

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

|                |                                           |
|----------------|-------------------------------------------|
| MEETING:       | <b>PLAN COMMISSION</b>                    |
| DATE AND TIME: | <b>MONDAY, OCTOBER 23, 2017 6:30 p.m.</b> |
| LOCATION:      | <b>Germantown Village Hall Board Room</b> |

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE:** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES:** October 9, 2017
- V. **NEW BUSINESS:**
  - A. Weas Development, DRGT, LLC, Agent for MLG Germantown Investments, LLC, Property Owner – N102 W19400 Willow Creek Way. Site Plan Review Application for a 153,170 sqft Distribution Facility, Conditional Use Permit (CUP) Application (Wetland Encroachment) and Rezoning Application (to remove 9,958 sqft from the Shoreland Wetland Zoning District).
  - B. Discussion of Village of Germantown Sanitary Sewer & Water System Plans, Studies and Issues Relating to a 107-acre, 49-lot Residential Development Proposal by Top Leaf Development LLC, on Land Owned by Al & Lynda Luther Located South of Freistadt Road, West of Wasaukee Road and North of Elm Lane.
- VI. **ANNOUNCEMENTS:**
- VII. **ADJOURNMENT:**

The next Plan Commission Meeting will be on November 13, 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

October 9, 2017

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

**ROLL CALL:** Chairman Dean Wolter, Commissioners Mary Ellen Gray, Bob Williams, Peter Nilles and Tony Laszewski were present. Trustee Representative David Baum arrived late and Commissioner Shadid 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 Nilles second Laszewski to Approve the minutes from 9-11-17 with typo corrections as stated by Commissioner Laszewski on page 4 paragraph 2.*

*MOTION carried unanimously.*

**Milwaukee Routing – N112 W15568 Mequon Road.** Signworks, agent for United Properties Investment Partners, property owner, is requesting sign approval for the new tenant in the Germantown Corporate Office Center. Planner Retzlaff summarized the proposal.

*MOTION Gray second Laszewski to Approve the proposed wall sign for the Milwaukee Routing tenant space located in the Germantown Corporate Center at N112 W15568 Mequon Road as proposed.*

*MOTION carried unanimously.*

**Scott Bence, Agent for Heritage Place Joint Venture and Saxony Village – N115 W16200 Main Street.** The request is for approval of revised monument signs for the multi-family Saxony Village apartment community. Planner Retzlaff summarized the proposal.

*MOTION Gray second Laszewski to 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.*

*MOTION carried unanimously.*

**Spirit Halloween – W190 N10768 Commerce Circle.** Tracy Greer, Agent for Spirit Halloween and 505 Bridge LLC, property owner, is requesting sign approval for a new tenant in the retail building. Planner Retzlaff summarized the proposal.

*MOTION Laszewski second Gray to 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.***

***MOTION carried unanimously.***

**Cousins Subs – N96 W15630 County Line Road** - Sign Effectz, agent for Legacy Subs LLC, property owner, is requesting approval for new monument and directional signs for the existing Cousins restaurant property. Planner Retzlaff summarized the proposal.

***MOTION Gray second Nilles to Approve the proposed replacement monument and directional sign faces for the Cousins restaurant located at N96 W15630 County Line Road subject to the following condition:***

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

***MOTION carried unanimously.***

**Bielinski Homes for Prairie Glen II Subdivision** – Wasaukee Road south of Mequon Road. John Donovan, agent for Bielinski Homes, 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. Planner Retzlaff summarized the proposal.

***MOTION Gray second Nilles to 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.***

***MOTION carried unanimously.***

**Edgardo & Lilia Rivera – W148 N12751 Pleasant View Drive**. The property owners of a 2.75 acre parcel located in an Rs-2: Single-Family Zoning District are requesting a Conditional Use Permit to raise horses on the property. Planner Retzlaff summarized the proposal.

***MOTION Gray second Laszewski to 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.***

***MOTION carried unanimously.***

**Speaker Properties LLC, Agent for Francis & Dolores Mayer, etal, Property Owners – 39.7 acres east of Goldendale Road, north of the Neuland Subdivision and south of the WisDOT/Wisconsin & Southern Railroad.**

Speaker Properties LLC is requesting approval of an amendment to the 2020 Future Land Use Plan Map and a rezoning application for 39.7 acres to expand their existing 51-acre Freistadt Road facility. Planner Retzlaff summarized the proposal which includes the following amendments:

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).
4. Change approximately 39.7 acres from A-1: Agricultural to M-1: Limited Industrial Zoning District

George Lehnerer, J.W. Speaker, explained the properties are for future use by the J.W. Speaker Corporation and there's no plan to sell or create lots at this time.

***MOTION Gray second Nilles to 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).***

Mark Russell, W200 N12526 Meadow Brook Court, Matt Kimmler, N125 W20314 Isabelle Farms Drive and Mike Purtell, N120 W20169 Dalebrook Drive, spoke against the proposal. They want the area to remain rural and agricultural as the 2020 Land Use Plan shows. Jamie Speaker said he is well aware of the residents that are near his facility and he intends to preserve the natural setting that exists there. This property provides the company the opportunity to expand and stay in Germantown.



Chairman Wolter explained J.W. Speaker is expanding their industrial area by creating a campus. Sewer and water is proposed to be expanded up Goldendale Road and will be paid for by the TIF district. Neuland subdivision is not part of the sewer expansion. However, Trustee Zabel has asked for an assessment to be looked as a comparison to the TIF and it may be included at that point. Commissioner Laszewski said he understands the residents concern with such an extreme change from the Land Use Plan to Industrial/Office buffered by a 60 foot wall of trees. Commissioner Gray said it's not reasonable for the land to stay as agricultural and not be developed and sold to become something else. Chairman Wolter commented when Speaker first came forward, there was a concern with the neighboring subdivisions. But there was also a business looking to invest 28 to 50 million dollars within our community. He said we needed to see how it could be done in a strategic way to protect the homeowners to the south and the north but also help to grow a business that's been successful in Germantown and will bring 200 more jobs to the area. And by extending sewer and water and making an investment of 2 million dollars for something that will return back in less than 10 years and come back to the tax rolls and help move utilities toward Holy Hill Road as a first step process, needs to be considered.

***MOTION carried unanimously.***

***MOTION Laszewski second Gray to 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 landscaping 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).***

Planner Retzlaff said if there's a concern that a 60 foot wide buffer isn't a good starting point, then a recommendation from Plan Commission would be in order. He explained the condition is in the motion as a requirement to look into a buffer apart from development of the lots and installed immediately before any development occurs so it is well established. Discussion followed with Planner Retzlaff explaining which areas will be rezoned and what will remain undeveloped and agricultural. The proximity of development is much closer to the Neuland Subdivision and is where he feels the buffer should be located.

Motion to amend Laszewski to change the buffer from 60 feet to 100 feet on the south side. Motion fails for lack of a second.

Discussion continued on the size of the buffer, if it's appropriate and what it will include. Commissioner Laszewski said given the change from residential to industrial, some horizontal space is needed and 60 feet is not enough separation. His vision would include 100 feet of a barrier or

berm with some evergreens or deciduous trees, prairie grass and a mix of things. Commissioner Gray said the plan would need to come back to us for review and feels 100 feet of plantings requires a lot of maintenance. She would rather leave the 60 foot buffer for now and when a building comes in for review, the plan may need to be supplemented at that time. Paul Rushing, Kubala Washatcko Architects, suggested the Commission view various locations along the Division Road corridor where a heavy landscape barrier was created by using staggered pine trees and works well only using about 40 to 50 feet. Discussion continued.

***MOTION carried unanimously.***

**Top Leaf Development LLC and Alan & Lynda Luther – 107 Acres South of Freistadt Road, North of Elm Lane and West of Wasaukee Road.** Rezoning and subdivision consultation for a 49-lot single family development. Planner Retzlaff summarized the revised concept plan. As a result of the Plan Commission's discussion and direction at the September 11<sup>th</sup> meeting, the concept plan has been revised and includes an increase in the number of lots from 43 to 49 due to changes made in the southwest corner of the property. Pete Hurth, Baudhuin Surveying & Engineering, explained the changes to the plan. He said Elm Lane was extended to the west, as was requested by Plan Commission, to serve the southwest portion of the property and connects up to Freistadt Road. Planner Retzlaff said there is continuity between Mequon Road and Freistadt because the north south roadway that links Freistadt Road to the north and runs through the project, connects to Elm Lane and Forest Drive and all the way south to Mequon Road.

Chief Weiss said the plan is very acceptable to the Fire Department adding that a hammer head or cul-de-sac will be needed for the lots on the west. Planner Retzlaff understood the constraints with the development, but thinks the west end still looks different compared to the rest of the development, in the sense of the curvilinear roads and lot layout. Discussion continued.

Planner Retzlaff explained Public Works is currently looking at alternatives to install and extend sewer north of Mequon Road along Country Aire Drive to serve the Wrenwood subdivision proposal that lies west of Country Aire Drive and future development. That area proposes smaller lots with water and sewer. Public works has been looking at previous plans for the area that have resulted in the installation of a 48 inch interceptor sewer in the southeast corner of the Village in anticipation of further development in this vicinity. They are looking to conduct a study that will further refine the size and location of interceptor sewer north of Mequon Road to serve this area. But because the study isn't done, Public Works is concerned that the Village may allow unsewered development in a location that could be better developed in a sewerred manner to improve the cost effectiveness of installing sanitary sewer in that particular corridor. It is contemplated that the sewer service area will be expanded further as additional development comes forward. He said Public works is effectively asking the Plan Commission to allow more time for further study to be done to see how the development of this area plays into the cost effectiveness of extending sewer service north of Mequon Road. This might result in a change to the Land Use Plan from the yellow rural residential classification to the tan low density residential area that allows smaller lot sizes. The question is, can there be some delay to allow the process to move forward to study sewer development. Discussion followed.

Mr. Hurth said this wouldn't help the development and explained the land was purchased according to the Land Use Plan map as it exists today. One to two acre lots are hot right now and the owner did

not want to be in competition with the Wrenwood subdivision. They want to break ground in spring and proceed with septic and wells. Sheri Waggoner, Top Leaf Development, said timing is an issue and asked how long will it take to get sewer and water there. She said they could be waiting 5 to 10 years.

Chairman Wolter asked when Public Works would have more information. Planner Retzlaff said it would be beneficial for Public Works Director Larry Ratayczak and/or Wastewater Superintendent Tim Zimmerman to address the Commission. Chairman Wolter said it should be proposed by them so the Plan Commission understands it. He said he needs more information. Planner Retzlaff said there is very little detail available at this time. Discussion continued. Chairman Wolter said the developer has done his research and this is their best option going forward and now the Village has a sewer plan and will bring in Forest Heights as well. He wants to see the overall plan, where the interceptor is, how it works with the other subdivision and why it now needs to be looked at as part of this plan.

Discussion continued.

Chairman Wolter asked that something be presented to Plan Commission in 2 weeks, at the October 23<sup>rd</sup> meeting, to see the overall plan and how it works. He knows this will set this development back a half step, but it needs to be evaluated before a decision is made. He said he respects the amount of time and cost put into this project to this point, and appreciates the changes they've incorporated into the plan.

Trustee Rep. Baum arrived at 8:46 p.m. Discussion continued regarding the lot layout. Commissioner Gray said she liked the lot layout adding that it's not inherently wrong to have a straight road once in a while. Trustee Baum agreed saying it's not that detrimental to the proposal. Mr. Hurth said he could curve the last 150 feet.

This item was for discussion and will be discussed further at the October 23, 2017 Plan Commission meeting.

**Germantown Storage – N112 W18518 Mequon Road.** Keller, Inc., agent for Germantown Development LLC, property owner is 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. Planner Retzlaff summarized the proposal.

***MOTION Baum second Gray to 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.*

*MOTION Dean second Baum to Postpone the first Motion.  
MOTION carried unanimously.*

*MOTION Baum second Gray to 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.*

*MOTION carried unanimously.*

*MOTION Baum second Laszewski to go back to the original Motion to Approve the site plan with the conditions as listed.*

Trustee Baum questioned if there were other metal buildings in the park adding that he's not in favor of an addition that doesn't match the existing building. Planner Retzlaff confirmed there were other metal buildings explaining the walls look like a CMU split faced block rather than metal siding. Jim Dallas, Keller Inc., showed the Commission a sample of the siding offering to add some other alternate colors to break up the monotony. Planner Retzlaff explained the addition faces the buildings surrounding it and is not what you see from the street.

***MOTION carried unanimously.***

**ANNOUNCEMENTS:** The next Plan Commission meeting is October 23, 2017.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 9:16 p.m.

Respectfully submitted,

Lori Johnson  
Planning Assistant

# REZONING, CONDITIONAL USE PERMIT APPLICATIONS & SITE PLAN REVIEW

10/23/17 Plan Commission Meeting

## Discount Ramps / Weas Development /Co.

Village Planner Report

Germantown, Wisconsin

### Summary

Doug Weas, Weas Development Co., agent for MLG Germantown Investments LLC, property owner and DRGT LLC/Discount Ramps, has submitted Rezoning, Conditional Use Permit, and Site Plan applications for a 153,170 sqft corporate office and distribution center located at N102 W19400 Willow Creek Way in the Germantown Willow Creek Business Park.

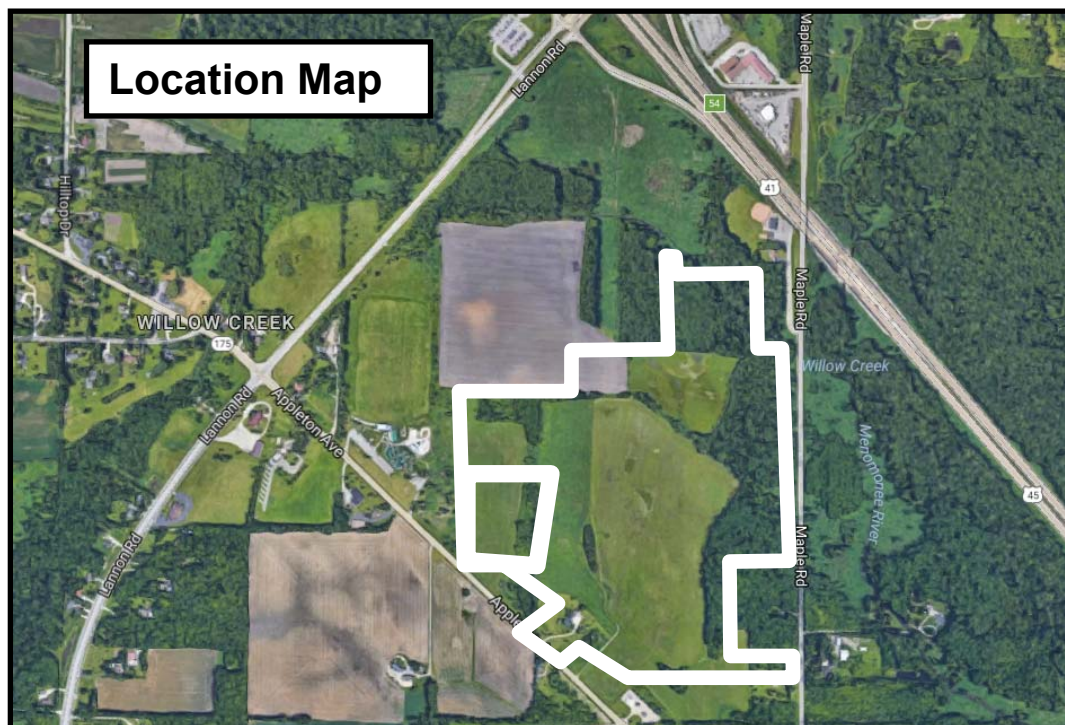
**Location:** N102 W19400 Willow Creek Way

**Applicant/**

**Property Owner:** Doug Weas                      MLG Germantown Investment LLC  
Weas Development                      757 N. Broadway Suite 700  
172 N. Broadway Ste 300 Milwaukee, WI 53202  
Milwaukee, WI 53202

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

| Adjacent Land Uses |                         | Zoning  |
|--------------------|-------------------------|---------|
| North              | Agricultural            | I       |
| South              | Agricultural/Industrial | A-1/M-1 |
| East               | Industrial              | M-1     |
| West               | Agricultural            | B-1     |



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**Background**

Doug Weas, Weas Development Co., agent for MLG Germantown Investments LLC, property owner and DRGT LLC/Discount Ramps, has submitted Rezoning, Conditional Use Permit, and Site Plan applications for a 153,170 sqft corporate office and distribution center located at N102 W19400 Willow Creek Way in Germantown's Willow Creek Business Park.

Discount Ramps (DiscountRamps.com) is the internet's leading retailer of ramps and accessories for loading, hauling, transportation, and mobility needs.

DiscountRamps.com provides online sales of ramps for wheelchairs, motorcycles, cars, or other commercial and utility purposes. They also offer over 11,000 discounted products that are in stock and ready to ship, including but not limited to motorcycle wheel chocks, motorcycle dollies, hitch-mounted carriers, cargo racks, pet barriers, and bike carriers. DiscountRamps.com will also design and custom build ramps to meet the customers specifications. DiscountRamps.com business model requires the warehousing of thousands of products that are in stock and ready to ship, often processing orders and shipping orders the same day. In 2014 DiscountRamps.com was named in the top 500 of internet retailers in the U.S. and Canada.

DiscountRamps.com has been in business for the past 15 years. It is presently headquartered at 760 Indiana Avenue in West Bend and currently employs 50 people. The current property is 3.21 acres. While this property has served the company well over the past 15 years, DiscountRamps.com has outgrown this location and requires a larger site to accommodate the growth of its business. The proposed development will allow DiscountRamps.com to increase the size of its warehouse by more than half and allow the company to more than double its workforce to accommodate current demand and provide sufficient space for future growth of the company. The Willow Creek location will allow the company to add 60-70 jobs with the potential for future increases of 10+ more jobs annually.

The proposed Germantown facility will serve as their corporate headquarters and distribution/fulfillment center. Discount Ramps will operate primarily from 7:30am to 5:30pm, Monday through Friday, with some second shift hours during seasonal surges. Discount Ramps is currently located in West Bend, WI. Further details are available on the Discount Ramps website: <http://www.discountramps.com/>

As discussed in the Project Narrative and presented in the detailed plans, the 17.4-acre site (Lot 1 & Lot 2 in the Willow Creek Business Park) contains a small wetland area located in the middle of the site. The developer has obtained both WisDNR and U.S. Army Corp of Engineer (USACE) approval to fill the storage area expansion, Stonecast proposes to fill 9,958 sqft (.23 acres) of the existing wetland to accommodate development on the site.

**Proposal: Rezoning (Wetland Fill & Shoreland-Wetland)**

The applicant has received approval under a Wisconsin Wetland General Permit from the WisDNR and a USACE General Wetland Permit to fill 9,958 sqft (.23 acres) of a shallow wetland depression (having a wetland classification "E2K" or emergent/wet meadow with periodic surface water) that drains towards the lowland hardwood forest located to the north and east of the site (copy of approval letters are attached).



As shown on the Site Plan, certified survey map for the area and in the "Wetland Setback Mitigation Plan", the 9,958 sqft area to be filled is at the southernmost edge of a small wetland area in the northernmost part of the subject property. The existing remaining wetland area will be protected from development and enhanced within the 25' setback area along the fill line with the removal of noxious and invasive species and native wetland vegetation seed mix & plantings. Because the amount of wetland fill is less than 10,000 sqft, "wetland compensatory mitigation" is NOT required by the DNR under the General Permit approval.

As a result, once the approved area has been filled, that area will no longer be eligible for inclusion in the Village's Shoreland-Wetland Zoning District. Consequently, the proposed rezoning is to remove the 9,958 sqft area from the Shoreland-Wetland Overlay Zoning District.

### **Proposal: Conditional Use Permit (CUP)**

Because the Village requires a 25' setback from all delineated wetlands, the applicant has submitted a conditional use permit (CUP) application under the Village's Shoreland-Wetland Zoning Code to allow for other development activity (i.e. grading and parking lot) proposed within portions of the 25' wetland setback area around the remaining wetlands on the site.

Although the Village's Shoreland-Wetland Code requires a 25' setback from all DNR-approved delineated wetlands (regardless of size or location), the Village does allow development within the 25' setback with a CUP. Section 24.04 of the Code permits development in the required setback to provide additional buffering and/or compensation for the affected area(s) at a 1:1 ratio (for "horizontal" development) and a 2:1 ratio (for "vertical" development having impervious surface or a grade change greater than 3' height).

As shown in the exhibit attached to the Wetland Setback Mitigation Plan (dated September 26, 2017), a small amount of the 25' setback area around the wetland fill location is proposed to be disturbed as a result of transitioning from the paved parking area northward to the wetland. Detailed in the Mitigation Plan, exhibits and proposed landscape plan (SheetL1.0 in the Site Plan set), the total amount of 25' setback area encroachment is approximately 5,493 sqft, including:

- 3,586 sqft < 3' of grade change abutting the wetland area that will be planted with native seed mix and remain green/open space; and
- 1,907 sqft > 3' of grade change that will contain paved, impervious surface for parking

Because the 1,907 sqft area of encroachment into the 25' setback qualifies as "vertical" development (having a > 3' grade change), it requires a compensation ratio of 2:1. As a result, the total amount of area requiring compensation is 7,400 sqft.

As detailed in the Mitigation Plan and shown on the landscape plan, two areas adjacent to existing wetlands with a total area not less than 7,785 sqft have been identified as "wetland compensation areas" within which non-native, invasive and noxious species of plants removed, and, a native prairie seed mix and stormwater seed mix will be established (44,175 sqft of seed mix cover is proposed adjacent to the wetlands).



