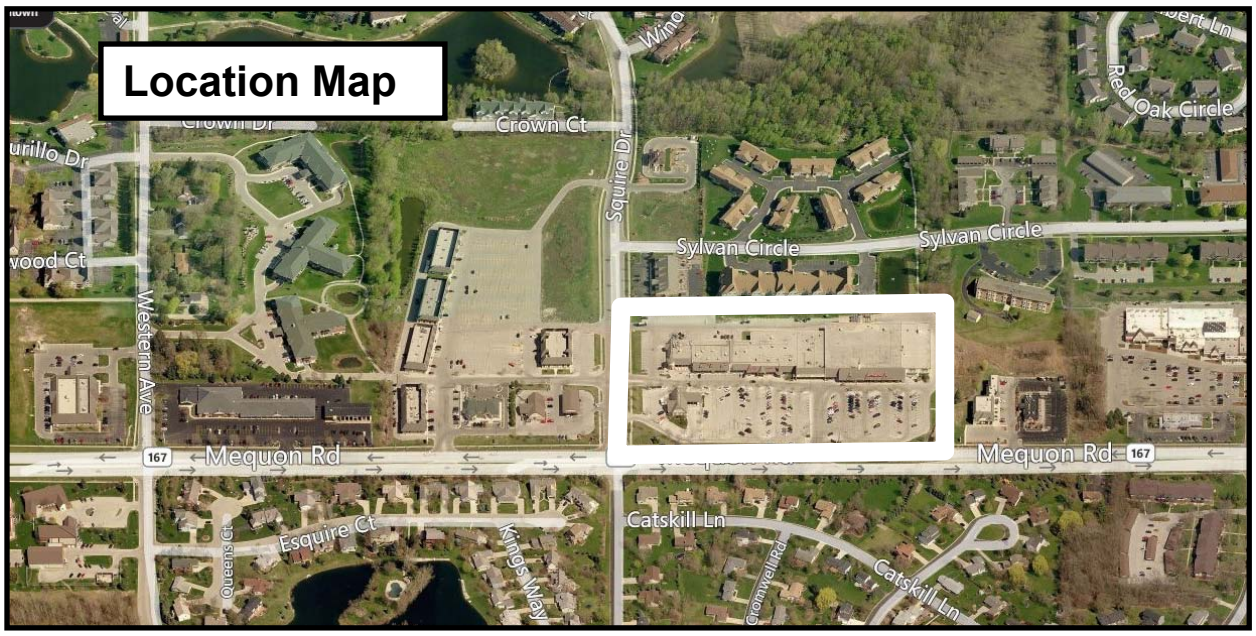
Don Nummerdor
Sign Effectz Inc.
1827 W. Glendale Ave
Milwaukee, WI

Compass Properties LLC
735 Water Street
Milwaukee, WI

---

**Current Zoning:** B-2: Community Business/Planned Development District (PDD)

| Adjacent Land Uses | | Zoning |
|---|---|---|
| North | Commercial/Residential | B-1/Rm-2 |
| South | Residential | Rd-2/Rm-2 |
| East | Commercial | B-2 |
| West | Commercial | B-2/PDD |



## Proposal

Sign Effectz Inc., agent for Compass Properties Germantown LLC, property owner, and Ace Hardware, a new business tenant, is requesting sign approval for a new facility in the Germantown Marketplace shopping center located at N112 W16250 Mequon Road.

- 4'1" x 24' (98 sqft) roof-mounted LED internally-illuminated channel lettering raceway mounted on the south elevation; and
- 4' x 10' (40 sqft) monument sign panel insert

## Staff Comments

The proposed wall sign meets the sign requirements including the allowance for 1.5 sqft of sign area for every 1 linear foot of building frontage (98 sqft proposed vs. the maximum allowance of 138 sqft for 98 linear feet of building frontage).

The proposed monument sign panel insert is also code compliant.

