

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, OCTOBER 9, 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:** September 11, 2017
- V. **NEW BUSINESS:**
- A. Signworks, Agent for United Properties Investment Partners, Property Owner and Milwaukee Routing N112 W15568 Mequon Road. Sign Review Application.
 - B. Scott Bence, Agent for Heritage Place Joint Venture, Property Owner of Saxony Village - N115 W16200 Main Street. Sign Review (Revised Monument Signs).
 - C. Tracy Greer, Agent for Spirit Halloween and 505 Bridge LLC, Property Owner – W190 N10768 Commerce Circle. Sign Review Application.
 - D. Sign Effectz, Inc., Agent for Legacy Subs, LLC, Property Owner and Cousins Subs – N96 W15630 County Line Road. Sign Review Application
 - E. John Donovan, Agent for Bielinski Homes, Inc., Property Owner of Prairie Glen II Subdivision – Wasaukee Road South of Mequon Road. Sign Review (Real Estate Sign).
 - F. Edgardo & Lilia Rivera, Property Owners, W148 N12751 Pleasant View Drive. Conditional Use Permit Application (Keeping Horses).
 - G. Speaker Properties, LLC, Agent for Francis & Dolores Mayer, et al, Property Owners – 39.7 Acres East of Goldendale Road, North of Freistadt Road. 2020 Land Use Plan Amendment (Agricultural/Conservation Residential and Low Density Residential to Industrial Office) and Rezoning Application (A-1: Agricultural District to the M-1: Limited Industrial District).
 - H. Baudhuin Surveying & Engineering, Agent for Top Leaf Development LLC and Alan & Lynda Luther, Property Owners – 107 Acres South of Freistadt Road, North of Elm Lane and West of Wasaukee Road (including N120 W12851 Freistadt Road). Rezoning and Subdivision Consultation for a 49 Lot Residential Subdivision.
 - I. Keller Inc., Agent for Germantown Development LLC, Property Owner and Germantown Storage, N112 W18518 Mequon Road. Site Plan Review for a 77,415 Square Foot Addition and Rezoning Application (M-1 PDD to M-1).

VI. **ANNOUNCEMENTS:**

VII. **ADJOURNMENT:**

The next Plan Commission Meeting will be on October 23, 2017 at 6:30 p.m.

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

PLAN COMMISSION MINUTES
September 11, 2017

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:34 p.m.

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

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Baum second Shadid to Approve the minutes from 8-28-17.***

MOTION carried unanimously.

Germantown Historical Society – Dheinsville Park – N128 W18780 Holy Hill Road. The request is for approval of site development and building plans for an 11,200 sqft open-air pavilion to be constructed within the Village's Dheinsville Park property. Planner Retzlaff summarized the proposal.

Jeff Dhein, President Germantown Historical Society, explained the west wall will be a permanently closed wooden structure. Trustee Baum asked what happens when the building reaches the end of its useful life. Planner Retzlaff said that issue is not specifically addressed in the memorandum of understanding. Tony said it becomes village property. Mr. Dhein said they have no intentions of letting the structure get into a state of disrepair.

MOTION Baum second Laszewski to Approve the site development and building plans for the proposed 11,200 sqft pavilion to be constructed within the Village's Dheinsville Park property on Holy Hill Road subject to the following conditions:

- 1. Approval is for the site and building plan set dated March 13, 2017 unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein.***
- 2. State approved plans are required by Inspection services as part of the building permit application.***
- 3. A fire lane approved by the Germantown Fire Department is required around the perimeter of the building connecting to the parking area or roadway for emergency vehicle access.***

Chairman Wolter asked if the pavilion would be fit with temporary doors. Mr. Dhein said the building would have accordion style doors that could be locked. Planner Retzlaff said the Memorandum of Understanding does address insurance and calamity, but maintenance is an issue that could be discussed.

MOTION carried unanimously.

MOTION Baum second Shadid to postpone Item B for Walmart until the applicant arrives.

MOTION carried unanimously.

H&K Partners for Kentucky Fried Chicken – N06 W17850 County Line Road. The application is for exterior remodeling of the existing KFC restaurant. Planner Retzlaff summarized the proposal and said representatives for the applicant would not be in attendance. He asked the Plan Commission if they wanted to table action or review the project. He said he explained to the applicant there would be discussion relating to the removal of the tower cap feature on the building. The applicant indicated they were not aware of this feature. Discussion followed regarding signage on the building. Planner Retzlaff said no new signage was proposed at this time.

MOTION Baum second Shadid to Approve the site and building plans for the proposed exterior remodeling of the KFC restaurant located at N96 W17860 County Line Road subject to the following conditions:

- 1. The proposed exterior light fixtures shall provide a complete “cut-off” fixture and not be tilted such that light is directed away from the building.***

Planner Retzlaff said the Plan Commission needs to discuss the tower cap feature and decide if they want to keep it. He said in 2007 the Commission specifically asked for the tower cap. Trustee Baum said we should consider an overhead canopy after reviewing other establishments saying they would add a lot to the building. He said the entrance on the side was an issue the last time Plan Commission reviewed plans and did not like the arrow pointing the front door. Chairman Wolter was not in favor if the 3 lights hanging over the front of the building.

MOTION Baum second Laszewski to Table until the applicant can come back with signage.

MOTION carried unanimously.

Pb2 Architecture for Walmart – W190 N9855 Appleton Avenue. The application is for exterior remodeling of the existing Walmart retail store. Planner Retzlaff summarized the proposal. Jim Gallagher, pb2 Architecture answered questions.

Trustee Baum had concerns with the proposed blue and gray colors not working in this area saying the current color scheme is cohesive with surrounding architecture. Chairman Wolter asked if the new colors are part of the new corporate color scheme. Mr. Gallagher said they are trying to avoid monotony instead of earth tones everywhere adding the masonry will stay the same. Chairman Wolter commented there was a lot of brick staying the same so there won't be as much gray as what is represented. He said the renderings don't represent the revisions well and only the openings will be painted.

MOTION Laszewski second Shadid to Approve the site and building plans for the proposed remodeling of the Walmart retail store located at W190 N9855 Appleton Avenue.

Trustee Baum said he can't find this photo type on-line to see what it will look like without having exact samples. Chairman Wolter commented that the revisions won't make the building mundane and he appreciates that Walmart put a fair amount of expense inside the building and is making an effort to give the outside a new look.

MOTION carried 5-1 (Baum).

Top Leaf Development for Alan & Lynda Luther – 107 acres South of Freistadt Road, North of Elm Lane and West of Wasaukee Road.

Top Leaf Development and Alan & Lynda Luther, property owners, are requesting feedback on a 107-acre residential development proposal with 43 single-family lots. Planner Retzlaff summarized the proposal. Pete Hurth, Baudhuin Survey & Engineering and Shari Waggoner, Top Leaf Development, spoke on the project. Mr. Hurth said the soil borings were done and the lot layout is suitable to support a mount system. A wetland delineation will be ordered and the outlots will be put in to reflect the wetlands on the property. They would like to determine which access is best and discussed the different options.

Plan Commissioner had the following comments and concerns:

- Improve remaining 700 feet of Elm Lane, prefers option 2 connecting with Elm Lane
- Don't like the 5 and 8 acres sites. Not a good use of the land. Like the 1.5 and 2 acre lots on the east side. Larger lots will take longer to sell. Keep the same plan all the way through. Ms. Waggoner said there wasn't a good way to get back there and there is a cost effectiveness for a few lots or extending Elm Lane.
- Would like this development to connect to the park
- Access to another parking lot would be beneficial to the area.
- Connect cul-de-sac in option 2 to Elm Lane
- Would like to see a more finished look to the southwest corner
- Re-design the southwest corner; leave center area green and put lots on the west
- Elm Lane was intended to be connected in the future
- Show us different options for access

Discussion continued regarding different access options. Shari Waggoner, Top Leave Development said their intention is to get lots on the market as soon as next year. Pete Hurth, Baudhuin Survey & Engineering, asked if there was any leeway to include wetlands on a lot. Planner Retzlaff explained that for lots this size, wetlands and floodplain are required to be in an open space outlot and not part of a developed lot, in order to preserve them. Ms. Waggoner asked if they could use a PDD overlay to get some flexibility. Planner Retzlaff said it's possible to get some flexibility in exchange for some other amenity.

Trustee Baum said he'd like to see what they come up with and then decide which way to achieve it. He'd rather see smaller lots and a PDD may be a way to achieve that. Planner Retzlaff said the connection from Forest Drive to Freistadt Road is needed and right-of-way needs to be dedicated along Elm Lane.

This item was for discussion only. No action was taken.

Community Development Department – Proposed Zoning Code Amendment: Section 17.30: B-3 General Business District (Residential Uses).

The purpose for the amendment is to clarify the intent and permitted use sections of the B-3 District regulations regarding residential uses. Some of the older, original residential buildings on Main Street, that were converted to and operated as a business, now want to revert back to a residential use. The B-3 District regulations do not specifically provide for residential uses or provide for the reversion of a building once used for business purposes to go back to a residential use. The amendment language would make it clear that converting these uses would be allowed. Planner Retzlaff reviewed the proposed language changes to the code that would allow a property to revert back to a residential use. He said he prefers option 2 which requires a conditional use permit, but realizes there is a hurdle with the cost of the permit.

Discussion followed. Trustee Baum asked if there was a way to expedite a CUP at lower cost with one public hearing for all the properties at one time. He suggested using a special form that would include rules to abide by. Planner Retzlaff said a public hearing would be required for the code amendment and all property owners affected could be notified at that time. He also discussed the possibility of creating an overlay zoning district that is recorded at the time of sale that would include our concerns. Chairman Wolter said he understands the need to provide a way to accommodate the reverting and agrees with trying to transition the area, but also believes in property rights. He asked if this is something we want to allow.

Commission Laszewski preferred option 1. Chairman Wolter and Trustee Baum also preferred option 1 saying option 2 was too costly and overbearing. Planner Retzlaff suggested requiring a zoning permit where we could attach a "code of Main Street living" outlining expectations and what is planned for the area. It would make the process clear what is required to revert. Chairman Wolter said we can hold the code as is or we do something that will allow a property to revert. He doesn't think there is a way to add an entertainment district clause in the code for the buyer to beware, without the need for a conditional use. If the board chooses to add an additional provision or permit, then they can choose to do that with the public hearing involvement as part of that board meeting.

MOTION Baum second Shadid to present both options of the amendments to Section 17.30 of the Municipal Code to the Village Board, with a preference for Option 1.

SECTION 1. That Section 17.30 (B-3: General Business District) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.30

GENERAL BUSINESS DISTRICT.

The B-3 District is intended to provide for the orderly continuation and revitalization of the older established Main Street "central business district" (including the area designated as "Village Mixed Use" on the Future Land Use Plan) area of the Village where uses are not exclusively of one type but, rather, mixed and include retail sales shops, wholesale and warehousing outlets, and institutional, recreational and residential uses. Many of the existing businesses in this district may not meet the requirements of the B-1 or B-2 Districts. It is the intent of this district to provide minimum requirements for all new uses of land within the district and a guide for the redevelopment or revitalization of existing uses of land within the district. Further, it is intended that the conversion of buildings located in the historic Main Street area and categorized as "Village Mixed Use" on the Village's Land Use Plan map from a residential use to a business use or from a business use to a residential use can occur provided that such conversion does not create conflicts with other nearby land uses, or, that impede the intended transformation of the Main Street area into a pedestrian-oriented retail and entertainment area.

OPTION 1: ALLOWS COMMERCIAL USE PROPERTIES TO "REVERT" BACK TO A RESIDENTIAL USE "BY RIGHT" (NO APPROVAL OR PERMIT REQUIRED)

SECTION 2. That Section 17.30(1) (Permitted Principal Uses) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.30(1)(iii) Single-family residential uses in a building originally constructed for residential use that was subsequently converted into a business use, in whole or in part, that the owner wants to revert back to a residential use, in whole or in part, subject to all applicable REQUIREMENTS, restrictions and allowances of the Village's Zoning and Building Codes.

OPTION 2: ALLOWS COMMERCIAL USE PROPERTIES TO "REVERT" BACK TO A RESIDENTIAL USE WITH A CONDITIONAL USE PERMIT (CUP)

SECTION 2. That Section 17.30(3) (Conditional Uses) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.30(3)(oo) Single-family residential uses in a building originally constructed for residential use that was subsequently converted into a business use, in whole or in part, that the owner wants to revert back to a residential use, in whole or in part, subject to the following requirements:

1. Said reversion shall abide by all applicable requirements, restrictions and allowances of the Village's Zoning and Building Codes;
2. The owner shall provide sufficient evidence that such conversion will not create a situation where potential negative impacts (e.g. traffic, noise, odor, etc.) associated with or caused by the operation of an existing non-residential land would affect the owners and occupants of said property proposed to revert back to a residential use; or
3. The owner of said residential property shall sign a statement acknowledging and accepting the following:
 - a. The property is located within an area designated by the Village as "Village Mixed Use" wherein a variety of residential and non-residential land uses are allowed to occur;
 - b. The "Village Mixed Use" area is expected and encouraged to re-develop over time into a pedestrian-oriented retail and entertainment area;
 - c. The potential exists for negative impacts (e.g. traffic, noise, odor, etc.) associated with or caused by the operation of both existing and newly developed non-residential land uses to adversely affect the owners and/or occupants of said property on a regular basis.

MOTION carried unanimously.

ANNOUNCEMENTS: None

The next Plan Commission meeting is October 9, 2017.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:52 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

SIGN PERMIT REVIEW

10/9/17 Plan Commission Meeting

Germantown Corporate Center / Milwaukee Routing

Village Planner Report

Germantown, Wisconsin

Summary

Signworks, agent for United Properties Investment Partners Ltd., property owner, and Dan Sandy, operator, is requesting sign approval for Milwaukee Routing, a new tenant in the Germantown Corporate Office Center located at N112 W15568 Mequon Road.

Property Location: N112 W15568 Mequon Road

Applicant/

Property Owner: Heidi Schafer United Properties
Signworks c/o Dennis Biedrzycki
501 Sumner St N112 W15568 Mequon Road
Hartford, WI Germantown, WI

Current Zoning: B-3: General Business District

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



Background/Proposal

Signworks, agent for United Properties Investment Partners Ltd., property owner, and Dan Sandy, operator, is requesting sign approval for Milwaukee Routing, a new tenant in the Germantown Corporate Office Center located at N112 W15568 Mequon Road:

- 3' x 6' (18 sqft) wall-mounted non-illuminated aluminum panel with vinyl lettering and graphics surface mounted on the southwest (Mequon Road-facing) elevation

Staff Comments

The total area of the proposed wall sign (18 sqft) meets the sign area allowance (72 sqft) given the amount of building frontage (48 feet) where 1.5 sqft of sign area is allowed for every 1 linear foot of building frontage.

In terms of appearance, while the white background is allowed on non-illuminated signs, the size, color, and relative positioning on the building are not integrated into the architecture of the building. As a result, the sign appears misplaced. Along with the other sign that was approved back in 2015 and installed on the same elevation, these signs on this particular building on this elevation makes a strong argument for why some buildings should be limited to monument signs in lieu of wall mounted signage. With that said, the proposed sign is effectively the same in type, size and location as the existing sign approved in 2015.

Village Planner Recommendation

APPROVE the proposed wall sign for the Milwaukee Routing tenant space located in the Germantown Corporate Center at N112 W15568 Mequon Road as proposed.



Village of
Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$

Date

8/24/17

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

Signworks
Heidi Schoefer
501 W. Summer - Hartford 53027
Phone (262) 673-7318
Fax (262) 673-0718
E-Mail heidi@signworkswi.com

PROPERTY OWNER

(UNITED) PROPERTIES INVESTMENT PARTNERS I
N 112 W 15568 MEQUON RD.
GERMANTOWN WI 53022
Phone (262) 501-8423

2 PROPERTY ADDRESS OR GENERAL LOCATION

N 112 W 15568 Mequon Rd.

3 SIGN INFORMATION

Sign Dimensions 3 height x 6 width Single/Multi Tenant (circle one)
Number of Sides (1) Building Frontage SF 736
Total Square Footage of Sign (include all sides) 18
Total height of the Sign 3
Is the Sign to be illuminated yes X no
Type of Sign Construction Materials polymetal aluminum w/ vinyl copy
Distance to Closest Property Line 100' +

Are there any existing signs on the property yes
If yes, what is the total Square Footage of existing signs 18 sq. ft.

What are the intentions for the existing signs: Take down no Remain X

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

Heidi Schoefer 8-17-17
Applicant Date

[Signature] 8/17/17
Owner Date



Good Artwork



SIGNworks
SIGNS & DIGITAL GRAPHICS



501 West Sumner Street
Hartford, Wisconsin

262-673-7318
signworkswi.com

Job Name:			Sales Person:	
Milwaukee Routing			Heidi Schaefer	
Date:	Revision:	EST #:	Designer: Jim	
8/9/2017	R2	-	2017 Sketches/Milwaukee Routing/ Wall and Monument	

heidi@signworkswi.com

Existing

Existing



MILWAUKEE
ROUTING



SIGNworks
SIGNS & DIGITAL GRAPHICS



501 West Sumner Street
Hartford, Wisconsin

262-673-7318
signworkswi.com

Job Name: Milwaukee Routing			Sales Person: Heidi Schaefer heid@signworkswi.com
Date: 6/8/2017	Revision: R1	EST #: -	Designer: Jim
2017 Sketches/Milwaukee Routing/ Wall and Monument			

SIGN PERMIT REVIEW (REVISION)

10/9/17 Plan Commission Meeting

Saxony Village / Heritage Place Joint Venture

Village Planner Report

Germantown, Wisconsin

Summary

Scott Bence, agent for Heritage Place Joint Venture, property owner, is seeking approval of revised monument signs for the multi-family Saxony Village apartment community located at approximately N115 W16200 Main Street.

Property Location: N115 W16200 Main Street (south of Main Street @ Park Avenue)

Applicant/

Property Owner: Scott Bence, Agent
Heritage Place Joint Venture LLC
W178 N9912 Rivercrest Drive, Germantown, WI

Zoning: Rm-2: Multi-family Residential

Adjacent Land Uses		Zoning
North	Commercial	B-3
South	Multi-family Residential	Rm-2/PDD
East	Multi-family Residential	Rm-2/PDD
West	Multi-family Residential	Rm-2/Rm-3



Background/Proposal

The Plan Commission granted approval of the Saxony Village site development and building plans in December, 2015, including approval for two (2) monument signs and associated landscaping to be located at the main driveway intersections onto Main Street and Hilbert Drive with the following features:

Main Street entrance (Approved)

- 7'6" high x 24' wide brick walls w/ decorative cast stone caps and finials and individual metal cutout lettering pin-mounted to the wall face w/ ground-mounted floodlighting;

Hilbert Lane entrance (Approved)

- 6' high x 20' wide brick walls w/ decorative cast stone caps and finials and individual metal cutout lettering pin-mounted to the wall face w/ ground-mounted floodlighting

At this time, Scott Bence, agent for Heritage Place Joint Venture, property owner, is seeking approval of the following revised monument signs:

Main Street entrance (Proposed Revision)

- 6' high x 14'6" wide brick walls w/ decorative cast stone caps w/ a 4' x 9' opaque aluminum-faced, internally-illuminated cabinet w/ push-through lettering mounted to the wall face w/ additional ground-mounted accent floodlighting;

Hilbert Lane entrance (Proposed Revision)

- 6' high x 12' wide brick walls w/ decorative cast stone caps w/ a 3'4" x 6'8" opaque aluminum-faced, internally-illuminated cabinet w/ push-through lettering mounted to the wall face w/ additional ground-mounted accent floodlighting;

Staff Comments

The proposed (revised) monument signs meet the Village's sign regulations for permanent residential development identification signs, including the type and amount of landscaping proposed around the sign base. The low-wattage LED accent floodlighting is intended to highlight the brick columns and not detract from the "halo" effect created by the proposed lighting for the "Saxony Village" lettering.

VILLAGE PLANNER RECOMMENDATION

APPROVE the revised monument signs for the Saxony Village apartment community located at N115 W16200 Main Street as proposed subject to the following condition:

1. Separate electrical permits shall be obtained from Inspection Services prior to installation.

Village of

 Germantown
 Willkommen
 COPY

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

PAID 77 DATE 5-8-17

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Heritage Place Joint Venture
1078 N 99th Rivercrest Drive, Ste 101
Germantown, WI 53023

Phone (262) 255-1800 press 4
 E-Mail scott@jhccompanies.com

PROPERTY OWNER

Heritage Place Joint Venture
1078 N 99th Rivercrest Drive, Ste 101
Germantown, WI 53023

Phone (262) 255-1800 press 4
 E-Mail scott@jhccompanies.com

2 PROPERTY ADDRESS

Tax Key #224992

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

North	South	East	West
<u>Commercial B-3</u>	<u>Multi-Family</u> <u>Residential RM-2/PM-2</u>	<u>Multi-Family</u> <u>Residential RM-2/PM-2</u>	<u>West Multi-Family</u> <u>Residential</u> <u>RM-2 / RM-3</u>

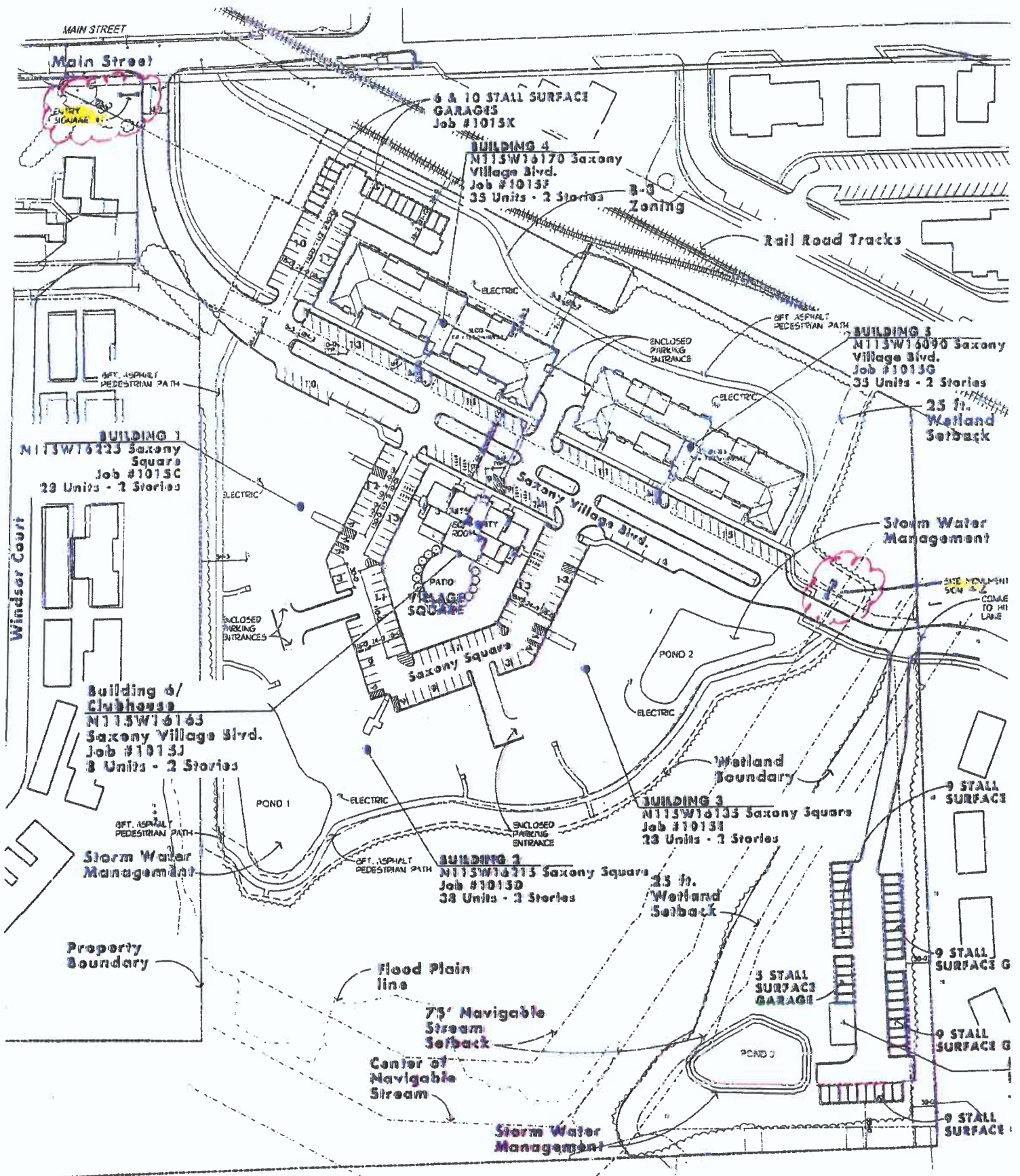
4 READ AND INITIAL THE FOLLOWING:

- ☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- ☒ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- ☒ I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

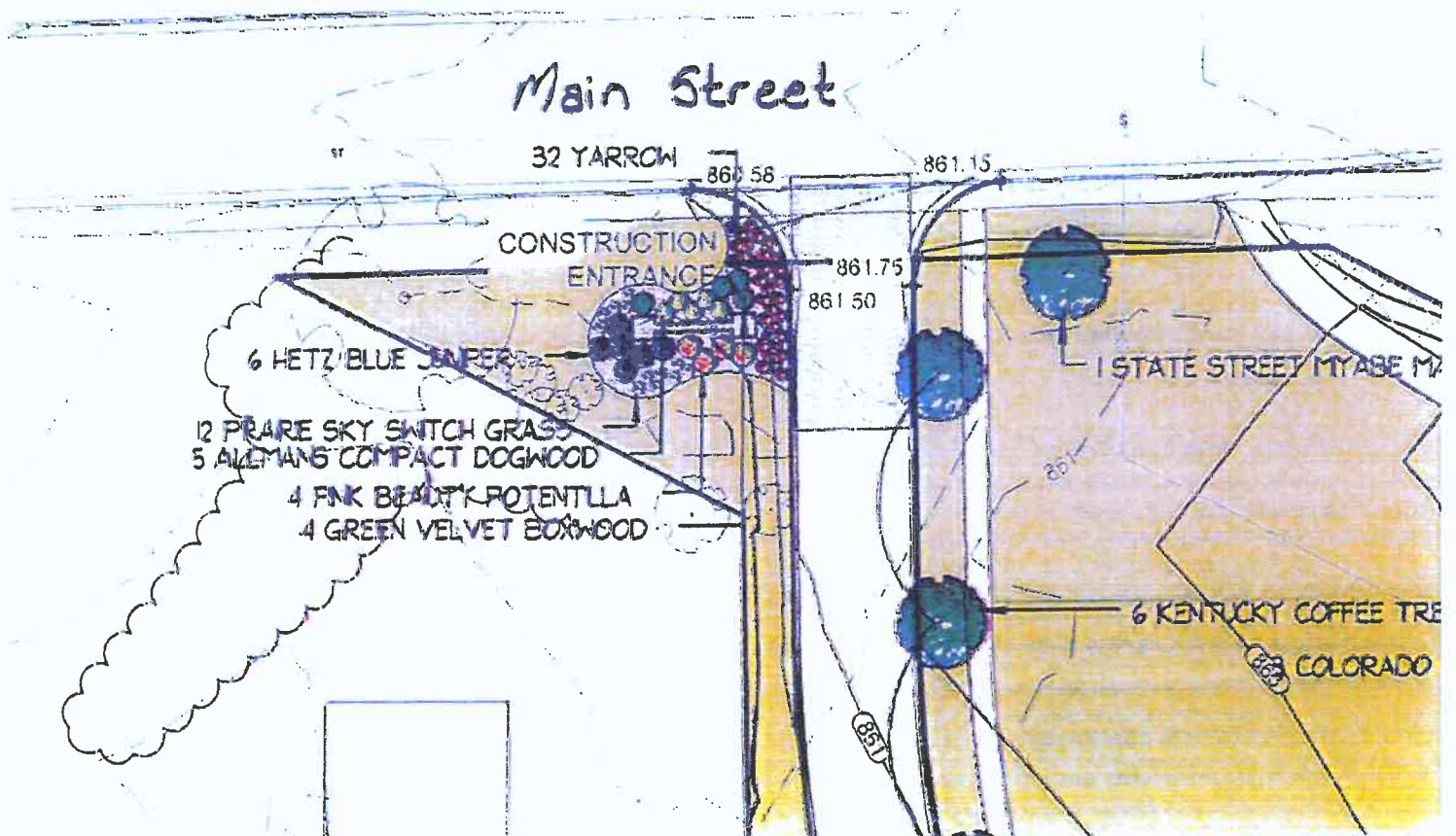
5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature] 5/5/17
 Applicant Date

[Signature] 5/5/17
 Owner Date



Sign #1



Current
 Submittal
 Sign #1



www.innovative-signs.com

Client: B.J. Properties

Project Location: Main Street Location

Project ID: 0441

Project Name: Saxony Village

Project Type: Signage

Project Status: In Progress

Project Budget: \$10,000

Project Start Date: 01/15/2017

Project End Date: 03/15/2017

Project Manager: John Doe

Project Designer: Jane Smith

Project Installer: Mike Johnson

Project Notes: See attached drawings for details.

Project Comments: All materials to be approved by client.

Project History: Initial design and quote provided.

Project Status: Pending client approval.

Project Next Steps: Finalize design and materials.