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**Proposal: Site Development & Building Plans**

As presented in the detailed site plans and other supporting information, the Applicant proposes to develop the 17.4-acre site with a 153,170 sqft corporate office, warehouse & distribution facility with the following features:

- 153,170 sqft 1<sup>st</sup> floor “footprint” (w/ additional 37,600 sqft warehouse expansion)
- 17,190 total sqft office area comprised of:
  - o 9,550 sqft 1<sup>st</sup> floor
  - o 7,640 sqft mezzanine
  - o separate 1,680 sqft warehouse operations (north elevation)
- Warehouse exterior: Pre-cast concrete wall panels (to 33’ height) with 4” reveals and painted finish; thermal-insulated storefront window features
- Office exterior: Decorative cladded glass pre-manufactured cementitious wall panels (to 38’ height)
- Internal rack storage (28’ height) w/ ESFR Fire Sprinkler System
- Anodized aluminum storefront window system w/ solar shades & spandrel glass units over office area windows (west and south elevations)
- (13) recessed truck docks (north elevation) and (2) at-grade overhead doors (1 each @ north & west elevations)
- 8’ high concrete pilaster & 1” tubular steel vertical screen fence (@ northwest corner of building for outside storage)
- Rubber membrane roof system with (2) HVAC RTU’s over office area (setback 50’ from edge and shielded by the raised office walls 5’+ above the RTU mounted elevation); (1) HVAC RTU over warehouse operations area (mounted at approximately 16’8” roof height behind and lower than 33’ warehouse wall panel height)

Access & Parking. The development will be served by three (3) driveways onto Willow Creek Way. A total of (97) parking stalls are proposed (86 stalls recommended under Village guidelines) in one parking area adjacent to the south elevation of the building with an additional parking area available as part of the future warehouse expansion. Access to the loading/dock area on the north side of the building is provided via separate entrance and exit “only” driveways that accessibility around the building and site.

Storm Water Management. A total of 305,942 sqft (40.3%) of impervious surfaces are proposed for the 17.4-acre site leaving 59.7% in open space. The site is served by a series of regional storm water basins located north and east of the site. Roof drains and storm sewer will be installed to convey run-off from the site to the off-site regional basin to the north and east.

Landscaping. An extensive landscaping plan is proposed consistent with the street tree and overall landscaping requirements of the Willow Creek covenants. Landscaping is comprised of deciduous shade and ornamental trees, evergreen trees, and deciduous and evergreen shrubs, and ornamental grasses. A total of (15) additional street trees will be installed along the frontage of Willow Creek Way to supplement the existing trees. A series of 7-8’ Black Hill Spruce will be installed adjacent to the 8’ high steel & concrete pilaster fencing to shield a small outside storage area at the northwest corner of the building.

As discussed above, invasive species will be removed and a native vegetation seed mix will be established in the disturbed portions of the 25' wetland setback areas as compensation and as a protective transition to the existing wetlands on the site.

Lighting. Exterior lighting of the building and site will include:

- (11) 130W LED 5700K “cool white” cut-off fixtures mounted at a height of 25' on exterior poles in the parking area;
- (16) 42W LED 5700K “cool white” cut-off fixtures mounted on all building elevations at heights varying from 8' at the entrance doors to 25'

Signage. No signage is proposed at this time.

### **Staff Analysis: Issues & Concerns**

#### Wetland Fill & Shoreland-Wetland Rezoning

Regarding the wetland district rezoning, staff supports the fact that, if the DNR allows a wetland area to be filled, the filled area would no longer be legally protected “wetlands” and should not be included in the Village's Shoreland-Wetland Overlay District. In this case, Staff agrees with the DNR approval that the proposed wetland fill and rezoning would not have an adverse impact on:

- storm and flood water storage
- the maintenance of dry season stream flow or groundwater recharge
- filtering or storage characteristics of sediments that would otherwise flow into navigable waters
- shoreline erosion
- fish spawning, breeding grounds & wildlife habitat
- areas of special concern, scarce wetland types or endangered species

#### Wetland Setback CUP

Regarding the CUP for development within the 25' wetland setback, staff supports the proposed mitigation plan that includes the removal of noxious and invasive species, as well as, the restoration of native vegetation in the disturbed areas of the 25' wetland setback on the site. However, success of the native grass plantings and invasive plant removal depends on monitoring of the actions taken. Consequently, the owner should be required to prepare and submit an annual monitoring report to the Village documenting all management activities, the success of those management activities, and any corrective actions needed to ensure success of the mitigation plan for a minimum of three (3) years after initial implementation.

#### Planning & Zoning

The 17.4-acre site is comprised of two (2) lots in the Willow Creek Business Park. A certified survey map (CSM) will be required to combine the lots into one parcel prior to occupancy of the building. Separate site plan approval should be required for the potential 37,600 sqft warehouse expansion given the need for additional building and site improvement details for that expansion.

#### Inspection Services

Inspection Services 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.

Engineering

The Village Engineer and Public Works Department staff have identified a number of technical issues and plan corrections (see October 13, 2017 Village Engineer memo and October 17, 2017 Water Utility Superintendent memo) that will need to be addressed prior to issuance of a building permit.

*NOTE: Revised plans and supplemental information addressing these issues were submitted on October 20 and are currently being reviewed by staff. We do not anticipate having a revised staff review completed before the October 23 Plan Commission meeting. Therefore, conditional approval is recommended subject to addressing all the issues and items in the staff review memos cited above.*

Fire & Police Departments

The Fire Department has the following comments and requirements:

- State approved fire sprinkler and fire alarm systems are required
- Locations of all fire protection equipment shall be determined in cooperation with the Germantown Fire Department

All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.

**VILLAGE PLANNER RECOMMENDATION**

**APPROVE** the application to rezone and remove 9,958 sqft (.23 acres) of area from the Shoreland-Wetland Zoning District as shown in the detailed site plans and Wetland Setback Mitigation Plan (dated 9-26-17) pursuant to Section 24.07 of the Shoreland-Wetland Zoning Code.

### VILLAGE PLANNER RECOMMENDATION

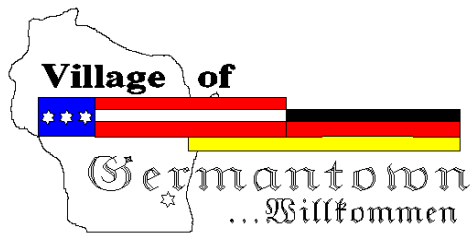
**APPROVE** a Conditional Use Permit to allow development within the 25' wetland setback areas and proposed compensation as presented in the Wetland Setback Mitigation Plan (dated 9-26-17) pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
2. The Property Owner/Tenant shall implement the wetland setback compensation measures as set forth in the Wetland Setback Mitigation Plan (dated 9-26-17) as part of the site development activities. Any changes to the Mitigation Plan, or, changes to any proposed development of the site that impacts the ability to implement to Mitigation Plan shall be reported to the Village.
3. The Property Owner/Tenant shall prepare and submit an annual monitoring report to the Village and local DNR staff concerning the various management activities proposed in the compensation plan, including the planting/restoration of native vegetation and the removal of buckthorn and other invasive species as proposed in the Wetland Setback Compensation Plan. Said report shall, at a minimum, detail the type and number of plantings and invasive species removed, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities carried out, and the planned activities for the coming year. Said report shall be submitted annually at the end of each year beginning in 2018 for a period of three (3) years.

**VILLAGE PLANNER RECOMMENDATION**

**APPROVE** the site development and building plans submitted by Weas Development and DRGT LLC/Discount Ramps for the proposed 153,170 sqft corporate office, warehouse & distribution facility located at N102 W19400 Willow Creek Way subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated stamped October 6, 2017 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission. Separate site plan approval is required for the potential 37,600 sqft warehouse expansion given the need for additional building and site improvement details for that expansion.
2. The Owner shall submit a certified survey map (CSM) application to combine the two (2) lots comprising the site into one parcel prior to occupancy of the building.
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) State approved fire sprinkler and fire alarm systems are required; (b) the location of all fire protection equipment & connections shall be determined in cooperation with the Germantown Fire Department.
5. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
6. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see October 13, 2017 Village Engineer memo and October 17, 2017 Water Utility Superintendent memo) will need to be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).
7. All proposed exterior signage shall be reviewed and approved under a separate application by the Plan Commission.
8. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.



## Engineering Department Memorandum

**To :** Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator  
**From :** John Laning, P.E., Village Engineer  
**Date :** October 13, 2017  
**Re :** Discount Ramps –Site Plan Review

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### **Items Reviewed:**

- |     |                                             |                 |
|-----|---------------------------------------------|-----------------|
| 1.  | C1.00 - Site, Grading, and Drainage Plan    | Dated: 09-20-17 |
| 2.  | C2.00 – Civil General Notes                 | Dated: 09-20-17 |
| 3.  | C3.00 – Civil Existing Conditions Survey    | Dated: 09-20-17 |
| 4.  | C4.00 – Site Dimensional and Paving Plan    | Dated: 09-20-17 |
| 5.  | C5.00 – Grading Plan                        | Dated: 09-20-17 |
| 6.  | C6.00 – Utility Plan                        | Dated: 09-20-17 |
| 7.  | C7.00 – Site Stabilization Plan             | Dated: 09-20-17 |
| 8.  | C8.00, C9.00, C10.00 – Construction Details | Dated: 09-20-17 |
| 9.  | Stormwater Management Exhibits/calcs        | Dated: 10-13-17 |
| 10. | Wetland buffer exhibits                     | Dated: 09-26-17 |

### **General Comments:**

1. The submitted plans have been reviewed for general conformance with State and Village design guidelines. It is understood that these are preliminary plans and therefore, there are several items to be resolved within the current plan set. 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 the Engineering Dept. 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 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 WRAPP once it is received.
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 post-construction (for all applicable items).
6. Wetland fill permits shall be received prior to disturbance within the existing wetland areas.
7. WDNR watermain extension permit shall be received prior to construction (see utility plan comment).
8. The Village sewer and water depts. may have additional comments as the plans are developed further. The Village reserves the right to comment further on the resubmitted plans and information.
9. A professional engineers original seal is to be affixed, signed and dated on the final set of construction plans.
10. Contact Frank Rosecky, 262-250-4722 for a utility permit.
11. Contact Bob Beilfuss, 262-250-4721 for a driveway permit.

## **C-2 General Notes**

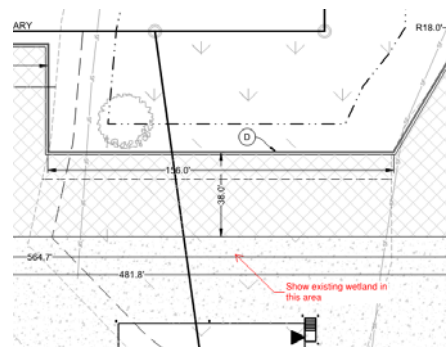
1. Site and Dimensional Plan Notes include references to the Village or Pleasant Prairie. Review notes and revise all municipal references to the Village of Germantown.

## **C-3 Existing Conditions**

1. Add street names for all roadways.
2. Add existing utility information to the plan. Sanitary, watermain, and dry utilities (gas, electric, phone, fiber, etc), show all existing public and private utilities.
3. There is a 200' no blast zone adjacent to the gas pipeline on the east side of the site. Add this 200' line to the plans and show on all sheets. Any work within the 200' zone needs to be approved by TransCanada Engineering.

## **C-4 Site Dimensional and Paving Plan**

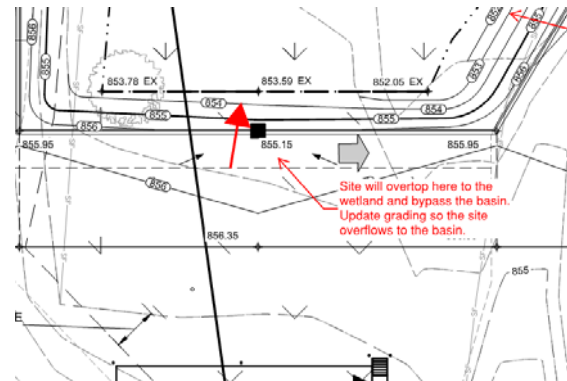
1. Village standards require industrial facilities to have driveways with radius curbs. Adjust driveways to have curb radii on both sides and provide exhibit showing WB-67 can turn into, thru, and out of the site.
2. Show and label building setbacks.
3. Add dimensions between the pavement / curb and the property line.
4. Remove existing property line through the building and show the final proposed property lines on this and all plan sheets (except existing conditions).
5. Is site area listed (14.43ac) the combination of the two lots? Revise lot lines / table to clarify.
6. Add street labels.
7. Show existing sanitary sewer and existing watermain.
8. Show existing wetland and note that no disturbance to existing wetland area is allowed prior to the approval of a wetland fill permit.



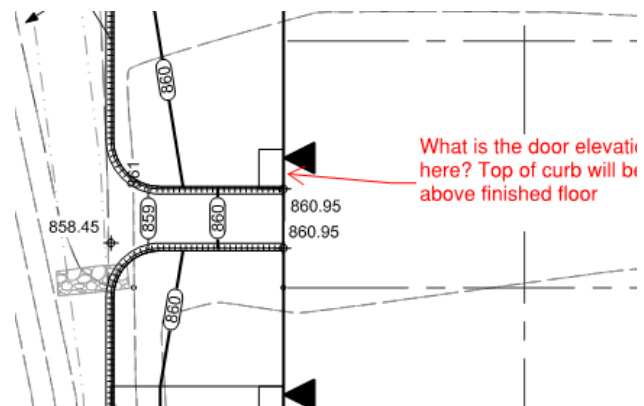
9. Per Village Code section 17.45 (1)(C), the parking and loading areas shall be a minimum of 8' away from all lot lines. Please review and revise the pavement areas on the north side that encroach within this required setback.
10. Show limits (with dimensions) of all road pavement, curb and sidewalk to be replaced to Village specifications within the R/W of Willow Creek Way.

## C-5 Grading Plan

1. Based on proposed grades, overland flow will overtop the curb to the north and bypass the existing stormwater basin instead of overtopping to the east as indicated by the arrow. Adjust grading to have overflow routed to the existing stormwater basin and match the intended overflow arrow.

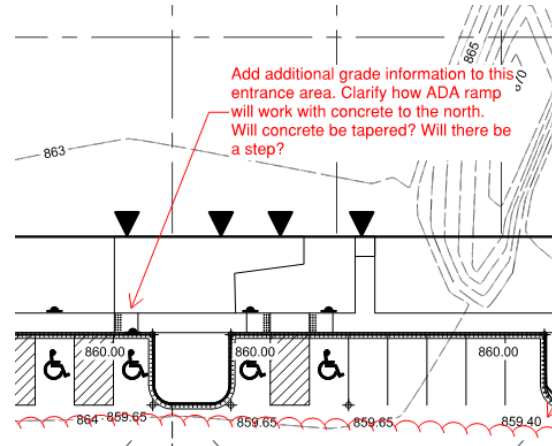


2. Show and label wetland setbacks as well as wetland buffer disturbance areas.
3. Add additional grade information to the loading dock area to clarify grades. Show grades at the bump out in the center of the building and at the bottom of the stairs.
4. Install new permanent ditch checks in the swale on the west side of the site to replace the existing ones.
5. Bypass swale on the west side of the site is being made narrower and shallower. Provide calcs showing that it can still safely pass the tributary flow from the 100 year storm event without overtopping.
6. It appears the top of curb will be higher than the door elevation on the west side of the building. Add spot grade information to clarify how this will work.

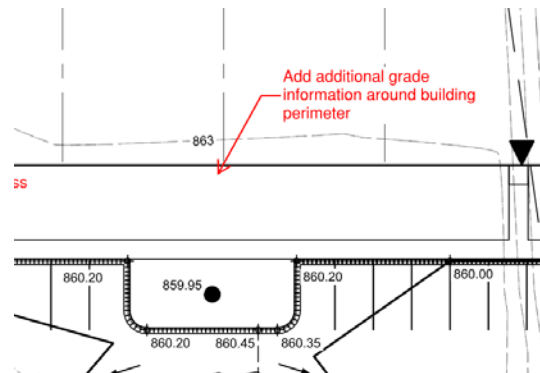




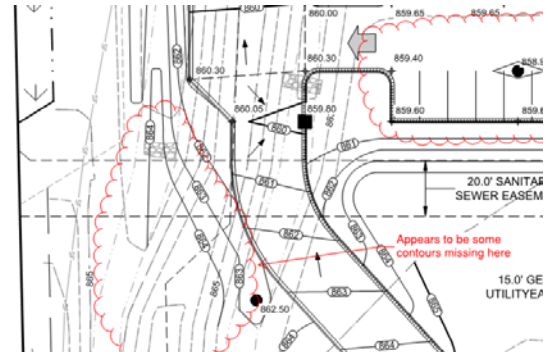
7. Add additional spot grade information to the main entrance area. Clarify how curb ramp will work with concrete to the north. Will there be a step here?



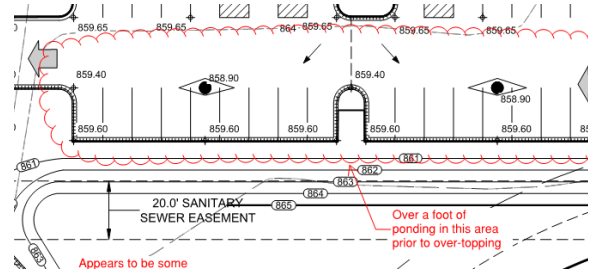
8. Add ground grades and sidewalk grades around the entire building perimeter. Based on curb grades shown it appears some areas between the sidewalk and building will be very flat or need to have the ground grade higher than the finished floor. (example at south of building in image)



9. It appears some contours are missing in this area on the southwest side of the site.



10. Grading plan will create over a foot of ponding prior to overtopping for the area south of the ADA parking. Revise grading plan to allow for a maximum of 6" of ponding in parking areas.



11. ~~Portions of the site overflow to the east pond while the storm sewer from these areas is routed to the west pond. Provide calculations showing the ponds still function as intended. Comment resolved pre-response~~

12. Add label for NWL for the two stormwater basins.

13. Show existing wetland location and add note that no disturbance or work shall take place in the wetland prior to obtaining a wetland fill permit.

## **C-6 Utility Plan**

1. Add information on rainfall rates / intensities, Tc times, and storm event used for the storm sewer calculations. Based on Village standards all storm sewer shall be designed to pass the 10 year event with rainfall rates and intensities based on NOAA atlas 14 based on the rational method or TR-55. See standard specifications design guidelines here: <http://www.village.germantown.wi.us/DocumentCenter/View/75>. Please revise the storm sewer calculations and sizing to meet the Village standards.
2. Show all existing sanitary and watermain on this plan, including invert and pipe size information for existing sanitary.
3. Show gate valves for the proposed watermain.
4. Per village standards, all site watermain must be public watermain designed to village standards and in an easement. Revise fire protection loop to connect to the watermain and not to come out of the building as a separate system. Show proposed 20' easement on the plans and prepare easement documents. In addition, watermain plans shall be created to WDNR standards (Plan and profile) and submitted for WDNR public watermain permit approval.
5. Water Main Easement: Based upon the post-construction location of the water main and hydrant leads, a water main easement will be prepared by the consultant and/or the owners legal counsel. This easement document will include a scaled exhibit map of the water main and appurtenances including ties bearing and distances to two monuments of the Public Land Survey System. All mapping will be tied to the Wisconsin State Plane Coordinate System, South Zone Grid, NAD 1927 datum.
6. A 20' storm pond access easement will be required over the east driveway from the street R/W to the rear of the property following the driveway C/L and offset 10' in each direction. Once in the rear of the building, the north line of the easement will follow proposed pavement or curb lines with the easement overlain with the pavement lines. The Village will provide a detailed map showing the geometry of the easement lines once we get to that stage of the project.
7. Add NWL of existing basins to the plan.
8. Show 200' no blast zone on this plan sheet.
9. Minimum slope for 12" storm sewer per village standards is 0.22%. Revise storm sewer to meet this minimum.
10. Per NR 811.71 Hydrant shall be 8' from storm or sanitary sewers. Confirm or adjust Hydrant assembly 1.0 to meet the separation requirement.
11. Storm sewer picking up public R.O.W. area and flow from the south shall be RCP, designed to Village public improvement standards and placed within a municipal storm sewer easement as it routes thru the site to the basin (from CB 12 to ES 13). Pipe segment from CB 12 will require replacement with RCP.
12. Why does the sanitary service change to 12" south of the sampling Manhole? Please explain or revise.
13. Direct connection to the sanitary manhole is not allowed for the building sewer service. Revise lateral to connect to the mainline 5'-10' east of the manhole with a manufactured wye.
14. Add the following watermain specifications to the plan:
  - Tracer wire: Copperhead Tracerwire #10 solid CCS Superflex (Blue). Wire connectors shall be SnakeBite (blue) made by Copperhead Industries, LLC
  - Hydrant Manufacturer: Mueller Super Centurion 250. (red)
  - Hydrant and Tap Valves: Mueller Model #2360.
  - Add 1-6" gate valve for each hydrant lead.
  - Add 1-8" gate valve per building side and one on the 8" line between the street and the building.
  - Connection to public water main: Live tap 8x12 tee and 8" gate valve.
  - Add a test station per Village standards to the water system.
16. Add the following notes for the road restoration:
  - Public curb replacement using #4 tie bars. Concrete will be a 6-bag mix.

- Slurry back fill under public road pavement.
- Slurry Limits: From top of cover stone to pavement.
- Slurry to be 1 bag Portland mix.
- Traffic control per MUTCD.