## Village Planner Recommendation

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

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid $ ___ Date 7-6-17

# SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

## 1 APPLICANT OR AGENT

Sign Effectz Inc.
1827 W. Glendale Av
Milwaukee WI 53209
Don Nummerdor
Phone ( 414 ) 312-6985
Fax ( 414 ) 312-6985
E-Mail donn@signeffectz.com

## PROPERTY OWNER

Compass Properties Germantown, LLC
735 N Water St, M180
Milwaukee, WI 53202
Phone (414) 765-0305
tjalinka@compassproperties.com

## 2 PROPERTY ADDRESS OR GENERAL LOCATION

N112 W16250 Mequon Rd. — ACE HARDWARE

## 3 SIGN INFORMATION

Sign Dimensions 4'-1" height x 24' width Single/Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 98
Total height of the Sign 4'
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials Aluminum letters with LED lighting.
Distance to Closest Property Line _____

Are there any existing signs on the property None on this tenant space
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

_____ 6/30/17
Owner/Authorized Agent Date

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

Sign Effectz Inc
1827 W. Glendale Av.
Milwaukee WI 53209
Don Nummerdor

Phone ( 414 ) 312-6985
Fax ( 414 ) 312-6985
E-Mail Don Nummerdor

## PROPERTY OWNER

Germantown
Compass Properties, LLC
775 N Water St., #1180
Milwaukee, WI 53202

Phone (414) 765-0305
fjahnke@compassproperties.com

## 2 PROPERTY ADDRESS OR GENERAL LOCATION

N112 W16250 Mequon Rd. – ACE HARDWARE AND PICK N SAVE

## 3 SIGN INFORMATION

Tenant faces in existing pylon (MOVE PICK N SAVE TO TOP)

Sign Dimensions 3'-4" height x 10' width Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 33.3
Total height of the Sign _____
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials Polycarbonate faces
Distance to Closest Property Line _____

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

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

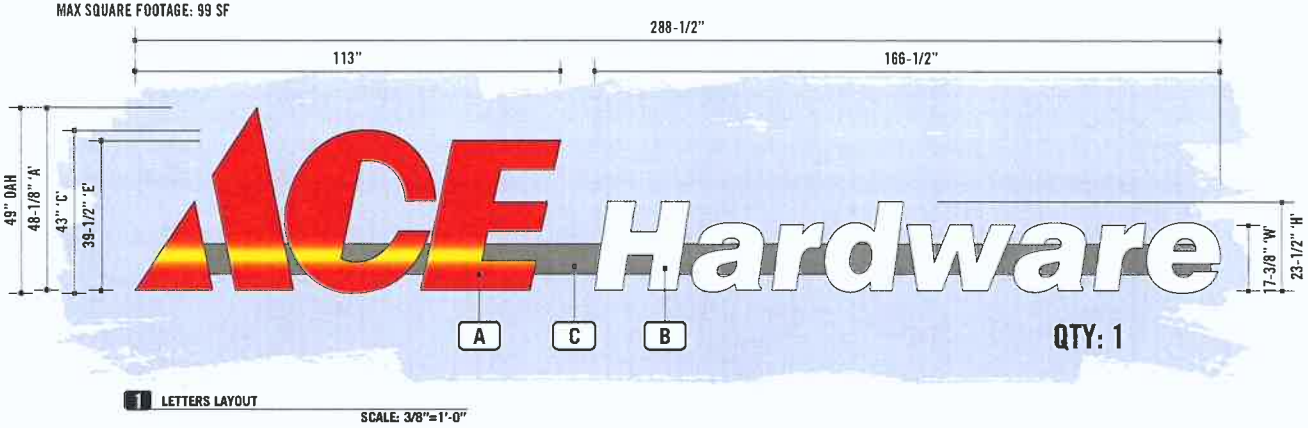
## 4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

_____ _____
Applicant Date

T. J. 6/30/17
Owner / Authorized Agent Date

## GERMANTOWN - WI

SQUARE FOOTAGE: 98.17
MAX SQUARE FOOTAGE: 99 SF




1 LETTERS LAYOUT
SCALE: 3/8"=1'-0"

SURVEY REQUIRED

PROPOSED CONDITIONS

### DESCRIPTION

**A — ACE - ILLUMINATED CHANNEL LETTERS**
- RED ACRYLIC FACES
- 1" BLACK TRIM CAP
- 5" PRE-FINISHED BLACK RETURNS
- INTERNALLY ILLUMINATED W/ RED LED MODULES
- KICK BACK SUPPORTS NEEDED FOR TALL LETTERS