Project Contact: 123-456-7890

Project Address: 123 Main Street, Suite 100

Project City: New York, NY

Project State: NY

Project Zip: 10001

Project Country: USA

Project Currency: USD

Project Language: English

Project Timezone: EST

Project Date: 01/15/2017

Project Time: 10:00 AM

Project User: Admin

Project IP: 192.168.1.1

Project Browser: Chrome

Project OS: Windows

Project Version: 1.0.0

Project License: Commercial

Project Support: 24/7

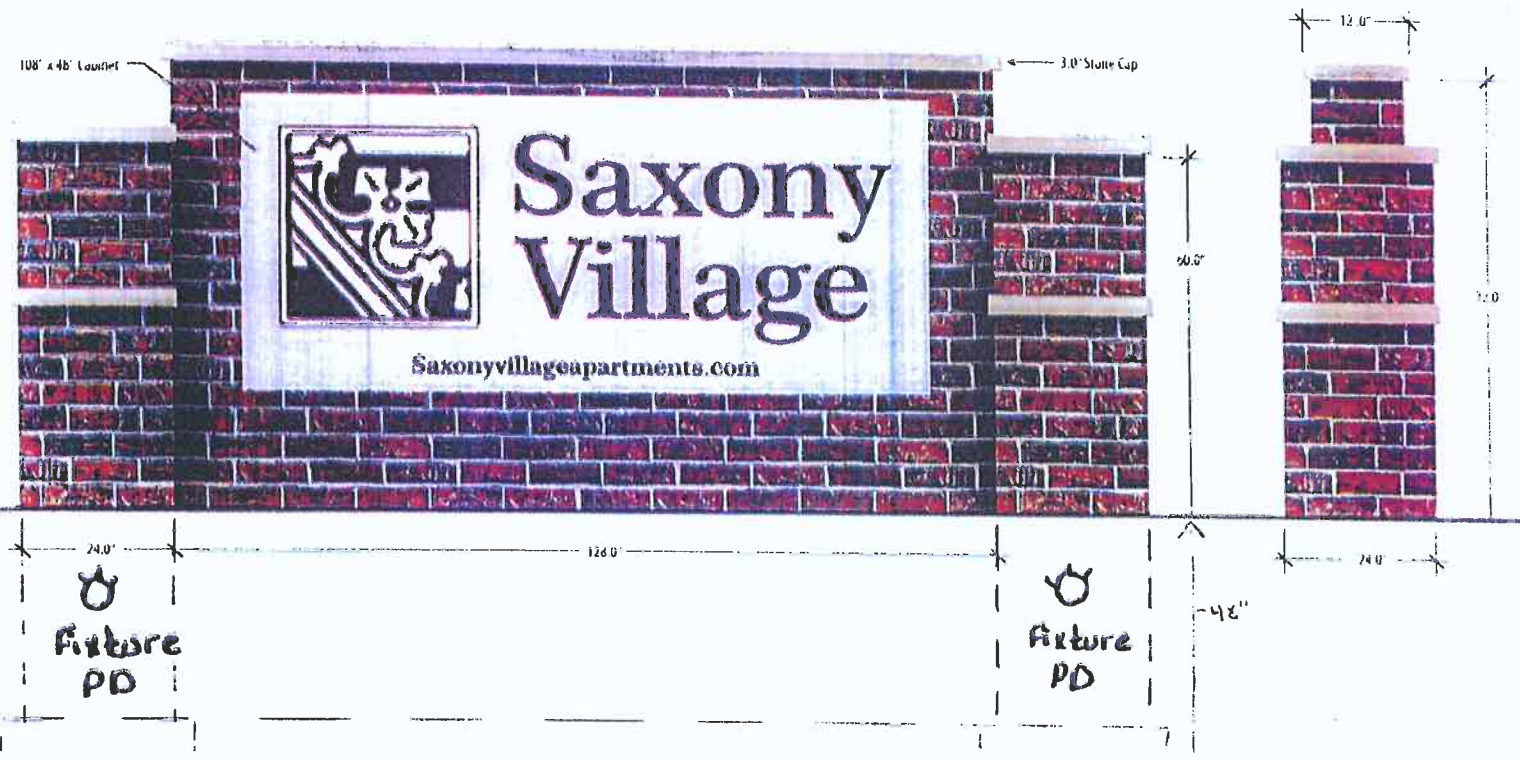
Project Warranty: 1 Year

Project Terms: See attached terms and conditions.

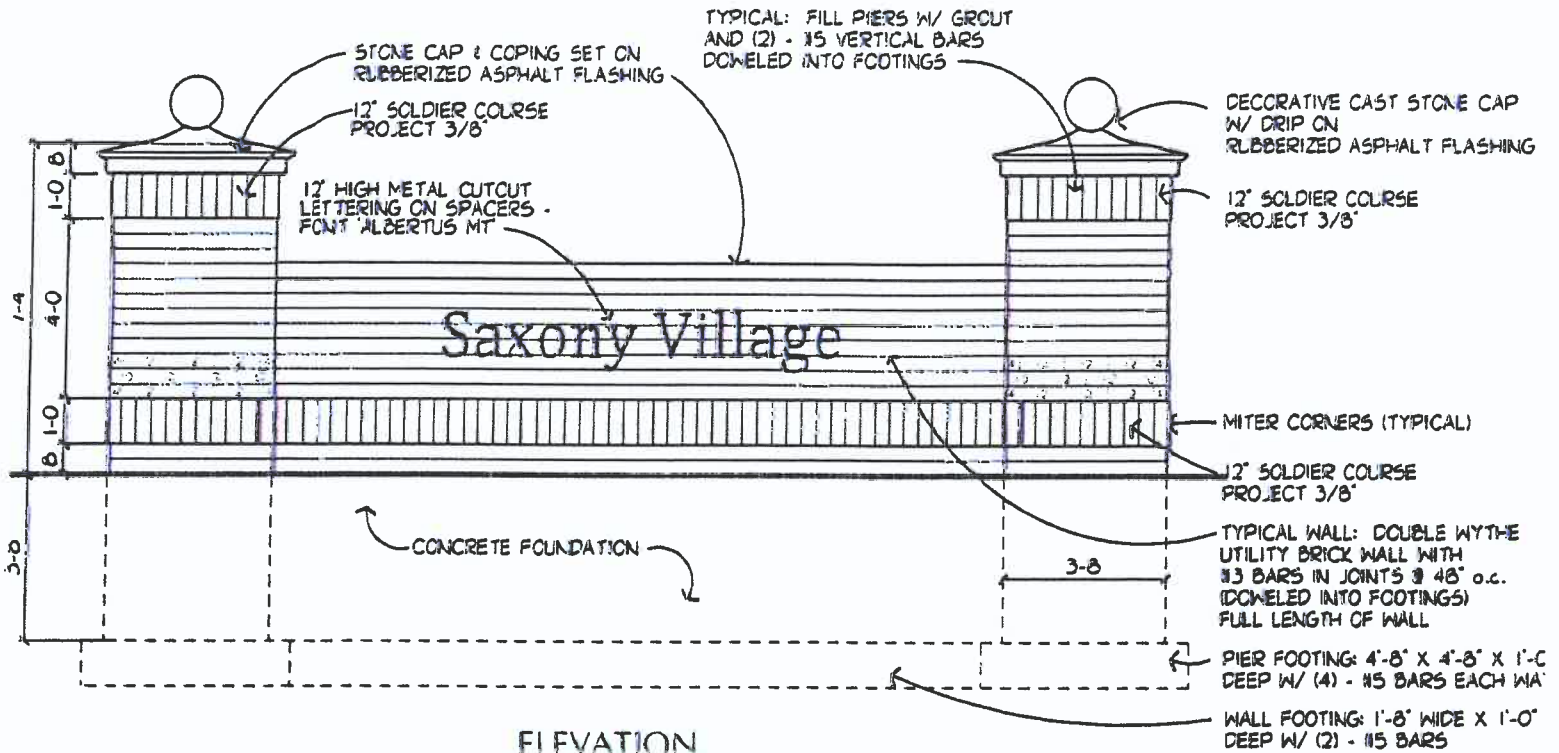
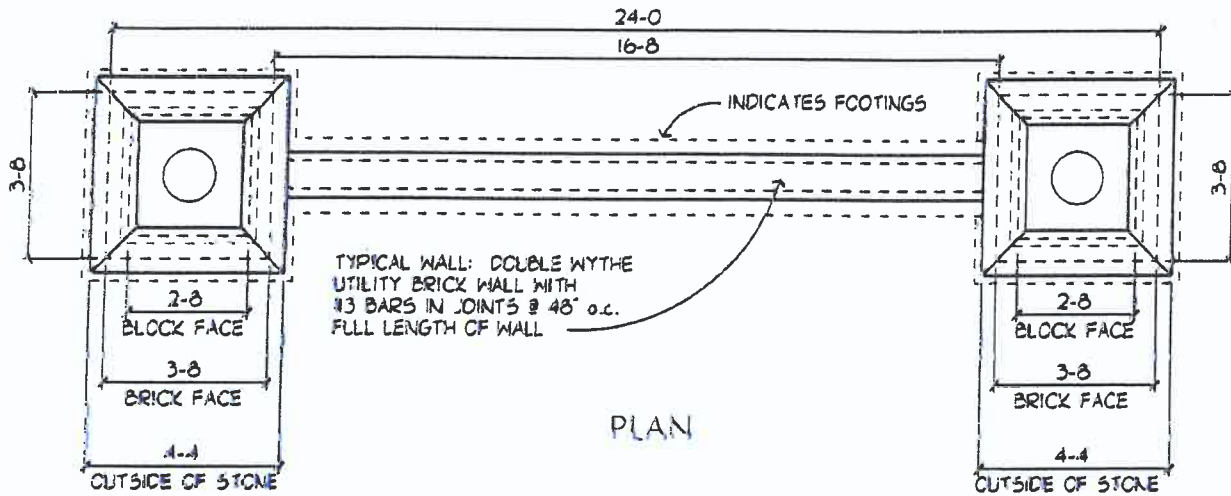
Project Privacy: See attached privacy policy.

Project Security: See attached security policy.

Project Compliance: See attached compliance policy.



previous
submittal
Sign #1

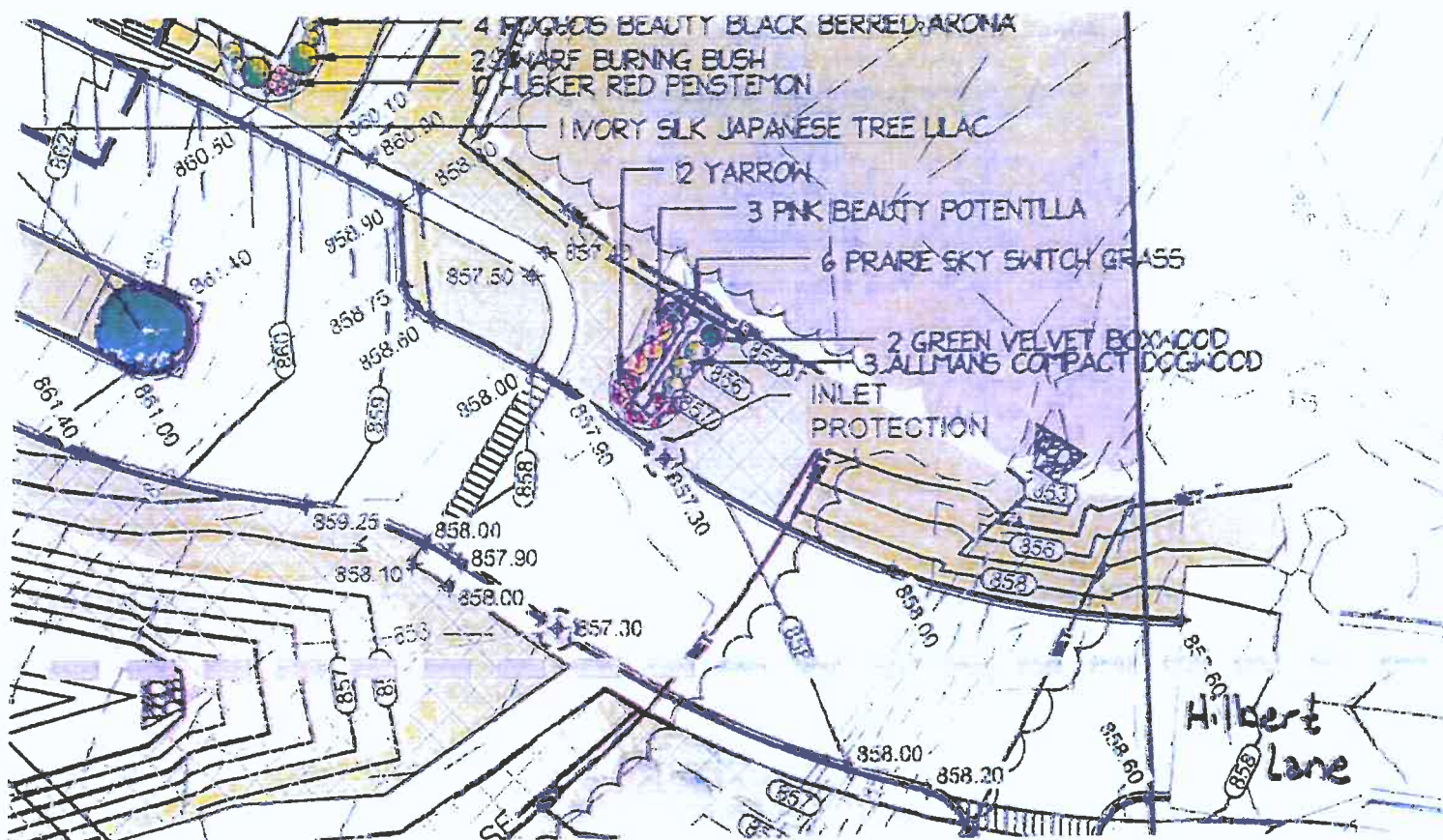


SIGN #1

1/4" = 1'-0"

1
G230

Sign #2



Current
Submittal
Sign #2



www.innovative-signs.com

Client:

I.B.J. Properties
Silbert Location

FOR #
10441

Site:

See Right

Quantity:

1 2 3 4 5 88

Materials & Specs

Monument
Push Through Cabinet

1" Deep Faceted Box
with 1/2" Brackets

Double Sided

Outer face w/ routed 1.8" thick
aluminum painted finish, silver

Text is cut, pasted through acrylic
on opaque vinyl. Illumination is
from the sides of the
box that is sticking out
the structure.

Colors:

- Dark Faux Brown Vinyl
- Silver Cabinet
- Back to Match Building

Representative

had S.

Designer

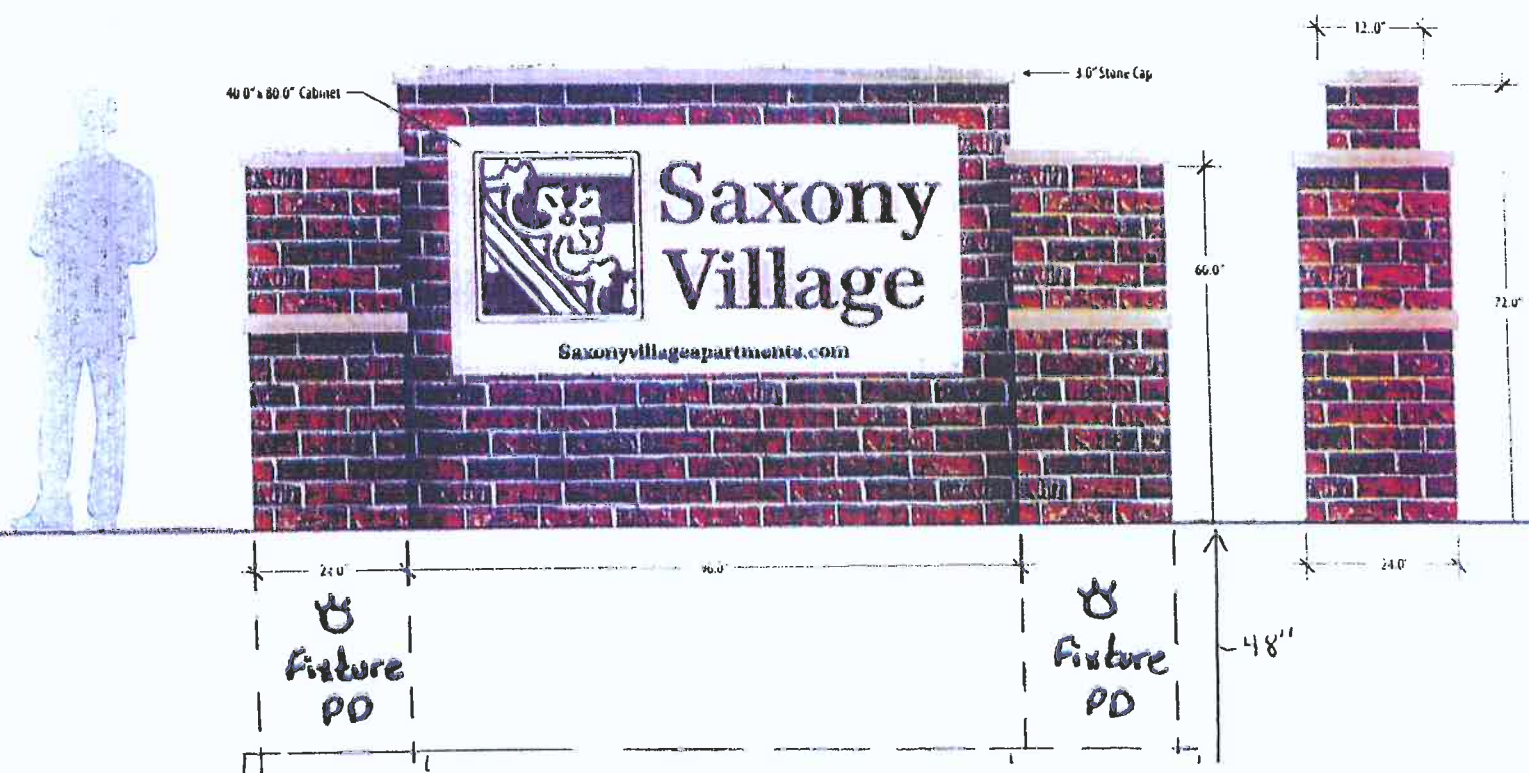
Mark Mason

Date: 8/31/2017

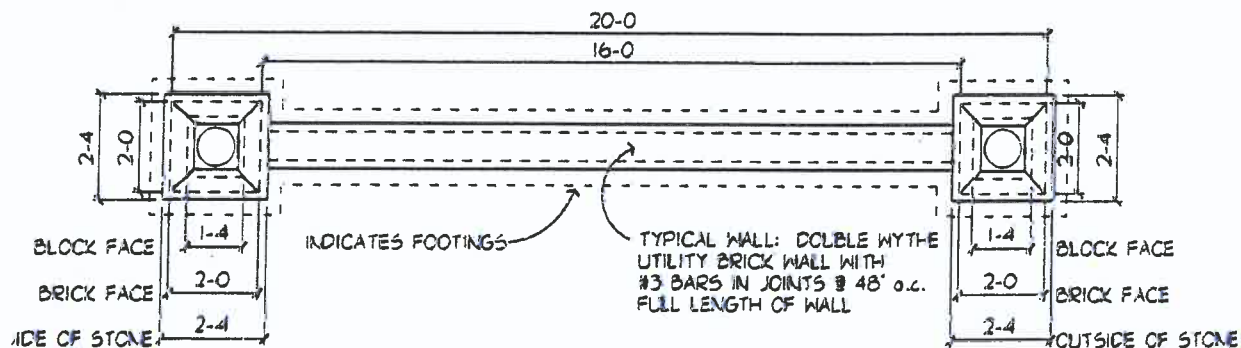
Production cannot begin until we
have your authorization the proof
accurate. Delays in receiving your
reply will delay production times.

Notes:

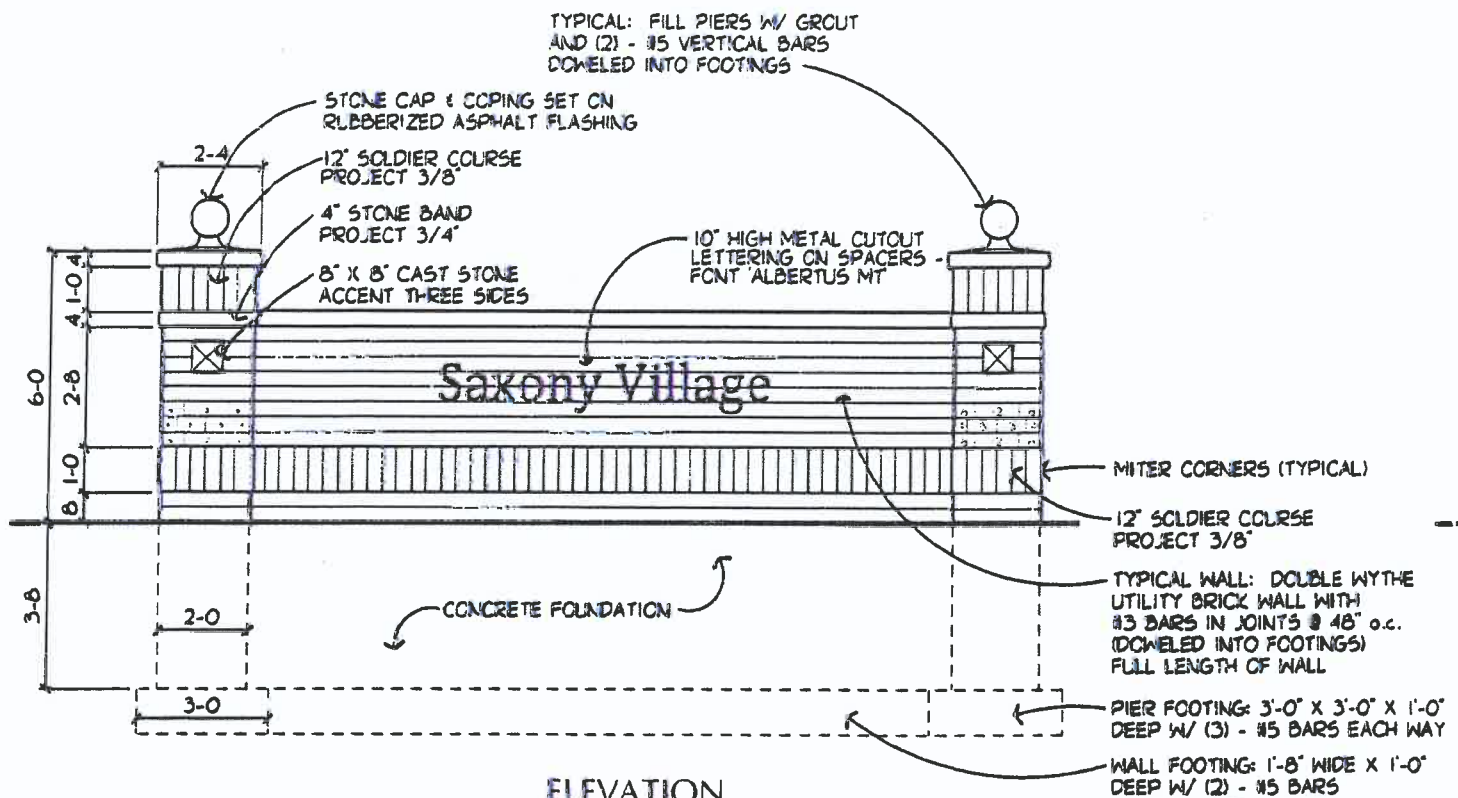
Notes: This property is Innovative Signs, Inc.
signage and be applied to artwork
on and/or completion without the consent
Innovative Signs, Inc.



Sign # 2



PLAN



ELEVATION

SIGN #2

 $1/4" = 1'-0"$

2

G230

Fixture PD

LUMARK®

DESCRIPTION

The patented Lumark Crosstour™ Floodlight Kit easily attaches to the Crosstour LED Wall Pack luminaires. The floodlight kit converts 7W, 18W and 26W Crosstour wall mount luminaires into floodlighting luminaires suitable for ground or wall mount applications. Crosstour LED offers seamless architectural style with super bright energy efficient LEDs. The low-profile, rugged construction of the easy to install knuckle or trunnion base along with stainless steel hardware, visors and impact guards make Crosstour LED an "all-in-one" universal product offering that installs virtually anywhere.

SPECIFICATION FEATURES

Application

The Crosstour LED luminaire with knuckle or trunnion floodlight kit is ideal for floodlight illumination of ground mounted signage, building façade architecture or for wall mount applications where greater forward throw illumination is needed.

Construction

KNUCKLE FLOODLIGHTING BASE: Heavy-duty, die-cast aluminum knuckle base utilizes tooth-lock adjustment mechanism for both solid engagement and easy aiming adjustment. Visual 15° adjustment indicators allow for 180° rotation of the luminaire. Knuckle adjustment is made via the stainless steel screw. Knuckle is 3G vibration rated. Knuckle fits 1/2" NPS available mounting junction box cover (supplied by others) and is secured with supplied locking nut. Attaches directly to the Crosstour LED Wall Mount back box via the supplied magnetic stainless steel hardware.

TRUNNION FLOODLIGHTING

BASE: Adjustable heavy-gauge steel trunnion-mount utilizes interlocking slide adjustment mechanism for precise aiming and secure installation. Supplied standard with 12' of pre-wired SOW 800V wet location rated cord. Visual 15° adjustment indicators allow for 180° rotation of the luminaire. Trunnion base can be lag bolted to any surface and is 3G vibration rated. Quickly attaches to the Crosstour LED Wall Mount back box via the supplied magnetic stainless steel hardware.

Electrical

Three-wire electrical conductor wire is pre-wired to the knuckle base allowing easy wiring to junction box utility power and to the Crosstour LED luminaire. Trunnion base includes 12' SOW cord/whip. The SOW cord is 18AWG and is rated for -40°C to 90°C. SOW cord is highly flexible and features stranded copper conductors, separator and is secured in a thermoplastic elastomeric rubber jacket.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

Top Visors and Impact Guards

Supplied with heavy-duty steel top visors that quickly attach to the Crosstour LED Wall Pack 7W, 18W and 26W housing via the supplied stainless steel hardware. Crosstour top visors control glare and spill light in all directions. Useful in uplighting applications to limit light travel above intended wall surface or sign. 1/8" Thick UV stabilized impact guards install directly into the visor via the side-slot lock feature. Useful in protecting the Crosstour LED glass lens from projectile objects when mounted at low levels.

Finish

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



LUMINAIRE
SOLD SEPARATELY

Crosstour LED Floodlight Kit

CERTIFICATION DATA
Floodlight Kit Only
UL LIST Wet Location Listed
3G Vibration Rated Trunnion

SHIPPING DATA
Approximate Net Weight
12 18 26 Watts

STOCK ORDERING INFORMATION

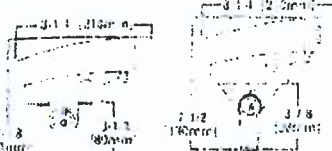
Hand-Mount Floodlighting Kit	Truss-Mount Floodlighting Kit
XTORFLO-KNC-Carbon Bronze Kneckin Base With Locking Nut, Small and Large Top Views and Impact Shields	XTORFLO-TM-Carbon Bronze Truss-Mount Base With 1/2" Wet Location SOV Core, Small and Large Top Views and Impact Shields
XTORFLO-KNC-WT-Charcoal White Kneckin Base With Locking Nut, Small and Large Top Views and Impact Shields	XTORFLO-TM-WT-Charcoal White Truss-Mount Base With 1/2" Wet Location SOV Core, Small and Large Top Views and Impact Shields

DIMENSIONS

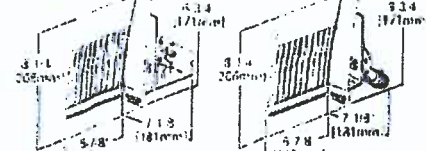
SMALL 1/2" and 1/4"



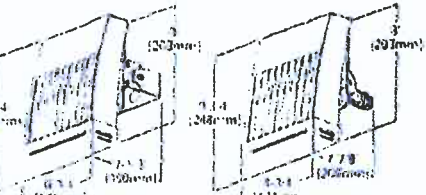
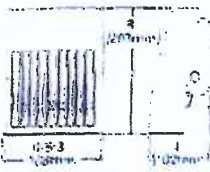
GROUND MOUNT



WALL MOUNT



LARGE 76/75



LUMEN MAINTENANCE

Ambient Temperature	70-21 Lumen Maintenance (77,000 Hours)	Theoretical L70 (Hours)
XTOR1A Model		
25°C	> 92%	> 200,000
40°C	> 82%	> 200,000
50°C	> 71%	> 270,000
XTOR2A Model		
25°C	> 91%	> 270,000
40°C	> 80%	> 260,000
50°C	> 68%	> 225,000
XTOR3A Model		
25°C	> 91%	> 280,000
40°C	> 81%	> 270,000
50°C	> 69%	> 230,000

CRM/CCT TABLE

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A
Optical/Lumen (Wall Mount)	772	926	1,013	2,504
Optical/Lumen (With Flood Accessory Kit)	488	1,000	978	2,168
E.U.G. Rating	30,000	31,000	31,000	31,000
CRI	90	90	90	90
CRI (Color Rendering Index)	95	95	95	95
Power Consumption (Watt)	7W	18W	18W	76W

NOTES: 1. Lumen maintenance is based on 70-21 lumen maintenance.

CURRENT DRAW

Voltage	Model Series		
	XTOR1A	XTOR2A	XTOR3A
120V	0.05A	0.15A	0.22A
208V	0.03A	0.09A	0.13A
240V	0.03A	0.07A	0.11A
277V	0.03A	0.06A	0.10A
347V	0.025A	0.08A	0.082A

SIGN PERMIT REVIEW

10/9/17 Plan Commission Meeting

Spirit Halloween / William Lloyd/505 Bridge LLC

Village Planner Report

Germantown, Wisconsin

Summary

Tracy Greer, Agent for Spirit Halloween and William Lloyd/505 Bridge LLC, property owners, is requesting sign approval for a new tenant in the retail building located at W190 N10768 Commerce Circle.