### **C-7 Stabilization Plan**

1. Add silt fence between the project limits at the north/northwest and the west retention basin. Revise silt fence to be outside of the wetlands as well.
2. Update plan to show erosion control measures for the large gravel area that will be disturbed/restored on the southeast side of the site. Extend silt fence in this area as well.
3. Add a temporary sediment basin(s) to the plan and route all site runoff through the sediment basins prior to discharging to the existing stormwater basins. Show temporary berms / swales as needed to route runoff from the site to the basin. Provide sizing calcs for the sediment basins.
4. Call out size of rip rap to be used for pipe outfalls.
5. Show topsoil stockpile locations.
6. Add note that no topsoil shall be removed from the site with prior approval from the Village.
7. Increase tracking pad width to 20'

### **C-8 Construction Details**

1. Construction sequence notes makes reference to sediment traps, tempoary berms, and ditch checks. Show the locations of these on the plans as noted in the stabilization comments.
2. Add notes for winter stabilization measures. (Seeding deadlines, seed types, stabilization measures, etc)

### **C-9 Construction Details**

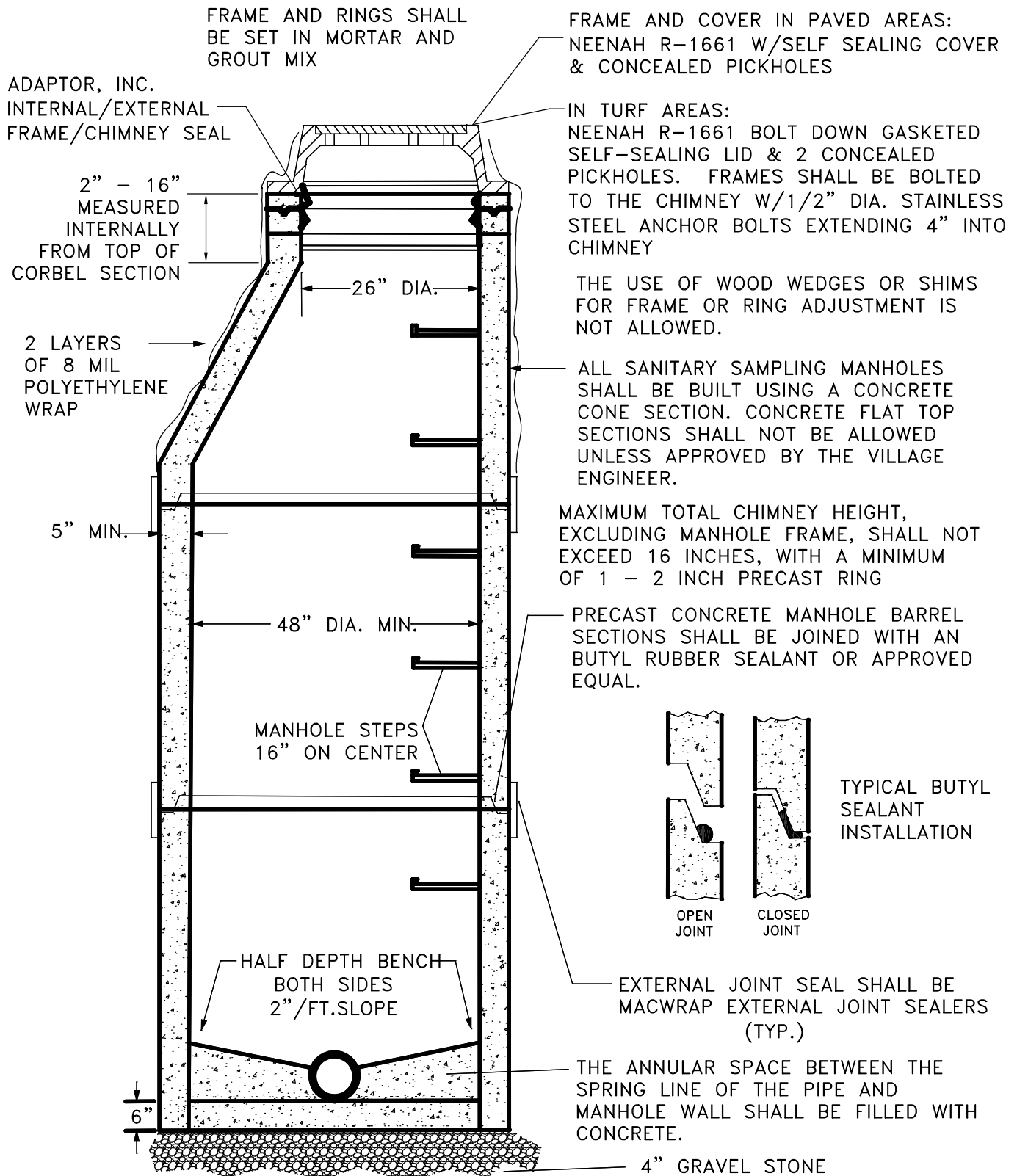
1. Replace the hydrant detail with the Village's standard hydrant detail (attached).
2. Replace the sampling manhole detail with the Village's standard sampling manhole detail (attached). Manhole is to be epoxy coated inside and out per detail.
3. Watermain depression notes call for 16" seperation. Revise to 18" minimum.
4. Watermain depression detail references IEPA. Change to WDNR.
5. Fire Connection detail – Where is this located? Show location on Utility plan.
6. Flared end section grate detail has reference to IDOT. Revise to WisDOT

### **Landscape Plans**

1. Landscape plans shall show all piping and structures on the plans to avoid conflict, adjust as needed.
2. Revise the buffer mitigation area and notes at the north part of the site to only be the area of true mitigation as well as the mitigation area at the west part of the site. (i.e. areas that are already being disturbed and graded cannot be used as mitigation areas)

**Wetland Setback Mitigation Plan**

1. The required mitigation areas (0.26 ac/11,325SF) on the narrative do not match up with the areas depicted on the exhibit (areas on exhibit total 7,785SF). Please clarify exhibit or narrative to have the areas match up. Landscape plan should clearly show the mitigation areas and methods on that plan as it will likely be the one used in the field.



SPRAY EPOXY COATINGS

MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL, AMERCOAT 78 HB AT 8-10 MILS EA.  
MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS-9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA.  
COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.



# STANDARD SAMPLING MANHOLE DETAIL

REVISED DATE: 5/9/2016 RCB

NOT TO SCALE

## Lori Johnson

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**From:** Paul Haugen  
**Sent:** Tuesday, October 17, 2017 11:15 AM  
**To:** Lori Johnson; John Laning; Tim Zimmerman; 'Olejniczak, Thomas B.'; Lawrence Ratayczak; gweiss@germantownfiredept.com; Chief Peter Hoell  
**Cc:** Jeff Retzlaff; Bob Beilfuss; Frank Rosecky; Scott Weigand  
**Subject:** RE: Plan Commission Applications for Staff Review

Hi Larry

Here are the water utility comments relating to the proposed Discount Ramps project.

1. I view this loop project as a private main and hydrants for these reasons,
  - a) It does not enhance our distribution flow module.
  - b) This main loop only services this property.
  - c) Per state statute, 811.68 (below) it would need a check valve BUT, I recommend that the check valve and or a back flow preventer be installed inside the building upstream from a meter capable of handling the fire flows to capture the water usage from the hydrants when operated.
2. Require this loop to be built to village specs.
3. No check valve hydrants are to be used in lieu of the back flow preventer.
4. If private, require the hydrants to be painted yellow.
5. If this loop is to be a village owned main, 1 c) above would still need to be followed.

Thanks

Paul

Paul Haugen-Water Superintendent  
Germantown Water Utility  
Village of Germantown  
PO Box 337  
N122W17177 Fond du Lac Ave.  
Germantown, WI 53022  
Office - 262-253-8254  
[phaugen@village.germantown.wi.us](mailto:phaugen@village.germantown.wi.us)

**NR 811.68 Ownership of municipal water distribution systems. (1) MUNICIPAL OWNERSHIP.** The distribution system of a municipal water system shall be owned and maintained by the waterworks owner.

**(2) MUNICIPALLY OWNED MAINS ON PRIVATE PROPERTY.** Water mains owned by a municipal water system on private property shall be installed in permanent easements.

**Note:** To assure the use of approved materials and proper installation and maintenance, the department recommends that fire hydrants and water mains constructed on private property be installed in permanent easements and maintained by the waterworks owner.

**(3) PRIVATELY OWNED LOOPED MAINS REQUIRING VALVES.** Water mains to be connected to the publicly owned distribution system at more than one point may be privately owned and maintained provided that a check valve is installed on each water main at each point of connection to the distribution system to prevent water from flowing back into the distribution system. Each check valve shall be located in a manhole or vault and shall be immediately preceded and followed by a buried or accessible shut-off valve on the main. The water supplier shall have access to the manholes and valves for inspection purposes.

**Note:** A drain fitting may be added on the piping between the check valve and the gate valve on the public water system side of the check valve. The gate valve shall be closed and the drain fitting opened to periodically check for leakage at the check valve. Refer to s. SPS 382.40 for standards for the construction of private water mains.

**History:** CR 09-073; cr. Register November 2010 No. 659

d)





Fee must accompany application

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

PAID \$ DATE 10-12-17

## 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

WEAS DEVELOPMENT  
DRHT, LLC  
172 N BROADWAY  
SUITE 300  
MILW, WI 53202

Phone ( 414 ) 276-5555  
E-Mail djwe@weasdevelopment.com

### PROPERTY OWNER

MLG GERMANTOWN INV. LLC  
757 N BROADWAY  
SUITE 200  
MILW, WI 53202

Phone ( ) \_\_\_\_\_  
E-Mail \_\_\_\_\_

2

### PROPERTY ADDRESS

N 102 W 19400 WILLOW CREEK WAY

3

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

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

4

### READ AND INITIAL THE FOLLOWING:

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

5

### SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

DW 10.12.17

Applicant

Date

Owner

Date





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: 10-5-17 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**

WEAS DEVELOPMENT CO.

DRGT, LLC

172 N BROADWAY, SUITE 300

MILWAUKEE, WI 53202

Phone (414) 276-5555

Fax ( )

E-Mail

**PROPERTY OWNER**

MLL GERMANTOWN INVESTMENTS, LLC

757 N BROADWAY, SUITE 700

MILWAUKEE, WI 53202

Phone (414) 347-9400

2

**PROPERTY ADDRESS OR GENERAL LOCATION**

N102 W19400 WILLOW CREEK WAY

**TAX KEY NUMBER**

GTAVI 321981  
321985  
321991

3

**REZONING REQUEST**

FROM

TO

\* REMOVAL FROM  
SHORELAND WETLAND  
ZONING DISTRICT

4

**METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED**

Attach pages as necessary

9,950 ± LEGAL DESCRIPTION ALREADY PROVIDED

5

## PURPOSE OF REZONING REQUEST

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

- NEW 160,000 SF DISTRIBUTION FACILITY
- NEW CONSTRUCTION
- 40-60 EMPLOYEES

## 6 SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☒ REFER TO PREVIOUS SUBMITTAL
- ☐ \_\_\_\_\_

## 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!

DW 10/5/  
Applicant Date

\_\_\_\_\_  
Owner Date



Village of



Germantown

Willkommen

Fee must accompany application

☒ \$1460 Paid \$ Date 10-5-17

## 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

WEAS DEVELOPMENT  
DRGT, LLC  
172 N BROADWAY, SUITE 300  
MILWAUKEE, WI 53202

Phone (414) 276-5555

Fax ( )

E-Mail

### PROPERTY OWNER

MLG GERMANTOWN INVESTMENTS, LLC  
757 N BROADWAY, SUITE 700  
MILWAUKEE, WI 53202

Phone (414) 347-9400

### 2 TO WHOM SHOULD THE PERMIT BE ISSUED?

DRGT, LLC

### 3 PROPERTY ADDRESS

1102 W 19400 WILLOW CREEK WAY

### TAX KEY NUMBER

GENV: 321 981  
321 985  
321 991

### 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.

VACANT - NEW CONSTRUCTION

### 5 DESCRIPTION OF PROPOSED OPERATION

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

DEVELOPMENT ENCROACHMENT INTO 25' SHORELAND WETLAND ZD.

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

NEW 160,000 SF DISTRIBUTION FACILITY

10-60 NEW EMPLOYEES

POTENTIAL TO WORK 3 SHIFTS

## METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

PREVIOUSLY SUBMITTED

## 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

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

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

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

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

9



Applicant

10/5/17

Date

Owner

Date

October 12, 2017

Mr Jeff Retzlaff, Planning & Zoning Administrator  
Village of Germantown  
N112W17001 Mequon Road  
Germantown WI 53022

RE: Project Narrative for Discount Ramps Proposed Corporate & Distribution Center  
N102 W19400 Willow Creek Way Lots 1 & 2 Willow Creek Business Park of Germantown

Dear Jeff:

The following is our narrative and description of the project and operational statement for the above referenced project:

The proposed, class "A", 153,170 SF foot print, painted precast concrete wall panel warehouse with a glass, decorative premanufactured cementitious wall panel clad office to be located on lots 1 and 2 containing approximately 17.43 acres. The loading area on the north side of the site has 13 dock high doors and 2 surface overhead doors. The site has approximately 97 parking spaces. The project contemplates a future warehouse expansion of 37,600 s.f. The warehouse wall panels are 33' tall and the end user anticipates rack storing completed materials. The warehouse will use state of the art LED lighting with occupancy/motion sensors for on/off control. The warehouse will be protected using an ESFR fire sprinkler system designed to current code standards. All construction to be non-combustible. The site will be lit at dusk using LED pole mounted area lighting fixtures compliant with Village of Germantown standards. The entire site will be landscaped and outlying areas will be finished with native prairie seed mixes.

The property and project will be owned by DRGT, LLC and leased to Discount Ramps. Discount Ramps is primarily an e-commerce provider of ramps and automotive accessories. This facility will serve as their corporate headquarters and distribution/fulfillment center. Discount Ramps e-commerce website is [www.discountramps.com](http://www.discountramps.com). Some outdoor storage of larger ramps (up to 50 units) of approximately 5,000 s.f. will be located in an area close the northwest corner of the building and screen with a decorative fence and heavy landscaping.

Operations are typical 7am to 5:30 pm Monday thru Friday. Some second shift and weekend operations are typical during seasonal surges.

Being a part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of Northeast 1/4 of said Section 32; thence North 89°56'02" West along the south line of said Northeast 1/4, 967.64 feet; thence North 47°58'02" West, 369.24 feet; thence South 42°01'58" West, 222.02 feet to a point on the centerline of Appleton Avenue (S.T.H. "175"); thence North 46°45'05" West along said centerline 354.12 feet; thence North 43°11'13" East and then along the southeasterly line of Certified Survey Map No. 2911, 400.39 feet; thence North 46°48'47" West along the northeasterly line of said Certified Survey Map, 448.35 feet; thence South 88°46'35" West along the northerly line of said Certified Survey Map, 227.59 feet; thence South 01°13'25" East along the westerly line of said Certified Survey Map and then continuing, 336.97 feet to the centerline of Appleton Avenue (S.T.H. "175"); thence North 46°45'05" West along said centerline, 339.22 feet to a point; thence North 47°52'41" West along said centerline, 411.36 feet; thence North 01°18'32" West, 82.62 feet to the northeast right of way line of Appleton Avenue (S.T.H. "175") and the point of beginning;

Thence continuing North 01°18'32" West, 742.90 feet; thence North 90°00'00" East, 559.22 feet; thence North 00°00'00" East, 82.54 feet; thence North 90°00'00" East, 433.26; thence South 00°00'00" East, 89.44 feet; thence North 90°00'00" East, 62.18 feet; thence South 01°02'01" East, 583.25 feet; thence South 22°33'01" West, 344.61 feet to a point on a curve; thence southwesterly 62.56 feet along the arc of said curve to the left, whose radius is 66.00 feet and whose chord bears South 85°23'52" West, 60.24 feet; thence North 61°45'17" West, 167.62 feet to a point of curvature; thence northwesterly 136.25 feet along the arc of said curve to the right, whose radius is 147.00 feet and whose chord bears North 35°12'06.5" West, 131.43 feet; thence North 08°38'56" West, 54.11 feet to a point of curvature; thence northwesterly 259.83 feet along the arc of said curve to the left, whose radius is 183.00 feet and whose chord bears North 49°19'28" West, 238.55 feet; thence North 90°00'00" West, 73.27 feet to a point of curvature; thence southwesterly 152.92 feet along the arc of said curve to the left, whose radius is 183.00 feet and whose chord bears South 66°03'39.5" West, 148.51 feet; thence South 47°31'00" West, 127.64 feet; thence South 42°07'19" West, 132.14 feet; thence South 87°07'10" West, 28.94 feet to the aforesaid northeast right of way line of Appleton Avenue (S.T.H. "175"); thence North 47°52'41" West along said northeast right of way line, 30.82 feet to the Point of Beginning.

Containing 759,045 square feet (17.4253 acres) of land, more or less.





DEPARTMENT OF THE ARMY  
ST. PAUL DISTRICT, CORPS OF ENGINEERS  
180 FIFTH STREET EAST, SUITE 700  
ST. PAUL, MN 55101-1678

REPLY TO ATTENTION OF  
REGULATORY BRANCH

OCT 10 2017

Regulatory File No. MVP-2014-02183-SMD

MLG Germantown Investment LLC  
c/o Joseph Bukovich  
13400 Bishops Lane, Suite 270  
Brookfield, WI 53005

Dear Mr. Bukovich:

This correspondence is in regard to your pre-construction notification (PCN) requesting Department of the Army (DA) authorization to discharge fill material into 9,958 square feet of wetland for the purpose of constructing a commercial warehouse. The project site is in Section 32, Township 9 North, Range 20 East, Washington County, Wisconsin.

Your project as shown on the enclosed figures labeled MVP-2014-02183 Pages 1-1 of 2 is authorized by Nationwide Permit (NWP) No. 39 Commercial and Institutional Developments.

In order for this verification to be valid, you must ensure the work is performed in accordance with the enclosed NWP terms, General Conditions, St. Paul District Regional Conditions, and the Wisconsin Department of Natural Resources' 401 Water Quality Certification Conditions.

You are also required to complete and return the enclosed Compliance Certification form within 30 days upon completion of your project in accordance with NWP General Condition 30. Please mail the completed form to the Corps contact identified in the last paragraph.

This verification is valid until March 18, 2022, unless the NWP is modified, suspended, or revoked. If the work has not been completed by that time, you should contact this office to verify that the permit is still valid. Furthermore, if you commence or are under contract to commence this activity before the date of NWP expiration, modification, or revocation, you will have 12 months from the date of expiration, modification or revocation to complete the activity under the present terms and conditions of the NWP. This will apply to all NWPs unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization in accordance with 33 CFR 330.4(e) and 33 CFR 330.5(c) or (d).

Our verification of this NWP is based on the project description and construction methods provided in your PCN. You are cautioned that a change in the location or plans may invalidate this verification. Proposed changes should be coordinated with this office prior to construction. Failure to comply with all terms and conditions of this NWP verification invalidates this verification and could result in a violation of Section 301 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. You must also obtain all local, State, and other Federal permits that apply to this project.

No jurisdictional determination was requested or prepared for this project. While not required, you may request a jurisdictional determination from the Corps contact indicated below.

Regulatory Branch (File No. MVP-2014-02183-SMD)

If you have any questions, please contact me in our St. Paul office at (651) 290-5268 or [Stephen.m.davis@usace.army.mil](mailto:Stephen.m.davis@usace.army.mil). In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

A handwritten signature in cursive script that reads "Michael Davis".

Michael Davis  
Project Manager

---

Enclosures

cc:

Heidi Kennedy, SEH

Barbara Alwes, Wisconsin DNR





September 7, 2017

GP-SE-2017-67-02838

MLG Germantown Investment LLC  
Joseph Bukovich  
13400 Bishops Lane, Suite 270  
Brookfield, WI 53005

RE: Coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, located in the Village of Germantown, Washington County, also described as being in the NW1/4 of the NE1/4 of Section 32, Township 9 North, Range 20 East.

Dear Mr. Bukovich:

Thank you for submitting an application for coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, s. 281.36, Wis. Stats.

You have certified that your project meets the eligibility criteria and conditions for this activity. Based upon your signed certification you may proceed with your project to fill 0.23 acres of wetlands. Please take this time to re-read the permit eligibility standards and conditions. The eligibility standards can be found on your application checklist or in the statewide general permit WDNR-GP1-2012 (found at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html>). The permit conditions are attached to this letter. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first. This permit coverage constitutes the state of Wisconsin's wetland water quality certification under USCS s. 1341 (Clean Water Act s. 401).

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Kathi Kramasz at (920) 893-8531 or email [Kathleen.Kramasz@wisconsin.gov](mailto:Kathleen.Kramasz@wisconsin.gov) to discuss your proposed modifications.

The Department of Natural Resources appreciates your willingness to comply with wetland regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's wetland resources for future generations. Please be sure to obtain any other local, state or federal permits that are required before starting your project.

For project details, maps, and plans related to this decision, please see application number WP-GP-SE-2017-67-X08-10T15-46-15 on the Department's permit tracking website at <https://permits.dnr.wi.gov/water/SitePages/Permit%20Search.aspx>.

If you have any questions, please call me at (920) 893-8531 or email  
Kathleen.Kramasz@wisconsin.gov.

Sincerely,

Kathi Kramasz  
Water Management Specialist

cc: U.S. Army Corps of Engineers  
Village of Germantown  
Conservation Warden Bob Lee  
SEH



9/26/2017

Jeffrey W. Retzlaff, AICP  
Director/Village Planner/Zoning Administrator  
Community Development Department  
Village of Germantown  
N112 W17001 Mequon Road  
Germantown, WI 53022

Re: Discount Ramps Wetland Setback Mitigation Plan

Dear Mr. Retzlaff:

On behalf of the Consortium ae LLC, I am submitting this Wetland Setback Mitigation Plan for Wetland Setback encroachments resulting from the paved area north of the proposed building.

### **Wetland Setback Disturbance**

The Wetland Setback Encroachment Exhibit identifies the areas of disturbance within the 25' wetland setback area. The total wetland setback area to be disturbed is approximately 0.13 acres. Per communications with the Village, a compensation ratio of 2:1 will be required for a total of 0.26 acres.

### **Wetland Mitigation Plan**

The wetland setback area being filled will be compensated for by planting a native seed mix with grasses and forbs indigenous to the area along the edges of the remaining wetlands. The area north of the proposed improvements in the vicinity of the setback area being filled will be the focus of the planting. If the compensation amount cannot be reached in this area, plantings will be installed in the setback area of the wetland along the west property line until the compensation amount is reached.

### **Wetland Mitigation Establishment and Maintenance**

Recommendations for plant establishment and maintenance were taken from USDA NRCS Wisconsin Agronomy Technical Note 5. The maintenance recommendations are listed below.