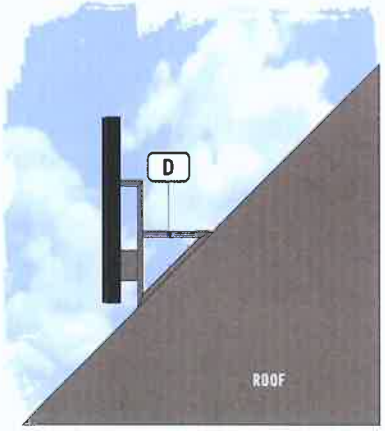
**B — ILLUMINATED CHANNEL LETTERS**
- #7328 WHITE ACRYLIC FACES
- 1" BLACK TRIM CAP
- 5" PRE-FINISHED BLACK RETURNS
- INTERNALLY ILLUMINATED W/ WHITE LED MODULES

**C — ALUMINUM RACEWAY**
- 8" X 4.5" SIGNCOMP RACEWAY
- PAINTED P1 TO MATCH WALL

**D — STRUCTURE**
- ALUMINUM ANGLE STRUCTURE NEEDED DUE TO PITCHED ROOF

### FINISH SCHEDULE

| | | |
|---|---|---|
| A1 | | 2283 RED ACRYLIC |
| A2 | | 7328 WHITE ACRYLIC |
| P1 | | WALL COLOR T.B.D. |




2 END VIEW
SCALE: NTS


Lawrence Sign
www.lawrencesign.com

945 Pierce Butler Route, St. Paul, MN 55104
651.488.6711 · 800.998.8901

ACE
N112 W16250 MEQUON RD
16250 MEQUON ROAD
GERMANTOWN, WI 53022


FACE LIT LETTERS
ON RACEWAY

CUSTOMER APPROVAL

NAME: _____

DATE: _____

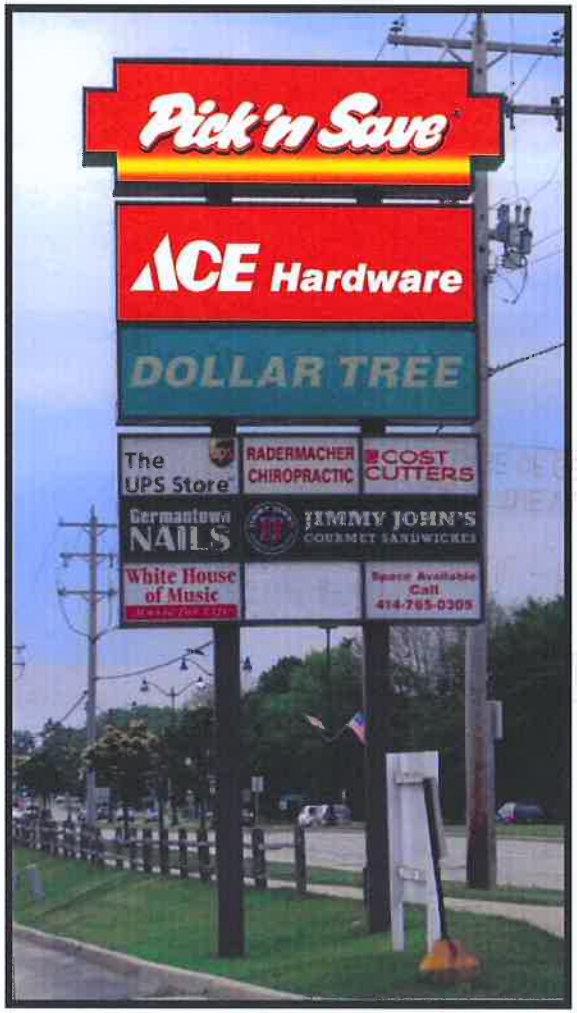
REV1 063017 jj
REV2
REV3
REV4
REV5
REV6
REV7
REV8

SALES: DP PR: XX
DESIGN: RR
DATE: 06.29.17
DWG: 12576


These plans are the exclusive property of Walker Sign Holdings Inc. dba Lawrence Sign and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Walker Sign Holdings Inc. dba Lawrence Sign A sign manufactured according to these plans, distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly prohibited and will render the user liable for damages. Copyright 2017 © Walker Sign Holdings Inc. All rights reserved.