Property Location: W190 N10768 Commerce Circle

Applicant/

Property Owners:

Tracy Greer

Spirit Halloween LLC

6826 E. Black Horse Pike

Egg Harbor, NJ 08234

William Lloyd

505 Bridge LLC

505 Bridge Road

Cedarburg, WI 53012

Current Zoning: B-1: Neighborhood Business District

Adjacent Land Uses		Zoning
North	Commercial (Carpet Warehouse)	B-1
South	Commercial	B-1
East	Commercial	B-5
West	USH 41/45	n/a

Location Map



Proposal

Tracy Greer, Agent for Spirit Halloween and William Lloyd/505 Bridge LLC, property owners, is requesting sign approval for a new tenant in the retail building located at W190 N10768 Commerce Circle:

- Two (2) 4' x 28' (112 sqft each; 224 sqft total) wall-mounted non-illuminated plastic panel with lettering and graphics surface mounted on the west elevation (facing US41) and south elevation (facing the parking lot).

Staff Comments

The total area of the proposed wall signs (224 sqft) meets the sign area allowance (300 sqft maximum) for a single-tenant commercial building.

In terms of appearance, while the white background is allowed on non-illuminated signs, the size, color, and relative positioning of these signs on the building are not integrated into the existing architecture or color scheme of the building. In fact, the proposed locations are currently "occupied" by the internal sign cabinets used by the former tenant, Gander Mountain. The agent for Spirit Halloween has indicated that the old Gander Mountain signs will be removed; however, there is no evidence of that having been done to date despite the Halloween retail store already being open for business. The Village's sign regulations require that the sign(s) for a former tenant or business that has gone out of business be removed within sixty (60) days after a business has moved or gone out of business. This should be a firm requirement prior to allowing installation of the proposed Spirit Halloween signs.

The agent for Spirit Halloween was issued a temporary sign permit for the existing banners hanging on the building, and, a temporary use permit valid through November 2, 2017. At the time of application, the agent indicated that Spirit Halloween was only going to occupy the building through the Halloween season, but felt they needed larger and/or more signage on the building during operation. Toward that end, the agent has applied for "permanent" signage, i.e. the two 4' x 28' signs subject of this application, knowing that business would not be in operation beyond November 2. In the event that Spirit Halloween intends to occupy the building for a period longer than originally intended (November 2, 2017) as set forth in the temporary use permit, the rigid plastic sign panels will have to be replaced with sturdier and more structurally sound materials and methods of installation to comply with the requirements under 17.46(12) of the Village's sign regulations. Said replacement sign(s) shall be reviewed and approved by the Plan Commission under a separate sign permit application.

Village Planner Recommendation

APPROVE the two (2) proposed wall signs for Spirit Halloween in the commercial property located at W190 N10768 Commerce Circle subject to the following conditions:

1. Pursuant to Section 17.46(12(f) of the Zoning Code, the existing internally-illuminated sign cabinets used by the former tenant, Gander Mountain, shall be removed from the building façade prior to installation of the two (2) proposed 4' x 28' rigid plastic sign boards to the building;
2. Spirit Halloween and/or the property owner shall be responsible for removing the two (2) proposed "permanent" sign panels from the building no later than January 1, 2018. The property owner is encouraged to require or otherwise collect an escrow deposit for an amount of money equal to or greater than deemed necessary to ensure the sign panels can be removed in the event that Spirit Halloween and/or its agent does not remove the signs as required. In the event the sign panels are not removed as required herein, the property owner may be subject to the issuance of a Zoning Code violation notice and/or municipal citation.
3. Prior to installation of the two (2) proposed sign panels, the agent and/or installer shall obtain a building permit from the Village so that the means and method of installation can be reviewed and approved by the Village's Building Inspector to ensure compliance with Section 17.46(12) of the Zoning Code.



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 8 Date 9-12-17

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

Tracy Greer DBA

Spirit Halloween, LLC

1925 S. 54th St.

West Allis, WI 53219

Phone (414) 595-8681

Fax ()

E-Mail spdi517509@spirithalloween.com

PROPERTY OWNER

505 BRIDGE LLC

Phone (262) 376 8910

2 PROPERTY ADDRESS OR GENERAL LOCATION

W190 N10768 Commerce Ct.

3 SIGN INFORMATION

Sign Dimensions 4ft height x 28ft width Single Multi Tenant (circle one)

Number of Sides 2

Building Frontage SF 170 ft

Total Square Footage of Sign (include all sides) 224 sq ft

Total height of the Sign 4ft

Is the Sign to be illuminated yes X no

Type of Sign Construction Materials Rigid Polypropylene plastic

Distance to Closest Property Line

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs 170 sq ft per sign (2)

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

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

Tracy Greer
Applicant

9-10-17
Date

505 BRIDGE LLC
Owner

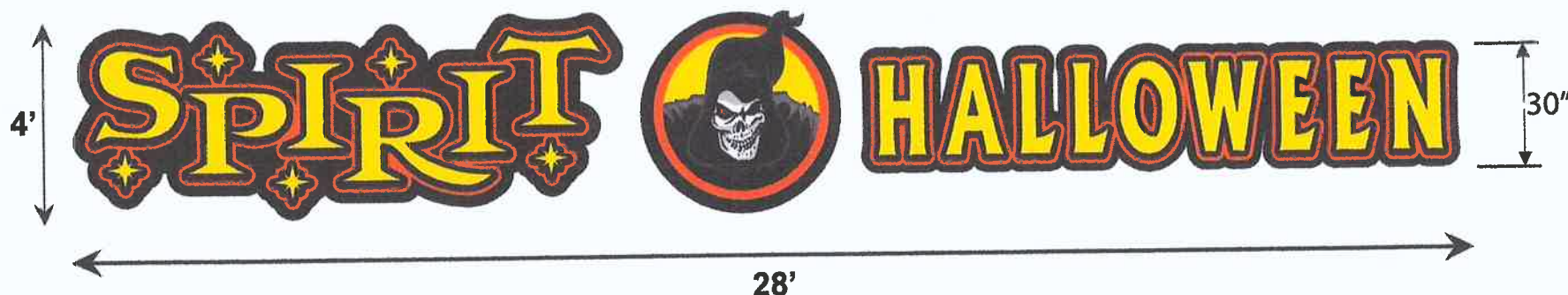
9/7/17
Date

Signature

HIGHTECH SIGNS

Need a solution, sign with us.

JOB SPECIFICATIONS



Side View - Sign Depth

- ← Letter - Polypropylene Rigid plastic
- ← Face - 2 mil Cast Fluorescent Vinyl
- ← Black Polypropylene Rigid plastic

Material: Die Cut 3D rigid polypropylene plastic
Size: 4' x 28'
Text: Spirit 42", Halloween 30"
Mounting: Flush To Building

Back. Color Black
Letter Color Fluorescent Orange
Outline Color Fluorescent Yellow
Return Color Black

Designer: JWT

Project: Spirit Halloween



SIGN PERMIT REVIEW

10/9/17 Plan Commission Meeting

Sign Effectz Inc. / Legacy Subs LLC

Village Planner Report

Germantown, Wisconsin

Summary

Joshua Brown, Sign Effectz Inc., agent for Legacy Subs LLC, property owner, is requesting approval for new monument and directional signs for the existing Cousins restaurant property located at N96 W15630 County Line Road.

Location: N96 W15630 County Line Road

Agent/

Property Owner:	Joshua Brown	Nick Gierach
	Sign Effectz Inc.	Legacy Subs LLC
	1827 W. Glendale Ave	N96 W15630 County Line Road
	Milwaukee, WI	Germantown, WI

Existing Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Residential	Rs-6
South	Residential/Institutional	(Menomonee Falls)
East	Business	B-1
West	Residential	Rs-4



Proposal

Joshua Brown, Sign Effectz Inc., agent for Legacy Subs LLC, property owner, is requesting approval for new monument and directional signs for the existing Cousins restaurant property located at N96 W15630 County Line Road:

- 3'8" high x 8'9" wide (64 sqft per side; 128 sqft total) double-sided, monument sign comprised of an internally-illuminated cabinet mounted at a height of 6'5" on a 2'6" high x 5' wide stone veneer base (replaces the existing non-conforming pylon sign & manual reader board sign);
- Replace sign faces on an existing 2'5" x 5' wide on-site directional sign.

Staff Comments

The proposed monument sign meets the Village's dimensional, landscaping and address coordinate requirements for monument signs. (As shown in the attached rendering, the new monument sign will be installed in the same location as the existing pylon sign. The existing landscaping is sufficient to meet the landscaping requirement around the sign base). The directional sign is non-conforming in terms of total sign area, but can continue to be used (and have the faces replaced) unless/until removed or structurally altered.

Village Planner Recommendation

APPROVE the proposed replacement monument & directional sign faces for the Cousins restaurant located at N96 W15630 County Line Road subject to the following conditions:

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



Village of
★★★
Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 9 Date 9-22-17

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 Ave, Milwaukee, WI 53209

Joshua Brown

Phone (414) 651 2335

Fax ()

E-Mail joshb@signeffectz.com

PROPERTY OWNER

Legacy Subs, LLC

Nick Gierach

Phone (262.) 853-3941

2

PROPERTY ADDRESS OR GENERAL LOCATION

N96 W15630 County Line Rd, Germantown, WI 53022

3

SIGN INFORMATION

Sign Dimensions 3' 8" height x 8' 9" width Single/Multi Tenant (circle one)

Number of Sides 2 Building Frontage SF _____

Total Square Footage of Sign (include all sides) 64.1667

Total height of the Sign 6' 5"

Is the Sign to be illuminated ☒ yes ☐ no

Type of Sign Construction Materials aluminum, acrylic, vinyl, led, stone veneer

Distance to Closest Property Line 10'

70 lineal feet - County
60 lineal feet - Pilgrim

Are there any existing signs on the property pylon (to be replaced)

If yes, what is the total Square Footage of existing signs 80 sq ft

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

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

9/22/17

Owner

Date

9-22-17

REFACE EXISTING D/F ILLUMINATED SIGN CAB
(2) FACES REQ'D

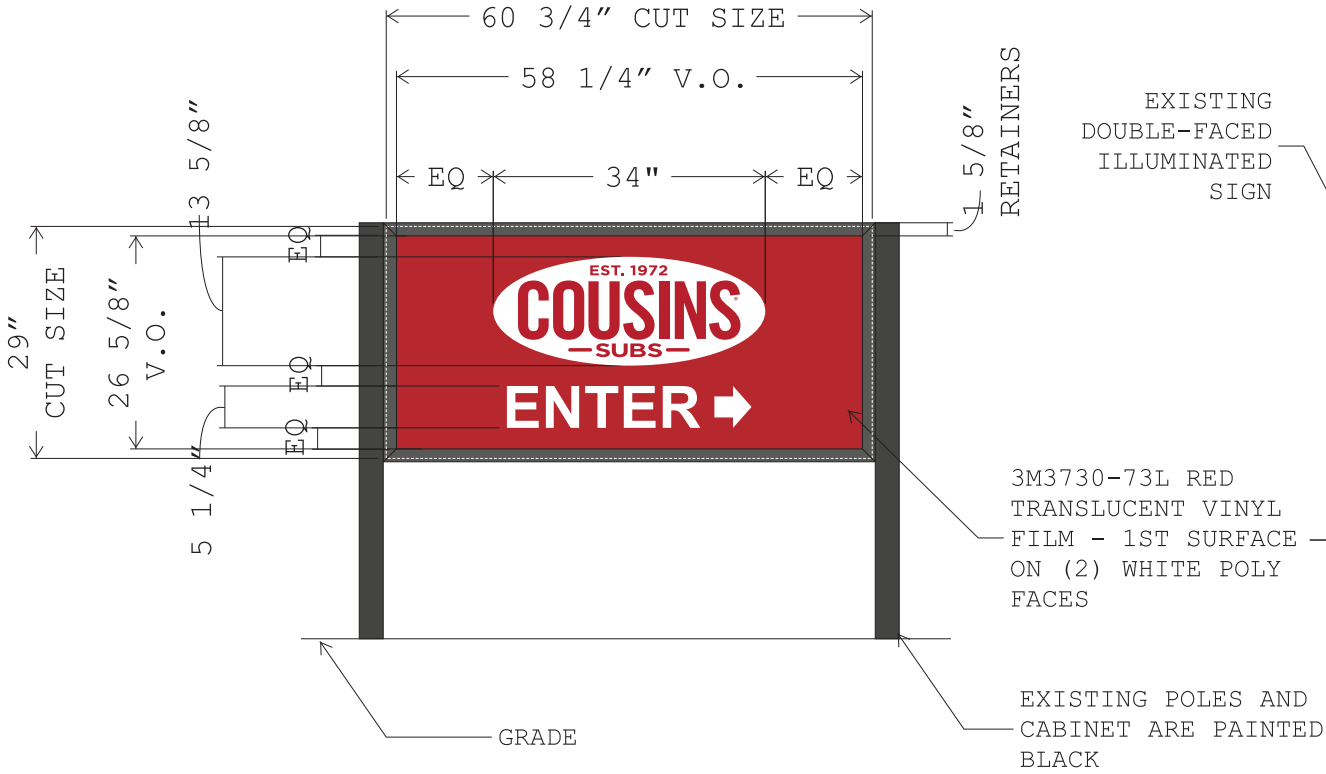
REMOVE (2) EXISTING SIGN FACES AND REPLACE W/ NEW
WHITE POLYCARBONATE FACES (TO REPLACE EXISTING .125"
THK FACES) W/ 1ST SURFACE APPLIED 3M 370-30-73L
REVERSE-WEDED RED TRANSLUCENT VINYL FILM.

COLOR SCHEDULE:

- .150" THK WHITE POLYCARBONATE
- 3M 370-30-73L REVERSE-WEDED RED
TRANSLUCENT VINYL FILM
- BLACK PAINTED FINISH
(EXISTING POLES/CAB/RETAINERS)

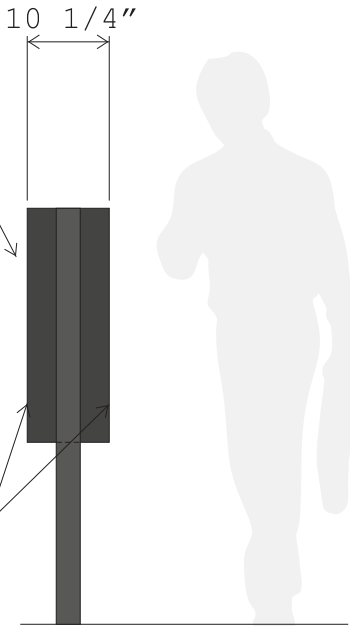


ELEVATION VIEW
1/2" = 1' - 0" SCALE



*OPPOSITE ELEVATION
IS SIMILAR - LOGO CANNOT
EXCEED 25%SF OF SIGN

SIDE VIEW
1/2" = 1' - 0" SCALE



SignEffecttz,Inc™

SIGN / LIGHTING

www.signeffecttz.com

1827 W GLENDALE AVE., GLENDALE, WI 53209
PH: 414.264.5504 FX: 414.264.5564

f

t

Project:
**Legacy Subs - Cousins Subs
Germantown**

Project Location:
N96 W15630 County Line Rd.,
Germantown, WI 53022

Billing Location:
N96 W15630 County Line Rd.,
Germantown, WI 53022

PRODUCTION RELEASE

Sales Rep: JCB Date: 07/19/17
Production Drawing: AAE

- (1) set 24" FM Ch. Letters
- (1) set 8" FM FCO Letters
- (2 options for the pylon)

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LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE
SIGN.

Notes

FOR LAYOUT PURPOSES ONLY
VARIOUS LOCATIONS AND
SIZES TO BE FIELD VERIFIED

REVISIONS:			
Rev A	update to official branding	By AE	Date 07/20/17
Rev B	updated to survey measurements	By AE	Date 08/30/17
Rev C	chg dir. Sign to red bkqd/ wt oval w/ red bt, enter white	By AE	Date 09/18/17
Rev D	-	By -	Date
Rev E		By	Date
Rev F		By	Date

Scale: 1/2" = 1-0"		
Original Page Size: 11" x 17"		
12898840	P 01	R4
INS - PROJ NO.	DESIGN PG	REV NO.
5	PRODUCTION PKG NO.	
10282	ESTIMATE NO.	

Work Order #: 10419



EAST ELEVATION - EXISTING D/F ILLUMINATED SIGN



EAST ELEVATION - RE-FACED EXISTING D/F ILLUMINATED SIGN



SignEffecttz, IncTM

SIGN / LIGHTING

www.signeffecttz.com

1827 W GLENDALE AVE., GLENDALE, WI 53209

PH: 414.264.5504 FX: 414.264.5564

f

t

Project:

Legacy Subs - Cousins Subs
Germantown

Project Location:

N96 W15630 County Line Rd.
Germantown, WI 53022

Billing Location:

N96 W15630 County Line Rd.
Germantown, WI 53022

PRODUCTION

RELEASE

Sales Rep: JCB

Date: 07/19/17

Production Drawing: AAE

(2) 6' x 8' Poly Pylon Faces

(2) 30" x 61" Poly Dir faces

(2 options for the pylon

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Notes

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VARIOUS LOCATIONS AND
SIZES TO BE FIELD VERIFIED

REVISIONS:

Rev A Reformat Rdr Cab bot, Section, Blk copy/wt bkqd By AE Date 07/20/17

Rev B update to official branding By AE Date 07/20/17

Rev C update to option chosen By AE Date 08/30/17

Rev D chg to monument sign w/ oval face/ veneer base By AE Date 09/11/17

Rev E By Date

Rev F By Date

Scale: Not to Scale

Original Page Size: 11" x 17"

12898840 P 03 R3

INS - PROJ NO. DESIGN PG REV NO.

5

PRODUCTION PKG NO.

10282

ESTIMATE NO.

Work Order #: 10419

Project:
**Legacy Subs - Cousins Subs
Germantown**

Project Location:
N96 W15630 County Line Rd.
Germantown, WI 53022

Billing Location:
N96 W15630 County Line Rd.
Germantown, WI 53022

PRODUCTION RELEASE

Sales Rep: JCB Date: 07/19/17
Production Drawing: AAE

(2) 6' x 8' Poly Pylon Faces
(2) 30" x 61" Poly Dir faces
(2 options for the pylon

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Notes

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REVISIONS:		
Rev A	By _____	Date _____
Rev B	By - _____	Date _____
Rev C	By - _____	Date _____
Rev D	By - _____	Date _____
Rev E	By _____	Date _____
Rev F	By _____	Date _____

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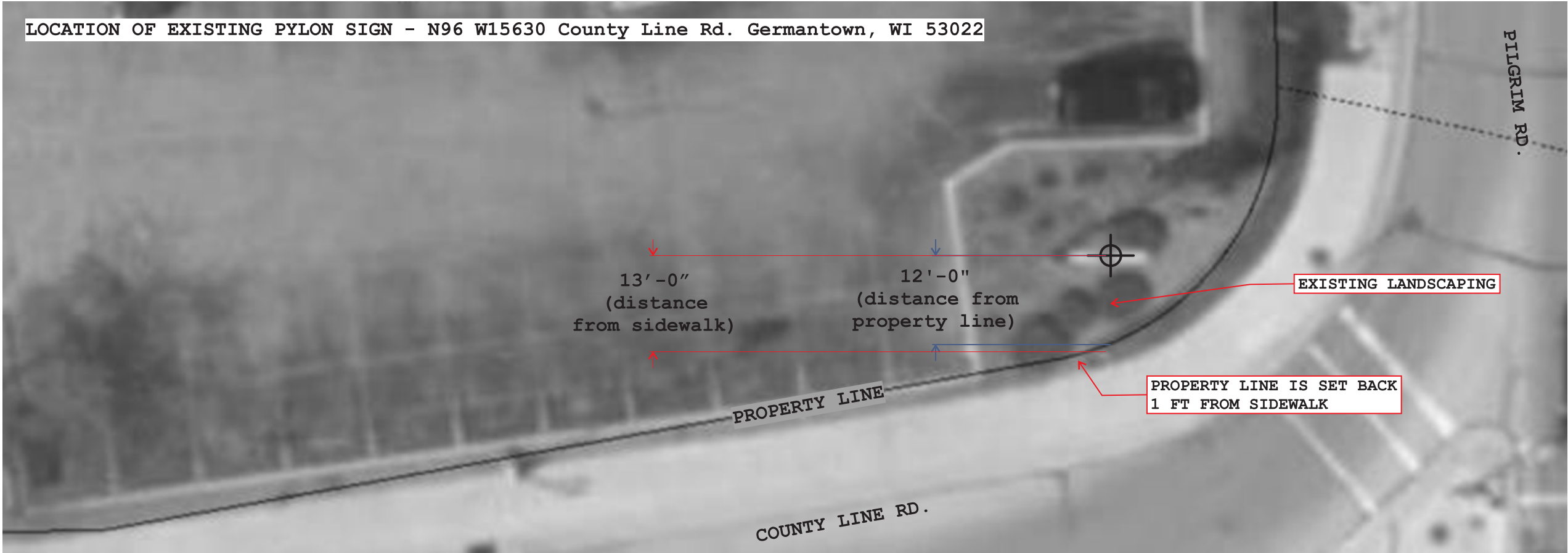
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PRODUCTION PKG NO.

10282
ESTIMATE NO.

Work Order #: 10419

PROPOSED MONUMENT SIGN - N96 W15630 County Line Rd. Germantown, WI 53022





Project:
Legacy Subs - Cousins Subs
Germantown

Project Location:
N96 W15630 County Line Rd.
Germantown, WI 53022

Billing Location:
N96 W15630 County Line Rd.
Germantown, WI 53022

PRODUCTION RELEASE

Sales Rep: JCB Date: 07/19/17
Production Drawing: AAE

(2) 6' x 8' Poly Pylon Faces
(2) 30" x 61" Poly Dir faces
(2 options for the pylon)

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Notes
FOR LAYOUT PURPOSES ONLY
VARIOUS LOCATIONS AND
SIZES TO BE FIELD VERIFIED

REVISIONS:		
Rev A	By	Date
Rev B	By	Date
Rev C	By	Date
Rev D	By	Date
Rev E	By	Date
Rev F	By	Date

Scale: 1/16" = 1' - 0"
Original Page Size: 11" x 17"

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INS - PROJ NO. DESIGN PG REV NO.

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PRODUCTION PKG NO.

10282
ESTIMATE NO.

Work Order #: 10419

SIGN PERMIT REVIEW

10/9/17 Plan Commission Meeting

Bielinski Homes Inc. / Prairie Glen II (North)

Village Planner Report

Germantown, Wisconsin

Summary

John Donovan, agent for Bielinski Homes Inc., property owner, is requesting approval of a temporary real estate sign in excess of 32 sqft. for the 16-lot residential development located adjacent to and north of the Prairie Glen Subdivision on Wasaukee Road.

Location: Wasaukee Road south of Mequon Road

Applicant/

Property Owner: John Donovan
Bielinski Homes Inc.
1830 Meadow Lane Suite A
Pewaukee, WI 53072

Current Zoning: Rs-4/PDD: Single-family

Adjacent Land Uses		Zoning
North	Residential	Rs-3
South	Residential (Prairie Glen)	Rs-4/PDD
East	Agricultural (City of Mequon)	A-1
West	Residential	Rs-1



Proposal

Road and utility construction has started on the 16-lot Prairie Glen II residential subdivision. At this time, John Donovan, agent for Bielinski Homes Inc., property owner, is requesting approval of a temporary real estate sign that exceeds the 32 sqft. maximum allowance, to be installed to advertise the 16-lot residential development located adjacent to and north of the Prairie Glen Subdivision on Wasaukee Road.

The proposed free-standing sign is "V"-shaped and comprised of two (2) 4' x 8' panels (64 sqft total) mounted to a height of 8' on 4" wooden posts (see enclosed rendering). The proposed location is along Wasaukee Road at proposed Bluestem Boulevard roadway intersection (setback approx. 20' from the nearest property line).

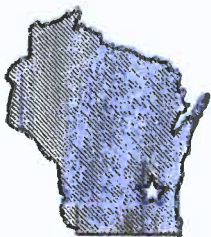
Staff Comments

Temporary Real estate signs are allowed up to 32 total sqft in area. Section 17.46(6)(b) provides that "...temporary real estate signs...shall not exceed 32 sqft in area, unless approved by the Plan Commission...". Bielinski Homes is requesting additional signage above the maximum 32 sqft allowance.

Village Planner Recommendation

APPROVE the proposed temporary real estate sign for the 16-lot Prairie Glen II residential subdivision located on Wasaukee Road subject to the following conditions:

1. Bielinski Homes Inc. is responsible for ensuring that the temporary real estate sign continuously complies with the requirements of Section 17.46(6)(b) of the Zoning Code.
2. No artificial lighting of the sign is permitted.



Village of

Germantown
Willkommen

Fee must accompany application

- ☐ \$275 Sign Review Fee
☒ \$150 Real Estate Sign / *Marketing*
☐ \$ 75 Real Estate Sign Annual Renewal

Paid \$ Date 9-27-17

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

John Donovan
Bielinski Homes, Inc
1930 Meadow Ln, Suite A
Pewaukee, WI 53072

Phone: (262) 548-5570

E-Mail jdovoran@bielinski.com
cell # 414-587-8081

PROPERTY OWNER

Bielinski Homes, Inc
same
same
same

Phone: (262) 542-9494

E-Mail same

2 PROPERTY ADDRESS OR GENERAL LOCATION

Prairie Glen II subdivision, Wasaukee Rd & Bluestem Blvd.

3 SIGN INFORMATION

Sign Dimensions 4 height x 8 width Residential
Number of Sides 2 Single/Multi Tenant (circle one)
Total Square Footage of Sign (include all sides) 64 Building Frontage SF
Total height of the Sign 7' (includes 3-4' posts)
Is the Sign to be illuminated yes X no
Type of Sign Construction Materials Aluminum
Distance to Closest Property Line 500' to 1000' feet

Are there any existing signs on the property Yes - construction sign
If yes, what is the total Square Footage of existing signs 48

What are the intentions for the existing signs: Take down X Remain After Construction is completed.

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER

John Donovan 9/21/17
Applicant Date

[Signature] 9/21/17
Owner Date



www.Innovative-Signs.com

P: 262-432-1330

F: 262-432-1331

Client

Bielinski Homes, Inc

Size

See Right

Materials & Colors

Alumalite
Direct Print
Laminated

U-channels
and 4x4 X 8ft Tall

 **228c Maroon**

 **Yellow 116c**

 **575c Green**

Representative

Beth D.