#### **Maintenance in Years 1 and 2**

Planned maintenance (except for noxious weed control) should be done before May 15 or after August 1. Spot clipping can be used to control annual weeds. It is not effective in controlling biennial and perennial weeds, but can be used until other control treatments are implemented. Spot clipping needs to be done before seeds are formed and throughout the growing season. Many weeds can be controlled using selective herbicides. Improper herbicide selection or application timing can severely damage a prairie planting. Early spring is a good time to spot treat with herbicide since native plants are dormant. Spot treatments should be timed to treat weeds during active growing periods. Hand pulling is an effective control if the entire root is removed from the soil. It is most effective in the spring.

Maintenance in Years 3 and beyond

Burning is a good management tool for warm-season native grasses. The timing and frequency of burning will impact the species that are present on the site. Fall burns and to a lesser extent early spring burns promote forbs. Late spring burns stimulate the growth of warm-season grasses and suppress the cool season plants. Burning when the cool season plants are growing and the warm season plants are dormant or start growing controls the cool season species. Sequential prescribed burns should not happen at the same time of year on a given site. For longevity and plant diversity, burning should be conducted periodically, every other year to every fifth year.

If you should have any comments or questions, feel free to call us at 262-754-8888.

Sincerely,  
PINNACLE ENGINEERING GROUP

A handwritten signature in black ink, appearing to read "Andy Shoaf", with a stylized flourish at the end.

Andy Shoaf, P.E.

Project Engineer





The diagram illustrates the required setbacks for various wetland types. A horizontal dashed red line at the top indicates the '25-FT WETLAND SETBACK'. Below this, a vertical dashed grey line separates the wetland area from the buffer zones. To the left of the vertical line, there are three colored rectangular buffers: a dark green buffer labeled 'GREEN SPACE - 3,586 SF (LESS THAN 3-FT OF GRADE CHANGE)', a yellow buffer labeled 'STRUCTURES AND IMPERVIOUS SURFACES - 1,907 SF (LESS THAN 3-FT OF GRADE CHANGE)', and a cyan buffer labeled 'WETLAND COMPENSATION AREA - 7,785 SF'. To the right of the vertical line, there is a light blue area labeled 'WETLAND'.

25-FT WETLAND SETBACK

GREEN SPACE - 3,586 SF  
(LESS THAN 3-FT OF GRADE CHANGE)

STRUCTURES AND IMPERVIOUS SURFACES - 1,907 SF  
(LESS THAN 3-FT OF GRADE CHANGE)

WETLAND COMPENSATION AREA - 7,785 SF

WETLAND







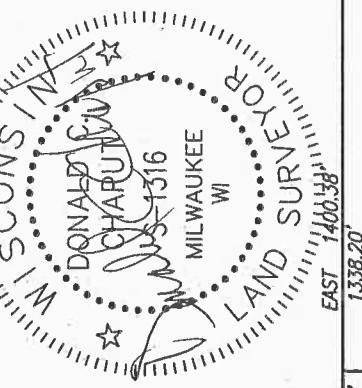
# CERTIFIED SURVEY MAP NO.

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

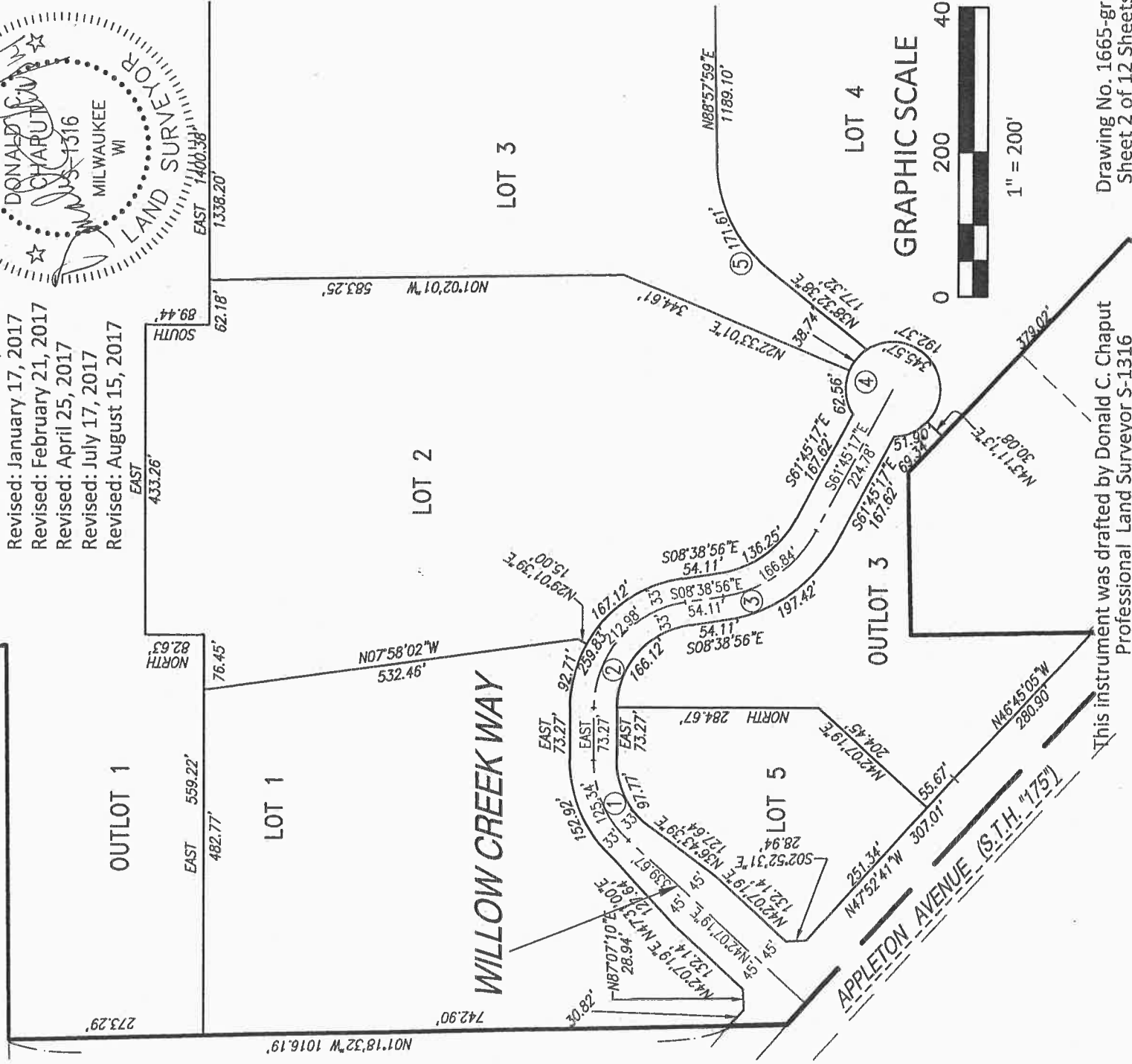
## CURVE DATA

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

## WILLOW CREEK WAY DETAIL



October 21, 2016  
Revised: December 9, 2016  
Revised: January 17, 2017  
Revised: February 21, 2017  
Revised: April 25, 2017  
Revised: July 17, 2017  
Revised: August 15, 2017



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

Drawing No. 1665-grb  
Sheet 2 of 12 Sheets

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

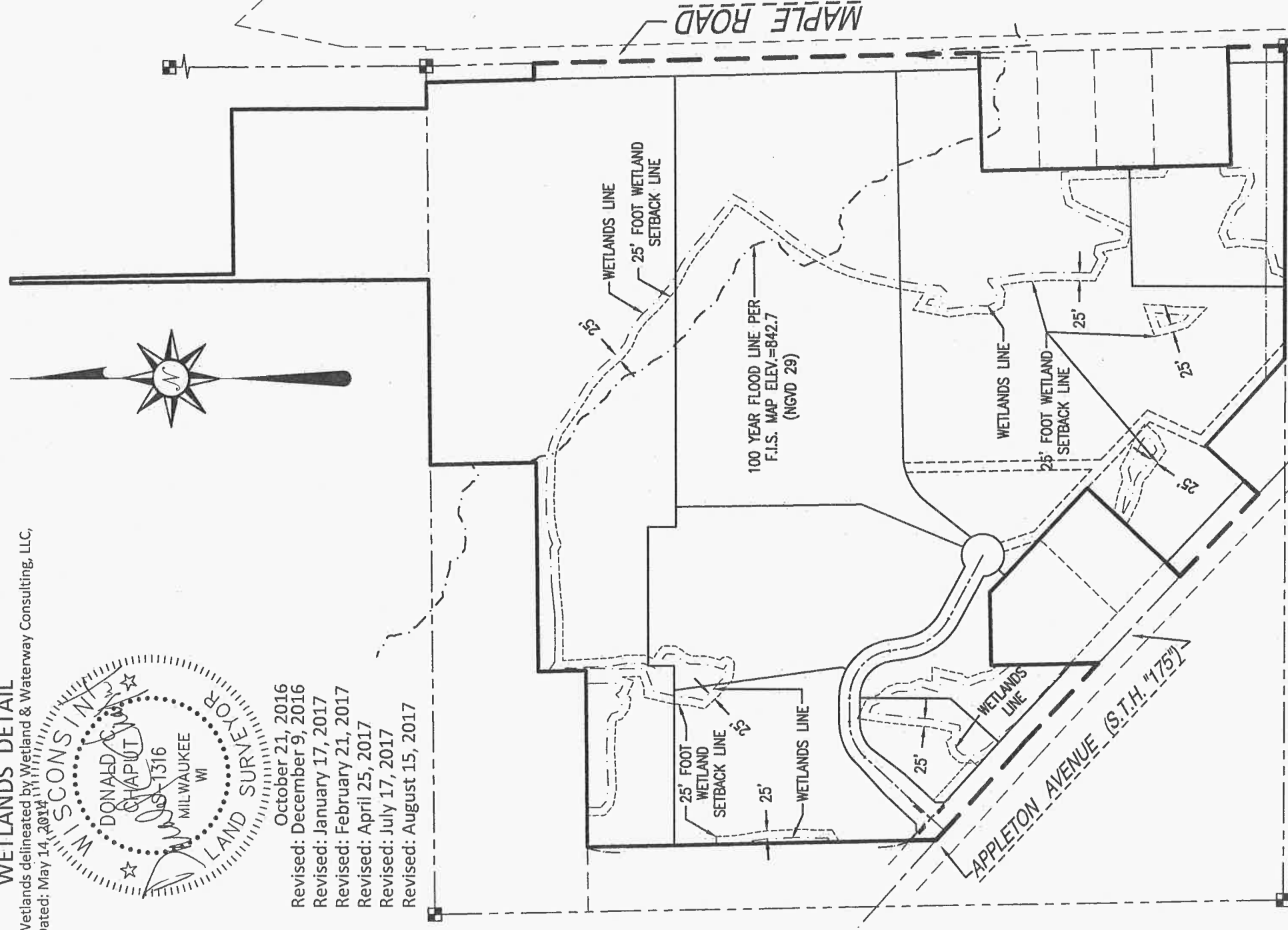
Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

## WETLANDS DETAIL

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



October 21, 2016  
Revised: December 9, 2016  
Revised: January 17, 2017  
Revised: February 21, 2017  
Revised: April 25, 2017  
Revised: July 17, 2017  
Revised: August 15, 2017



CHAPUT LAND SURVEYS LLC

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

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

GRAPHIC SCALE  
1" = 400'

Drawing No. 1665-grb  
Sheet 6 of 12 Sheets

Map. No. 6782 Vol 52 Page 165

DOC# 1438853



A NEW BUILDING FOR:

# DISCOUNT RAMPS

N102 W19400 WILLOW CREEK WAY  
GERMANTOWN WI 53022

the CONSORTIUM ae PROJECT #: 0017-11





[illegible]

1 **FLOOR PLAN**

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

NAME OF DRAWING

DRAWING IDENTIFICATION

SCALE

DRAWING NUMBER

DETAIL NUMBER

DETAIL REFERENCE

SHEET NUMBER

WALL SECTION REFERENCE

BUILDING SECTION REFERENCE

DETAIL NUMBER

SHEET NUMBER

DETAIL NUMBER

EXTERIOR ELEVATION

SHEET NUMBER

DETAIL NUMBER

EXTERIOR ELEVATION

SHEET NUMBER

NAME OF DRAWING

DRAWING IDENTIFICATION

ROOM NAME

ROOM NAME & NUMBER

NORTH SYMBOL

REVISION TAG

KEYNOTE TAG

WALL TYPE TAG

WINDOW TAG

DEMOLITION / EQUIPMENT TAG

COLUMN GRID LINE REFERENCE

DOOR NUMBER

100A

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
2. FINISHED FLOOR HEIGHT IS 100.0' - PER CIVIL PLAN FOR ACTUAL DATUM ELEVATION.
3. ALL WORK OF THE CONTRACTOR SHALL BE IN ACCORDANCE WITH APPLICABLE CALIFORNIA CODES AND COMPLY WITH ALL CITY, COUNTY AND FEDERAL REQUIREMENTS. THE CITY, COUNTY AND FEDERAL JURISDICTIONS INCLUDING REQUIREMENTS OF THE STATE OF WISCONSIN DRAINAGE DEPARTMENT OF NATURAL RESOURCES.
4. THE CONTRACTOR SHALL REPORT IMMEDIATELY ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE DRAWINGS TO THE ARCHITECT.
5. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE WORK AND VERIFY GRADE ELEVATIONS, UTILITIES, AND OTHER EXISTING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS. LOCATE ALL EXISTING UTILITIES, EXISTING GRADES AND ELEVATIONS AND DO THAT WORK WHICH IS NECESSARY TO PREVENT THEIR DISLOCATION OR DESTRUCTION.
6. CONTRACTOR SHALL CLEAR THE CONTRACT WORK AREA ONLY. PROTECT EXISTING UTILITIES, TREES AND ADJACENT PROPERTIES TO REMAIN.
7. THE CLEARING/FILLING/EXCAVATING OF THIS AREA SHALL BE ACCOMPLISHED IN A MANNER AS TO MINIMIZE THE RUNOFF OF SILT AND SEDIMENT INTO THE STORM DRAINAGE SYSTEM AND ONTO ADJACENT OR DOWNSTREAM PROPERTIES. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ANY VIOLATION OF ANY ADOPTED PLANS REQUIRED FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. NO DEBRIS, EARTH MATERIAL, CLEANED VEGETATION OR WASTE MATERIALS SHALL BE DEPOSITED ON ANY OTHER PROPERTY OR IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND MATERIAL INTO THE CITY STREET AND DRAINAGE SYSTEMS. CLEAN ANY DEBRIS LEFT IN THE STREET AS RESULT OF OPERATIONS IMMEDIATELY.
9. BARRICADE AND POST WARNING SIGNS AND LIGHTS ADJACENT TO OPEN DRENCHINGS AND HOLES OCCURSING AS PART OF THE WORK.
10. MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
11. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND OTHER WORK AREAS PERFORMED ON OR NEAR THE SITE.
12. GRADE AREAS ADJACENT TO BUILDINGS TO ACHIEVE DRAINAGE FROM BUILDINGS. SLOPE .5% OR GREATER, AS MAY BE SHOWN. FOR THE FIRST 10' TO 10' TOWARDS APPROVED DRAINAGE FACILITIES.
13. FINISH FLOOR TO BE A MINIMUM 4' ABOVE ADJACENT FINISH GRADE.
14. DO NOT SCALE DRAWINGS.
15. VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL BUILD-UP EQUIPMENT PRIOR TO PERFORMING WORK. NO CHANGE ORDERS WILL BE PROVIDED FOR CONVEYERS PROVIDED FOR CONVEYERS PROVIDED FOR CONVEYERS PROVIDED FOR CONVEYERS PROVIDED FOR CONVEYERS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CULVERT, FITTING OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK.
17. ALL FUTURE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OTHER DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

SITE SIZE: 759,045 S.F. (17.43 ACRES)  
BUILDING ADDITION SIZE: 153,170 s.f.  
BUILDING CODE: IBC-2009, ICC/ANSI-117.1 - 2006  
OCCUPANCY CLASSIFICATION: Group S2 & B  
CONSTRUCTION TYPE: IIB NON COMBUSTIBLE NOT RATED  
SPRINKLERED: NFPA 13 ESFR FOR WAREHOUSE

| Sheet Set Index |                                     |
|-----------------|-------------------------------------|
| Sheet #         | Sheet Title                         |
| SP1.0           | Site Plan Lot 4                     |
| A0.00           | COVER SHEET                         |
| A0.01           | TITLE INDEX CODE NOTES              |
| SP1.0           | SITE PLAN LOTS 1 & 2                |
| SP1.0           | SITE LIGHTING PLAN                  |
| C1.00           | CIVIL INDEX & NOTES                 |
| C2.00           | CIVIL GENERAL NOTES                 |
| C3.00           | CIVIL EXISTING CONDITIONS SURVEY    |
| C4.00           | SITE DIMENSIONAL & PAVING PLAN      |
| C5.00           | GRADING PLAN                        |
| C6.00           | UTILITY PLAN                        |
| C7.00           | SITE STABILIZATION PLAN             |
| C8.00           | CONSTRUCTION DETAILS                |
| C9.00           | CONSTRUCTION DETAILS                |
| C10.00          | CONSTRUCTION DETAILS                |
| LT.00           | OVERALL LANDSCAPE PLAN              |
| LT.10           | ENLARGED LANDSCAPE PLANS            |
| LT.20           | LANDSCAPE DETAILS NOTES & SCHEDULES |
| A1.00           | OVERALL FLOOR PLANS                 |
| AT.10           | ENLARGED FLOOR PLANS                |
| A4.00           | ELEVATIONS                          |
| A6.00           | WALL SECTIONS                       |

**CONSORTIUM** a.e.  
 \kan-ˈsɔr-sh(ə)əm\ a.e. : an architectural engineering partnership

the Consortium ae LLC  
735 N Water Street Suite 1228 | Milwaukee | WI 53202 | Gregg Prossen, Principal  
www.consortiumae.com TELEPHONE 414.406.7625

**FOUNDERS 3**  
REAL ESTATE SERVICES

Project:  
DISCOUNT RAMPS

**DiscountRAMPS**  
Ramps & so much more

N102 W19400 WILLOW CREEK WAY

Location:  
GERMANTOWN WI 53022

W E A S  
DEVELOPMENT

|    |    |    |    |    |    |  |
|----|----|----|----|----|----|--|
| 1  | 2  | 3  | 4  | 5  | 6  |  |
| 7  | 8  | 9  | 10 | 11 | 12 |  |
| 13 | 14 | 15 | 16 | 17 | 18 |  |
| 19 | 20 | 21 | 22 | 23 | 24 |  |
| 25 | 26 | 27 | 28 | 29 | 30 |  |

ALL ARCHITECTURAL DRAWINGS ARE ORGANIZED IN CONJUNCTION WITH THE ADJACENT GRID LAYOUT. DRAWINGS ARE NUMBERED IN SEQUENTIAL ORDER LEFT TO RIGHT, TOP TO BOTTOM BEGINNING WITH THE UPPER LEFT DRAWING.

|  |                       |  |                        |
|--|-----------------------|--|------------------------|
|  | EARTH                 |  | BATT INSULATION        |
|  | SAND, PLASTER, GROUT  |  | STEEL                  |
|  | GRAVEL                |  | GYPSUM WALLBOARD       |
|  | CONCRETE              |  | WOOD, FINISHED         |
|  | PRECAST CONCRETE      |  | WOOD, BLOCKING         |
|  | BRICK                 |  | WOOD SHIM              |
|  | CONCRETE BLOCK        |  | PLYWOOD                |
|  | TERRAZZO              |  | ACOUSTICAL TILE        |
|  | METAL STUD PARTITIONS |  | WOOD STUD PARTITIONS   |
|  | RIGID INSULATION      |  | CEMENTITIOUS SHEATHING |

INTERTEK-PSI  
821 CORPORATE COURT  
WAUKESHA, WI 53189  
(262) 521-2125  
ted.cera@psiusa.com

HELLER & ASSOCIATES LLC  
ONE REDWOOD COURT  
RACINE WI 53042  
(262) 639-9733  
[www.wdavidheller.com](http://www.wdavidheller.com)

PIERCE ENGINEERS INC  
181 N BROADWAY AVE  
MILWAUKEE, WI 53202  
(414) 278-6020  
[www.pierceengineers.com](http://www.pierceengineers.com)

PINNACLE ENGINEERING GROUP  
15850 W. BLUEMOUND ROAD SUITE 210  
BROOKFIELD, WI 53005  
(262) 354-8888  
[www.pinnacle-engr.com](http://www.pinnacle-engr.com)

TO BE DETERMINED

DRGT, LLC DOUG WEAS, MANAGING MEMBER  
172 N BROADWAY, SUITE 300  
MILWAUKEE WI 53202  
(414) 276-5555  
[www.weasdevelopment.com](http://www.weasdevelopment.com)