UL LISTED ELECTRIC SIGN

## GERMANTOWN - WI




### DESCRIPTION

A — TENANT PANELS
- WHITE LEXAN FACE
- V1 VINYL APPLIED TO FACE

SURVEY REQUIRED

### FINISH SCHEDULE

V1 — 3M 230-33 TRANS. VINYL

1 FACE LAYOUT
SCALE: 3/4"=1'-0"

QTY: 2 FACES

Lawrence Sign
www.lawrencesign.com
945 Pierce Butler Route, St. Paul, MN 55104
651.488.6711 · 800.998.8901

ACE

N112 W16250 MEQUON RD
16250 MEQUON ROAD
GERMANTOWN, WI 53022

TENANT PANELS

CUSTOMER APPROVAL

NAME: _____

DATE: _____

REV1 063017 jj
REV2 _____
REV3 _____
REV4 _____
REV5 _____
REV6 _____
REV7 _____
REV8 _____

SALES: DP PR: XX
DESIGN: RR
DATE: 06.29.17
DWG: 12576-01

These plans are the exclusive property of Walker Sign Holdings Inc. dba Lawrence Sign and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Walker Sign Holdings Inc. dba Lawrence Sign A sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly prohibited and will render the user liable for damages. Copyright 2017 © Walker Sign Holdings Inc. All rights reserved.

UL LISTED ELECTRIC SIGN

# SIGN PERMIT REVIEW

**7/10/17 Plan Commission Meeting**

## Health In Balance Physical Therapy / Compass Properties LLC

**Village Planner Report** **Germantown, Wisconsin**


**Summary**

Sign Effectz Inc., agent for Compass Properties Germantown LLC, property owner, and Health In Balance Physical Therapy, a new business tenant, is requesting sign approval for a new facility in the Germantown Marketplace shopping center located at N112 W16282 Mequon Road.


**Property Location:** N112 W16282 Mequon Road

**Applicant/**
**Property Owner:**

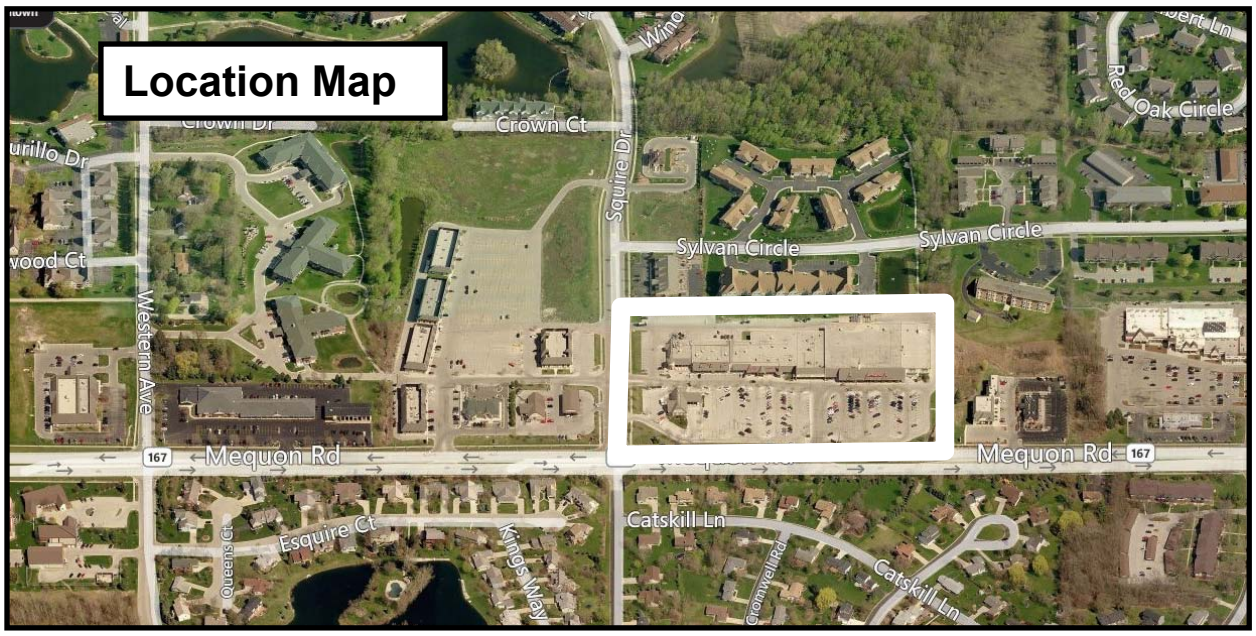
Don Nummerdor
Sign Effectz Inc.
1827 W. Glendale Ave
Milwaukee, WI

Compass Properties LLC
735 Water Street
Milwaukee, WI

---

**Current Zoning:** B-2: Community Business/Planned Development District (PDD)

| Adjacent Land Uses | | Zoning |
|---|---|---|
| North | Commercial/Residential | B-1/Rm-2 |
| South | Residential | Rd-2/Rm-2 |
| East | Commercial | B-2 |
| West | Commercial | B-2/PDD |



## Proposal

Sign Effectz Inc., agent for Compass Properties Germantown LLC, property owner, and Health In Balance Physical Therapy, a new business tenant, is requesting sign approval for a new facility in the Germantown Marketplace shopping center located at N112 W16282 Mequon Road.