Designer

Brian Tock
Date: 12-01-2014

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

96" x 48" V-Shaped



96.0 x 48.0 (Qty: 2)



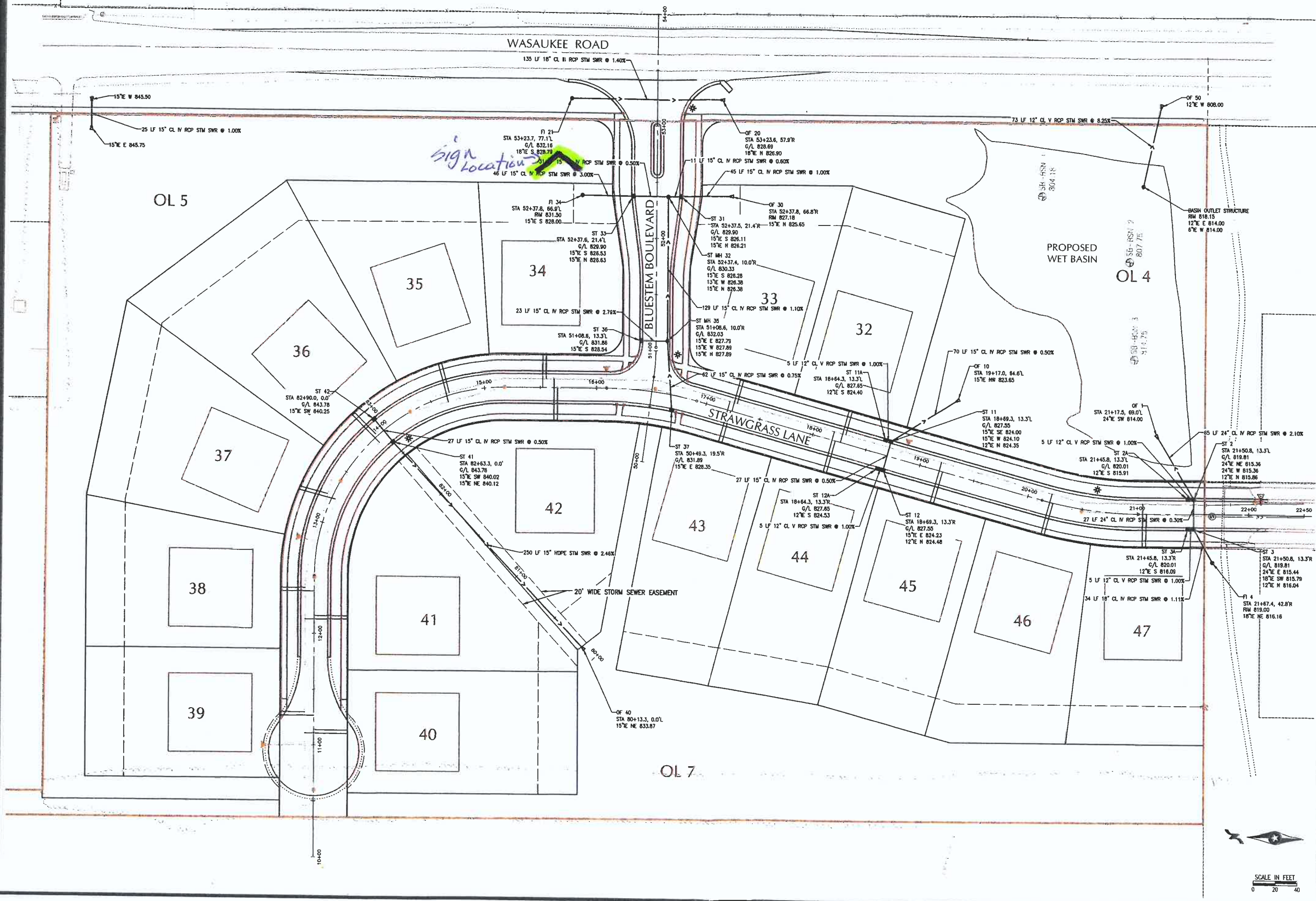
Actual
Colors

**NEW
HOMES**

BIELINSKI™
— HOMES —

262.226.8446
bielinski.com

Zeith Hochewer P:\13308a\Cost\City\Plan\13308-STM SYS Friday, September 01, 2017 12:24 PM



ENGINEERS • ARCHITECTS
PLANNERS • SCIENTISTS
501 MAPLE AVENUE
DELAFIELD, WISCONSIN 53018
262-646-6855
WWW.SEHINC.COM
GREEN TIER
Advantage: Business Advantage: Environment

PRAIRIE GLEN II
VILLAGE OF GERMANTOWN, WI
STORM SEWER SYSTEM MAP

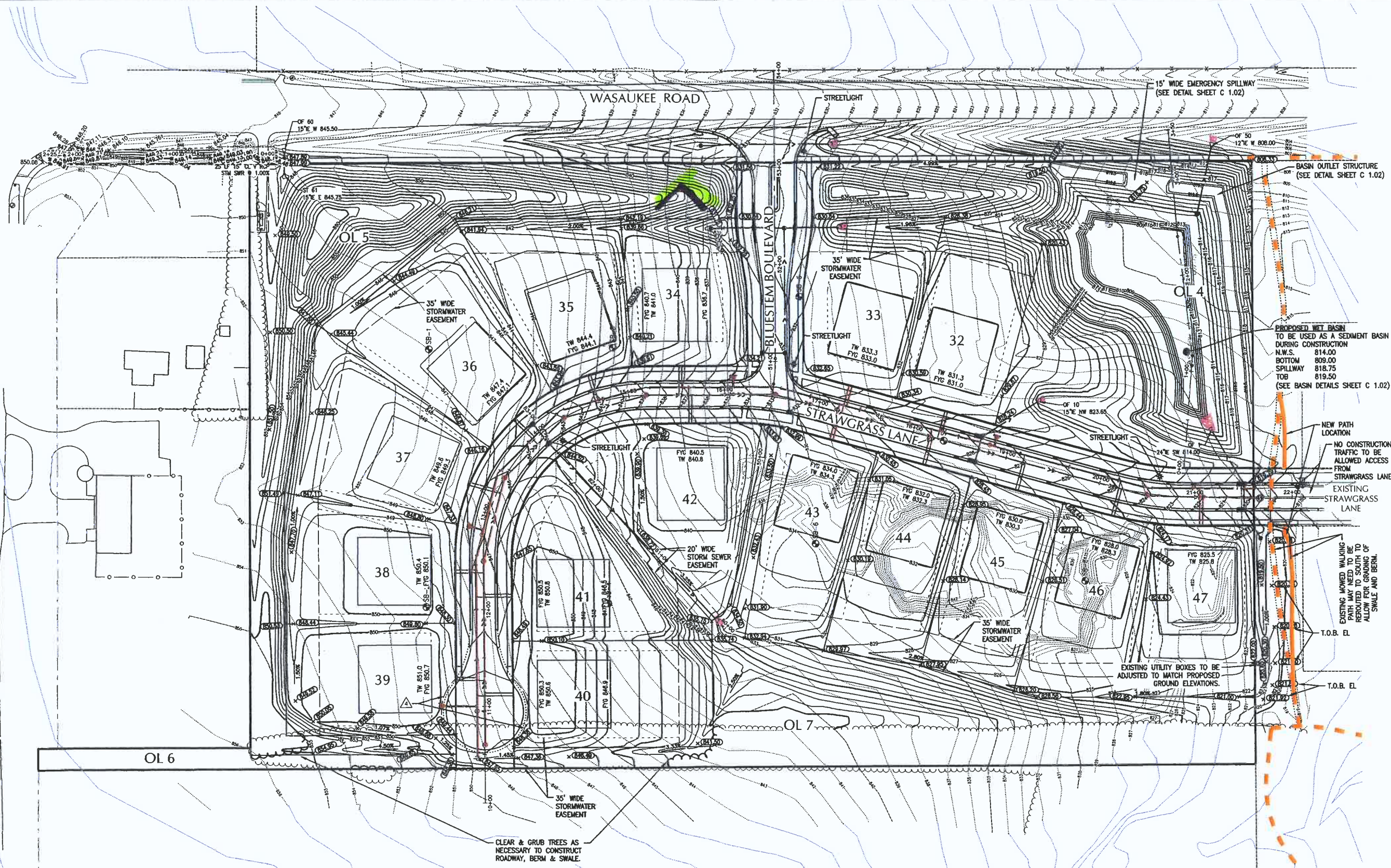
PROJECT NUMBER	13308
DATE	MARCH, 2015
DRAWN BY	PAL
CHECKED BY	I. WAYNBERG
REVISION HISTORY	
	08/06/2015
REV. PER VILLAGE	10/01/2015
REV. PER VILLAGE	06/08/2016
REV. PER VILLAGE	09/01/2017
SHEET NUMBER	

C 3.00
OF SHEETS

APPROVED FOR CONSTRUCTION

Zach Hochewer P:\133080_Cad\Civil\Plans\13308-GRD-EC Friday, September 01, 2017 1:21:07 PM

MEQUON ROAD (S.T.H. 167)



NOTES:

1. EXCESS TOPSOIL SHALL NOT BE USED AS FILL UNTIL ALL STRUCTURAL MATERIAL SOURCES HAVE BEEN EXHAUSTED.
2. ALL FILL WITHIN THE ROAD AND BUILDING PAD AREAS SHALL BE ENGINEERED FILL. CONTRACTOR TO PROVIDE COMPACTION TESTING AND CERTIFY THAT THE SOILS HAVE BEEN COMPACTED TO SPECIFICATIONS.
3. STRENGTH OF SOILS TO BE AT LEAST 3,000 PSF.

4. TOPSOIL TO BE RESPREAD 4" THICK.
 5. SWALES SHOWN ON THIS PLAN ARE DESIGNED FOR THE SOLE PURPOSE OF DIRECTING SEDIMENT LADEN RUNOFF TO THE SEDIMENT BASIN. ALL RUNOFF MUST BE DIRECTED TOWARDS THE SEDIMENTATION DEVICES FOR THE DURATION OF CONSTRUCTION UNTIL ROADS ARE PAVED AND VEGETATION ESTABLISHED.
- △ VARIABLE WIDTH CUL-DE-SAC EASEMENT ADDED TO ACCOMMODATE CUL-DE-SAC ADDITION

INTERIM GRADING PLAN NOTES:

1. BUILDING PAD GRADES ARE TO BE SET TO APPROXIMATELY 2 FT BELOW THE FINAL BUILDING PAD GRADE WHILE STILL MAINTAINING POSITIVE DRAINAGE.
2. ROADWAY GRADES, FRONT LOT CORNER GRADES, REAR LOT CORNER GRADES AND SWALE GRADES TO BE BUILT TO FINAL GRADE.
3. SIDE YARD GRADES TO BE LEFT LOW WHILE STILL MAINTAINING POSITIVE DRAINAGE.



ENGINEERS • ARCHITECTS
PLANNERS • SCIENTISTS

501 MAPLE AVENUE
DELAFIELD, WISCONSIN 53018
262-646-6855

WWW.SEHINC.COM
GREEN TIER
Advancing the Future of Infrastructure

PRAIRIE GLEN II

VILLAGE OF GERMANTOWN, WI

GRADING PLAN

PROJECT NUMBER 13308

DATE MARCH, 2015

DRAWN BY PAL

CHECKED BY L. VAYNBERG

REVISION HISTORY

08/06/2015

REV. PER VILLAGE 10/01/2015

REV. PER VILLAGE 06/08/2016

REV. PER VILLAGE 09/01/2017

SHEET NUMBER

C 2.01

OF SHEETS

APPROVED FOR CONSTRUCTION

CONDITIONAL USE PERMIT

10/9/17 Plan Commission Meeting

Edgardo Rivera

Village Planner Report

Germantown, Wisconsin

Summary

Edgardo Rivera, property owner of a 2.75-acre parcel located in an Rs-2: Single-Family Zoning District, is requesting a Conditional Use Permit to raise horses on the property located at W148 N12751 Pleasant View Drive.

Property Location: W148 N12751 Pleasant View Drive

Property Owner/

Applicant:

Edgardo Rivera

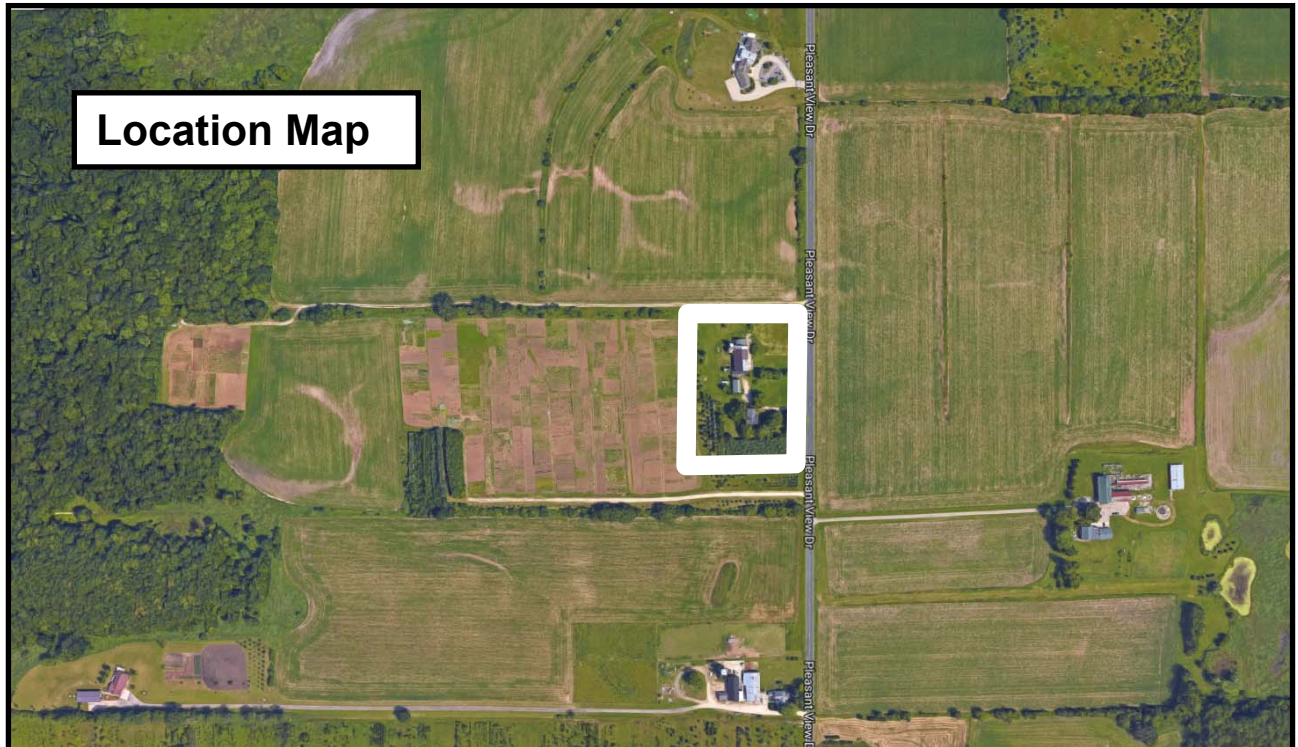
W148 N12751 Pleasant View Drive

Germantown, WI

Existing Zoning: Rs-2: Single-Family

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Agricultural	A-2
East	Agricultural	A-1
West	Residential	Rs-1

Location Map



Proposal

Edgardo Rivera, property owner of a 2.75-acre parcel located in an Rs-2: Single-Family Zoning District, is requesting a Conditional Use Permit to raise horses on the property located at W148 N12751 Pleasant View Drive.

Rivera is currently a member of the Wisconsin Roping Association and is interested in improving the property and barn for purposes of raising horses for his personal training and his family's recreational purposes.

Staff Analysis

The Rs-2 District (2-acre min parcel size) provides for single-family residential uses in the rural areas not served by public sewer and water services. Unlike the Rs-1 District (5-acre min parcel area) where raising horses is allowed "by right" as a permitted use, raising horses in the Rs-2 District requires a conditional use permit (CUP) because the smaller parcel size may have the effect of creating potential negative impacts on other, relatively smaller residential parcels in the vicinity. The Rivera property is developed with a farm dwelling, large barn and other miscellaneous farm structures; the remnants of what used to be an operating farm owned and eventually rezoned and divided into four (4) parcels back in 2009 (the other 3 parcels are at least 5-acres each in area and zoned Rs-1: Single-Family where horses are allowed "by right"). The land surrounding the Rivera property is currently used for agricultural and/or hobby farm-type uses. The surrounding zoning is either A-1: Agricultural, A-2: Agricultural or Rs-1: Single-Family.

Staff supports the request for a CUP to allow the raising of horses on the Rivera property subject to reasonable regulation over manure management and potential odor problems.

Village Planner Recommendation

APPROVE a conditional use permit for Edgardo Rivera to allow the raising of horses on the property located at W148 N12751 Pleasant View Drive subject to the following conditions:

1. The number of horses kept on the property on a permanent basis (3 months or longer) shall not exceed a total of three (3) horses.
2. Manure shall be removed on a regular basis and in a reasonable manner or otherwise composted or spread to protect surface and groundwater, minimize the breeding of flies, and to control odors. Manure piles shall be set back a minimum distance of 100' from any lot line or well.
3. Animals shall not be allowed to create excessive odor problems or present a health hazard to surrounding lands.
4. Adequate drainage facilities or improvements shall be provided by the landowner to protect any adjacent land from run-off containing contaminants such as organic wastes.



Village of
★★★
Germantown
...Willkommen

Fee must accompany application

☒ \$1460 Paid \$ Date 2-6-17

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT <u>Edgardo T. Rivera</u> <u>W148 N 12751 Pleasant View Dr.</u> <u>Germantown, WI 53022</u> Phone <u>(414) 861-3414</u> Fax <u>()</u> E-Mail <u>edgardo.rivera@att.net</u>	PROPERTY OWNER <u>W148 N 12751 Pleasant View Dr.</u> <u>Germantown WI 53022</u> Phone <u>()</u>
---	--

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**
~~Edgardo T. Rivera~~ Edgardo T. Rivera

3 PROPERTY ADDRESS <u>W148 N 12751 Pleasant View Dr.</u> <u>Germantown, WI 53022</u>	TAX KEY NUMBER
--	--

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

5 **DESCRIPTION OF PROPOSED OPERATION**
Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

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

- I would like to keep my horse for Roping.
- Right Now I am a member Wisconsin Roping Association.
- Pleasure ride for my kids.
- Barn already, I would like to fix the barn and property.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

SUPPORTING DOCUMENTATION:

7

☐ Site plan and elevations for new construction (can be conceptual)

☒ Photos of existing use and/or proposed use operating elsewhere

☐ _____

☐ _____

READ AND INITIAL THE FOLLOWING:

8

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

E.R.

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

E.R.

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

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

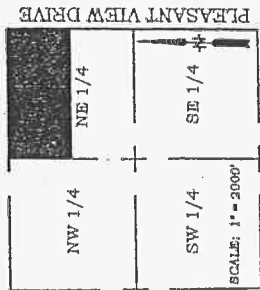
Edgardo J Ruiz 2/6/17
Applicant Date

Owner _____

Date _____

CERTIFIED SURVEY MAP No.

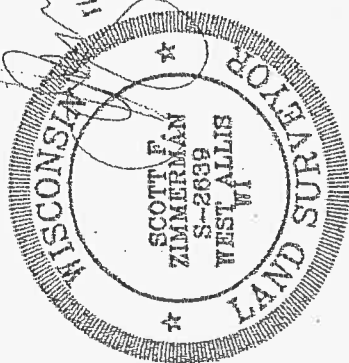
Of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 14, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



VICINITY SKETCH
NW 1/4 SEC. 14-9-20

NOTE:

- o DENOTES 1"x24" IRON PIPE 1.13 LBS.
PER LINEAL FOOT SET AT ALL LOT
CORNERS UNLESS NOTED OTHERWISE.
BEARINGS REFER TO THE WISCONSIN
STATE PLANE CO-ORDINATE SYSTEM
SOUTH ZONE.



FEE
#77.25 (QR)
EXEMPT

GRAPHIC SCALE

MAP NO. 5836 VOL. 42 PAGE 356

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

October 28, 2004
SHEET 1 OF 3

D:\ACAD DRAWINGS\Surveys\S204000-250\S204243 Michael Bechdweg 10/28/04 02:32:37 PM CDT

METROPOLITAN ENGINEERING, INC.

20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI. 53186

PH. (262) 782-2221 FAX 782-4426

2020 LAND USE PLAN MAP AMENDMENT & REZONING APPLICATIONS

10/9/17 Plan Commission Meeting

Speaker Properties LLC / Francis & Dolores Mayer

Village Planner Report

Germantown, Wisconsin

Summary

Speaker Properties LLC, agent for J.W. Speaker Corporation and Francis & Dolores Mayer, etal. property owners, are requesting approval of an amendment to the 2020 Future Land Use Plan Map and a rezoning application for 39.7 acres located east of Goldendale Road, north of the Neuland Subdivision and south of the WisDOT/Wisconsin & Southern (WSOR) Railroad.

Location: East of Goldendale Road, north of the Neuland Subdivision and south of the WisDOT/Wisconsin & Southern (WSOR) Railroad

Agent/

Property Owner: George Lehnerer, CFO Francis & Dolores Mayer, etal.
J.W. Speaker Corp 8700 Boltonville Road
N120 W19434 Freistadt Road Kewaskum, WI
Germantown, WI

Current LUP Map: Agricultural/Conservation Residential & Low Density Residential

Proposed LUP Map: Industrial/Office

Current Zoning: A-1: Agricultural

Proposed Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Ag/Residential	A-1/Rs-1
South	Residential	Rs-4
East	Agricultural	A-1
West	Agricultural	A-1



Background

Speaker Properties LLC, agent for J.W. Speaker Corporation and Francis & Dolores Mayer, et al. property owners, are requesting approval of an amendment to the 2020 Future Land Use Plan Map and a rezoning application for 39.7 acres located east of Goldendale Road, north of the Neuland Subdivision and south of the WisDOT-Wisconsin & Southern (WSOR) Railroad.

(NOTE: the 39.7 acre property is owned by a group of people that includes Francis & Dolores Mayer, Michael & Joan Neu, etc. For convenience, this property will be referred to as the “Mayer/Neu” property in this report).

The following 2020 LUP Map amendments are proposed (see Exhibit 1):

1. Change approximately 31.1 acres classified as “Agricultural/Conservation Residential” to “Industrial/Office”;
2. Change approximately 8.6 acres classified as “Low Density Residential” to “Industrial/Office”
3. Expand the 2020 Sanitary Sewer Service Area (SSA) boundary to include the 39.7 acre Mayer/Neu property (subject to SEWRPC & MMSD approval)

The following rezoning is proposed:

- Change approximately 39.7 acres from A-1: Agricultural to M-1: Limited Industrial

As indicated in the LUP Amendment application, the J.W. Speaker Corporation is pursuing acquisition of the 39.7-acre “Mayer/Neu” property to add to the recent acquisition of the 47.3 acre “Roskopf” property as part of their plan to expand their existing 51-acre Freistadt Road facility (see Exhibit 2).

As stated in the application, Speaker intends “...to add another 200+ employees over the next five (5) years that will create capacity constraints in the plant as well as parking and access. The purchase and rezoning of [the Mayer/Neu and Roskopf properties] will allow us to access our facilities from Goldendale Road thereby re-routing much of the traffic away from the Freistadt/Goldendale intersection while not disturbing the wetland area parallel to Freistadt Road and preserving the natural beauty of the wooded area on the property. The wetland area parallel to Freistadt Road currently prohibits us from creating access from Freistadt Road without significant added investment.”

As shown in the Expansion Concept Plan, the proposed expansion includes:

- A new east-west roadway parallel to and north of Freistadt Road linking their existing facility on the east to Goldendale Road to the west;
- Six (6) parcels ranging from 7 to 18 acres in area w/ three parcels to be developed by J.W. Speaker and the other three parcels available for development by other owners but with similar office/light industrial uses (a 12-acre “remnant” parcel between the navigable stream/wetland complex and Freistadt Road will also be created);
- Installation of a minimum 60’ wide landscaped buffer area adjacent to the existing Neuland residential subdivision to the south;

Staff Comments

As shown on the current 2020 Land Use Plan (LUP) map, the Mayer/Neu property is the only remaining land located south of the railroad, east of Goldendale Road and north of Freistadt Road that isn't already included in the Village's Sanitary Sewer Service Area (SSA). Further, other than the existing residential area (Neuland Subdivision) to the south, the Mayer/Neu land is the only land in this area not already developed or planned for industrial/office development.

Prior to 2003, the Village's SSA boundary extended as far north as Freistadt Road in this vicinity. As a result of requests from existing businesses located in the Village that were significant contributors to the Village's economic and employment base, the Village expanded the SSA north of Freistadt Road to include this area (except for the Mayer/Neu property). While intended to accommodate foster industrial development and expansion of the Germantown Industrial Park north of Freistadt Road, the primary and short-term purpose for expanding the SSA north of Freistadt Road was to accommodate the pending expansion of Gehl Foods onto land near the Freistadt/Maple Road intersection, and, the F. Dohmen (a pharmaceutical logistics and supply company) onto the land that is now occupied by the Speaker Corporation. When the 2020 LUP map was adopted in 2004, the Village's intent was to accommodate the expansion of the existing Germantown Industrial Park in this area.

At this time, J.W. Speaker is proposing the LUP map amendments summarized above to accommodate essentially the same thing that Gehl Foods and the F. Dohmen Company sought to do back in the early 2000's... to add expand the industrial/office area in this vicinity to accommodate the short and long-term expansion of the Speaker Corporation; another significant contributor to the Village's economic and employment base.

While the expansion of the industrial area north of Freistadt Road to the west to Goldendale Road appears to be logical given the railroad barrier to the north, the obvious concern is the potential impact on the existing Neuland residential area south of the Mayer/Neu property. The Neuland subdivision was originally platted and developed in 1956, a time when the Village of Germantown was still a sleepy little village with an estimated population of less than 500 persons and the major north-south interstate roadway was State Road 175 (Appleton Ave). Not until after the Federal Aid Highway Act of 1956, which authorized the construction of 41,000 miles of federal highways over 10-year period including what is now US41 through the Village of Germantown, and into the 1960's did the Village grow in such significant proportions did the notion of land use development and planning become an issue for communities like Germantown to pay attention. Although the Neuland subdivision was not a pre-planned residential area in the sense that it was allowed to develop as a result of a collective and conscious decision by the Village to develop as such and in that location as part of a comprehensive plan for all land uses throughout the Village, it is an area that needs to be considered and protected from potential land use conflicts as the Village continues to grow in and around this area.

As discussed in the J.W. Speaker application, the expansion of industrial development onto the Mayer/Neu property in the manner proposed, will have a positive impact on the area in terms of traffic and environmental impacts. With a large portion of existing and future traffic going through the Freistadt/Goldendale Road intersection on the way to/from the Industrial Park, the new east-west roadway parallel to Freistadt Road will provide relief to such traffic generated by new development in this area. Also, as pointed out by Speaker, there's a significant navigable stream and wetland area that traverse the southern portion of the Roskopf property that will be preserved under the proposed concept plan.

For these reasons, Staff supports the proposed 2020 LUP map amendments, proposed rezoning and the proposed J.W. Speaker and other industrial/office development that will result, provided that adequate protection in the form of building separation/setbacks and landscaped buffer yards are provided away from and along the edge of the existing residential area. While the Speaker Corp Expansion Concept Plan includes a 60' wide landscaped buffer "corridor" along the residential area, the details of what that area includes, e.g. plantings, berms, fencing, needs to be designed and discussed further.

VILLAGE PLANNER RECOMMENDATION:
2020 LUP Map Amendments

APPROVE the proposed 2020 Land Use Plan (LUP) map amendments to change the classification of approximately 39.7 acres as follows:

1. Change approximately 31.1 acres classified as "Agricultural/Conservation Residential" to "Industrial/Office";
2. Change approximately 8.6 acres classified as "Low Density Residential" to "Industrial/Office"
3. Expand the 2020 Sanitary Sewer Service Area (SSA) boundary to include the 39.7 acre Mayer/Neu property (subject to SEWRPC & MMSD approval).

Village Planner Recommendation:

Rezoning

APPROVE the proposed rezoning of approximately 39.7 acres from A-1: Agricultural to M-1: Limited Industrial subject to the following:

1. Adequate protection in the form of building separation/setbacks and landscaped buffer yards are provided away from and along the edge of the existing Neuland Subdivision residential area. An overall landscape/buffer plan and agreement with the Village should be prepared, adopted and implemented apart from and in addition to any specific site development plan for individual parcels proposed for development. Said landscape/buffer plan shall include a minimum 60' wide "corridor" or other width deemed appropriate by the Village located along the residential area with land scaping and other features, e.g. plantings, berms, fencing, deemed necessary to adequately protect the residential area from potential impacts associated with future development of the surrounding lands to the north and east (referred to as the "Mayer/Neu", "Roskopf" and "J.W. Speaker" parcels north of Freistadt Road).