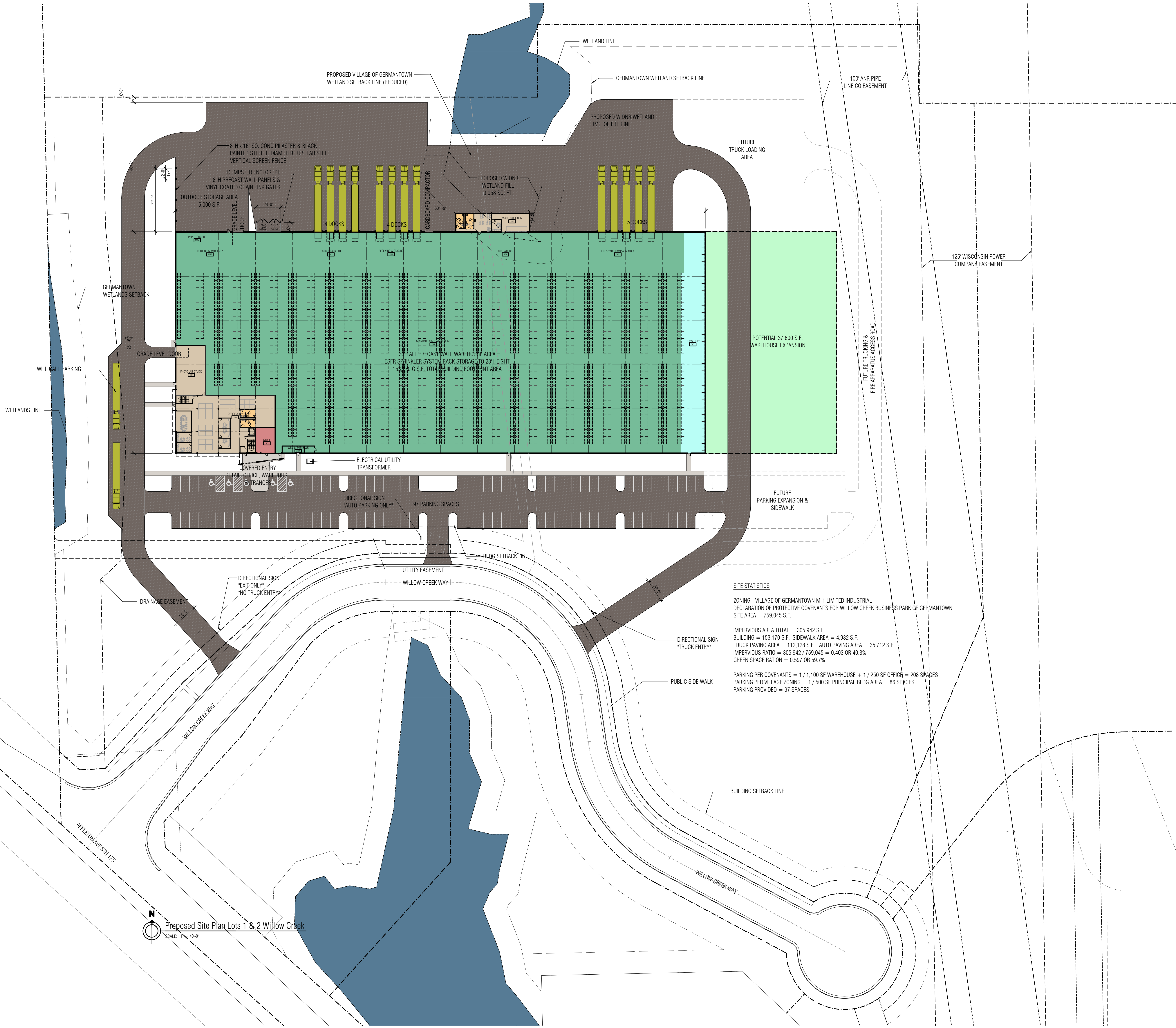
Date: 2017-10-06 ENTITLEMENT

Project No.:  
0017-1

Sheet No.:

## A0.01





| Date: | Issue Set: |
|-------|------------|
|       |            |
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|--------------|------------------------|
| Date:        | 2017-10-06 ENTITLEMENT |
| Project No.: | 0017-11                |
| Sheet No.:   |                        |



| Luminaire Schedule |     |       |     |  | Description                                                        |
|--------------------|-----|-------|-----|--|--------------------------------------------------------------------|
| Symbol             | Qty | Label | LLF |  |                                                                    |
| 11                 | OA  | 0.910 |     |  | CREE - OSQ-A-NM-3ME-K-57K-UL-STD/OSQ-DA-STD/22FT SSS POLE/3FT BASE |
| 16                 | WA  | 0.910 |     |  | CREE - XSPWA03MC-U-STD                                             |
| 3                  | WB  | 0.910 |     |  | CREE - XSPWA-3MG-U-STD                                             |
| 3                  | RA  | 0.910 |     |  | HALO COMMERCIAL - PD610D010B- PDM6B840-64VH                        |

TYPICAL LED AREA LIGHT MOUNTED ON WALL  
APPROXIMATELY 20" ABOVE FINISH FLOOR

FUTURE  
TRUCK LOADING  
AREA

POTENTIAL 37,600 S.E.  
WAREHOUSE EXPANSION

FUTURE TRUCKING &  
FIRE APPARATUS ACCESS ROAD

33' TALL PRECAST WALL WAREHOUSE AREA  
ESFR SPRINKLER SYSTEM BACK STORAGE TO 28' HEIGHT  
153,170 G.S.F. TOTAL BUILDING FOOTPRINT AREA

TYPICAL LED AREA LIGHT MOUNTED ON POLE &  
3' HIGH CONCRETE BASE

PUBLIC SIDE WALK

BUILDING SETBACK LINE

Proposed Site Plan Lots 1 & 2 Willow Creek  
SCALE: 1" = 40'-0"

### OSQ Series

OSQ™ LED Area/Flood Luminaires - Medium

#### Product Description

The OSQ™ Area/Flood Luminaires boasts extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged and constructed with an integral, weatherlight LED driver component. Rugged mounting configurations allow simple installation. Its slim, low-profile design reduces wind load requirements and allows easy access to the air provided via ducts. Additionally, the 1" high power dissipator is suitable upgrade for HID applications up to 400 Watt, and the 1" input power dissipator is a suitable upgrade for HID applications up to 600 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and general lighting.

#### Performance Summary

Non-Delay™ Precision Delivery Grid™ optics.

Assembled in the U.S.A. of U.S. and imported parts.

Initial Delivered Lumens: Up to 17,251\*

Efficiency: Up to 141 LPW

DRB Maximum: 10,000, 3000K & 5700K, 3000K asymmetric optical, 90-120°/3000K symmetric optical.

CEC: 3000K 141, 3000K 140W, 3000K 141, 3000K 141, 3000K 141

Limited Warranty\*: 10 years on Luminaires/10 years on Colorfast Delivered™ finish.

\*See full warranty for complete terms.

#### Accessories

##### Field Installed

Range Guard  
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CALL DIGGERS HOTLINE  
811 or 1-800-245-8811  
WIS. STATUTE 15.01(15)(1874)  
REQUIRES 48 HRS. WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

CARDNO / JF New, Inc.  
www.cardnojnew.com  
128 Sunset Drive  
Walkerton, Indiana 46574  
Ph: 574-586-3400

6340 Cottonwood Road  
Suite A  
Fitchburg, Wisconsin 53719  
Ph: 608-661-2965

6605 Steger Road  
Suite A  
Monroe, Illinois 60449  
Ph: 708-534-3450

Economy Prairie Seed Mix

| Botanical Name                                 | Common Name       | PLS<br>Ounces/Acre |
|------------------------------------------------|-------------------|--------------------|
| Permanent Grasses:                             |                   |                    |
| <i>Andropogon gerardii</i>                     | Big Bluestem      | 16.00              |
| <i>Bouteloua curtipendula</i>                  | Side-Oats Gramma  | 18.00              |
| <i>Carex bicknellii</i> / <i>Carex brevior</i> | Prairie Sedge Mix | 1.00               |
| <i>Elymus canadensis</i>                       | Canada Wild Rye   | 16.00              |
| <i>Panicum virgatum</i>                        | Switch Grass      | 2.50               |
| <i>Schizanthus scapularis</i>                  | Little Bluestem   | 24.00              |
| <i>Sorghastrum nutans</i>                      | Indian Grass      | 18.00              |
| Total                                          |                   | 95.50              |

|                           |            |        |
|---------------------------|------------|--------|
| Temporary Cover:          |            |        |
| <i>Avena sativa</i>       | Common Oat | 360.00 |
| <i>Lolium multiflorum</i> | Annual Rye | 100.00 |
| Total                     |            | 460.00 |

|                                 |                                |       |
|---------------------------------|--------------------------------|-------|
| Forbs:                          |                                |       |
| <i>Asclepias syriaca</i>        | Common Milkweed                | 0.50  |
| <i>Asclepias tuberosa</i>       | Butterfly Milkweed             | 1.00  |
| <i>Aster laevis</i>             | Smooth Blue Aster              | 0.25  |
| <i>Aster novae-angliae</i>      | New England Aster              | 0.75  |
| <i>Chamaecrista fasciculata</i> | Partridge Pea                  | 12.00 |
| <i>Cornopsis lanceolata</i>     | Sand Coreopsis                 | 5.00  |
| <i>Echinacea purpurea</i>       | Broad-Leaved Purple Coneflower | 7.50  |
| <i>Helianthus annuus</i>        | False Sunflower                | 0.25  |
| <i>Lupinus perennis</i>         | Wild Lupine                    | 0.50  |
| <i>Monarda fistulosa</i>        | Wild Bergamot                  | 0.25  |
| <i>Pycnanthemum tenuifolium</i> | Common Mountain Mint           | 0.50  |
| <i>Ratibida pinnata</i>         | Yellow Coneflower              | 3.50  |
| <i>Rudbeckia hirta</i>          | Black-Eyed Susan               | 8.00  |
| Total                           |                                | 40.00 |

NATIVE PRAIRIE SEED MIX

LOT 1  
S.M. NO. 5760  
ER: JALT CAPITAL  
STMENT CO LLC

SHADE TREES (DECIDUOUS)

|     |                               |
|-----|-------------------------------|
| ABM | Autumn Blaze Maple            |
| PH  | Prairie Pride Hackberry       |
| SHL | Skyline Honeylocust           |
| AGM | Autumn Gold Maidenhair        |
| ECT | Espresso Kentucky Coffee Tree |
| SWO | Swamp White Oak               |
| VFE | Valley Forge American Elm     |

ORNAMENTAL TREES (DECIDUOUS)

|     |                                |
|-----|--------------------------------|
| TFC | Tina Flowering Crabapple       |
| CFP | Chanticleer Flowering Pear     |
| JTL | Ivory Silk Japanese Tree Lilac |

EVERGREEN TREES

|     |                    |
|-----|--------------------|
| NS  | Norway Spruce      |
| BHS | Black Hills Spruce |
| DFI | Douglas Fir        |

EVERGREEN SHRUBS

|      |                               |
|------|-------------------------------|
| SGJ  | Sea Green Juniper             |
| KCPJ | Kallay Compact Pfizer Juniper |
| GSI  | Green Sargent Juniper         |

DECIDUOUS SHRUBS

|      |                           |
|------|---------------------------|
| UH   | Unique Hydrangea          |
| GLS  | Gro Low Fragrant Sumac    |
| PPSR | Pink Pavement Series Rose |

ORNAMENTAL GRASSES

|      |                               |
|------|-------------------------------|
| SVMG | Silver Variegated Maidengrass |
| RSG  | Red Switch Grass              |

HERBACEOUS PERENNIALS

|      |                                |
|------|--------------------------------|
| HRD  | Happy Returns Daylily          |
| PPCB | Palace Purple Coralbells       |
| CBIS | Caesars' Brother Siberian Iris |
| MNS  | May Night Salvia               |

PLANT ABBREVIATIONS

OWNER: MLG  
GERMANTOWN  
INVESTMENT LLC

EDGE OF WATER  
EL=851.6  
08/28/17

N90°00'00"E 559.22'

WETLAND SETBACK MITIGATION AREA  
Remove any noxious and/or invasive species  
(i.e. Buckthorn, Honeysuckle, Canary Grass,  
Boxelder, & Thistle), and dead shrubs BY HAND  
METHODS: No mechanical machinery in the  
setback areas. Mitigation occurs in impacted areas  
of the required 25' Wetland Setback areas only.

PROPOSED  
BUILDING  
153,253 SF | FFE=860.95  
SEE ARCHITECTURAL PLANS FOR  
ADDITIONAL INFORMATION

WILLOW CREEK WAY  
(VARIABLE ROW)

APPLETON AVENUE  
STATE TRUNK HIGHWAY "175"  
ASPHALT PAVEMENT

PROPOSED LOT 5  
C.S.M. NO.  
OWNER: MLG  
GERMANTOWN  
INVESTMENT LLC

PROPOSED OUTLOT 3  
C.S.M. NO.  
OWNER: MLG  
GERMANTOWN  
INVESTMENT LLC

OVERALL LANDSCAPE PLAN

Scale: 1" = 40'0"

**CONSORTIUM ae**  
an architectural engineering partnership  
the Consortium ae LLC  
735 N Water Street Suite 1228 | Milwaukee | WI 53202 | Greg Prosen, Principal  
TELEPHONE 414.466.1753  
www.consortiumae.com

**FOUNDERS 3**  
REAL ESTATE SERVICES  
Project:  
**DISCOUNT RAMPS**  
**DiscountRamps**  
Ramps & so much more

N102 W19400 WILLOW  
CREEK WAY  
Location:  
GERMANTOWN WI

**WEAS**  
DEVELOPMENT

Sheet:  
**OVERALL  
LANDSCAPE PLAN**

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Date:  
2017-10-06 ENTITLEMENT

Project No.:  
0017-11

Sheet No.:

**L1.0**

**HELLER &  
ASSOCIATES, LLC**  
LANDSCAPE ARCHITECTURE

One Redwood Court  
Racine, Wisconsin 53402  
ph 262.639.9733  
fx 262.639.9737  
david@wdavidheller.com





CALL DIGGERS HOTLINE  
811 or 1-800-242-8511  
MILWAUKEE 252-1181  
WIS. STATUTE 185.075(1874)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

CARDNO / JF New, Inc.  
www.cardnojfnew.com  
128 Sunset Drive  
Walkerton, Indiana 46574  
Ph: 574-586-3400

6140 Cottonwood Road  
Suite A  
Fitchburg, Wisconsin 53719  
Ph: 608-661-2965

6605 Steger Road  
Suite A  
Monee, Illinois 60449  
Ph: 708-534-3450

Stormwater Seed Mix  
For Use on Stormwater Management Ponds (SMP) side slopes to Normal Water Line (NWL)

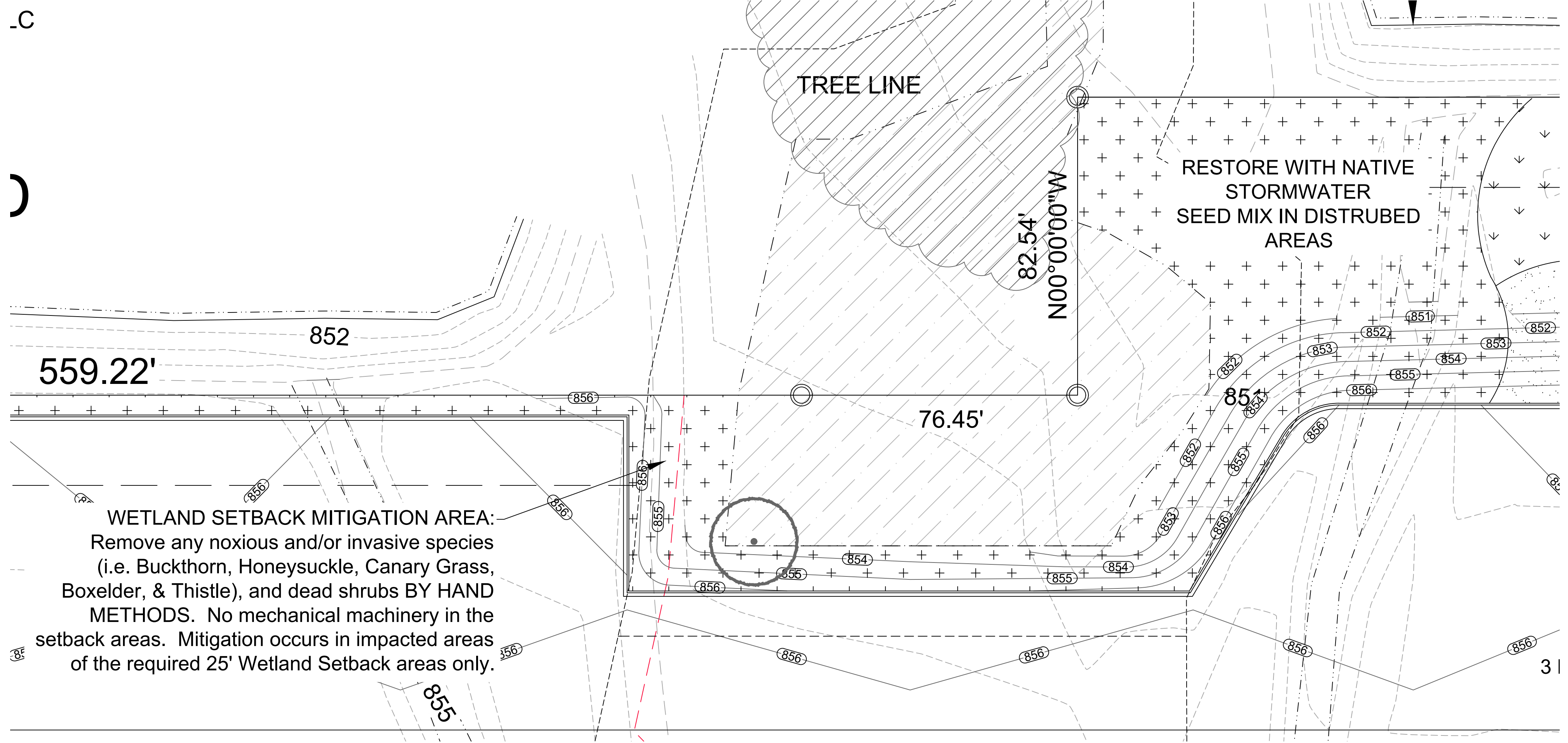
| Botanical Name                                   | Common Name           | PLS<br>Ounces/Acre |
|--------------------------------------------------|-----------------------|--------------------|
| <b>Permanent Grasses/Sedges/Rushes:</b>          |                       |                    |
| <i>Carex cristatella</i>                         | Crested Oval Sedge    | 1.00               |
| <i>Carex frankii</i>                             | Bristly Cattail Sedge | 1.00               |
| <i>Carex lurida</i>                              | Bottlebrush Sedge     | 2.00               |
| <i>Carex sparganioides</i> v. <i>cephaloides</i> | Rough-Clustered Sedge | 2.00               |
| <i>Carex vulpinoidea</i>                         | Brown Fox Sedge       | 6.00               |
| <i>Eleocharis ovata</i>                          | Blunt Spike Rush      | 0.50               |
| <i>Elymus virginicus</i>                         | Virginia Wild Rye     | 12.00              |
| <i>Glyceria striata</i>                          | Fowl Manna Grass      | 1.25               |
| <i>Juncus effusus</i>                            | Common Rush           | 1.00               |
| <i>Juncus torreyi</i>                            | Torrey's Rush         | 0.25               |
| <i>Leersia oryzoides</i>                         | Rice Cut Grass        | 1.00               |
| <i>Panicum virgatum</i>                          | Switch Grass          | 2.00               |
| <i>Scirpus atrovirens</i>                        | Dark Green Rush       | 1.00               |
| <i>Scirpus cyperinus</i>                         | Wool Grass            | 0.50               |
| <i>Scirpus fluviatilis</i>                       | River Bulrush         | 0.25               |
| <i>Scirpus validus</i>                           | Great Bulrush         | 6.00               |
| <b>Total</b>                                     |                       | <b>45.75</b>       |

|                           |            |               |
|---------------------------|------------|---------------|
| <b>Temporary Cover:</b>   |            |               |
| <i>Avena sativa</i>       | Common Oat | 360.00        |
| <i>Lolium multiflorum</i> | Annual Rye | 116.00        |
| <b>Total</b>              |            | <b>476.00</b> |

|                                |                              |              |
|--------------------------------|------------------------------|--------------|
| <b>Forbs:</b>                  |                              |              |
| <i>Alisma</i> spp.             | Water Plantain (Various Mix) | 4.25         |
| <i>Asclepias incarnata</i>     | Swamp Milkweed               | 1.50         |
| <i>Bidens</i> spp.             | Bidens (Various Mix)         | 2.00         |
| <i>Helenium autumnale</i>      | Sneezeweed                   | 3.00         |
| <i>Mimulus ringens</i>         | Monkey Flower                | 1.00         |
| <i>Penthorum sedoides</i>      | Ditch Stonecrop              | 0.50         |
| <i>Polygonum pensylvanicum</i> | Pinkweed                     | 4.00         |
| <i>Rudbeckia subtomentosa</i>  | Sweet Black-Eyed Susan       | 1.00         |
| <i>Sagittaria latifolia</i>    | Broad-Leaf Arrowhead         | 1.00         |
| <i>Senna hebecarpa</i>         | Wild Senna                   | 1.00         |
| <i>Thalictrum dasycarpum</i>   | Purple Meadow Rue            | 2.00         |
| <b>Total</b>                   |                              | <b>21.25</b> |

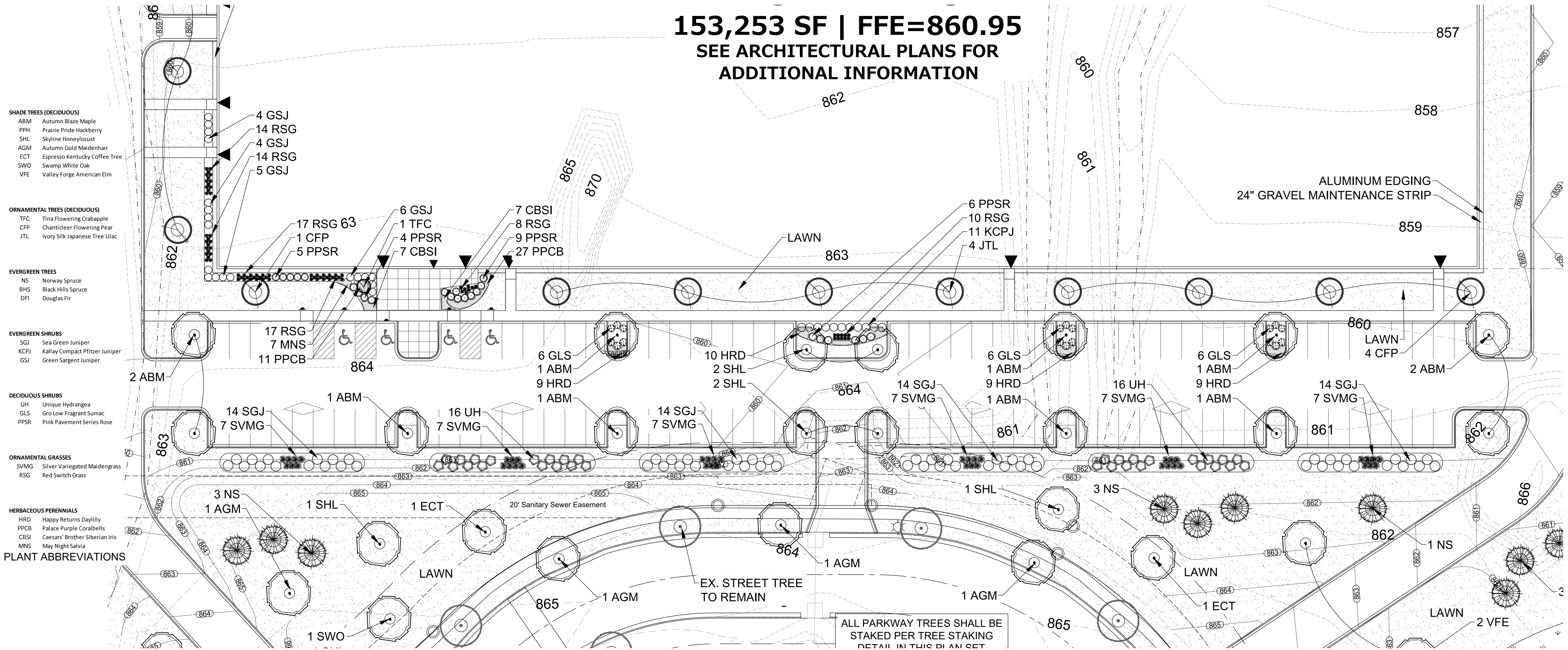
|                                                      |  |        |
|------------------------------------------------------|--|--------|
| <b>Approximate area of coverage:</b>                 |  |        |
| Total area (SF) of coverage surrounding Wetlands:    |  | 44,175 |
| Total area (acres) of coverage surrounding Wetlands: |  | 1.01   |