- 2'6" x 21' (52.5 sqft) roof-mounted LED internally-illuminated channel lettering raceway mounted on the south elevation; and
- 2'7" x 5'3" (13.6 sqft) monument sign panel insert

## Staff Comments

The proposed wall sign meets the sign requirements including the allowance for 1.5 sqft of sign area for every 1 linear foot of building frontage (52.5 sqft proposed vs. the maximum allowance of 60 sqft for 40 linear feet of building frontage).

The proposed monument sign panel insert is also code compliant.

## Village Planner Recommendation

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

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid [illegible] Date 7-6-17

# SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

## 1 APPLICANT OR AGENT

Sign Effectz Inc
1827 W Glendale Av.
Milwaukee WI 53209

Phone ( 414 ) 312-6985
Fax ( 414 ) 312-6985
E-Mail donn@signeffectz.com

## PROPERTY OWNER

Compass Properties Germantown, LLC
735 N Water St, M180
Milwaukee, WI 53202

Phone (414) 765-0705
tjanke@compassproperties.com

## 2 PROPERTY ADDRESS OR GENERAL LOCATION

N112 W16282 Mequon Rd.

## 3 SIGN INFORMATION

Sign Dimensions 2'-6" height x 20'-11 width
Number of Sides 1
Total Square Footage of Sign (include all sides) 52.3
Total height of the Sign 2'-6"
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials Aluminum with acrylic faces, LED illumination
Distance to Closest Property Line _____

Single/Multi Tenant (circle one)
Building Frontage SF _____

Are there any existing signs on the property yes, none on this tenant space
If yes, what is the total Square Footage of existing signs _____

ALSO SMALL TENANT PANEL IN PYLON.

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

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

Don Nummerdor 6-24-17
Applicant Date

Owner [signature] Authorized Agent Date 6/30/17

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

## Face-Lit, Raceway Mounted Channel Letters

*Two (2) Sets Req'd* *3/4" = 1'-0" SCALE*

Fabricate and Install (2) Sets of Raceway Mounted Channel Letters.
Channel Letters are Standard Face-Lit, **.063" White Pre-Finished** Alum Returns at 5" Deep, Mounted to 2" deep x 4" tall Raceways Painted to Match Building w/ ***SW 6152 Superior Bronze.*** Mount to 2nd Floor of South & North Elevations.

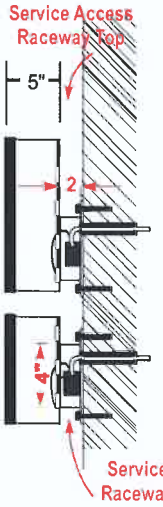
"HEALTH IN BALANCE" - Faces are ***#2283 Red Acrylic*** w/1" Thk ***Red Trim Cap***.
Logo - Faces are .118" Thk *#7328 White Acrylic* w/ ***3M 3630-87 Royal Blue*** applied to 1st Surface w/ 1" Thk ***Blue Trimcap***.

Channel Box - Faces are .118" Thk ***#7328 White Acrylic*** w/ ***3M 3630-87 Royal Blue*** Reverse-Weeded Vinyl Film ***(Opaqued)*** applied to 1st Surface ***(Over Blockout Film)*** and applied to 1st Surface of Acrylic w/ 1" Thk ***Blue Trimcap.***