EXHIBIT 1

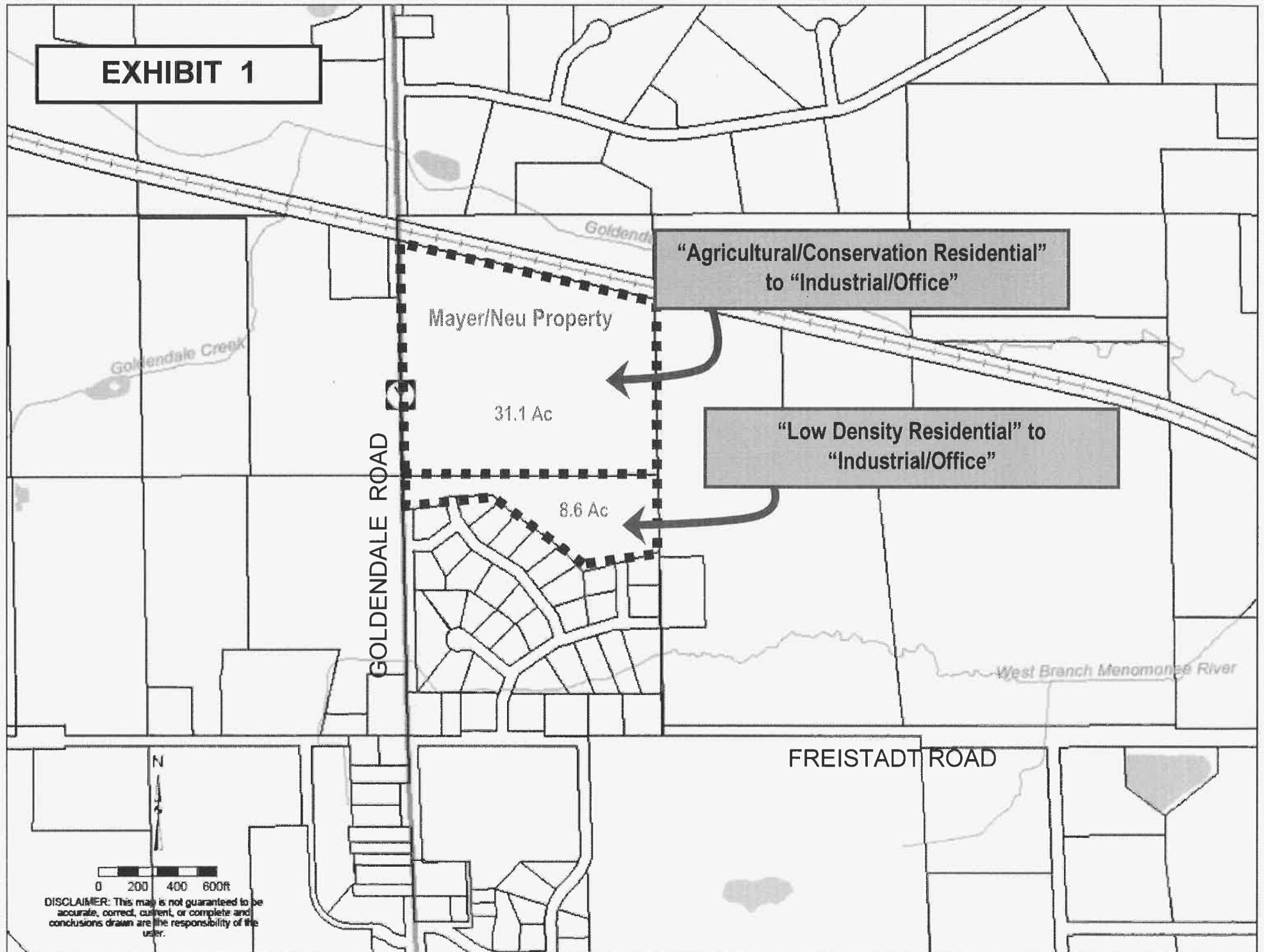
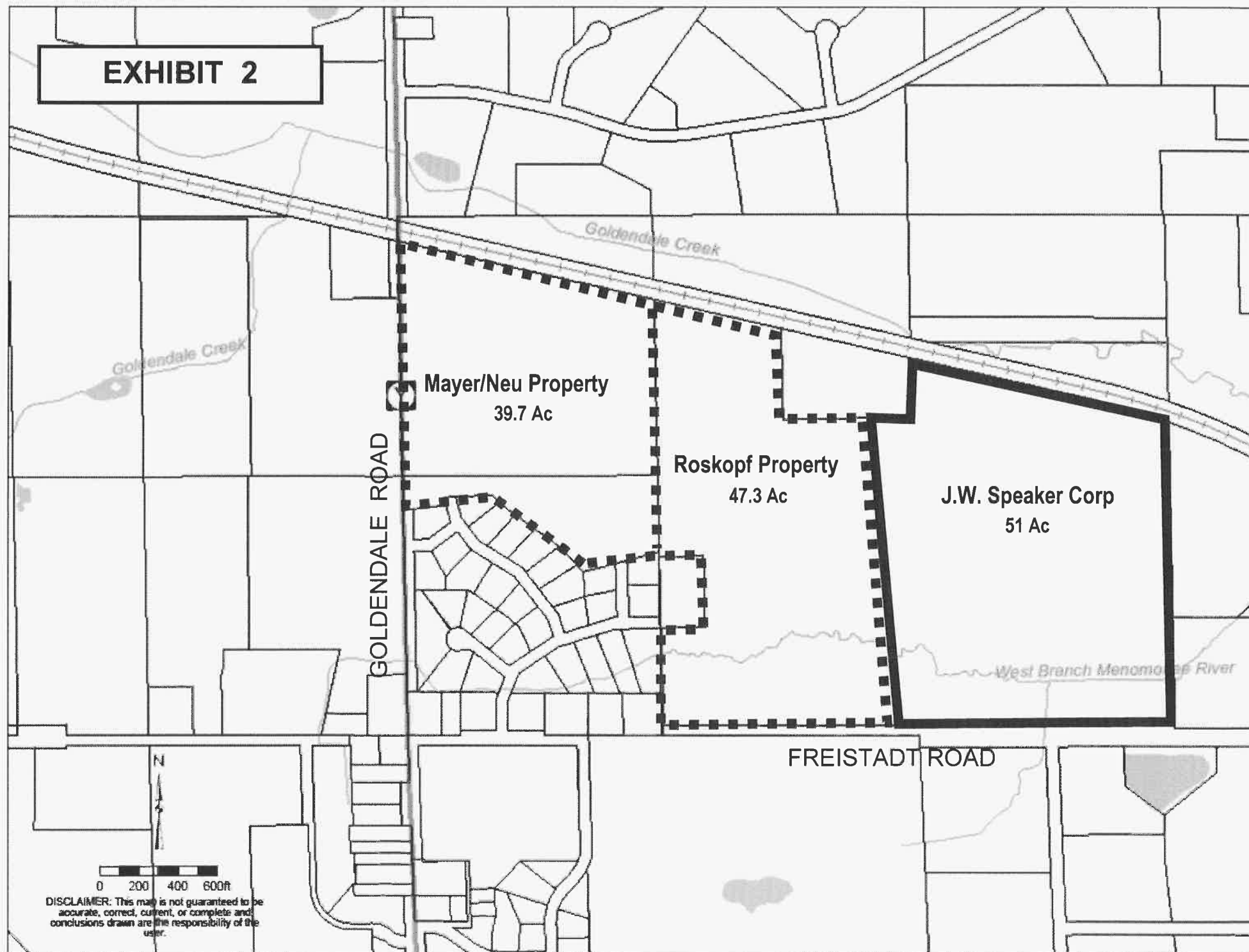


EXHIBIT 2



**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: 9-5-17 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**

Speaker Properties 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**
Francis MayerDolores Mayer Etal8700 Boltonville Rd.Kewaskum, WI 53040-9722

Phone ()

2 PROPERTY ADDRESS OR GENERAL LOCATIONLot 1 per attached CSM**TAX KEY NUMBER**173992 & 173993**3 REZONING REQUEST**FROM
A-1TO
M-1**4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

See attached "Rezoning Exhibit"

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 a circuit board manufacturing, potential move of our Whitney facility to this area to accommodate growth requirements, and future expansion.

6 SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☒ "Rezoning Exhibit"
- ☐

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 be 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!

X James E. Smith 8-24-17
Applicant Date

Francis D. Map 8-30-17
Owner Date

REZONING EXHIBIT

CLIENT

J.W. Speaker Corporation

LEGAL DESCRIPTION

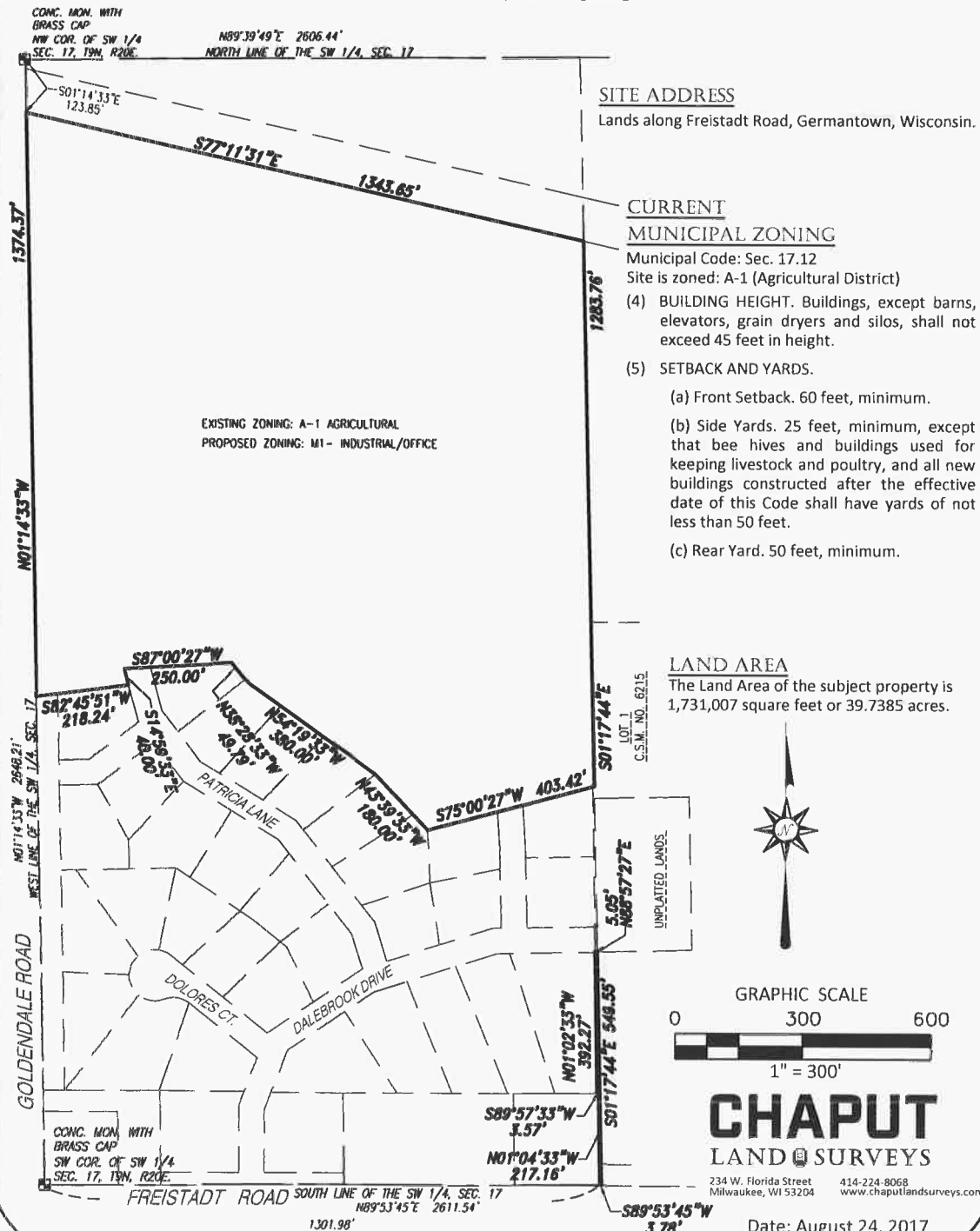
Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section; thence South 01°14'33" East along the West line of said 1/4 of said Section 123.85 feet to the South line of the Wisconsin & Southern Railroad lands and the point of beginning of the lands hereinafter described; thence South 77°11'31" East along said South line 1343.65 feet to a point; thence South 01°17'44" East along the West line of Lot 1 of Certified Survey Map No. 6215 a distance of 1283.76 feet to a point; thence South 75°00'27" West along the North line the of Neuland Subdivision 403.42 feet to a point; thence North 43°39'33" West along said North line 180.00 feet to a point; thence North 54°19'33" West along said North line 380.00 feet to a point; thence North 38°28'33" West along said North line 49.79 feet to a point; thence South 87°00'27" West along said North line 250.00 feet to a point; thence South 14°59'33" East along said North line 40.00 feet to a point; thence South 82°45'51" West along said North line 218.24 feet to a point on the West line of SW 1/4, Section 17; thence North 01°14'33" West along said West line 1374.37 feet to the point of beginning.

Along with;

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 17, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said 1/4 Section; thence North 89°53'45" East along the South line of said 1/4 of said Section 1301.98 feet to the point of beginning of the lands hereinafter described; thence North 01°04'33" West 217.16 feet to a point; thence South 89°57'33" West 3.57 feet to the Southeast corner of Lot 6, Block 1 of Neuland Subdivision; thence North 01°02'33" West along the East line of said Lot 392.27 feet to a point on the south line of Dalebrook Drive; thence North 88°57'27" East along said south line 5.05 feet to a point; thence South 01°17'44" East along the West line of Lot 1 of Certified Survey Map No. 6215 a distance of 549.55 feet to a point on aforesaid South line; thence South 89°53'45" West along said South line 3.78 feet to the point of beginning.



CHAPUT LAND SURVEYS LLC

LANDS TO REZONED VILLAGE OF GERMANTOWN

LEGAL DESCRIPTION

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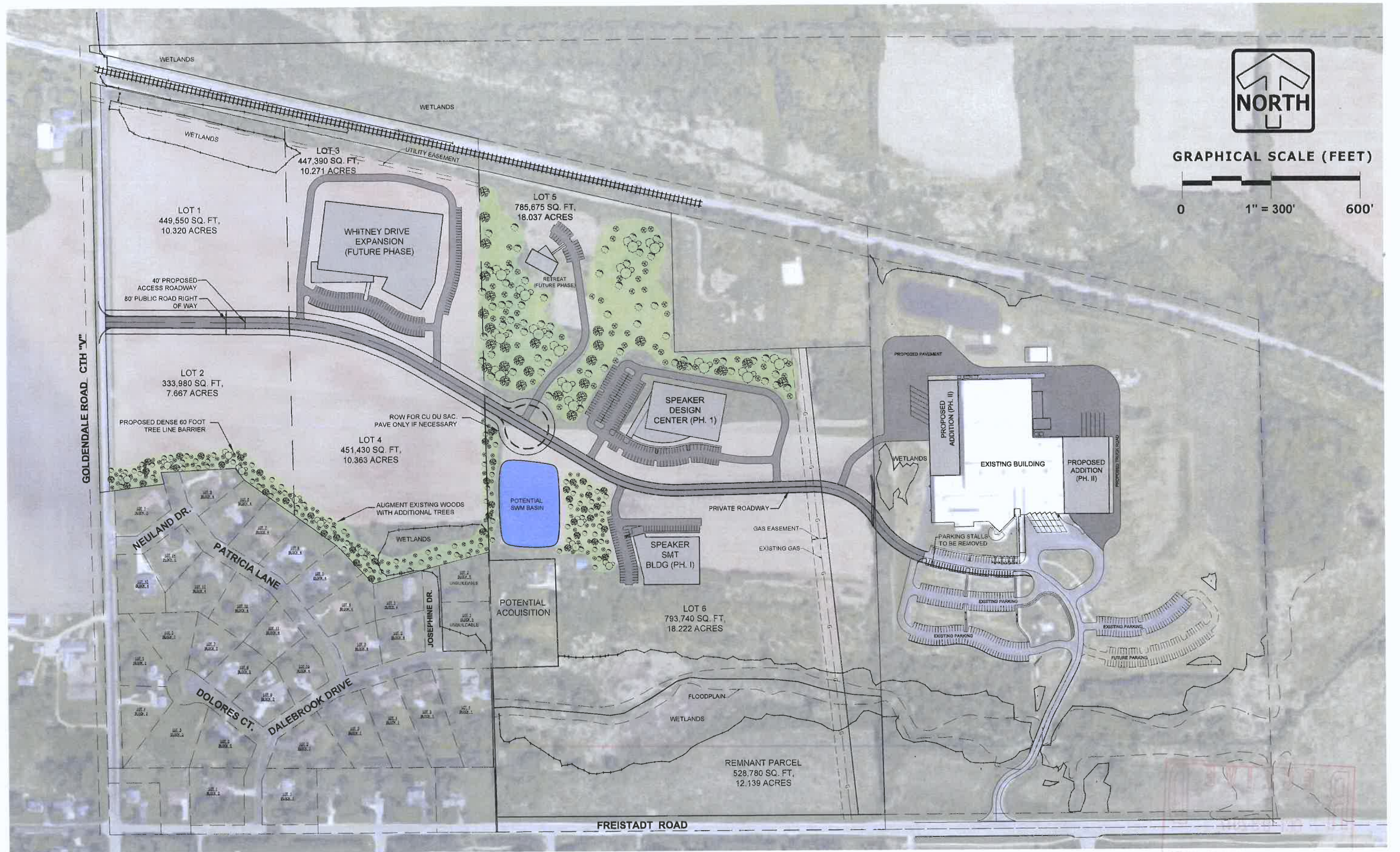
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Date: August 24, 2017



JW SPEAKER EXPANSION CONCEPT PLAN

PINNACLE ENGINEERING GROUP

5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

09-29-2017

PLAN | DESIGN | DELIVER

PEG JOB# 1111.00

Village of



Germantown

...Willkommen

Fee Must Accompany Application

☒ \$1,165

Paid

Date

9-5-17

☐ \$200

PC Consultation Only

Paid

Date

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:

Speaker Properties, LLC c/o J.W. Speaker Corp.

George Lehnerer, CFO

Address:

N120 W19434 Freistadt Rd.

Germantown, WI 53022

Phone: (262) 532-2101

FAX: (262) 532-2121

E-Mail: lehnererg@jwspeaker.com

PROPERTY OWNER(S):

Francis Mayer

Dolores Mayer Etal

Address:

8700 Boltonville Rd; Kewaskum, WI 53040

Phone:

FAX:

E-Mail:

☐ REQUEST TO AMEND LAND USE MAP

Current Land Use Map Designation(s): A1

Proposed Land Use Map Designation: M1

Address of Property, Parcel ID Number(s) or General Location (¼ section ¼

section): 173992 & 173993

Legal Description of Property or Area (metes and bounds description):

See attached "Rezoning Exhibit" and
digital file forwarded to Jeff Retzlaff

Size of Property or Area:

Acres: Square Feet:

Comprehensive Plan Amendment Application

Page 2 of 3

Land Use and Zoning of Adjacent Properties (example: residential; Rs-2):

Adjacent Property Land Uses		Zoning
North	Wetland Area north of railroad tracks	A-1
South	South of Freistadt Rd.	A-1
East	Pending application to rezone to M-1	M-1 pending
West	Residential neighborhood	Rs

☐ REQUEST TO AMEND PLAN TEXT

Section(s) of Comprehensive Plan to be Amended:

Land Use Plan - Map Amendment change from
"Agricultural" to "Industrial / Office" per the "Rezoning Exhibit" attached

Proposed Text Amendment:

Attach separate pages as necessary

Detailed Explanation and Justification for Proposed Amendment(s):

Required for both Land Use Amendment and Text
Amendments Attach separate pages as necessary

J.W. Speaker Corporation seeks to purchase this property and rezone it to facilitate the development & expansion of business currently constrained within our current facility. The purchase of this land will not only allow for future growth in sales and employment, but will also provide to improved access to the facilities. J.W. Speaker plans to add another 200+ employees over the next 5 which will create capacity constraints in the plant as well as parking and plant access. The purchase and rezoning of this property will allow us to access our facilities from Goldendale thereby re-routing much of the traffic away from the Freistadt/Goldendale intersection while not disturbing the wetland area parallel to Freistadt Road and preserving the natural beauty of the wooded areas on the property. The wetland area parallel to Freistadt Road currently prohibits us from creating access from Freistadt Road without significant added investment.

Comprehensive Plan Amendment Application

Page 3 of 3

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- ☐ Complete Application Form (Affidavit of Understanding and signatures required)
- ☐ Application Fee
- ☐ Additional Sheet(s) for explanation of and justification for proposed amendment(s)

Land Use Plan Map Amendment Only:

- ☐ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☐ Detailed Plat of Survey or Site Plan of the land subject to the map amendment at a scale of 1" = 50' or other suitable scale necessary to accurately present:
 - o Exterior boundary of the land subject of the map amendment
 - o Concept plan showing general size, shape and relative location of existing and future roads, lots, structures, wetlands, floodplain or other natural features, environmental etc. as may be necessary to further explain and/or support the proposed map amendment.

AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):

☐

I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

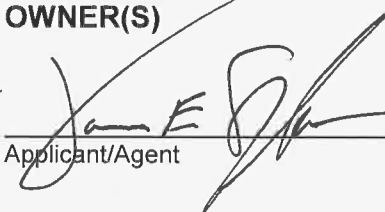
☐

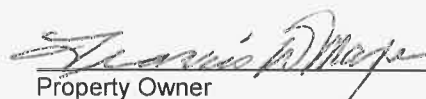
I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;

☐

I am aware that the approval of an application to amend the Land Use Plan Map only amends the Land Use Map and does not otherwise revise or change the zoning of the land affected by the Map amendment, and, if I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, site plan, etc.) from the Village or other agencies as a prerequisite to the development of such land.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

X  8-24-17
Applicant/Agent Date

 8-30-17
Property Owner Date

Applicant/Agent

Date

Property Owner

Date

REZONING EXHIBIT

CLIENT

J.W. Speaker Corporation

LEGAL DESCRIPTION

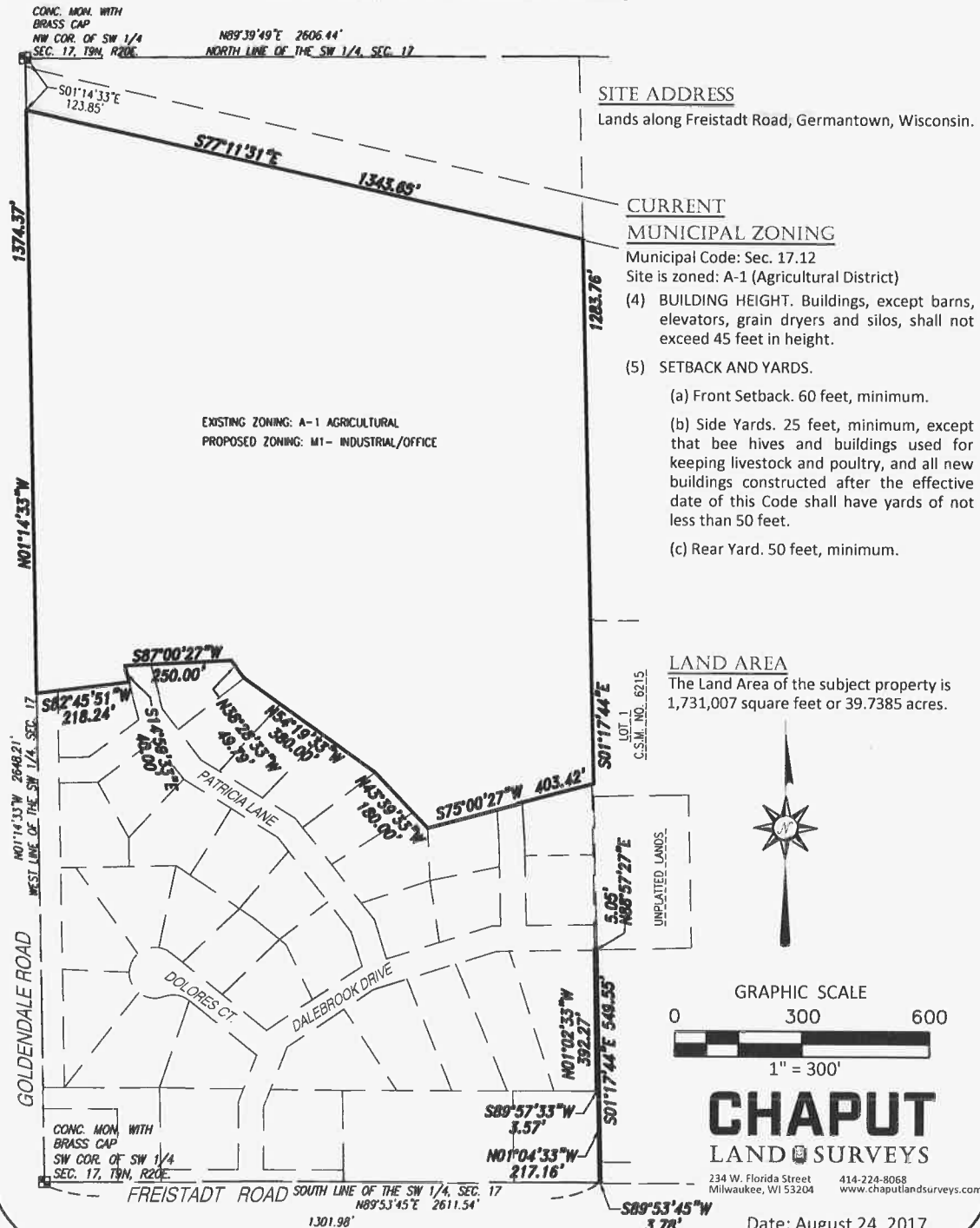
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Date: August 24, 2017

REZONING & RESIDENTIAL SUBDIVISION CONSULTATION

10/9/17 Plan Commission Meeting

Baudhuin Surveying & Engineering / Top Leaf Development LLC

Village Planner Report

Germantown, Wisconsin

Summary

Pete Hurth, Baudhuin Surveying & Engineering, agent for Top Leaf Development LLC and Alan & Lynda Luther, property owners, is requesting feedback on a 107-acre residential development proposal with 49 single-family lots south of Freistadt Road, north of Elm Lane and west of Wasaukee Road.

Property Location: Freistadt Road, Elm Lane and Wasaukee Road

Applicant/

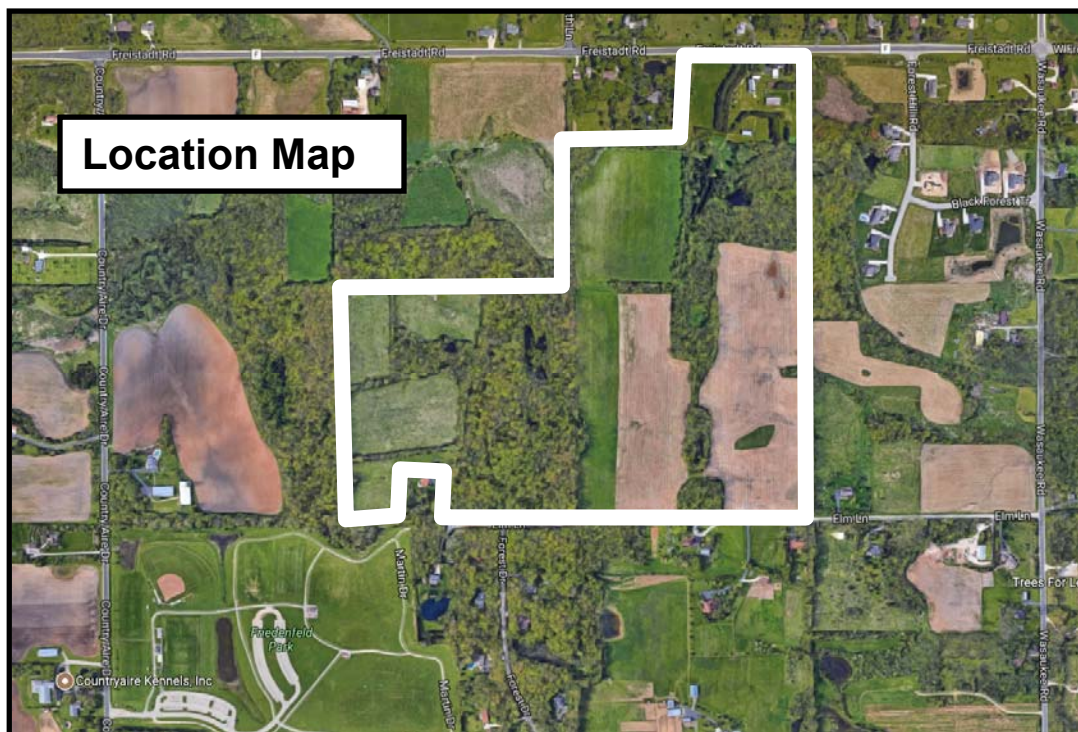
Property Owner: Pete Hurth
Baudhuin Survey & Eng
312 N 5th Ave
Sturgeon Bay, WI

Shari Waggoner
Alan & Lynda Luther
Top Leaf Development LLC
Colgate, WI

Current Zoning: A-1: Agricultural

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

Location Map



Background/Proposal

As a result of the Plan Commission's discussion and direction at the September 11 meeting, the concept plan has been revised in the following manner:

- Connection to the "west" segment of Elm Lane (and indirectly to Forest Drive) is proposed; no direct connection to the "east" segment of Elm Lane (and indirectly Wasaukee Road) is proposed;
- The "west" segment of Elm Lane was extended further west to serve the southwest portion of the property and NE corner of the park (creates an opportunity for future parking and enhanced access to the Village park);
- Additional lots were created in the southwest portion of the property w/ approximately nine (9) 1-acre lots (vs. the previous 5-8 acre lots w/ shared driveways);
- Possible storm water management pond locations are identified;
- The single-family lot count increases from (43) to (49) total lots.

Pete Hurth, Baudhuin Surveying & Engineering, agent for Top Leaf Development LLC and Alan & Lynda Luther, property owners, is requesting feedback on a 107-acre residential development proposal with 49 single-family lots south of Freistadt Road, north of Elm Lane and west of Wasaukee Road.

Staff Comments (repeated from 10-11-17 Staff Report)

The entire property lies north of and adjacent (but outside) of the Village's Sanitary Sewer Area (SSA) and in an area designated on the 2020 Land Use Plan as "Rural Residential". For those currently undeveloped areas designated as "Rural Residential", the Village intended such areas to develop at a density of one (1) dwelling unit per acre with a minimum 1-acre lot size. The land is currently zoned A-1: Agricultural and is proposed to be rezoned into the Rs-3: Single-family District (and possibly into the Rs-1: Single-family for the large-lot area in the southwest).

A significant amount of wetlands lie across the property that have not yet been delineated. Once delineated, lot and road layout may change slightly. Also, while the calculation of density based on the required "net area" calculation is not complete, it is not expected that the amount of wetlands and right-of-way to be deducted from the gross area will affect the number of proposed lots under the Rs-3 District (which allows a density not to exceed 1 DU per net acre).

The creation of a Planned Development District (PDD) overlay with the underlying Rs-3 and/or Rs-1 Districts would allow the developer to take advantage of the "flexibility" available to provide a more creative layout with additional "conservation design" features, e.g. larger contiguous tracts of open space, smaller and clustered lots. However, as noted in the project summary and concept plans, the proposed density of the single-family area (2.5 DU/acre) will be significantly less than the 1.0 DU/acre density allowed in the underlying Rs-3 District.

The current road and lot layout is something the PC may want to take a closer look at in terms of preserving/protecting the environmental features on the property. For example, the main road proposed from Freistadt Road is located in such a manner that the lots, and in turn the development on those lots (across proposed Lots #25 to #27), will likely result in the removal of a significant stand of evergreen trees. Similarly, the existing tree line running north-south through the middle of the southern 40 acres (across proposed Lots #7, #12, #19 & #49) will likely be significantly reduced by the development of those lots. As stated above, once the wetlands have been delineated there may be the need to make other adjustments to the road and lot layout.

At this time, staff and the Applicant are requesting additional feedback on the revised development concept plan before any rezoning and subdivision platting applications are submitted for Village approval.



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: 8-30-17 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

PETE HURTH, P.E.
BAUDHUIN SURVEYING & ENGINEERING
312 N. 5TH AVE
STURGEON BAY, WI 54235
Phone (920) 743-8211
Cell (920) 495-9101
E-Mail phurth@baudhuin.com

PROPERTY OWNER

SHARI WAGGONER, TOPLEAF DEVELOPMENT, LLC
ALAN & LYNDY LUTHER
342 HILLSIDE RD
COLGATE, WI 53033
Phone (262) 923-0469
topeafdevelopment@gmail.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

107 ACRES SOUTH OF CTH F, NORTH OF ELM LAKE
1/4 MILE WEST OF WAUSAUKEE RD

TAX KEY NUMBER

241997, 241998
242999

3 REZONING REQUEST

FROM

AG

TO

RS-3

POSSIBLE PDD overlay

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

NW & SW 1/4 of NE 1/4 Section 24 AND SE 1/4 of NW 1/4 Section 24

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.