## STORMWATER SEED MIX



## ENLARGED WETLAND MITIGATION

Scale: 1" = 20'0"

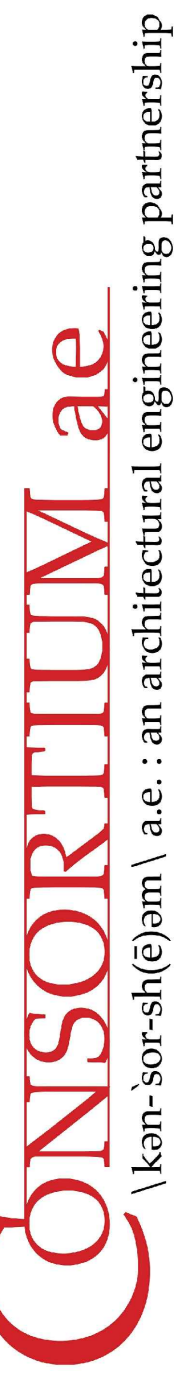


## ENLARGED LANDSCAPE PLAN

Scale: 1" = 20'0"



One Redwood Court  
Racine, Wisconsin 53402  
ph 262.639.9733  
fx 262.639.9737  
david@vwdavidheller.com



the Consortium ae LLC  
735 N Water Street Suite 1228 | Milwaukee | WI 53202 | Greg Prosser, Principal  
TELEPHONE 414.466.1783  
www.consortiumae.com



Project:  
DISCOUNT RAMPS



N102 W19400 WILLOW  
CREEK WAY

Location:  
GERMANTOWN WI



Sheet:  
ENLARGED  
LANDSCAPE PLAN

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Date:  
2017-10-06 ENTITLEMENT

Project No.:  
0017-11

Sheet No.:

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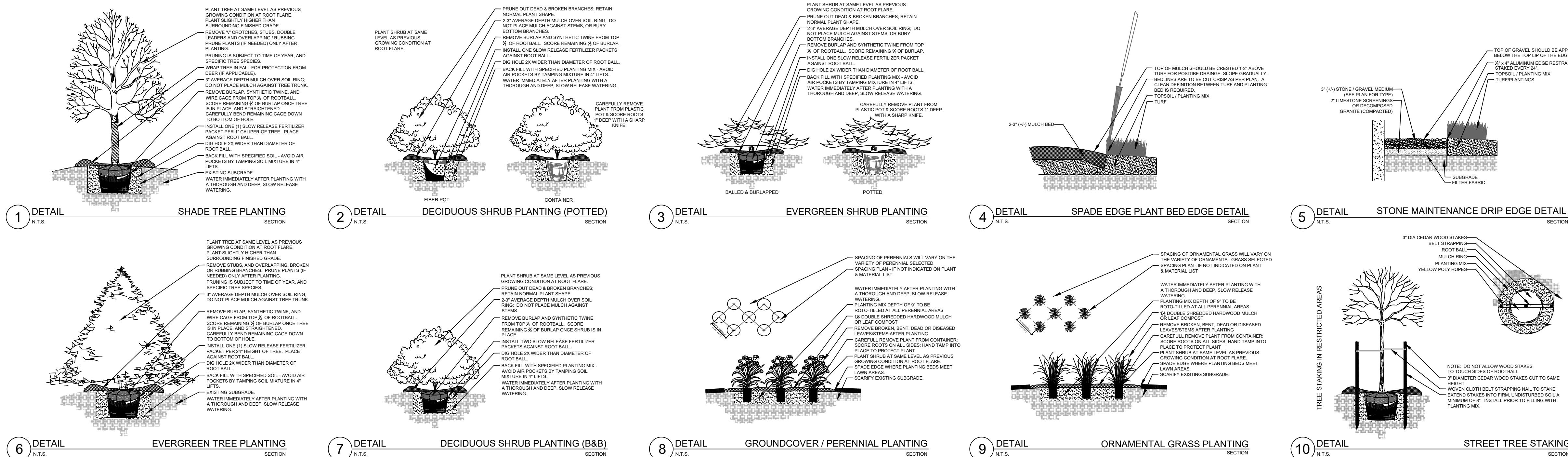
1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top  $\frac{1}{3}$  of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining  $\frac{2}{3}$  of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is  $\frac{3}{4}$  full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a  $\frac{2}{3}$  mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are  $\frac{2}{3}$  full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):  
 $\frac{3}{4}$  CY Peat Moss or Mushroom Compost  
 $\frac{1}{4}$  CY blended/pulverized Topsoil  
 $\frac{1}{4}$  CY composted manure

In roto-tilled beds only, also include in above mixture:  
2 lbs Starter Fertilizer

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones  $\frac{1}{2}$ " and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid lightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones  $\frac{1}{2}$ " or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.
- An acceptable quality seed installation is defined as having:  
No bare spots larger than one (1) square foot  
No more than 10% of the total area with bare areas larger than one (1) square foot  
A uniform coverage through all turf areas
14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807, or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
15. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.
16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
18. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

## LANDSCAPE GENERAL NOTES



## PLANT & MATERIAL SCHEDULE

| PLANT KEY                    | QUANTITY | PLANT MATERIAL PROPOSED                 |                                                    | CALIPER/HEIGHT      | ROOT        | SPECIFICATION / NOTES                                                         |
|------------------------------|----------|-----------------------------------------|----------------------------------------------------|---------------------|-------------|-------------------------------------------------------------------------------|
|                              |          | BOTANICAL NAME                          | COMMON NAME                                        | SIZE                |             |                                                                               |
| Proposed Landscape Materials |          |                                         |                                                    |                     |             |                                                                               |
| SHADE TREES (DECIDUOUS)      |          |                                         |                                                    |                     |             |                                                                               |
| ABM                          | 11       | Acer xfreemanii 'Autumn Blaze'          | Autumn Blaze Maple                                 | 2.5"                | B&B         | Straight central leader, full and even crown. Prune only after planting       |
| PPH                          | 4        | Celtis occidentalis 'Prairie Pride'     | Prairie Pride Hackberry                            | 2.5"                | B&B         | Straight central leader, full and even crown. Prune only after planting       |
| SHL                          | 8        | Gleditsia triacanthos 'Skyline'         | Skyline Honeylocust                                | 2.5"                | B&B         | Straight central leader, full and even crown. Prune only after planting       |
| AGM                          | 6        | Ginkgo biloba 'Autumn Gold'             | Autumn Gold Maidenhair                             | 2.5"                | B&B         | Straight central leader, full and even crown. Prune only after planting       |
| ECT                          | 6        | Gymnocladus dioica 'Espresso-JFS'       | Espresso Kentucky Coffee Tree                      | 2.5"                | B&B         | Straight central leader, full and even crown. Prune only after planting       |
| SWO                          | 5        | Quercus bicolor                         | Swamp White Oak                                    | 2.5"                | B&B         | Straight central leader, full and even crown. Prune only after planting       |
| VFE                          | 5        | Ulmus americana 'Valley Forge'          | Valley Forge American Elm                          | 2.5"                | B&B         | Straight central leader, full and even crown. Prune only after planting       |
| PLANT KEY                    | QUANTITY | PLANT MATERIAL PROPOSED                 |                                                    | CALIPER/HEIGHT SIZE | ROOT        | SPECIFICATION / NOTES                                                         |
|                              |          | BOTANICAL NAME                          | COMMON NAME                                        | SIZE                |             |                                                                               |
| ORNAMENTAL TREES (DECIDUOUS) |          |                                         |                                                    |                     |             |                                                                               |
| TFC                          | 1        | Malus sargentii 'Tina'                  | Tina Flowering Crabapple                           | 7-8' H              | B&B         | Well balanced multi-stemmed tree with minimum four canes, and full appearance |
| CFP                          | 5        | Pyrus calleryana 'Chanticleer'          | Chanticleer Flowering Pear                         | 2.5"                | B&B         | Straight central leader, full and even crown. Prune only after planting       |
| JTL                          | 8        | Syringa reticulata 'Ivory Silk'         | Ivory Silk Japanese Tree Lilac                     | 2.5"                | B&B         | Straight central leader, full and even crown. Prune only after planting       |
| PLANT KEY                    | QUANTITY | PLANT MATERIAL PROPOSED                 |                                                    | HEIGHT SIZE         | ROOT        | SPECIFICATION / NOTES                                                         |
|                              |          | BOTANICAL NAME                          | COMMON NAME                                        | SIZE                |             |                                                                               |
| EVERGREEN TREES              |          |                                         |                                                    |                     |             |                                                                               |
| NS                           | 7        | Picea abies                             | Norway Spruce                                      | 7-8'                | B&B         | Evenly shaped tree with branching to the ground                               |
| BHS                          | 16       | Picea densata 'glauca'                  | Black Hills Spruce                                 | 7-8'                | B&B         | Evenly shaped tree with branching to the ground                               |
| DFI                          | 7        | Pseudotsuga menziesii                   | Douglas Fir                                        | 6-7'                | B&B         | Evenly shaped tree with branching to the ground                               |
| PLANT KEY                    | QUANTITY | PLANT MATERIAL PROPOSED                 |                                                    | SHRUB SIZE (HEIGHT) | ROOT/ CONT. | SPECIFICATION / NOTES                                                         |
|                              |          | BOTANICAL NAME                          | COMMON NAME                                        | SIZE (HEIGHT)       |             |                                                                               |
| EVERGREEN SHRUBS             |          |                                         |                                                    |                     |             |                                                                               |
| SGJ                          | 56       | Juniperus chinensis 'Sea Green'         | Sea Green Juniper                                  | #5                  | Cont.       | Full rounded well branched shrub                                              |
| KCPJ                         | 11       | Juniperus chinensis 'Kallay'            | Kallay Compact Pfitzer Juniper                     | #5                  | Cont.       | Full rounded well branched shrub                                              |
| GSJ                          | 19       | Juniperis chinensis sargentii 'Viridis' | Green Sargent Juniper                              | #5                  | Cont.       | Full rounded well branched shrub                                              |
| PLANT KEY                    | QUANTITY | PLANT MATERIAL PROPOSED                 |                                                    | SHRUB SIZE (HEIGHT) | ROOT/ CONT. | SPECIFICATION / NOTES                                                         |
|                              |          | BOTANICAL NAME                          | COMMON NAME                                        | SIZE (HEIGHT)       |             |                                                                               |
| DECIDUOUS SHRUBS             |          |                                         |                                                    |                     |             |                                                                               |
| UH                           | 32       | Hydrangea paniculata 'Unique'           | Unique Hydrangea                                   | #5                  | Cont.       | Full, well rooted plant, evenly shaped                                        |
| GLS                          | 18       | Rhus aromatica 'Gro-Low'                | Gro Low Fragrant Sumac                             | #5                  | Cont.       | Full, well rooted plant, evenly shaped                                        |
| PPSR                         | 24       | Rosa rugosa 'Pink Pavement'             | Pink Pavement Series Rose                          | 18"                 | Cont.       | Full, well rooted plant, evenly shaped                                        |
| PLANT KEY                    | QUANTITY | PLANT MATERIAL PROPOSED                 |                                                    | CONTAINER SIZE      |             | SPECIFICATION / NOTES                                                         |
|                              |          | BOTANICAL NAME                          | COMMON NAME                                        | SIZE                |             |                                                                               |
| ORNAMENTAL GRASSES           |          |                                         |                                                    |                     |             |                                                                               |
| SVMG                         | 42       | Miscanthis sinensis 'Morning Light'     | Silver Variegated Maidengrass                      | #1                  | Cont.       | Full, well rooted plant                                                       |
| RSG                          | 80       | Panicum virgatum 'Rotstrahlbusch'       | Red Switch Grass                                   | #1                  | Cont.       | Full, well rooted plant                                                       |
| PLANT KEY                    | QUANTITY | PLANT MATERIAL PROPOSED                 |                                                    | CONTAINER SIZE      |             | SPECIFICATION / NOTES                                                         |
|                              |          | BOTANICAL NAME                          | COMMON NAME                                        | SIZE                |             |                                                                               |
| HERBACEOUS PERENNIALS        |          |                                         |                                                    |                     |             |                                                                               |
| HRD                          | 37       | Hemerocallis 'Happy Returns'            | Happy Returns Daylilly                             | #1                  | Cont.       | Full, well rooted plant, evenly shaped                                        |
| PPCB                         | 38       | Heuchera micrantha 'Palace Purple'      | Palace Purple Coralbells                           | #1                  | Cont.       | Full, well rooted plant, evenly shaped                                        |
| CBSI                         | 14       | Iris sibirica 'Caesars' Brother'        | Caesars' Brother Siberian Iris                     | #1                  | Cont.       | Full, well rooted plant, evenly shaped                                        |
| MNS                          | 7        | Salvia xsupeba 'May Night'              | May Night Salvia                                   | #1                  | Cont.       | Full, well rooted plant, evenly shaped                                        |
| LAWN                         | 18,040   | Lawn Establishment Area / Grading Area  |                                                    |                     | SY          | Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)                      |
|                              | 422,855  | Erosion Matting for sloped seeded areas |                                                    |                     | SF          | EroTex DS75 Erosion Control Blanket (or approved equal)                       |
| SWSM                         | 35,700   | Stormwater Seed Mix                     |                                                    |                     | SF          | Cardno/JFNew Stormwater Seed Mix                                              |
| PRAIRIE                      | 224,850  | Native Prairie Seed Mix                 |                                                    |                     | SF          | Cardno/JFNew Economy Prairie Seed Mix                                         |
| Hardscape Materials          |          |                                         |                                                    |                     |             |                                                                               |
|                              | 32       | Heritage River Gravel                   | Area: 2,280 SF                                     |                     | TN          | 2" depth                                                                      |
|                              | 1160     | Aluminum Edge Restraint (gravel areas)  | Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish |                     | LF          |                                                                               |
|                              | 2280     | Landscape Fabric                        | SF                                                 |                     | SF          |                                                                               |
|                              | 77       | Shredded Hardwood Mulch (3" depth)      | Area: 8,300 SF                                     |                     | CY          | Bark Mulch; apply Preemergent after installation of mulch                     |
|                              | 51       | Soil Amendments (2" depth)              | Area: 8,300 SF                                     |                     | CY          |                                                                               |
|                              | 1325     | Pulverized Topsoil (Lawn Area)          | Area: 431,370 SF                                   |                     | CY          |                                                                               |
|                              | 51       | Pulverized Topsoil (2" over bed areas)  | Area: 8,300 SF                                     |                     | CY          |                                                                               |

### Seed Compositions:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807):

- 10% Mid Atlantic Kentucky Bluegrass
- 20% Merit Kentucky Bluegrass
- 20% Boreal Red Fescue
- 20% Pennant Fine Perennial Ryegrass
- 10% Atlantis Kentucky Bluegrass
- 10% Dragon Kentucky Bluegrass
- 10% Palmer III Fine Perennial Ryegrass

Seed at rate of 3# per 1000 SF



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: EP

REVIEWED: MM

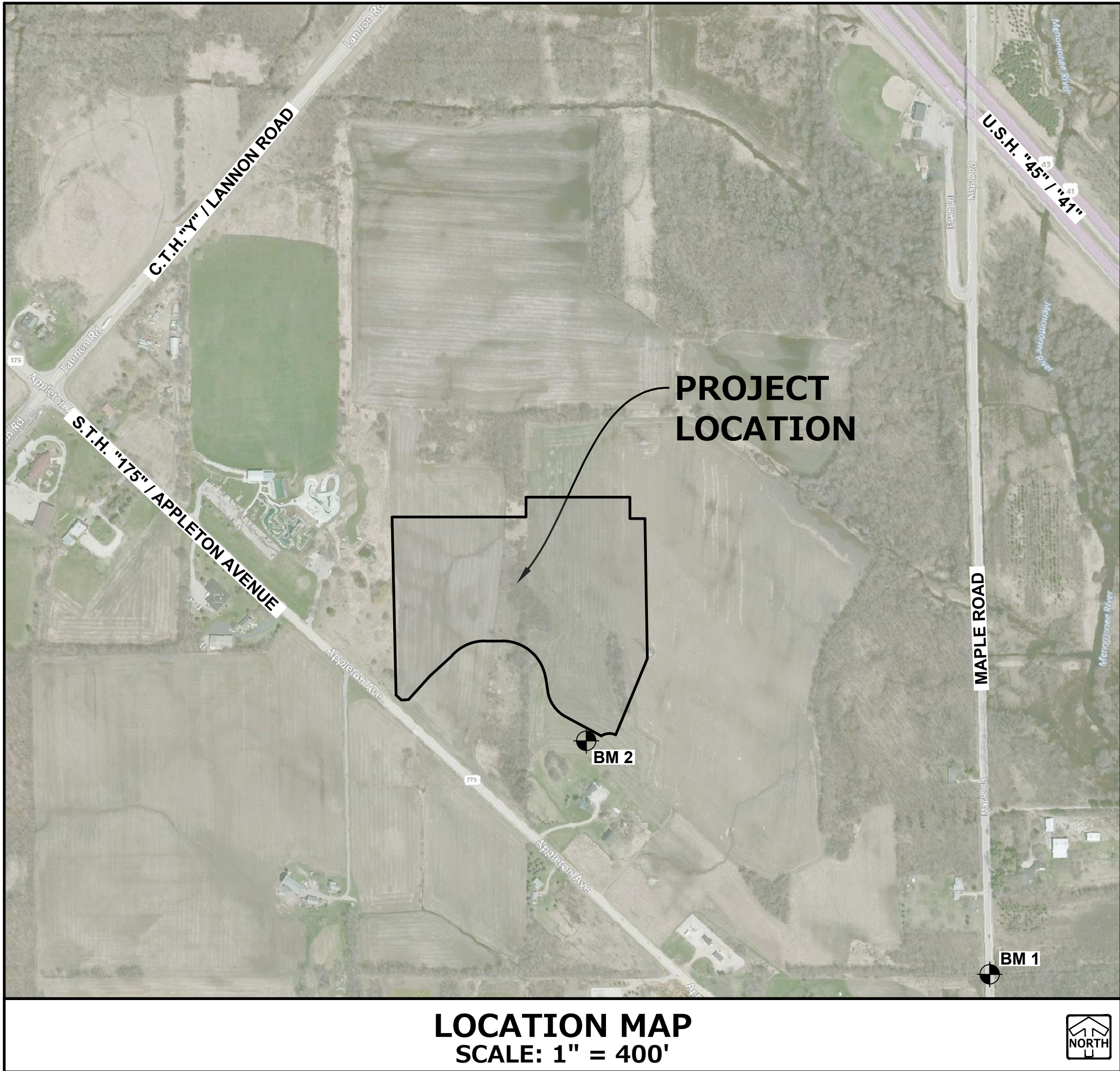
DATE: 01/11/2017

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS  
FOR  
**DISCOUNT RAMPS**  
GERMANTOWN, WI  
PLANS PREPARED  
FOR



| LEGEND                                  |          |          |
|-----------------------------------------|----------|----------|
|                                         | EXISTING | PROPOSED |
| SANITARY SEWER MANHOLE                  |          |          |
| STORM SEWER MANHOLE                     |          |          |
| STORM SEWER AREA DRAIN                  |          |          |
| STORM SEWER INLET (ROUND CASTING)       |          |          |
| STORM SEWER INLET (RECTANGULAR CASTING) |          |          |
| PRECAST FLARED END SECTION              |          |          |
| CONCRETE HEADWALL                       |          |          |
| AIR RELEASE ASSEMBLY                    |          |          |
| VALVE BOX                               |          |          |
| FIRE HYDRANT                            |          |          |
| BUFFALO BOX                             |          |          |
| CLEANOUT                                |          |          |
| SANITARY SEWER                          |          |          |
| FORCE MAIN                              |          |          |
| STORM SEWER                             |          |          |
| DRAIN TILE                              |          |          |
| WATER MAIN                              |          |          |
| UTILITY CROSSING                        |          |          |
| LIGHTING                                |          |          |
| ELECTRICAL CABLE                        |          |          |
| OVERHEAD WIRES                          |          |          |
| CAUTION EXISTING UTILITIES NEARBY       |          |          |
| ELECTRICAL TRANSFORMER OR PEDESTAL      |          |          |
| POWER POLE                              |          |          |
| POWER POLE WITH LIGHT                   |          |          |
| STREET SIGN                             |          |          |
| GAS MAIN                                |          |          |
| TELEPHONE LINE                          |          |          |
| CONTOUR                                 |          |          |
| SPOT ELEVATION                          |          |          |
| WETLANDS                                |          |          |
| FLOODWAY                                |          |          |
| FLOODPLAIN                              |          |          |
| HIGH WATER LEVEL (HWL)                  |          |          |
| NORMAL WATER LEVEL (NWL)                |          |          |
| DIRECTION OF SURFACE FLOW               |          |          |
| DITCH OR SWALE                          |          |          |
| DIVERSION SWALE                         |          |          |
| OVERFLOW RELIEF ROUTING                 |          |          |
| TREE WITH TRUNK SIZE                    |          |          |
| SOIL BORING                             |          |          |
| TOPSOIL PROBE                           |          |          |
| FENCE LINE, TEMPORARY SILT              |          |          |
| FENCE LINE, WIRE                        |          |          |
| FENCE LINE, CHAIN LINK OR IRON          |          |          |
| FENCE LINE, WOOD OR PLASTIC             |          |          |
| CONCRETE SIDEWALK                       |          |          |
| CURB AND GUTTER                         |          |          |
| DEPRESSED CURB                          |          |          |
| REVERSE PITCH CURB & GUTTER             |          |          |
| EASEMENT LINE                           |          |          |

| ABBREVIATIONS |                     |     |                                |
|---------------|---------------------|-----|--------------------------------|
| BL            | BASE LINE           | NWL | NORMAL WATER LEVEL             |
| C             | LONG CHORD OF CURVE | PC  | POINT OF CURVATURE             |
| C & G         | CURB AND GUTTER     | PT  | POINT OF TANGENCY              |
| CB            | CATCH BASIN         | PVI | POINT OF VERTICAL INTERSECTION |
| CL            | CENTERLINE          | R   | RADIUS                         |
| D             | DEGREE OF CURVE     | ROW | RIGHT-OF-WAY                   |
| ED            | EDGE OF PAVEMENT    | SAN | SANITARY SEWER                 |
| FF            | FINISHED FLOOR      | ST  | STORM SEWER                    |
| FG            | FINISHED GRADE      | T   | TANGENCY OF CURVE              |
| FL            | FLOW LINE           | TB  | TOP OF BANK                    |
| FP            | FLOODPLAIN          | TC  | TOP OF CURB                    |
| FR            | FRAME               | TF  | TOP OF FOUNDATION              |
| FW            | FLOODWAY            | TP  | TOP OF PIPE                    |
| HWL           | HIGH WATER LEVEL    | TS  | TOP OF SIDEWALK                |
| INV           | INVERT              | TW  | TOP OF WALK                    |
| L             | LENGTH OF CURVE     | WM  | WATER MAIN                     |
| MH            | MANHOLE             | Δ   | INTERSECTION ANGLE             |



| GENERAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCIES LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.                                                                                                                                                                                                                                                                                                                                       | 8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.                                                                                                       |
| 2. A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC DATED JUNE 5, 2017. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER. | 9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. |
| 3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.                                                                                                                                                                                                                                               |
| 4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.                                                                                                                                                                                                        |
| 5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.                                                                                                                                                                                                                                                                 |
| 6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.                                                                                                                                                                                                                                                                                                                                                                                                          | 13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."                                                                                                                                                                                                                                                   |
| 7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.                                                                                                                                                                                                                                                                                                                        | 14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.                                                                                                                                                                                                                                                                                                                     |