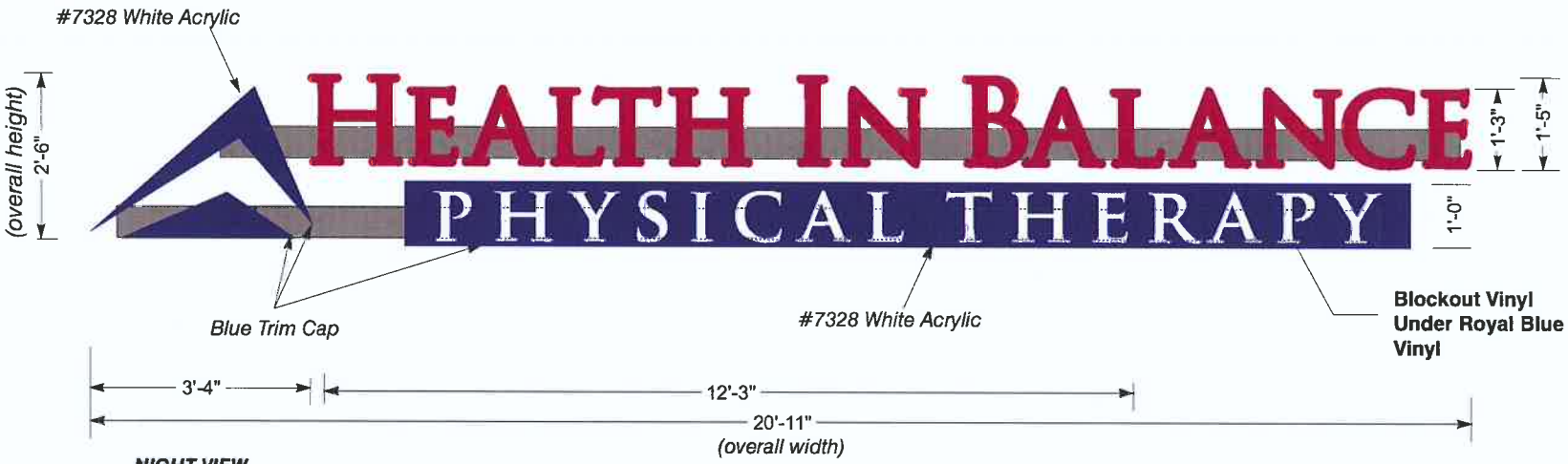
120V Primary Electrical Connection to Existing Power Supply by Others.

52 Sq. Ft. Total

### Side View
1/2" = 1'-0" SCALE




RECEIVED
JUL - 6 2017
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN



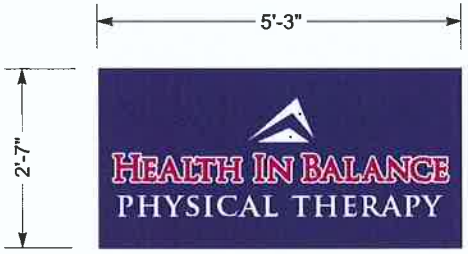

***NIGHT VIEW***

| | | | |
|---|---|---|---|
| SignEffectz,Inc<br>SIGN / LIGHTING<br>www.signeffectz.com | **CUSTOMER:** Health in Balance<br>N112 W16282 Mequon Rd.<br>Germantown WI<br>**Signature:** _____ **Date:** _____ | **DISCLAIMER:**<br>This is an original design created by Sign Effectz. The submitted design protected under copyright laws of the United States Code. You agree not to copy, photograph, modify or share directly or indirectly any of the foregoing held by you with any other party, nor will you permit any third party to do any of the foregoing without the written consent of Sign Effectz. | **REVISIONS:**<br>Rev A force design to 2' tall x 15' wide proportionally By ___ Date ___<br>Rev B change stroke to be 2" min to make channel letters By AE Date 05/08/15<br>Rev C added night view, trimcap offsets, blockout notes, raceway dim By AE Date 06/02/15<br>Rev D ___ By ___ Date ___<br>Rev E ___ By ___ Date ___<br>Rev F ___ By ___ Date ___ | **DRAWING:**<br>**Work Order:**<br>Date: 06/24/17<br>Sales: DLN Drawn by: DLN<br>Scale: 1/2"=1' |

Not to Scale

East side

(2) white polycarbonate faces
with vinyl graphics




Option 1

Option 2

West side

SignEffectz,Inc
SIGN / LIGHTING
www.signeffectz.com

**CUSTOMER:** Health in Balance
N112 W16282 Mequon Rd.
Germantown WI

**Signature:** _____ **Date:** _____

**DISCLAIMER:**
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**REVISIONS:**
Rev A force design to 2' tall x 15' wide proportionally By ___ Date ___
Rev B change stroke to be 2" min to make channel letters By AE Date 06/08/15
Rev C added night view, trimcap offsets, blockout notes, raceway dim By AE Date 06/02/15
Rev D ___ By ___ Date ___
Rev E ___ By ___ Date ___
Rev F ___ By ___ Date ___

**DRAWING:**

**Work Order:**
**Date:** 06/24/17
**Sales:** DLN **Drawn by:** DLN
**Scale:** 1/2"=1'