PLEASE REFER TO CONCEPT PLAN AND NARRATIVE.
CONCEPT REVIEW AT THIS TIME.

6 SUPPORTING DOCUMENTATION:

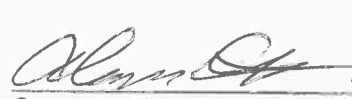
- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☒ CONCEPT PLANS
- ☒ NARRATIVE

7 READ AND INITIAL THE FOLLOWING:

- ☒ 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.
- ☒ 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 be sufficient cause to deny the petition.
- ☒ 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

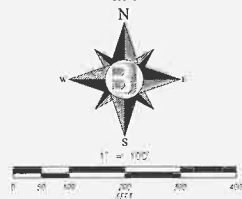
8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!


Applicant
8/30/17
Date


Owner
8/30/17
Date

OCTOBER PLAN COMMISSION OPTION

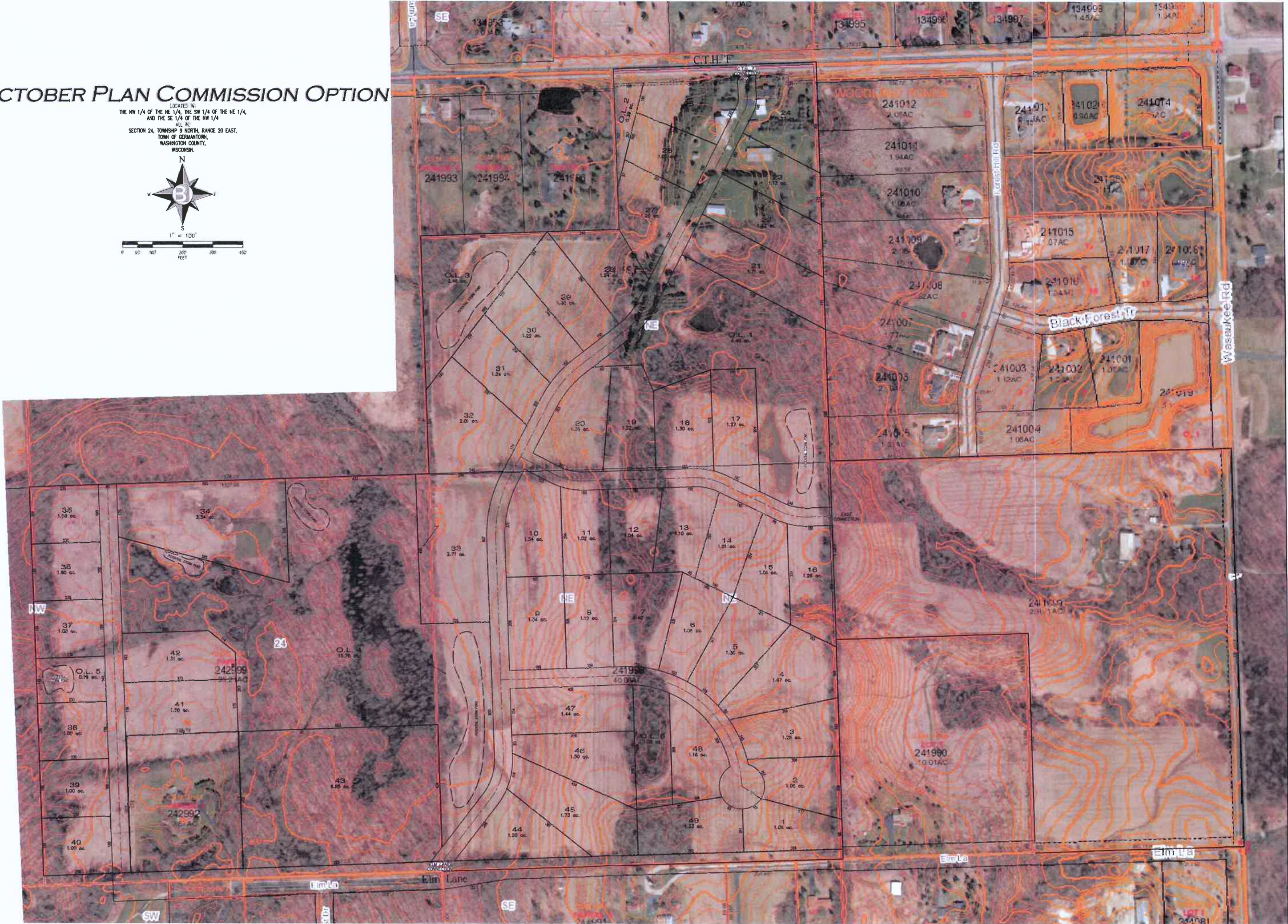
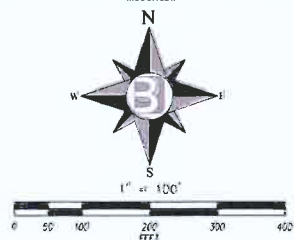
LOCATED TO:
THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4,
AND THE SE 1/4 OF THE NW 1/4
O.L. NO.
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
TOWN OF GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN.



WISCONSIN
TOWN OF GERMANTOWN
WASHINGTON COUNTY

OCTOBER PLAN COMMISSION OPTION

LOCATED IN:
THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4,
AND THE SE 1/4 OF THE NW 1/4
ALL IN:
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
TOWN OF GERMAN TOWN,
WASHINGTON COUNTY,
WISCONSIN.



REZONING APPLICATION & SITE PLAN REVIEW

10/9/17 Plan Commission Meeting

Germantown Storage / Keller Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Keller Inc., agent for Germantown Development LLC, property owner and Germantown Storage are seeking approval of a rezoning application and site development and building plans for a 77,415 sqft addition to the existing indoor mini-storage facility on a 3.5-acre parcel located at N112 W18518 Mequon Road.

Property Location: N112 W18518 Mequon Road

Applicant/

Property Owners: Jim Dallas
Keller Inc.
W204N11509 Goldendale Rd
Germantown, WI

Jon & Joe Kassander
Germantown Development LLC
N112 W18518 Mequon Road
Germantown, WI

Current Zoning: M-1/PDD: Limited Industrial w/ PDD Overlay (Res. No. R56-96)

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Commercial	B-3
East	Industrial	M-1 PDD
West	Industrial	M-1



Background/Proposal

The Germantown Storage property (5.3 acres) was originally developed in 1990. In 1996, the 5.3-acre parcel was rezoned and included in the Village's first non-residential Planned Development District (PDD) that enabled the owner to build a second industrial building on the parcel (to the east) subject to specific setback and (more stringent) building size restrictions. In 2006, the 5.3-acre parcel was divided into two (2) separate parcels each containing one of the existing buildings, including the current 3.5-acre Germantown Storage parcel. Nevertheless, the stringent setback and building size restrictions adopted for the PDD (set forth in Res. No. R56-96; copy attached) remain in place.

At this time, Keller Inc., agent for Germantown Development LLC, property owner and Germantown Storage are seeking approval of a rezoning application and site development and building plans for a 77,415 sqft addition to the existing indoor mini-storage facility on a 3.5-acre parcel located at N112 W18518 Mequon Road.

M-1/PDD Rezoning

Keller Inc. is requesting that the building setback and size restrictions contained in Resolution No. R56-96 be removed/replaced with the "standard" restrictions that apply to other property located in the M-1: Limited Industrial District (see Table 1 below):

TABLE 1.		
Restriction	PDD Requirement (Res.No. R56-96)	M-1 District (17.33 Zoning Code)
Building#1 Max Size	57,600 sqft	none; max. lot coverage
Setback-Mequon Road	70 feet	30 feet
Setback-side yard (west)	50 feet	10 feet (except easements)
Setback-rear yard (north)	70 feet	25 feet
Max. Impervious lot coverage	70 percent	80 percent

Site Development & Building Plans

As presented in the site plans the proposed storage facility expansion includes the following features:

- 77,415 sqft 2-story building addition (55,571 sqft existing; 132,986 total sqft)
- a 1/4:12 pitch metal roof w/ partial parapet wall transition to existing
- vertical insulated metal panel (IMP) wall system w/ CMU masonry at east entry and foundation walls (northwest corner built into the existing terrain);
- architecture and exterior color scheme (beige) to match existing;
- internal HVAC units;
- On-site sized storm water basin (southwest corner).

Access & Parking

Access to the site is limited to the existing shared-access driveway to/from Mequon Road located in front of the building. No additional parking stalls will be added to the existing 21 parking stalls on the site (vs. the Village guideline of 31 stalls).

Utilities. Public water and sanitary sewer lines already serve the site with connections to the existing water and sanitary sewer service lines from Mequon Road.

Storm Water Management. Out of the total 3.5 acres, 106,841 sqft (69.7%) of impervious surface will be developed (including the existing building, pavement and building addition) leaving 30.3% of open space. On-site storm sewer, roof drains and swales will collect and convey storm water to a new bio-retention pond to be installed in the front yard of the site.

Landscaping. A detailed landscaping plan is proposed with additional plantings comprised of evergreen and deciduous trees, shrubs, annuals and perennials to be installed across the front yard of the site.

Lighting. Additional external lighting includes:

- Five (5) 65W 72-LED wall-mounted security lights on the east side of the building (only) projecting onto the parking/access area.

Signage. No new signage is proposed.

Staff Comments**Planning & Zoning**

The landscape plan is prepared on a separate sheet with only a few key landmarks from the site shown. As a result, when you compare the landscape plan to the site plan on Sheet C100, it's obvious see that there's no room to install the proposed landscaping in front of the proposed storm water pond yard adjacent to Mequon Road. As shown, the landscaping is proposed to be installed in the Mequon Road right-of-way... which is not allowed. The landscape plan needs to be revised and prepared over the proposed site plan with all the key features shown (including property lines) so that the landscape plan is feasible and all plantings are installed on the subject property. It appears that the proposed "grouping" of plantings shown south of the storm water pond could be relocated & reoriented to the east in front of/adjacent to existing parking lot east of the pond. However, a revised plan needs to be prepared and submitted for approval.

The proposed security lighting on the east side of the building does not include full cut-off or shielded fixtures. Despite the need for security lighting, the fixtures need to be revised to contain cut-off or shielded fixtures to eliminate glare visible from the property to the east, or, reoriented and pole-mounted along the east property line directing light toward the building (vs. away from the building).

With regard to the rezoning, the original PDD restrictions on building size and setbacks contained in Resolution No. R56-96 were adopted at a time (1996) when the Village didn't allow multiple buildings on a single property. At that time, the property owner needed the Village to create a special zoning district, i.e. a Planned Development District, to allow his proposal. The Village's files or other records don't explain why more stringent setbacks and a maximum building restriction were adopted. One can only surmise that it had more to do with reflecting what the current building size and setbacks were at the time vs. an actual need to restrict or control what might occur in the future on one parcel with two buildings. Certainly, the Village didn't contemplate the property owner eventually requesting permission to divide the property into two parcels, each with an existing building on it. At this point in time, staff does not see the reason for nor merit in terms of public safety, land value protection, etc. for retaining the stringent setback and building size restrictions for this particular property. Staff supports the proposed "rezoning" to amend/delete those restrictions.

Fire/Police Department

The Fire Department has indicated that the following items need to be provided:

- The addition is required to be fire sprinklered to meet NFPA 13 requirements and standards for an occupancy class "S1";
- A separate man door with paved access (sidewalk) closest to the existing fire protection equipment on the south side of the existing building is required. The sidewalk should connect to the south parking lot between the existing building and new storm water retention pond;
- Any new or upgraded fire protection, FDC connections or alarm panels should have the locations pre-approved by the Fire Department prior to installation.

Public Works/Engineering Department

The Village Engineer has identified a number of technical issues and requirements regarding the grading and drainage plans, erosion control plans, and the storm water management plan as set forth in the Village Engineer's October 5, 2017 memo (copy attached). To address those issues, revised plans and supplemental information was submitted by the Applicant for further Engineering Department review on October 6, 2017. Consequently, final review and approval of the revised plans by the Village Engineer and satisfaction of the outstanding issues discussed in the October 5, 2017 memo will be required prior to issuance of a building permit.

Note: staff understands that Keller Inc. anticipates applying for an "early start" building permit for footings & foundation work upon Plan Commission approval of the site plans. The Village Engineer is recommending that, at a minimum, all of the storm water management issues raised on the October 5 memo be resolved prior to the Village granting an early start permit.

Inspection Services

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

Village Planner Recommendation

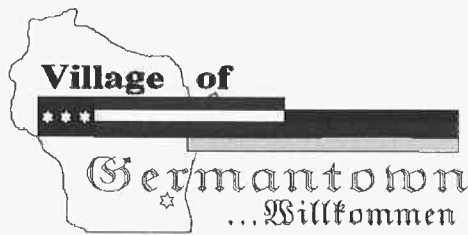
APPROVE the proposed rezoning application to amend the M-1: Limited Industrial/Planned Development District (PDD) restrictions contained in Resolution No. R56-96 as they apply to the Germantown Storage facility located at N112 W18518 Mequon Road subject to the following conditions:

1. Amend the restrictions contained in Section 2 of Resolution No. R56-96 as follows:
 - a. Delete the 57,600 sqft maximum building area restriction
 - b. Change the Mequon Road front yard building setback from 70' to 30'
 - c. Change the side yard (west) building setback from 50' to 10' subject to no building allowed in the utility easement
 - d. Change the rear yard (north) building setback from 50' to 25'
 - e. Change the maximum impervious area (building, parking and hard surfaces) from 70 to 80 percent

Village Planner Recommendation

APPROVE the site development and building plans for the proposed 77,415 sqft addition to the existing indoor mini-storage facility on a 3.5-acre parcel located at N112 W18518 Mequon Road subject to the following conditions:

1. This approval is subject to all conditions and requirements set forth herein and adopted by the Plan Commission as a condition of said approval. Approval is granted for the site development and building plans dated 8-15-17 (C1.0), 10-5-17 (C100 & C200), 9-9-17 (A1.0 & A1.1), 9-12-17 (lighting), and September 2017 (landscaping), unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.
2. The landscape plan shall be revised and prepared using the site plan as a base such that all key features are shown in context (including property lines) and that all plantings are installed on the subject property. Said revised landscape plan shall be submitted to the Village Planner for review and for approval prior to issuance of a building permit.
3. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
4. The following items shall be provided as required by the Village Fire Department: (a); the addition shall be fire sprinklered meeting NFPA 13 requirements and standards for an occupancy class "S1"; (b) a separate man door with paved access shall be installed closest to the existing fire protection equipment on the south side of the existing building. The sidewalk should connect to the south parking lot between the existing building and new storm water retention pond; (c) any new or upgraded fire protection, FDC connections or alarm panels should have the locations pre-approved by the Fire Department prior to installation.
5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
6. All outstanding technical issues raised in the Village Engineer's October 5, 2017 review memo shall be addressed and reflected in a revised set of plans submitted to the Village Engineer for review/approval prior to issuance of a building permit.
7. The owner shall enter into a Landscape Maintenance Agreement with the Village as required under 17.43(6a) of the Zoning Code. Said agreement shall be executed by the owner and submitted to the Village for recording prior to issuance of an occupancy permit.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : John Laning, P.E., Village Engineer
Date : October 5th, 2017
Re : Germantown Storage Addition – N112 W18518 Mequon Rd.: Site Plan Review #2

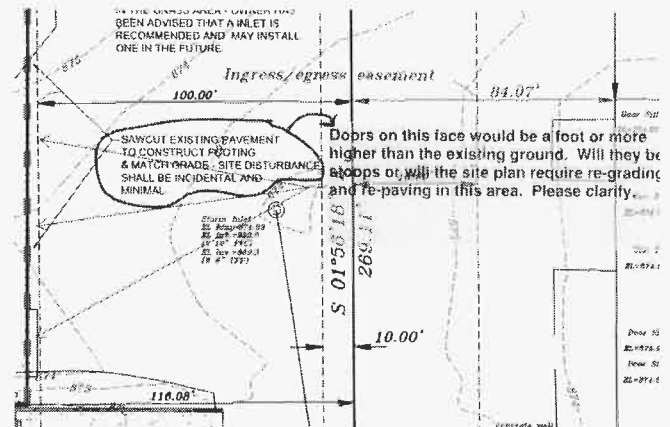
Items Reviewed:

- | | |
|--|-----------------|
| 1. C100 - Site, Grading, and Drainage Plan | Dated: 10-05-17 |
| 2. C200 - Erosion Control Plan | Dated: 10-05-17 |
| 3. Existing Conditions Drawing | Dated: 10-05-17 |
| 4. Stormwater Management Report/Calcs | Dated: 10-05-17 |
| 5. Engineering Review Response | Dated: 10-05-17 |

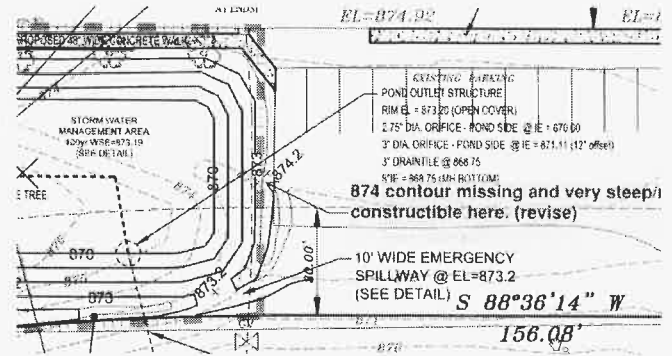
General Comments:

1. The revised plans have been reviewed for general conformance with State and Village design guidelines. A large majority of the items within the first review were corrected or modified. There are still a number of outstanding items to be resolved. However, it is our belief that the remaining items can be resolved at a staff level so that the project can remain on the upcoming plan commission agenda. The items listed below will need to be fully resolved before Engineering can recommend a formal approval of the plans and permit for construction.
2. Please respond to each item below. A written response addressing each item shall be included in your re-submittal.
3. This project has over an acre of disturbance and will require an approved WDNR NOI/WRAPP prior to the start of construction. Please submit a copy of the approved NOI/WRAPP once it is received, prior to approval.
4. This project will require DSPS (State site plumbing review and permitting). Please submit a copy of the approved permit prior to final approval.
5. As-builts prepared to Village standards shall be prepared and provided to the Village for SWM features as well as utilities placed within municipal easement (if any).
6. *Plans have a note that states "Lot dimensions and bearings shown on this plan are interpreted values." Plans shall show actual surveyed lot line locations and this note shall be removed.*
7. A separate Existing Conditions Survey sheet should be submitted per the Site Plan Review Checklist, this plan shall show all existing utilities and services (pipes and structures) and easements. **There are some items not depicted on the existing conditions survey that are shown on the Site Grading plan, please show the large municipal storm sewer and structures within the easement on the west side of the building.**

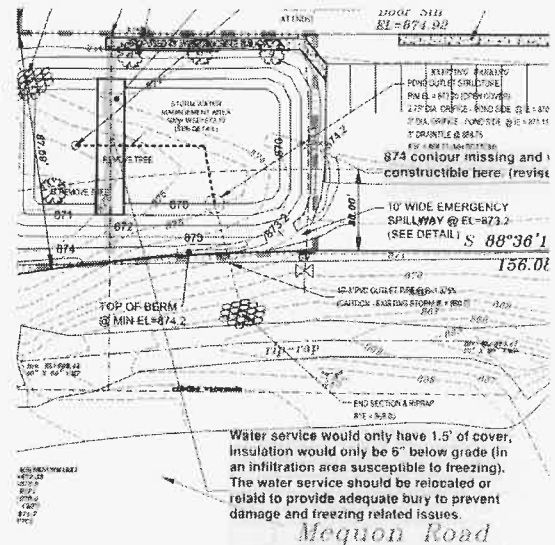
1. *Per state plumbing code storm sewer 12" and larger shall be provided with a manhole at any change in direction of 45 degrees or greater and a manhole or catch basin is recommended at the end of the line. Revise plan to include manholes or catch basins at the changes in direction per code.*
2. *Storm sewer labeling isn't clear. Some pipe segments are labeled and some are not. It's not clear what the length shown represent and invert elevations do not appear to match slopes called out. Please revise callouts to label length, pipe size, and slope for each pipe segment. Review the sizing for the north line, the architectural plans show the roof all draining to the north, Civil calcs only show flow for half.*
3. *Upstream invert of the storm sewer on the north/northeast side of the building appears to be higher than the ground elevation (based on inverts and slopes provided as well as the proposed grading). Provide rim and invert elevations at each structure location to ensure the sewer will work correctly and have adequate cover. Pipe invert was revised but now only has 9" of cover, recommend lowering the invert AND insulating the pipe in that area.*
4. *The existing drainage pattern on the west side of the existing building appears to have a high point at about the midpoint of the building with flow splitting and going both North and South. The proposed addition will now block that flow to the north. Add additional spot elevations and contours to this area to show drainage patterns to prevent flooding of existing structure.*
5. *Show pavement removal and replacement limits for the area on the east side of the proposed addition. Show how grades tie into proposed addition and how they will be blended back into the existing grades. Include any pavement areas disturbed at this location in the stormwater management calculations. **Understood that the building will be cut in, however there are doors shown on the Architectural plan that would be over a foot higher than the existing grades. Please clarify and incorporate how these will be handled.***



6. Contours, spot elevations, and notes do not match on the south/southeast side of the pond. Revise to show how proposed grades will tie into existing and how overflow will be graded. **874 contour is missing on east side and needs to be extended on south.** Also, if there is access from the building to the proposed walk on the north side, the grading and contours should reflect that (there is a 1' differential from floor to outside contour grade). Perhaps if the grading/slopes were increased to 3:1 in areas where more space was needed it would assist in getting the required contours and elevations to fit.



7. Is this a water valve or a gas valve? Show location of utility this valve is for and confirm that adequate cover is provided if utility crosses through the proposed basin and outlet area. **The Existing water service will have little to no cover (1.5') on it after the basin construction. The Water service should be relocated or re-laid to prevent damage.**



8. Show existing 8" east west storm sewer and verify no conflict with the pond outlet pipe. **Would recommend increasing invert depth at outlet as the pipes will be sitting on each other at the current inverts.**
9. West face of the proposed addition appears to be right at the edge of the 35' public utility easement. Verify footings / foundation / overhangs will not encroach on the easement. An encroachment agreement will likely be required for the proposed private storm sewer within the municipal easement.
10. Consider adding an inlet at the northeast corner of the proposed addition to collect runoff prior to runoff going across the pavement and creating an icing and nuisance condition. Inlet could be connected to the existing inlet in the pavement to maintain existing drainage areas.

C200 Erosion Control Plan

1. Revise note 13 of the general construction notes to include seed types to be used. Dormant seeding is required after October 15.
2. Revise construction sequencing to include sequence for bioremediation basin. When is engineered soil and plantings to be installed? (traditionally after stabilization) How will area be protected during construction?

3. *Note number 3 of the construction sequence references hauling topsoil off-site. Topsoil removal from the site requires Village approval.*
4. *Show topsoil stockpile location.*
5. *Show inlet protection on the plans.*
6. *Add a ditch check or silt fence at the east end of the swale along the north side of the building.*
7. Design of the bio-retention basin shown does not match WDNR technical standards. Revise the detail to match the standard. Including but not limited to the following:
 - Ponding depth is greater than 12"
 - Seed shall not be used to establish vegetation, plugs shall be used.
 - 24" of engineered soil is required
 - A stone storage layer is required. **Revise detail to account for the underdrain depth as well (9" total of stone, per the detail). Note: a thicker stone and engineered soil layer may help with water quality requirements.**
 - Underdrain needs to be 6" (Show underdrain in detail)
 - Sand/Native soil interface layer needs to be included per code
 - Class II erosion matting needs to be placed on the surface of the basin
8. Add detail drawings to the plans. Including but not limited to the following:
 - Silt Fence
 - Inlet Protection
 - Tracking Pad
 - Storm Manholes / Catch Basins
 - Cleanouts
 - Outlet structure **(outlet structure detail has different elevations than the plans, which is correct?)**
9. *A trash/debris grate should be installed on the inlet side of the outlet control structure to prevent blockage of the small dia orifices proposed.*
10. *An 18" minimum sump shall be installed on the outlet control structure to minimize blockage and debris collection at the outlet (show in detail).*

Stormwater Management Plan

1. Rainfall values need to match the current NRCS precipitation depths by county with MSE distribution as required by MMSD, currently they do not match the required Atlas 14 values. **Rainfall rates should be revised to match the by county values published by NRCS. The values are only slightly different, but should be correct to be consistent with MMSD and WDNR requirements. 2.65 (2 YR) and 6.41 (100 YR) The by county rainfall spreadsheet can be downloaded from the following link https://www.nrcs.usda.gov/wps/portal/nrcs/detail/wi/technical/engineering/?cid=nrcs142p2_025417**
2. Curve numbers for Type B soils appears to have been used, however, it appears the site is a mix of Type C and D soils. Revise curve numbers (and soil type references in the report) to match the appropriate soil types. **Update the proposed condition table to reflect the CN of 90**

3. Include all disturbed areas of the site in the calculations, including the north side of the building and areas of the east side of the building that will need to be disturbed to construct the building and match the pavement into the new building grades.
4. *Information in the SLAMM model does not match the plans. SLAMM model indicates 12" of engineered soil and 6" stone layer. Plans indicate 18" of engineered soil.*
5. *Enter the proper dates for the winter season into the WinSLAMM model.*
6. Plans show that the proposed addition has a roof that slopes to the North and a gutter with downspouts along the north side. Show downspout locations and connection to the storm sewer on the plans. Provide calculations that show the gutters, downspouts, and storm sewer are all sized to convey the 100 year storm event to the basin. Or provide information showing how runoff from the 100 year storm event is routed to the basin. **See redlined plans, the Architectural plans show the proposed roof all sloping to the north however the calcs only account for half of the roof. Please revise or clarify.**
7. *Provide overflow weir calculations (for bio-filtration basin) to ensure the sizing is adequate for a plugged (no outlet) condition.*
8. Add the underdrain into the release for the basin as well.
9. *The Stormwater management report will be reviewed in detail after the modifications per code are completed and re-submitted.*
10. Include an existing condition drainage map including the Tc path. A 6 minute Tc seems short for the existing condition.
11. Adjust the infiltration rate to 0.02 in/hr to be more appropriate for clay soils (per SLAMM selections)
12. Per WDNR guidance the side infiltration fraction should be set to 0 (or 0.001)
13. Per WDNR guidance the void ratio for the rock shall be 0.33
14. Outlet information in the HydraFlow model is not consistent with the plans. Revise the plans or model to match.

RESOLUTION NO. R56 - 96 (AS AMENDED)

RESOLUTION ADOPTING CONDITIONS AND RESTRICTIONS FOR THE
INFINITIVE MACHINING PLANNED DEVELOPMENT DISTRICT:

WHEREAS, Mr. Rolf Berg, has applied for rezoning to an M-1, Limited Industrial Planned Development District (PDD) on the subject parcel (Key Number GTNV 213-969, hereinafter "the property"); and

WHEREAS, the Village Plan Commission has recommended this application to rezone into an M-1, Limited Industrial Planned Development District (PDD) this same subject property, which was granted by the Village Board on Oct. 21, 1996, and has submitted a Project Concept Plan dated August 20, 1996; and

WHEREAS, The Germantown Plan Commission adopted a Land Use Plan 2010 on August 23, 1993, for the general development guidelines and land use on this property; and

WHEREAS, Section 17.27(4) of the Zoning Code of the Village of Germantown allows for the adoption of conditions and restrictions on Planned Developments; and

WHEREAS, the Germantown Plan Commission has recommended approval of the conceptual site and architectural plans at its meeting on September 9, 1996; and

WHEREAS, the application proposes two industrial buildings to house a combination of manufacturing, design and office uses, with off-street parking on the 5.281-acre site;

NOW, THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown hereby adopts the following conditions and restrictions for the Infinitive Machining Planned Development District:

1. General Development Plan - The plan dated and revised through August 20, 1996, shall be considered the approved General Development Plan for the subject property, including the location of driveways, parking spaces and buildings. Detailed surveys, utility plans, building plans, lighting and landscaping plans covering any portion of the total project intended for construction shall be presented to the Plan Commission prior to issuance of any building permits. These plans shall conform substantially to the approved General Development Plan in both location, design and number. Utility plans shall be based on the standards of the Village Public Works Department.

If revisions of the development plan are necessary due to adverse site conditions, resubmittal and approval of all revisions by the Plan Commission will be required.

2. Building size, height, location, and lot coverage
 - a. There are two buildings proposed as part of this project
Building #1 shall have a maximum of 57,600 square feet area.
Building #2 shall have a maximum of 25,000 square feet area.
 - b. The buildings shall be no more than 35 feet in height as per Section 17.03(13).
 - c. The buildings shall meet the following setback and lot coverage requirements:

Front yard setback from Mequon Road	minimum 70 feet
Side yard setback from west property line	minimum 50 feet
Side yard setback from east property line	minimum 10 feet
Rear yard setback from north property line	minimum 70 feet
 - d. The overall building, parking and hard surfaces shall not exceed 70% lot area.
3. Parking - The project shall include a minimum of one off-street parking space per 500 square feet of production area, not including warehouse or storage space. All parking spaces shall be a minimum of eight (8) feet from the property line.
4. Driveway Construction and Ownership - All internal driveways shall be constructed and maintained by the owner. Paved surfaces shall be a minimum of 3 inches of asphalt on 8 inch base stone. Private easements and access agreements are not enforced by the Village and must be addressed separately.
5. Public Utilities - The developer will provide all necessary easements and dedication of facilities as required by the Village Engineer.
6. Signage
 - a. The property is allowed one free-standing sign, maximum 160 square feet area, maximum 25 foot height.
 - b. Each building will be allowed wall mounted signage of up to 200 square feet. This signage must be located on the south wall of the building
 - c. No roof signage is allowed for this project.
7. Specific lighting and landscaping plans shall be submitted to and approved by the Plan Commission prior to occupancy of the building.