PROJECT TEAM CONTACTS

|                                                                                                                                                          |                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CIVIL ENGINEER:</b><br>ADAM ARTZ, P.E.<br>PINNACLE ENGINEERING GROUP<br>15850 BLUEMOUND ROAD, SUITE 210<br>BROOKFIELD, WI 53005<br>(262) 754-8888     | <b>ARCHITECT:</b><br>GREGG M. PROSSEN, PE LEED-AP<br>CONSORTIUM ae LLC<br>735 NORTH WATER, SUITE 1228<br>MILWAUKEE, WI 53202<br>(414) 406-7625 |
| <b>SURVEYOR:</b><br>JOHN KONOPACKI, P.L.S.<br>PINNACLE ENGINEERING GROUP<br>15850 W. BLUEMOUND ROAD, SUITE 210<br>BROOKFIELD, WI 53005<br>(262) 754-8888 | <b>APPLICANT:</b><br>DOUG WEAS<br>WEAS DEVELOPMENT<br>172 NORTH BROADWAY, SUITE 300<br>MILWAUKEE, WI 53202<br>(414) 276-5555                   |

BENCHMARKS

|                                                                                                                                                       |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>VERTICAL DATUM:</b>                                                                                                                                | NGVD 29  |
| <b>HORIZONTAL DATUM:</b>                                                                                                                              | NAD 1927 |
| <b>BM 1: CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ SECTION 32, TOWN 9 NORTH, RANGE 20 EAST, ELEVATION = 845.15.</b> |          |
| <b>BM 2: NW FLANGE BOLT ARROW ON HYDRANT, ELEVATION = 864.62</b>                                                                                      |          |

INDEX OF SHEETS

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REQUIRED SUBMITTALS FOR APPROVAL

- HOT MIX ASPHALT - MIX DESIGN
- CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN
- PAVEMENT STONE BASE COURSE - GRADATION
- PIPE BEDDING & TRENCH BACKFILL - GRADATION
- MANHOLE BACKFILL - GRADATION
- PAVEMENT MARKING PAINT

REQUIRED SUBMITTALS FOR RECORDS

- WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
- SANITARY SEWER PIPE & FITTINGS
- STORM SEWER PIPE, STRUCTURES, & FITTINGS
- TRACER WIRE
- UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
- ADA SIGN & TRUNCATED DOMES, PAINT & STENCILS
- CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>DIGGERS HOTLINE</b><br>Toll Free (800) 242-8511<br>Milwaukee Area (414) 258-1181<br>Hearing Impaired TDD (800) 542-2289<br>www.DiggersHotline.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| EXPIRATION DATE: July 31, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| <b>PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION</b><br>PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.<br>FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION. |  |

DISCOUNT RAMPS  
GERMANTOWN, WI

COVER SHEET

REVISIONS

|   |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|
| 1 |  |  |  |  |  |  |  |  |  |
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SHEET  
C-1  
of  
C-10

COVER SHEET

www.pinnacle-engr.com



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EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP AND CHAPUT LAND SURVEYS, LLC. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

DEMOLITION & CLEARING

- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK, AND NECESSARY PERMITS ARE OBTAINED.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL, (E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
- PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS, PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
- PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
- ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST, USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
- PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
- PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
- WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
- COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

SITE AND DIMENSIONAL PLAN NOTES

- ALL DIMENSIONS ARE EDGE OF PAVEMENT, SHOULDER, OR CENTER OF LANE LINE UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED, CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
- BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES AS DEPICTED IN THE PLANS.
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
- REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
- SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR MARKING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS-  
  
CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.  
  
WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.  
  
CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.  
  
BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.  
  
SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.  
  
ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.  
  
SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES/ANomalies TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.  
  
CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.  
  
THE CONTRACTOR MAY SOLOICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTORATIVE OF THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL, OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "DIGGERS HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF GERMANTOWN CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BEDDING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.
- SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP OR ANY OTHER REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF GERMANTOWN SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- FIELD TIE CONNECTION - ALL FIELD TIE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINE LENGTHS BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION, TO COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
- STORM SEWER SPECIFICATIONS -  
  
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:  
  
HEIGHT OF COVER (FEET):     0-2   2-3   3-6   6-15   15-25   25+  
MINIMUM CONCRETE PIPE CLASSIFICATION:     IV   III   II   III   IV   ENGINEER TO SPECIFY  
  
HIGH DENSITY DUAL-WALL POLYETHYLENE 12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF ASHOTO DESIGNATION M-204 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS 5546 MEETING ASHOTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.  
  
INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NENAH R-1580 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.  
  
PAVEMENT AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS". MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.  
  
IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
- WATER MAIN SPECIFICATIONS -  
  
PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.  
  
HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS". THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.  
  
BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".  
  
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".  
  
MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF PLEASANT PRAIRIE. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.  
  
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
- WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
- TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(26) OF THE STATUTES. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
- SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-5067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMPs PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED SWMP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON 8-A IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCARIFIED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE PROPER AUTHORITIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT ALL INLET LOCATIONS WITHIN STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:  
  
PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.  
  
BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.  
  
DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMPs PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICHEVER OCCURS FIRST.
- MAINTAIN SILT EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED, WHICH EVER OCCURS FIRST.
- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN 575BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/RE-ACED.
- SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

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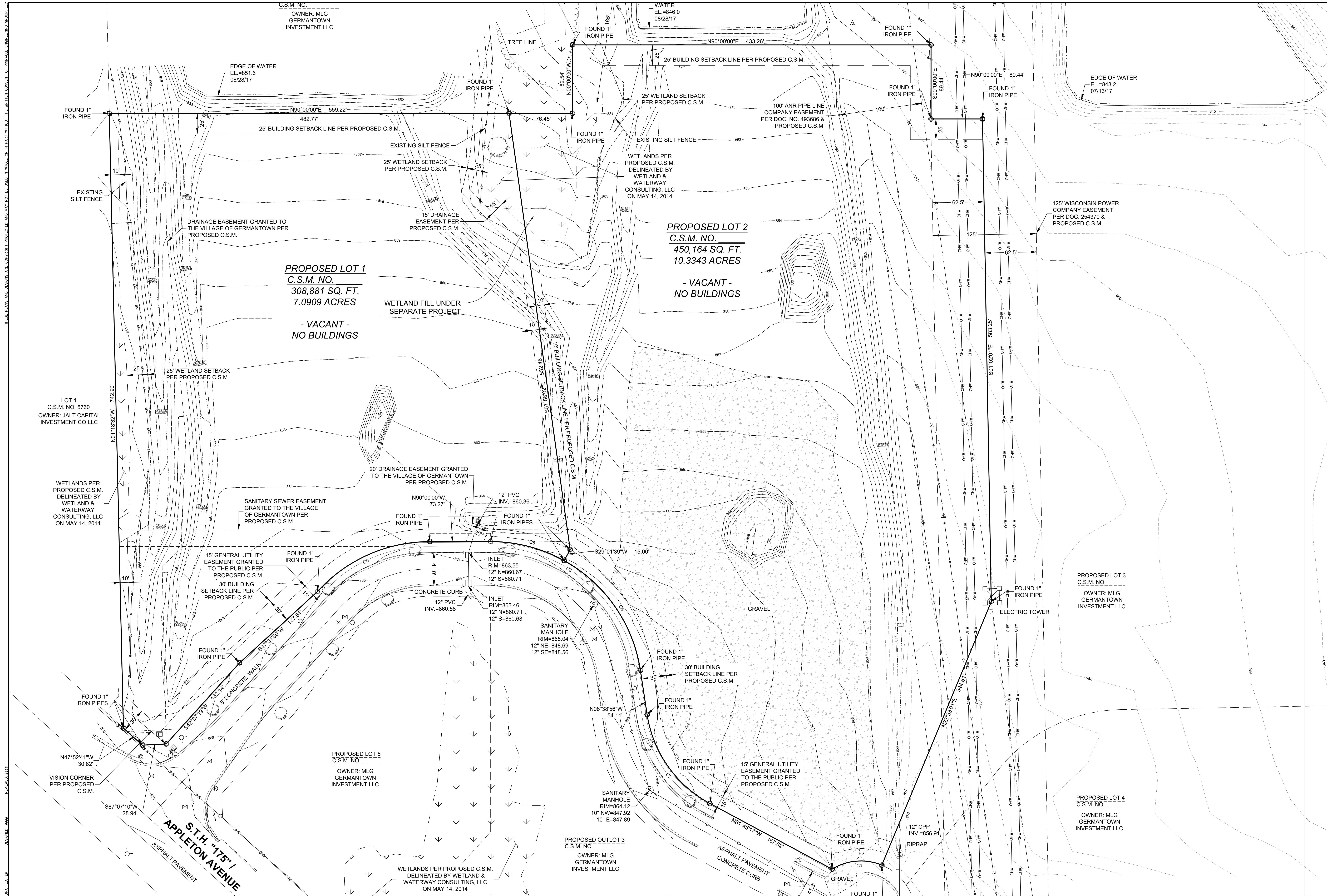


## EXISTING CONDITIONS

**FOR REVIEW ONLY**



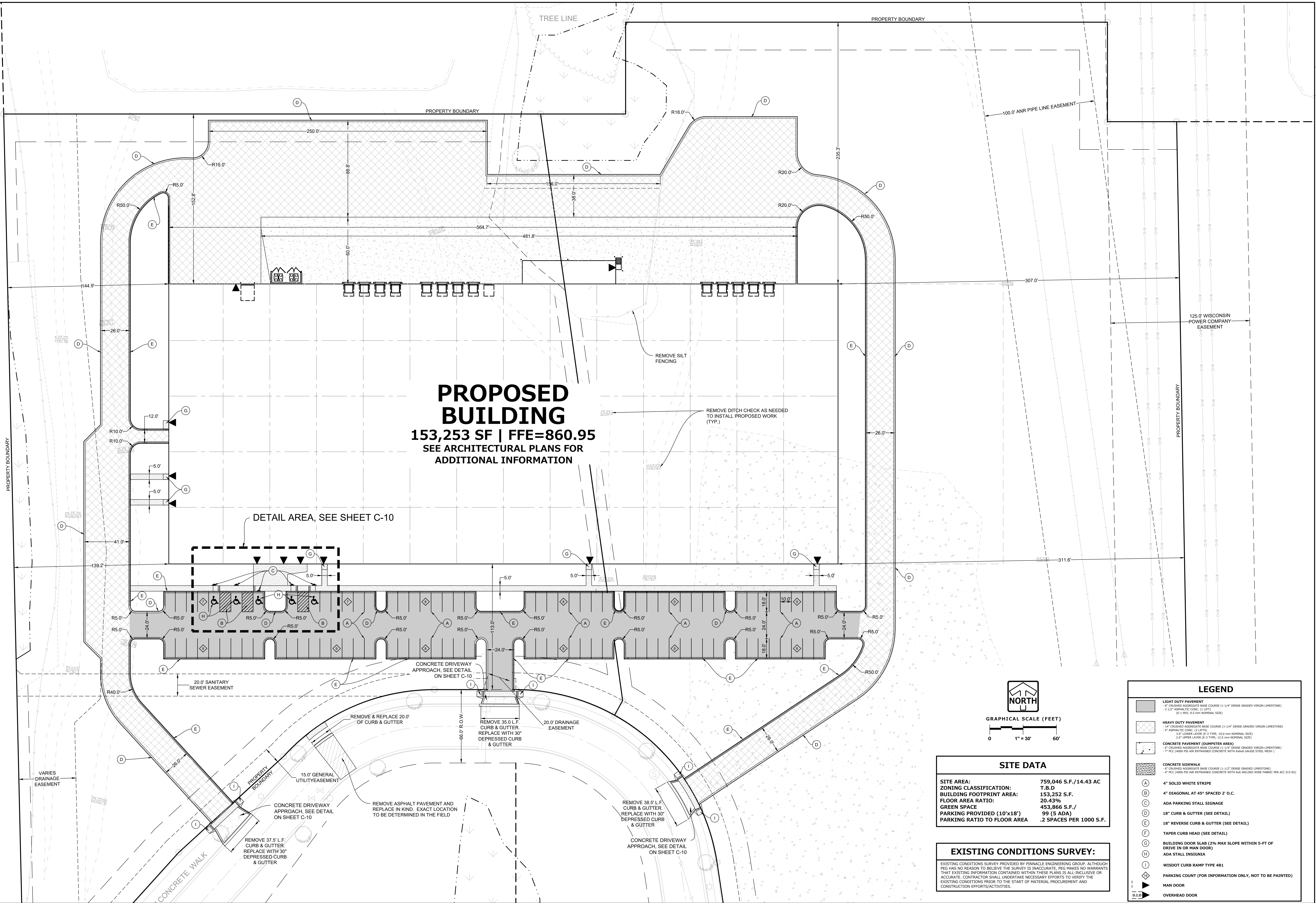
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DESIGNED: EP  
DRAWN: JH  
REVIEWED: JH



**PROPOSED  
BUILDING**  
153,253 SF | FFE=860.95  
SEE ARCHITECTURAL PLANS FOR  
ADDITIONAL INFORMATION

DETAIL AREA, SEE SHEET C-10



GRAPHICAL SCALE (FEET)  
0 1" = 30' 60'

| SITE DATA                   |                         |
|-----------------------------|-------------------------|
| SITE AREA:                  | 759,046 S.F./14.43 AC   |
| ZONING CLASSIFICATION:      | T.B.D                   |
| BUILDING FOOTPRINT AREA:    | 153,252 S.F.            |
| FLOOR AREA RATIO:           | 20.43%                  |
| GREEN SPACE                 | 453,866 S.F./           |
| PARKING PROVIDED (10'x18')  | 99 (5 ADA)              |
| PARKING RATIO TO FLOOR AREA | .2 SPACES PER 1000 S.F. |

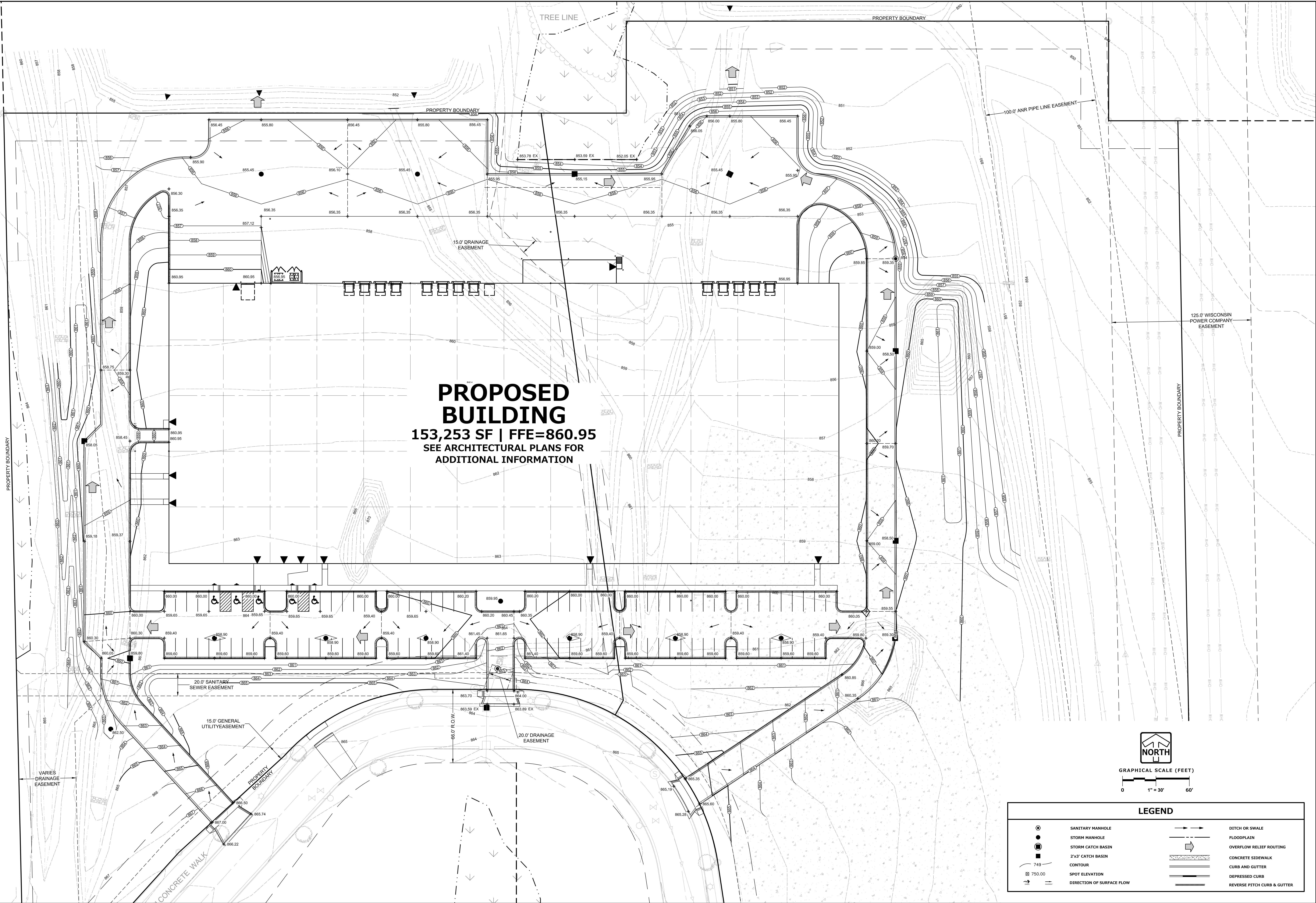
**EXISTING CONDITIONS SURVEY:**  
EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

| LEGEND |                                                                                                                                                                                                                                                   |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <b>LIGHT DUTY PAVEMENT</b><br>- 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LESTONE)<br>- 3 1/2" ASPHALTIC CONC. (1 LIFT)<br>(E-1 MIX; 5.5 mm NOMINAL SIZE)                                                                      |
|        | <b>HEAVY DUTY PAVEMENT</b><br>- 5" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LESTONE)<br>- 5" ASPHALTIC CONC. (2 LIFTS)<br>3.0" LOWER LAYER (E-3 TYPE; 19.0 mm NOMINAL SIZE)<br>2.0" UPPER LAYER (E-3 TYPE; 12.5 mm NOMINAL SIZE) |
|        | <b>CONCRETE PAVEMENT (DUMSTER AREA)</b><br>- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LESTONE)<br>- 7" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 64# WELDED WIRE FABRIC PER ACI 315-92)                                       |
|        | <b>CONCRETE SIDEWALK</b><br>- 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LESTONE)<br>- 4" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 64# WELDED WIRE FABRIC PER ACI 315-92)                                                      |
|        | <b>4" SOLID WHITE STRIPE</b>                                                                                                                                                                                                                      |
|        | <b>4" DIAGONAL AT 45° SPACED 2' O.C.</b>                                                                                                                                                                                                          |
|        | <b>ADA PARKING STALL SIGNAGE</b>                                                                                                                                                                                                                  |
|        | <b>18" CURB &amp; GUTTER (SEE DETAIL)</b>                                                                                                                                                                                                         |
|        | <b>18" REVERSE CURB &amp; GUTTER (SEE DETAIL)</b>                                                                                                                                                                                                 |
|        | <b>TAPER CURB HEAD (SEE DETAIL)</b>                                                                                                                                                                                                               |
|        | <b>BUILDING DOOR SLAT (2% MAX SLOPE WITHIN 5'-FT OF DRIVE IN OR MAIN DOOR)</b>                                                                                                                                                                    |
|        | <b>ADA STALL INSIGNIA</b>                                                                                                                                                                                                                         |
|        | <b>WISDOT CURB RAMP TYPE 4B1</b>                                                                                                                                                                                                                  |
|        | <b>PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)</b>                                                                                                                                                                                    |
|        | <b>MAN DOOR</b>                                                                                                                                                                                                                                   |
|        | <b>OVERHEAD DOOR</b>                                                                                                                                                                                                                              |