8. Garbage and refuse collection and disposal shall be provided by the property owner.
9. A Developer's Agreement is to be entered into with Mr. Berg and the Village of Germantown prior to any construction on the properties.
10. Permitted and Conditional Uses for this property are limited to those listed in the M-1, Limited Industrial District. No outdoor display or sales shall be permitted on this property.
11. To eliminate the five parking stalls on the southwest portion of property and to move them to the northern portion of the property, if needed to meet Code requirements.

Introduced by Trustee: Tom Kempnski

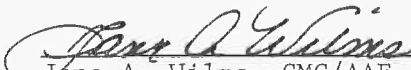
Adopted: October 21, 1996

Vote: 8 Aye; 0 Nay

Absent: Wetterau

ATTEST:


Charles J. Hargan
Village President


Jane A. Wilms, CMC/AAE
Village Clerk



Fee must accompany application

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

PAID h

DATE 9-15-17
9-18-17

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Keller, Inc. - Jim Dallas
4204 N11509 Gatehawk Rd
Germantown, WI 53022

Phone (262) 250-9710
E-Mail jdallas@kellerbuilds.com

PROPERTY OWNER

Germantown Development LLC
1112 W18518 Mequon Rd
Germantown, WI 53022

Phone (414) 527-0256
E-Mail joe@birchwoodsnow.com

2 PROPERTY ADDRESS

1112 W18518 Mequon Rd.

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

North <u>Gehl Foods</u>	South <u>Road / N/A</u>	East <u>Infinite (car repair)</u>	West <u>GKN Sinter Metals / Germantown</u>
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4 READ AND INITIAL THE FOLLOWING:

- ☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- ☒ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- ☒ I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature] 9-15-17

Applicant

Date

Owner

Date



Keller

Statement

Project: Germantown Storage

Address: N112 W18518 Mequon Rd.

Project Description: Addition onto Current Storage Building

Contact: Jim Dallas, Keller Inc.

Dear Plan Commission Members,

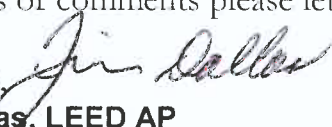
Please find with this packet for you to review the Preliminary Plans and Architectural Drawings for the proposed addition of Germantown Storage located N112 W18518 Mequon Road. The proposed addition will be a total of 78,960 sq. ft. The buildings main use will be climate controlled mini storage ran by owners Jon and Joe Kassander.

Germantown Storage is an indoor, climate controlled self storage building. They offer various unit sizes ranging from 5' x 9' up to 10' x 28'. They offer a heated drive-in access for loading and unloading for customers. Customer have access to their belongings 24-hours a day. High tech security cameras are in place to monitor the building.

They are asking for your review for their addition. Germantown Storage is adding a 2-story addition which will give them 78,960 additional storage space in their building. The addition exterior will match their existing façade. The building site will have (21) available parking spaces.

Thank you for your time in reviewing our plans for Germantown Storage. If you have any questions or comments please let me know and I will be happy to assist you.

Sincerely,


Jim Dallas, LEED AP

Design/Project Manager / Co-Owner

KELLER, INC.

Planners | Architects | Builders

Mobile (262) 894-5355 | Office (262) 250-9710





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

2 \$1285

Date Paid: 8-9-17 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

Keller, Inc.

Jim Dallas

Aaron Nagel

W204 N11509 Goldendale Rd

Phone (262) 250-9710

Fax ()

E-Mail jcdallas@kellerbuilds.com

PROPERTY OWNER

Germantown Development LLC

Jon Kassarander

Joe Kassarander

N112 W18518 W Mequon Rd

Phone (414) 406-5794

2

PROPERTY ADDRESS OR GENERAL LOCATION

N112 W18518 W Mequon Rd
Germantown, WI 53022

TAX KEY NUMBER

213964

3

REZONING REQUEST

FROM

M-1/P-DD

TO

M-1

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

See Included

5

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.

SUPPORTING DOCUMENTATION:

- READ AND INITIAL THE FOLLOWING:

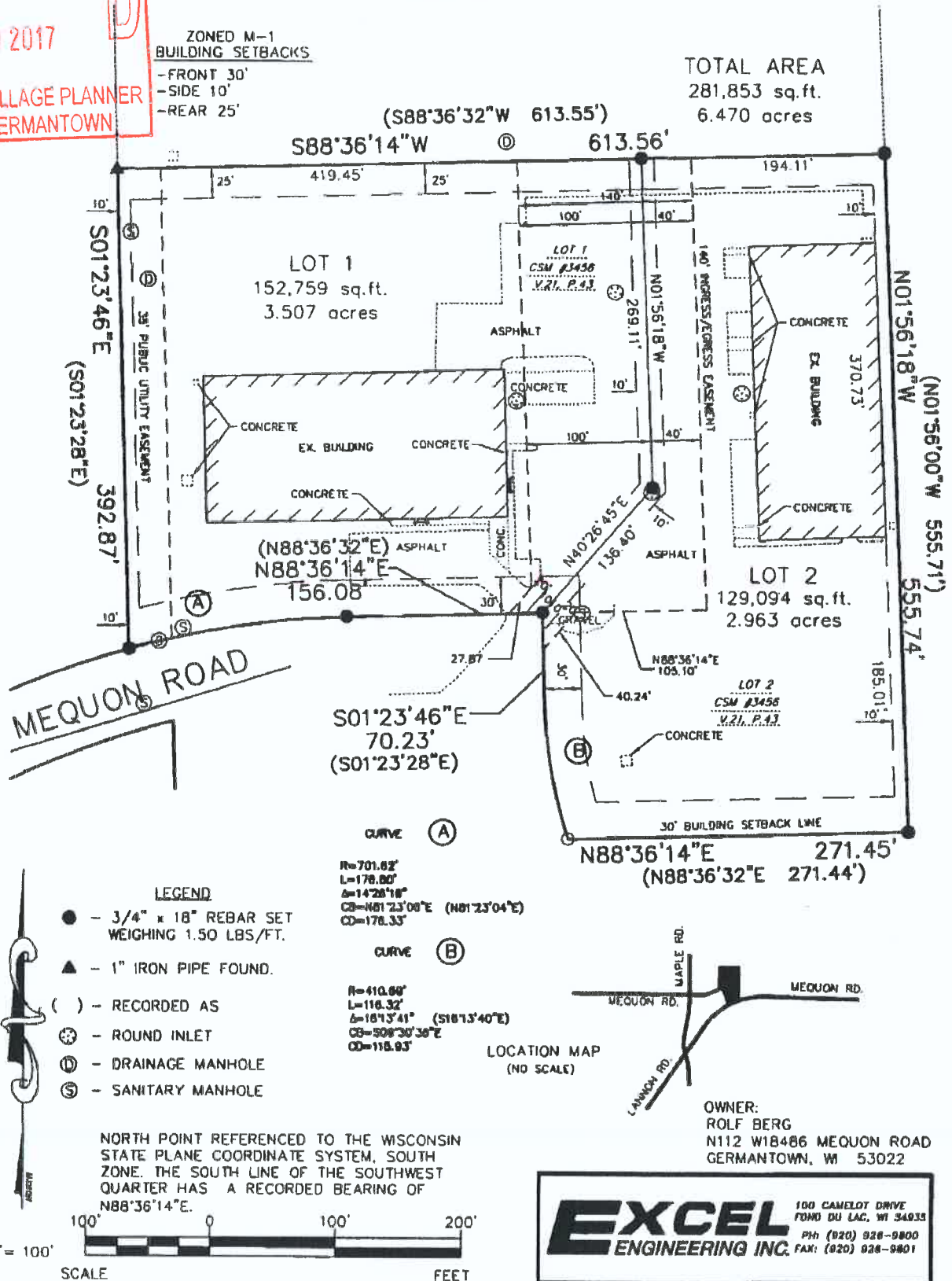
I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Date _____

REZONING MAPFOR
GERMANTOWN DEVELOPMENT, LLCA REDIVISION OF PARCELS 1 AND 2, CERTIFIED SURVEY MAP # 3456, VOL. 21, PG. 43,
LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21,
T 9 N., R. 20 E., VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.**EXHIBIT C**

RECEIVED
AUG 09 2017
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN





Village of
★★★
Germantown
Willkommen

Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735

FAX: (262) 253-8255

Website: www.village.germantown.wi.us

E-mail: jretzlaff@village.germantown.wi.us

July 5, 2017

Jim Dallas
Keller Inc.
W204 N11509 Goldendale Road
Germantown, WI 54022

RE: Germantown Storage N112 W18518 Mequon Road; Addition Site Plan
Staff Review Comments

Mr. Dallas:

Village Staff has reviewed the Site Plan application and supporting information for the above-cited project. The following outstanding items/issues need to be addressed before we schedule your application for Plan Commission review. Please provide the requested information, corrections, revisions, etc., or document how the issue(s) discussed will be addressed as part of your application(s).

Planning Department

1. Can you provide a narrative describing the amount and type of storage and any other services that would be available as a result of the expansion? While it's clear what the drive-thru and 10'x13' storage units are to be used for, the majority of the addition is simply shown as "open area". What is the expected use? Type? Amount?
2. There are a number of site plan items required that are listed in the checklist as being provided (I assume by the check mark) but that are not actually included in the package that was submitted.
 - a. The most basic of which is the existing and proposed lot coverages with buildings, other impervious area, open space and other site statistics. The parcel is located in an M-1/PDD Zoning district with a maximum 70% lot coverage requirement. At this point, there's no way to know if that requirement is met. Please provide this information.
 - b. While there are notes regarding the storm basin design on the Site & Grading Plan sheet, there's no actual storm water analysis report that explains the design needs or compliance with applicable MMSD and Village requirements.
 - c. Statement of Design Intent. In other words, a narrative description of the proposed building architecture and materials.
 - d. Existing & proposed building area, dimensions, etc.
 - e. Existing & proposed parking stalls.
 - f. Existing & proposed utility connections, easements, etc.
 - g. Existing & proposed landscaping & lighting.
3. In the course of researching the property history, staff discovered that this property is subject of a special Planned Development District (PDD) and series of restrictions adopted back in the 1990's when the original owner proposed development of a second building on the property (which was eventually divided into two separate parcels back in 2006).



While one could argue the reason for creating the PDD is no longer valid (which was to allow two buildings on one parcel), the existing M-1/PDD zoning district for this property is still valid. Unfortunately, the PDD was adopted with more stringent requirements than would apply under a "standard" M-1 Zoning District. For one, the original PDD was created with greater setback requirements which were not properly recorded on the face of the Certified Survey Map (CSM #6050) adopted in 2006 to divide the parcel into two (which actually lists the standard M-1 District setbacks of 30' front, 10' side and 25' rear). As stated in Resolution No. 56-96 (copy attached), the correct setbacks are as follows: 70' front, 50' side from the west property line, 10' side from the east property line, and 70' rear from the north property line. As shown in the Site & Grading Plan, the proposed addition exceeds the setbacks along the north and west property lines. Consequently, either the addition needs to be reduced in area to meet these setbacks, or, the PDD restrictions will have to be revised through a companion rezoning application. At this time and for the reason stated above, staff supports rezoning the property to remove the PDD restrictions.

4. Similarly, Res. No. 56-96 includes a restriction on the maximum building size allowed on the parcel to not exceed 57,600 sqft. The existing building appears to be 28,800 sqft in area; the addition is shown as 33,840 sqft. Either the addition needs to be reduced in area to meet the maximum allowed, or, the PDD restrictions will have to be revised through a companion rezoning application.
5. A sample board of exterior materials is required. We will also need the elevations, colored rendering and plan sheets in a digital format for use in staff's PowerPoint presentation to the Plan Commission. Color photos of the existing building would suffice. The sample board can be brought the night of the meeting.

Engineering Department

6. Engineering Department comments are not available at this time.

Fire Department

7. Addition shall be fire sprinklered to NFPA 13. Occupancy class S1. Existing sprinkler riser expected to be used.
8. Provide paved access (sidewalk) to existing man door closest to existing fire protection equipment on south side of building. Sidewalk to connect to south parking lot between existing building and new storm water retention pond.
9. Any new or upgraded fire protection FDC or alarm panel shall have the locations approved by GFD inspection.

Given the extent of incomplete items, it may be necessary and appropriate to meet to discuss these and any other items raised by the Village Engineer and Fire Department staff.

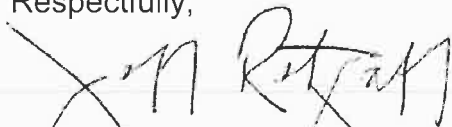
When submitting you plans and additional information, please submit (1) digital plan set and fifteen (15) full-size and (2) reduced-size plan sets to the Planning Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Keller Inc.

Germantown Storage Site Plan Application; Staff Review Comments

Page 3 of 3

Respectfully,

A handwritten signature in dark ink, appearing to read "Jeff Retzlaff". The signature is written in a cursive, flowing style. The first part of the signature is crossed out with a large, loopy "X".

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

SHEET INDEX

- C1.0
- SITE PLAN
- A1.0
- FIRST FLOOR PLAN
- A2.0
- ELEVATIONS
- A3.0
- SECTIONS AND SCHEDULES
- T2.0
- SPECIFICATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2007

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	26,771 S.F.	37,935 S.F.	64,706 S.F.
FIRST FLOOR	28,800 S.F.	39,480 S.F.	68,280 S.F.
CANOPIES (COLUMN SUPPORTED)	N/A	N/A	N/A
BASEMENT	N/A	N/A	N/A
BUILDING AREA SUB-TOTALS	55,571 S.F.	77,415 S.F.	132,986 S.F.
MEZZANINES	N/A	N/A	N/A
FIRE AREA TOTALS	55,571 S.F.	77,415 S.F.	132,986 S.F.

HIGH PILE STORAGE NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

B, S1
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 3B CONSTRUCTION (EXISTING), 2B (ADDITION)
SPRINKLED YES
FIREWALL NO

ALLOWABLE AREA

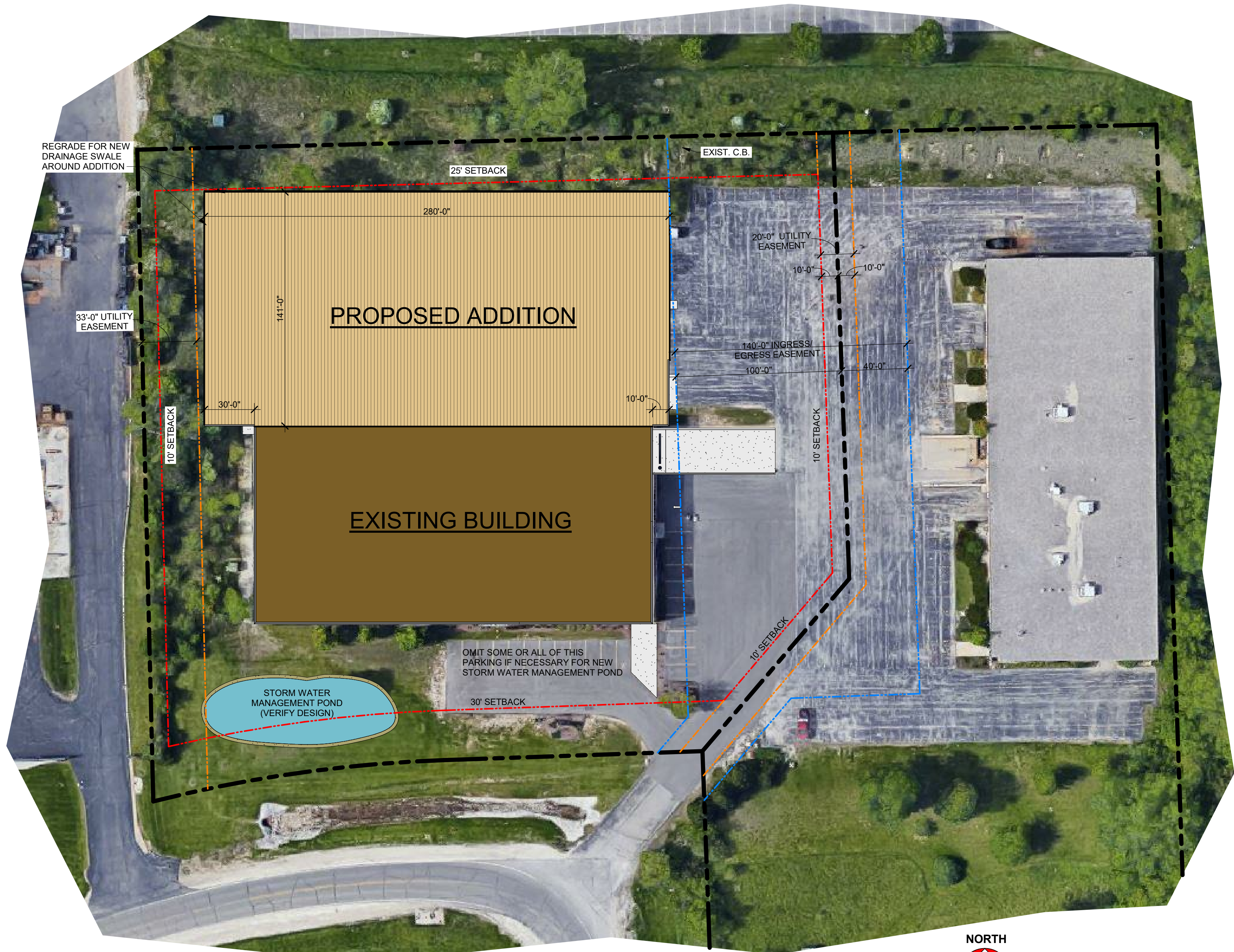
TABULAR FLOOR AREA: 17,500 S.F.
FRONTAGE INCREASE: 42,616 S.F.
SPRINKLER INCREASE: 70,000 S.F.
TOTAL ALLOWABLE AREA: 130,116 S.F.
ALLOWABLE FIRE AREA: XX,XXX S.F.

BUILDING/SITE CONTENT

BUILDING SIZE 68,280 S.F. 44.5%
HARD SURFACE 38,561 S.F. 25.2%
GREEN SPACE 46,447 S.F. 30.3%
PARCEL SIZE (APPROX.) 153,288 S.F. 3.52 ACRES
PARKING PROVIDED 21 STALLS (1 STALL/3,638.1 S.F.)

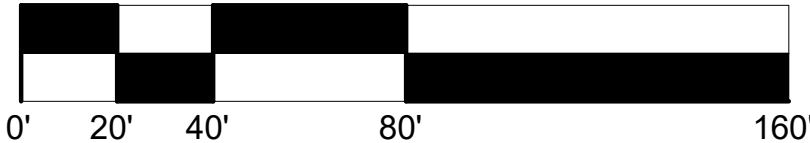
ZONING INFORMATION

ZONING: X
FRONT YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"
REAR YARD SETBACK: 25'-0"



CONCEPTUAL SITE PLAN

1" = 40'-0"



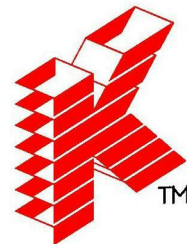
THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED ADDITION FOR:

GERMANTOWN STORAGE

GERMANTOWN,

WISCONSIN



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
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1-800-236-2534
FAX (920) 766-5004

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FAX (608) 318-2337

MILWAUKEE
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Goldendale Rd
Germantown, WI 53022
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1-800-236-2534
FAX (262) 250-9740

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Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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GERMANTOWN STORAGE

GERMANTOWN, WISCONSIN

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REVISIONS

R1	04.05.2017	CDT
R2	04.21.2017	CDT
R3	06.01.2017	CDT
R4	06.06.2017	CDT
R5	08.15.2017	CDT

PROJECT MANAGER:

J. DALLAS

DESIGNER:

C. MANSKE

DRAWN BY:

C. TEAFOE

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P17080

CONTRACT NO:

DATE:

03.15.2016

SHEET:

C1.0

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▲	2017-06-06 (CDT)
▲	2017-06-15 (CDT)
▲	2017-09-07 (ANM)
▲	2017-09-08 (ANM)

PROJECT MANAGER:

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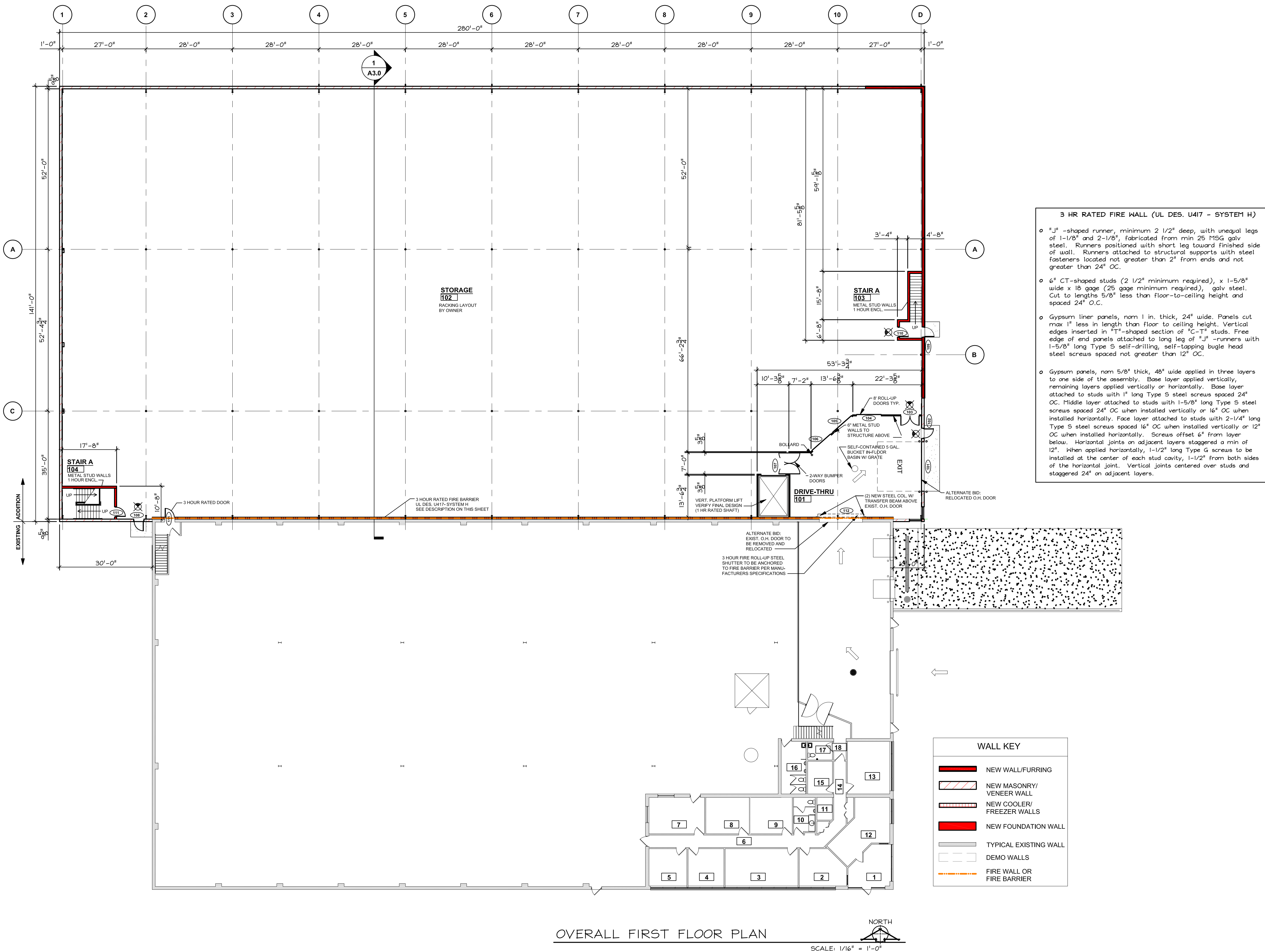
03-15-2016

SHEET:

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2017-054

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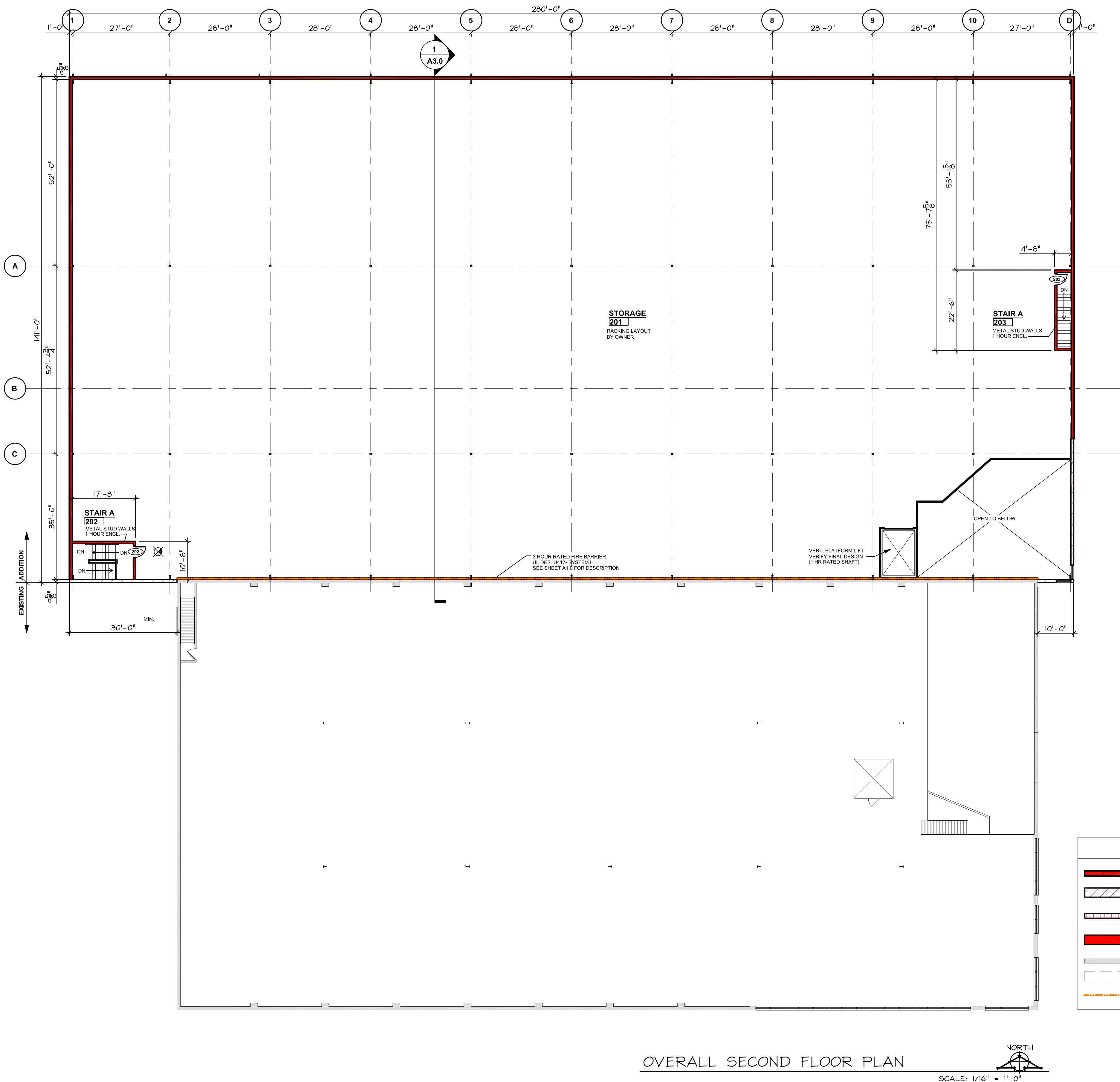
03-15-2016

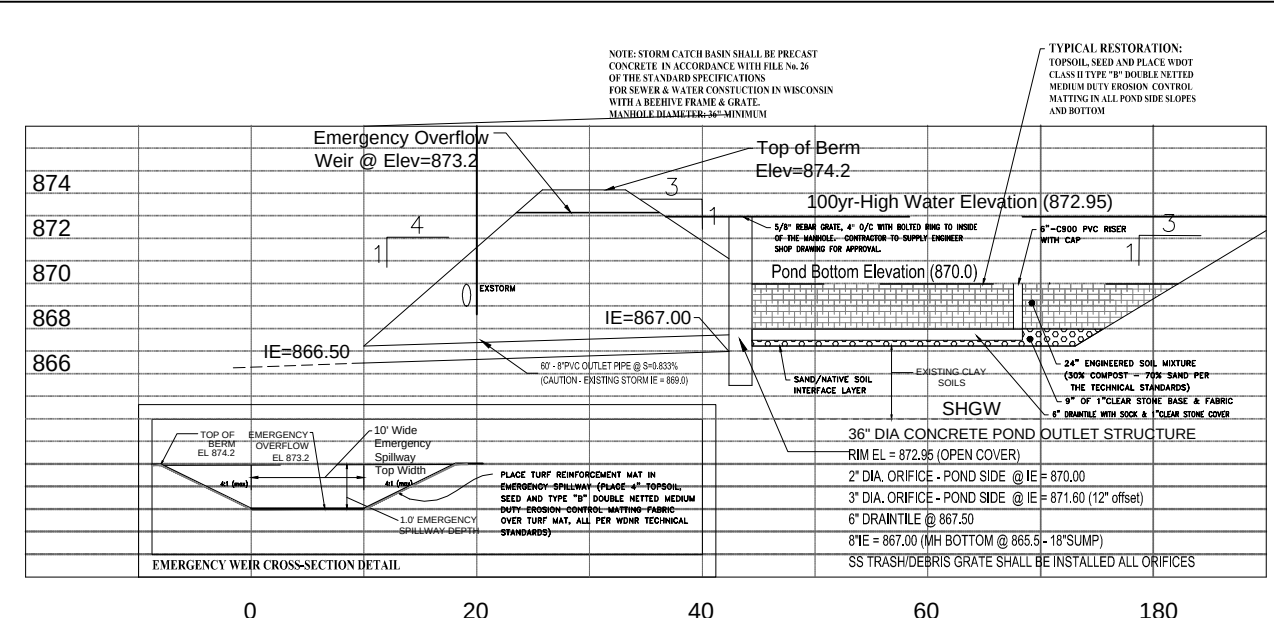
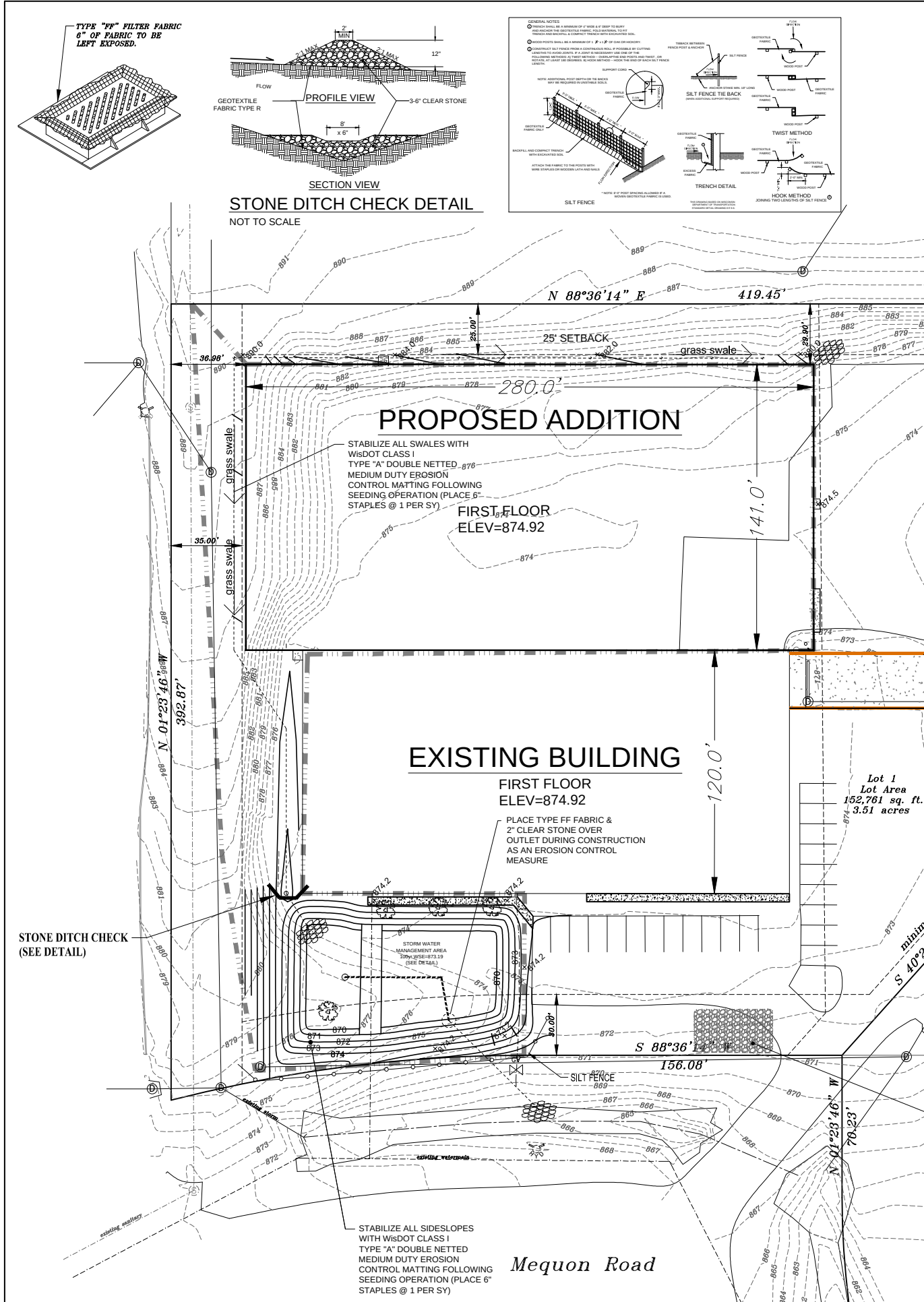
SHEET:

A1.1

2017-054

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NOTES:

SILT FENCE AND TRACKING PAD SHALL CONFORM TO TECHNICAL STANDARDS 1056 & 1057 RESPECTIVELY.

INLET PROTECTION REQUIRED ON ALL EXISTING INLETS ONSITE AND ADJACENT PUBLIC ROADWAY.

IF DEWATERING IS NECESSARY DURING EXCAVATION, THE PRACTICES IDENTIFIED IN THE TECH. STD. 1061 SHALL BE UTILIZED TO MEET THE DE-WATERING PERFORMANCE STANDARD TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE (MEP) AS DEFINED IN NR 151.11(6)(C). ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH Dewatering OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON VEGETATED / STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN / TRAP EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.

THIS GRADING PLAN MUST BE REVIEWED AND APPROVED BY THE VILLAGE ENGINEERING DEPARTMENT.

GENERAL CONSTRUCTION NOTES:

1. All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; the State of Wisconsin Plumbing Code AND the Village of Germantown Ordinances, unless otherwise called for on the plans, specifications or special provisions.

2. Contractor shall obtain all permits prior to commencing any construction on the site. Any work within the right of way will require additional permits from the State, County or City. Contractor is required to contact all agencies for applicable permits.

3. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards.

4. All erosion control devices (i.e., gravel access, silt fence, etc.), shall be installed prior to commencing any site work on the property.

5. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.

6. The owner will provide all surveying and construction staking for this contract.

7. The contractor shall exercise care and diligence in protecting the same.

8. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the TRACKING PAD entrance to the property.

9. Contractor shall be responsible for maintaining the Streets. The Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs.

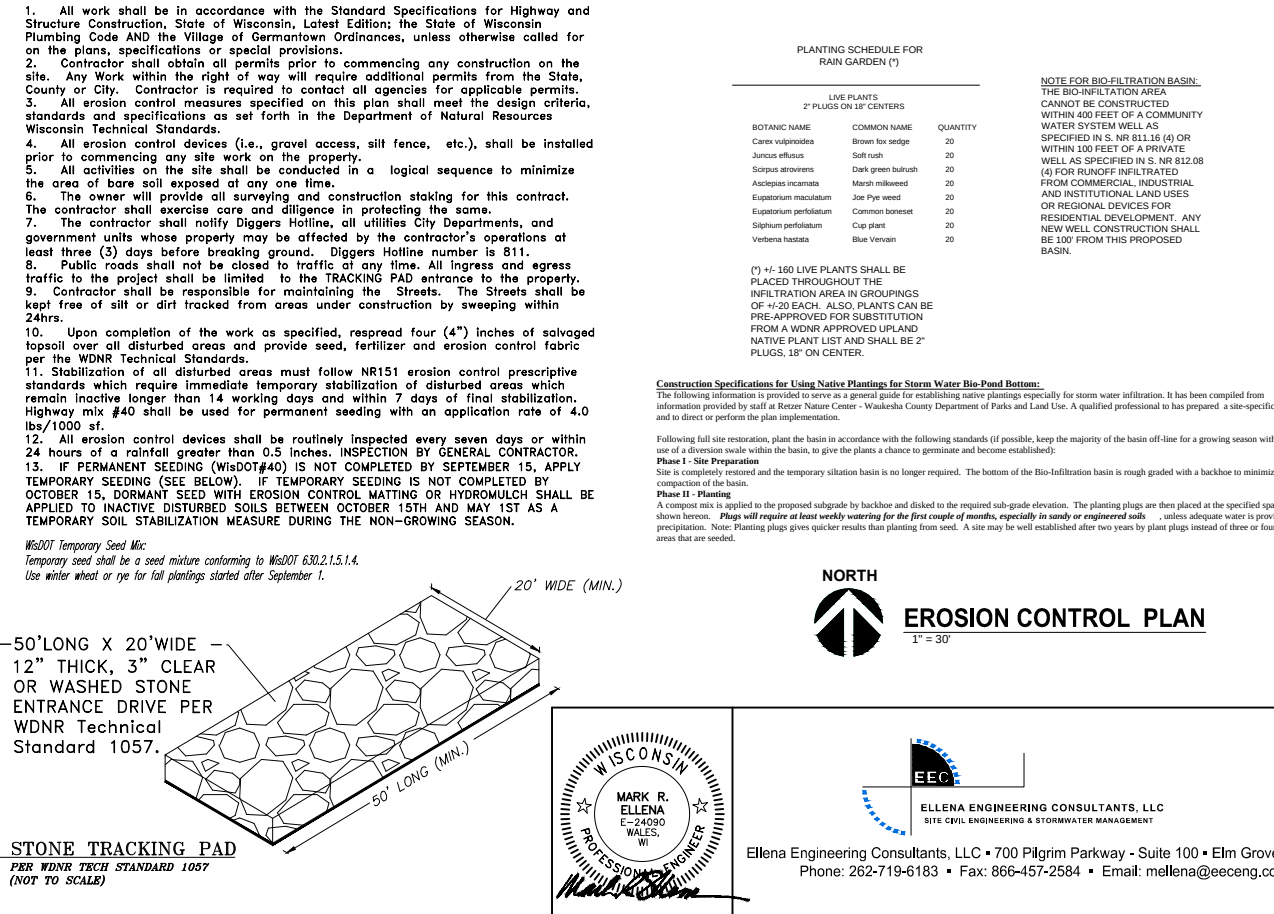
10. Upon completion of the work as specified, respread four (4") inches of salvaged topsoil over all disturbed areas and provide seed, fertilizer and erosion control fabric per the WDNR Technical Standards.

11. Stabilization of all disturbed areas must follow NR151 erosion control prescriptive standards which require immediate temporary stabilization of disturbed areas which remain inactive longer than 14 working days and within 7 days of final stabilization. Highway mix #40 shall be used for permanent seeding with an application rate of 4.0 lbs/1000 sf.

12. All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches. INSPECTION BY GENERAL CONTRACTOR.

13. IF PERMANENT SEEDING (WISDOT#40) IS NOT COMPLETED BY SEPTEMBER 15, APPLY TEMPORARY SEEDING (SEE BELOW). IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15, DORMANT SEED WITH EROSION CONTROL MATTING OR HYDROMULCH SHALL BE APPLIED TO INACTIVE DISTURBED SOILS BETWEEN OCTOBER 15TH AND MAY 1ST AS A TEMPORARY SOIL STABILIZATION MEASURE DURING THE NON-GROWING SEASON.

WisDOT Temporary Seed Mix:
Temporary seed shall be a seed mixture conforming to WisDOT 630.2.1.5.1.4.
Use winter wheat or rye for fall plantings started after September 1.



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PROPOSED FOR:

GERMANTOWN STORAGE
GERMANTOWN, WISCONSIN

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REVISIONS

09-25-17	ADD WALK AND INSULATION
10-04-17	REVIEW COMMENTS
10-05-17	REVIEW COMMENTS 2

PROJECT MANAGER: J. DALLAS

DESIGNER: M. ELLENA

DRAWN BY: _____

EXPEDITOR: _____

SUPERVISOR: _____

PRELIMINARY NO: P17080

CONTRACT NO: _____

DATE: 09.15.2017

SHEET: C200

EXISTING CONDITIONS SURVEY

LOCATION: N112 W18518 Mequon Road, Germantown, Wisconsin

LEGAL DESCRIPTION:

Lot 1 CERTIFIED SURVEY MAP FOR GERMTOWN DEVELOPMENT, LLC, a
redvision of Parcels 1 and 2, Certified Survey Map No. 3456, Vol.
21, Pg. 43, located in a part of the Southwest 1/4 of the Southwest
1/4 of Section 21, Town 9 North, Range 20 East, Village of
Germantown, Washington County, Wisconsin.

May 23, 2017
108164

Denotes Iron Pipe Found
Denotes Iron Pipe Set



METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2007

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	26,771 S.F.	37,935 S.F.	64,706 S.F.
FIRST FLOOR	28,800 S.F.	39,480 S.F.	68,280 S.F.
CANOPIES (COLUMN SUPPORTED)	N/A	N/A	N/A
BASEMENT	N/A	N/A	N/A
BUILDING AREA SUB-TOTALS	55,571 S.F.	77,415 S.F.	132,986 S.F.
MEZZANINES	N/A	N/A	N/A
FIRE AREA TOTALS	55,571 S.F.	77,415 S.F.	132,986 S.F.

HIGH PILE STORAGE NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

B, S1
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 3B CONSTRUCTION (EXISTING), 2B (ADDITION)
SPRINKLED YES
FIREWALL NO

ALLOWABLE AREA

TABULAR FLOOR AREA: 17,500 S.F.
FRONTAGE INCREASE: 42,616 S.F.
SPRINKLER INCREASE: 70,000 S.F.
TOTAL ALLOWABLE AREA: 130,116 S.F.
ALLOWABLE FIRE AREA: XX,XXX S.F.

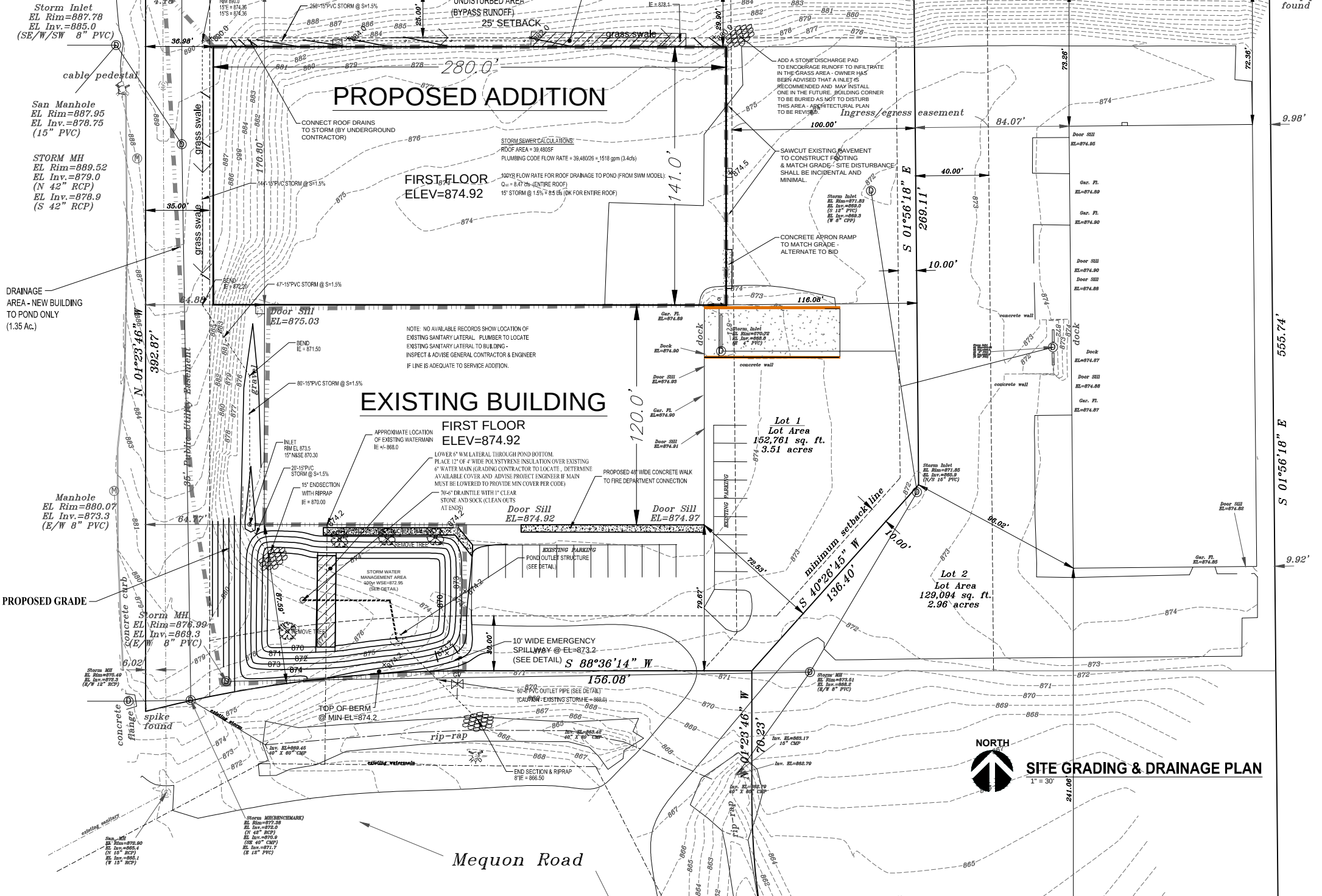
BUILDING/SITE CONTENT

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HARD SURFACE 38,561 S.F. 25.2%
GREEN SPACE 46,447 S.F. 30.3%
PARCEL SIZE (APPROX.) 153,288 S.F. 3.52 ACRES
PARKING PROVIDED 21 STALLS (1 STALL/3,638.1 S.F.)

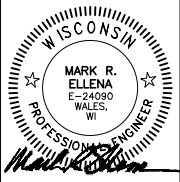
ZONING INFORMATION

ZONING: X
FRONT YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"
REAR YARD SETBACK: 25'-0"

Survey No.



THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY
METROPOLITAN SURVEY SERVICE DATED JUNE, 2017.
UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS
BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY
COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS
INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND
COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Fax: 866-457-2584 • Email: mellenae@eeceng.com



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PROPOSED FOR:

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WISCONSIN

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REVISIONS

- 09-25-17 ADD WALK AND INSULATION
- 10-04-17 REVIEW COMMENTS
- 10-05-17 REVIEW COMMENTS 2

PROJECT MANAGER:

J. DALLAS

DESIGNER:

M. ELLENA

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P17080

CONTRACT NO:

DATE:

09.15.2017

SHEET:

C100

REGRADE FOR NEW
DRAINAGE SWALE
AROUND ADDITION

25' SETBACK

280'-4"

%%UPROPOSED ADDITION

33'-0" UTILITY
EASEMENT

10' SETBACK

30'-0"

%%UEXISTING BUILDING

10'-0"

OMIT SOME OR ALL OF THIS
PARKING IF NECESSARY FOR NEW
STORM WATER MANAGEMENT POND

STORM WATER
MANAGEMENT POND
(VERIFY DESIGN)

30' SETBACK

Plan View
Scale - 1" = 20ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	5	PHILIPS STONCO	WP-LED-72L-530-NW	Philips Stonco LED Wallpack	PCB T2A 36 NICH W740 1 200 R	1	WP-LED-72L-530-NW.ies	6726	0.9	65.1



Designer	
Date	9/12/2017
Scale	Not to Scale
Drawing M	
Summary	



Keller

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PROPOSED ALTERATION FOR -
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G. MANSKE

DRAWN BY:
C. TEAFOE

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P17080

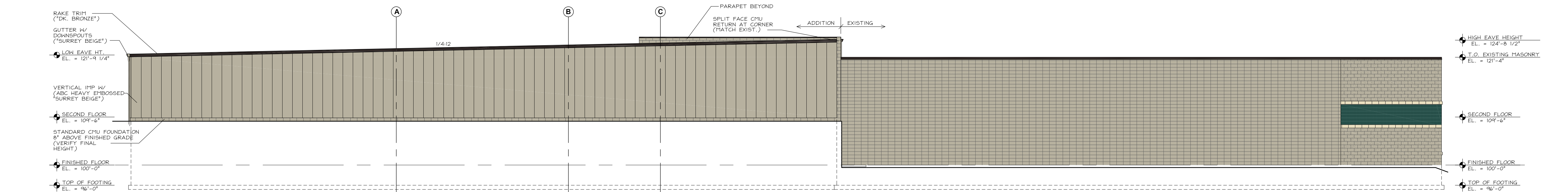
CONTRACT NO:

DATE:
03-15-2016

SHEET:
A1.1

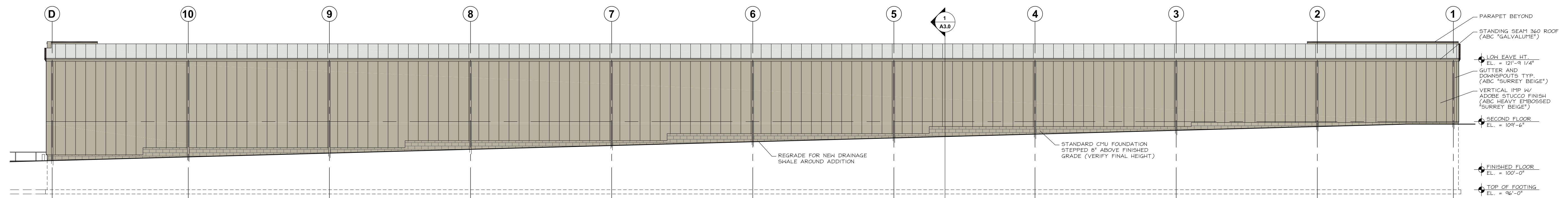
2017-054

"PRELIMINARY ONLY - NOT FOR CONSTRUCTION"



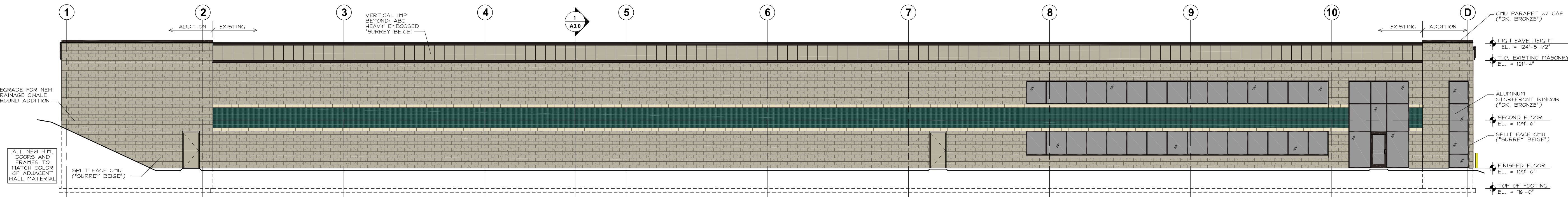
WEST ELEVATION

SCALE: 3/32" = 1'-0"



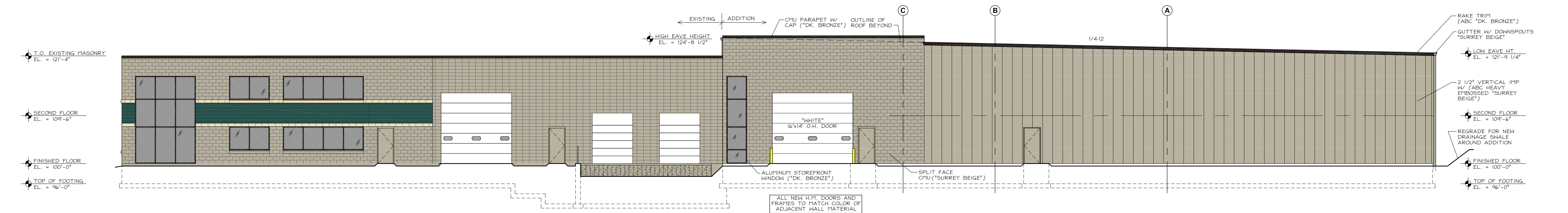
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

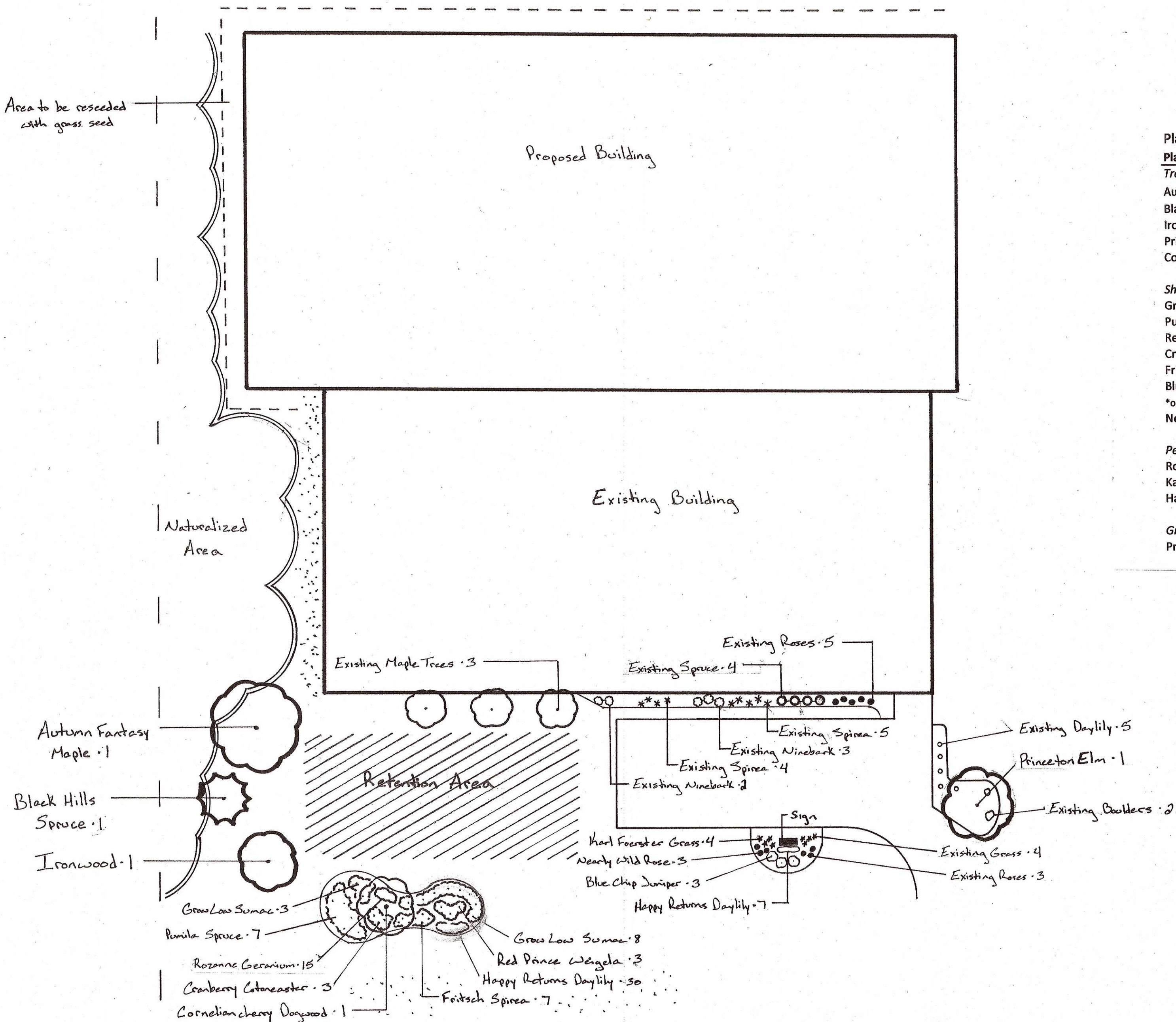
SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

Area to be resceded
with grass seed



Plant List

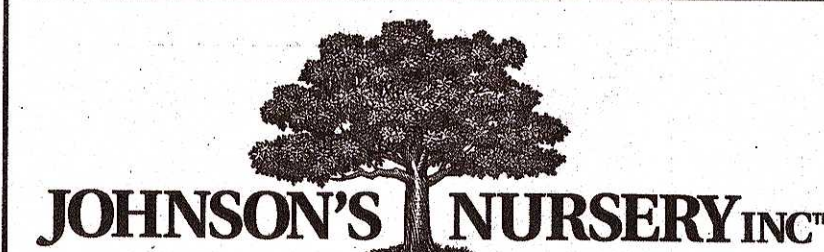
Plant Material	Installed Size	Quantity
Trees:		
Autumn Fantasy Maple	2.5" B&B	1
Black Hills Spruce	7' B&B	1
Ironwood	2.5" B&B	1
Princeton Elm	2.5" B&B	1
Cornelian cherry Dogwood	6' B&B	1
Shrubs:		
Gro Low Sumac	#2	11
Pumila Spruce	#2	7
Red Prince Weigela	#5	3
Cranberry Cotoneaster	#2	3
Fritsch Spirea	#2	7
Blue Chip Juniper*	#5	2
*one juniper currently exists in bed		
Nearly Wild Rose	#2	3
Perennials:		
Rozanne Geranium	#1	15
Karl Foerster Grass	#3	4
Happy Returns Daylily	#1	37

Grass Seed:
Progreen 300 Mixture

Key

Existing Rip Rap

N
4



W180 N6275 Marcy Road Menomonee Falls, WI 53051
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Birchwood Germantown Storage Addition

SCALE: 1"=30'
DATE: June 2017

DRAWN BY: Katie Reinert
REVISED September 2017
DRAWING NUMBER 1 of 1