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DESIGNED: EP  
DRAWN: EP  
REVIEWED: ##  
CHECKED: ##





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PLAN | DESIGN | DELIVER  
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BROOKFIELD, WI 53005  
(262) 754-8888  
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**DISCOUNT RAMPS**  
GERMANTOWN, WI

**GRADING PLAN**

REVISIONS

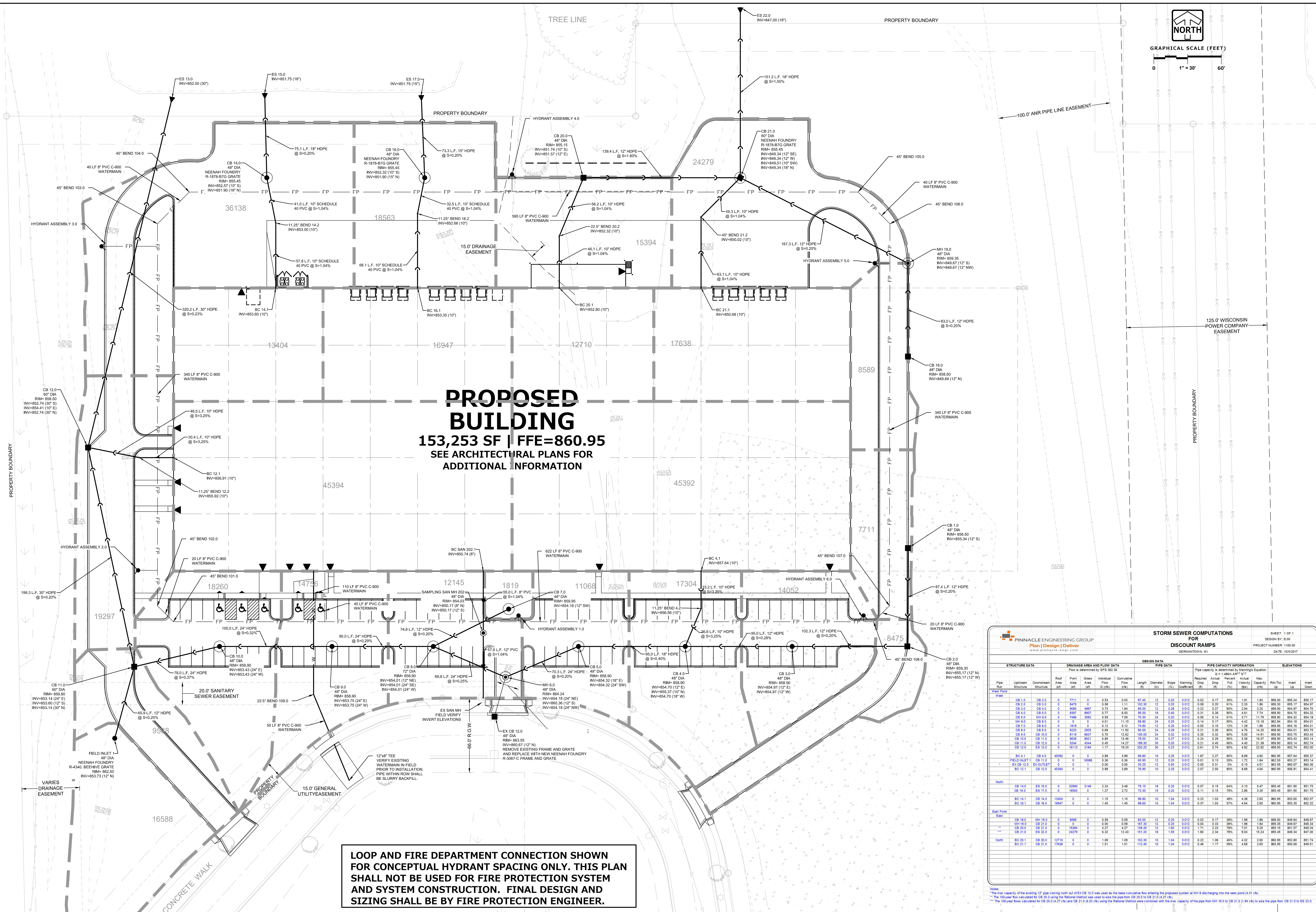
PROJECT NO: 1100.00-WI  
SHEET  
C-5  
C-10

DATE: 09/20/2017  
SCALE: 1" = 30'

AREA  
START DATE: 09/20/2017  
SCALE: 1" = 30'

SHEET  
C-5  
C-10





**LOOP AND FIRE DEPARTMENT CONNECTION SHOWN FOR CONCEPTUAL HYDRANT SPACING ONLY. THIS PLAN SHALL NOT BE USED FOR FIRE PROTECTION SYSTEM AND SYSTEM CONSTRUCTION. FINAL DESIGN AND SIZING SHALL BE BY FIRE PROTECTION ENGINEER.**


**PINNACLE Engineering Group**  
 Plan | Design | Deliver  
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**STORM SEWER COMPUTATIONS**  
**FOR DISCOUNT RAINS**  
 GERMANTOWN, WI

SHEET 1 OF 1  
 PROJECT NAME: DISCOUNT  
 DATE: 10/20/21

| STRUCTURE DATA   |                    |                      | DRAINAGE AREA AND FLOW DATA      |                    |                         |                         |             | PIPE DATA     |               |                     | PIPE CAPACITY INFORMATION                                                                |                   |                  |                     |                     |          |             |            | ELEVATIONS  |  |
|------------------|--------------------|----------------------|----------------------------------|--------------------|-------------------------|-------------------------|-------------|---------------|---------------|---------------------|------------------------------------------------------------------------------------------|-------------------|------------------|---------------------|---------------------|----------|-------------|------------|-------------|--|
|                  |                    |                      | Flow is determined by EPA 385.36 |                    |                         |                         |             |               |               |                     | Pipe capacity is determined by Manning's Equation<br>$Q = 1.486 A n C^{0.585} S^{0.486}$ |                   |                  |                     |                     |          |             |            |             |  |
| Pipe Run         | Upstream Structure | Downstream Structure | Roof Area (sq ft)                | Grass Area (sq ft) | Individual Flow Q (cfs) | Cumulative Flow Q (cfs) | Length (ft) | Diameter (in) | Slope (ft/ft) | Manning Coefficient | Required Depth (ft)                                                                      | Actual Depth (ft) | Percent Full (%) | Max. Capacity (cfs) | Min. Capacity (cfs) | Rm/In/ft | Invert (ft) | Inlet (ft) | Outlet (ft) |  |
| <b>West Pond</b> |                    |                      |                                  |                    |                         |                         |             |               |               |                     |                                                                                          |                   |                  |                     |                     |          |             |            |             |  |
| <b>West</b>      |                    |                      |                                  |                    |                         |                         |             |               |               |                     |                                                                                          |                   |                  |                     |                     |          |             |            |             |  |
| CB 0.0           | CB 0.0             | 0                    | 7711.0                           | 0                  | 0.53                    | 0.53                    | 87.40       | 12            | 0.20          | 0.012               | 0.02                                                                                     | 0.17              | 35%<br>19%       | 1.83                | 858.50              | 855.34   | 855.17      |            |             |  |
| CB 2.0           | CB 0.0             | 0                    | 8475.0                           | 0                  | 0.58                    | 1.11                    | 100.30      | 12            | 0.20          | 0.012               | 0.08                                                                                     | 0.20              | 61%              | 2.33                | 1.88                | 855.00   | 854.87      | 854.87     |             |  |
| CB 3.0           | CB 0.0             | 0                    | 3085                             | 4967               | 0.73                    | 1.84                    | 165.10      | 12            | 0.20          | 0.012               | 0.32                                                                                     | 0.27              | 85%              | 3.36                | 2.20                | 855.00   | 854.70      | 854.70     |             |  |
| CB 4.0           | CB 0.0             | 0                    | 8397                             | 8907               | 0.77                    | 2.60                    | 195.50      | 18            | 0.40          | 0.012               | 0.31                                                                                     | 0.38              | 80%              | 4.51                | 1.74                | 855.00   | 854.70      | 854.70     |             |  |
| CB 5.0           | CB 0.0             | 0                    | 7486                             | 8662               | 0.59                    | 3.19                    | 230.70      | 24            | 0.20          | 0.012               | 0.68                                                                                     | 0.14              | 91%              | 5.71                | 1.19                | 855.00   | 854.18      | 854.18     |             |  |
| MB 0.0           | CB 0.0             | 0                    | 0                                | 0                  | 4.01                    | 1.10                    | 69.80       | 24            | 0.25          | 0.012               | 0.14                                                                                     | 0.17              | 80%              | 4.02                | 13.18               | 863.84   | 864.1       | 864.01     |             |  |
| CB 7.0           | CB 0.0             | 0                    | 1819.0                           | 0                  | 0.12                    | 0.12                    | 74.80       | 12            | 0.20          | 0.012               | 0.09                                                                                     | 0.16              | 10%              | 1.28                | 1.88                | 855.00   | 854.18      | 854.18     |             |  |
| CB 8.0           | CB 0.0             | 0                    | 9200                             | 23458              | 0.69                    | 11.82                   | 90.00       | 24            | 0.20          | 0.012               | 0.21                                                                                     | 0.26              | 80%              | 4.76                | 14.20               | 856.80   | 854.01      | 854.01     |             |  |
| CB 9.0           | CB 0.0             | 0                    | 1189                             | 6937               | 0.70                    | 12.62                   | 100.30      | 24            | 0.32          | 0.012               | 0.26                                                                                     | 0.32              | 80%              | 5.00                | 14.01               | 855.00   | 853.75      | 853.75     |             |  |
| CB 10.0          | CB 0.0             | 0                    | 9659                             | 8621               | 0.85                    | 13.46                   | 78.00       | 24            | 0.37          | 0.012               | 0.14                                                                                     | 0.28              | 80%              | 1.85                | 16.07               | 855.00   | 853.75      | 853.75     |             |  |
| CB 11.0          | CB 0.0             | 0                    | 6204                             | 4384               | 0.45                    | 14.27                   | 199.30      | 30            | 0.20          | 0.012               | 0.21                                                                                     | 0.40              | 66%              | 4.04                | 21.38               | 855.00   | 853.74      | 853.74     |             |  |
| CB 12.0          | CB 0.0             | 0                    | 16173                            | 8484               | 0.58                    | 15.85                   | 300.20      | 17            | 0.20          | 0.012               | 0.02                                                                                     | 0.74              | 80%              | 1.88                | 21.38               | 855.00   | 853.74      | 853.74     |             |  |
| CB 4.1           | CB 4.0             | 45392                | 0                                | 0                  | 3.89                    | 3.89                    | 69.80       | 10            | 3.25          | 0.012               | 1.87                                                                                     | 2.27              | 80%              | 8.89                | 4.05                | 860.95   | 857.64      | 857.64     |             |  |
| FIELD/NET 1      | CB 11.0            | 0                    | 0                                | 16588              | 0.36                    | 3.66                    | 69.80       | 12            | 0.20          | 0.012               | 0.01                                                                                     | 0.13              | 25%              | 1.72                | 1.84                | 862.00   | 853.73      | 853.73     |             |  |
| CB 13.0          | CB 12.0            | 45392                | 0                                | 0                  | 16.31                   | 16.31                   | 69.80       | 12            | 0.20          | 0.012               | 0.01                                                                                     | 0.13              | 25%              | 1.72                | 1.84                | 862.00   | 853.73      | 853.73     |             |  |
| CB 12.1          | CB 12.0            | 45394                | 0                                | 0                  | 3.89                    | 3.89                    | 79.00       | 10            | 3.25          | 0.012               | 2.07                                                                                     | 2.50              | 80%              | 8.89                | 4.05                | 860.95   | 855.91      | 855.91     |             |  |
| <b>North</b>     |                    |                      |                                  |                    |                         |                         |             |               |               |                     |                                                                                          |                   |                  |                     |                     |          |             |            |             |  |
| CB 16.0          | ES 16.0            | 0                    | 32990                            | 3148               | 3.23                    | 2.48                    | 7           | 10            | 0.20          | 0.012               | 0.17                                                                                     | 0.15              | 64%              | 3.10                | 5.47                | 855.05   | 851.90      | 851.75     |             |  |
| CB 16.0          | ES 17.0            | 0                    | 18953                            | 0                  | 1.27                    | 2.72                    | 73.10       | 18            | 0.20          | 0.012               | 0.09                                                                                     | 0.16              | 78%              | 2.86                | 3.35                | 855.05   | 851.90      | 851.75     |             |  |
| CB 14.1          | CB 14.0            | 13404                | 0                                | 0                  | 1.15                    | 1.15                    | 98.80       | 10            | 1.04          | 0.012               | 0.23                                                                                     | 1.03              | 48%              | 4.38                | 2.60                | 860.95   | 853.00      | 852.87     |             |  |
| CB 15.0          | CB 14.0            | 16947                | 0                                | 0                  | 1.45                    | 1.45                    | 98.80       | 10            | 1.04          | 0.012               | 0.27                                                                                     | 1.03              | 57%              | 4.64                | 2.60                | 860.95   | 853.00      | 852.87     |             |  |
| <b>East Pond</b> |                    |                      |                                  |                    |                         |                         |             |               |               |                     |                                                                                          |                   |                  |                     |                     |          |             |            |             |  |
| <b>East</b>      |                    |                      |                                  |                    |                         |                         |             |               |               |                     |                                                                                          |                   |                  |                     |                     |          |             |            |             |  |
| CB 18.0          | ES 18.0            | 0                    | 8599                             | 0                  | 0.59                    | 0.59                    | 87.30       | 12            | 0.20          | 0.012               | 0.02                                                                                     | 0.17              | 33%              | 1.99                | 1.86                | 855.00   | 848.84      | 848.84     |             |  |
| MB 18.0          | CB 21.0            | 0                    | 0                                | 0                  | 0.00                    | 0.00                    | 169.30      | 12            | 0.20          | 0.014               | 0.04                                                                                     | 0.33              | 38%              | 1.84                | 1.84                | 853.00   | 847.67      | 848.34     |             |  |
| CB 19.0          | CB 18.0            | 0                    | 0                                | 0                  | 4.02                    | 4.02                    | 169.30      | 12            | 0.20          | 0.014               | 0.04                                                                                     | 0.33              | 38%              | 1.84                | 1.84                | 853.00   | 847.67      | 848.34     |             |  |
| CB 20.0          | ES 20.0            | 0                    | 24279                            | 0                  | 3.32                    | 12.43                   | 102.30      | 18            | 1.46          | 0.012               | 0.86                                                                                     | 1.06              | 74%              | 9.04                | 15.24               | 855.00   | 847.00      | 847.00     |             |  |
| North            | CB 20.1            | CB 21.0              | 12710                            | 0                  | 0                       | 1.09                    | 1.09        | 10.30         | 10            | 1.04                | 0.012                                                                                    | 0.22              | 1.06             | 46%                 | 4.32                | 2.60     | 860.95      | 852.80     | 851.00      |  |
| CB 21.1          | CB 21.0            | 17628                | 0                                | 0                  | 1.51                    | 1.51                    | 11.40       | 10            | 1.04          | 0.012               | 0.47                                                                                     | 1.17              | 59%              | 4.68                | 2.60                | 860.95   | 850.68      | 849.51     |             |  |

Notes:

\* The max capacity of the existing 12" pipe north of and CB 12.0 was used to base the cumulative flow entering the proposed system at the MH discharge into the west pond (ditch 10').

\*\* The 100-year flow calculated for CB 12.0 was used to base the pipe from CB 20.0 to CB 21.0 (ditch 10').

\*\*\* The 100-year flows calculated for CB 20.0 (ditch 10') and CB 21.0 (ditch 10') using the Rational Method were combined with the max capacity of the pipe from MH 19.0 to CB 21.0 (ditch 10') and the pipe from CB 21.0 to ES 22.0 (ditch 10').

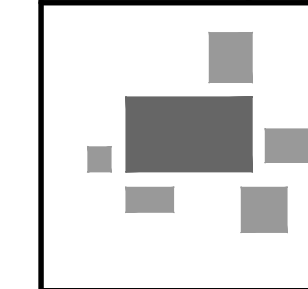
Notes:

- \*The max. capacity of the existing 12" pipe coming north out of EX CB 12.0 was used as the base cumulative flow entering the proposed system at MH 6 discharging into the west pond (4.01 cfs)
- \*\* The 100-year flow calculated for CB 20.0 using the Rational Method was used to size the pipe from CB 20.0 to CB 21.0 (4.27 cfs).
- \*\*\* The 100-year flows calculated for CB 20.0 (4.27 cfs) and CB 21.0 (6.32 cfs) using the Rational Method were combined with the max. capacity of the pipe from MH 19.0 to CB 21.0 (1.84 cfs) to size the pipe from CB 21.0 to ES 22.0.



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QUANTITY: EP  
DESIGNED: AJS  
REVIEWED: ARA



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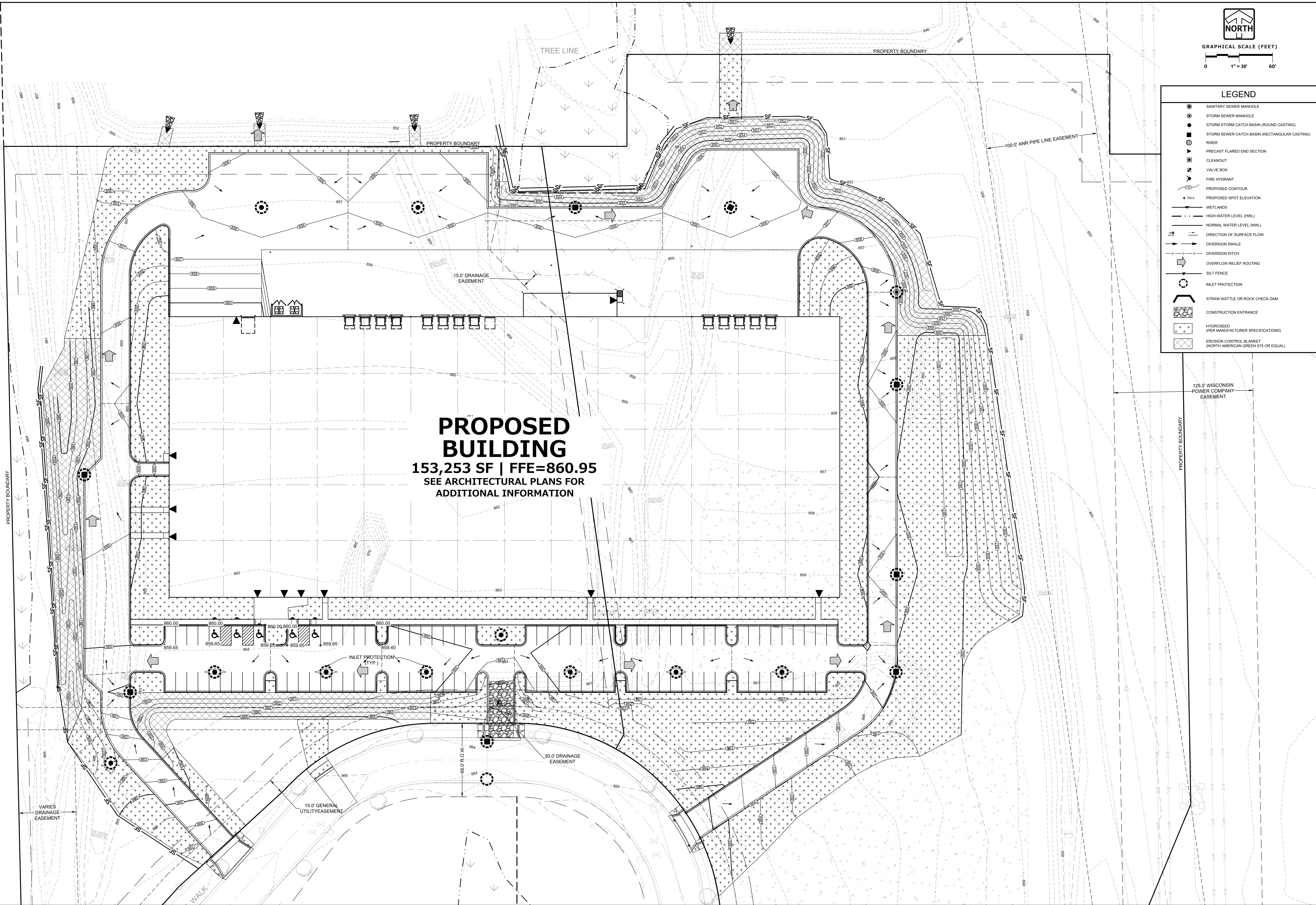
**DISCOUNT RAMPS**  
GERMANTOWN, WI

**SITE STABILIZATION PLAN**

REVISIONS

PREC. JOB NO. 1100.00-WI  
PREC. PM. ARA  
START DATE 09/20/2017  
SCALE 1" = 30'

SHEET  
C-7  
C-10



**LEGEND**

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTINGS)
- RISER
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIRECTION OF SURFACE FLOW
- DIVERSION SWALE
- DIVERSION DITCH
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- INLET PROTECTION
- STRAW WATTLE OR ROCK CHECK DAM
- CONSTRUCTION ENTRANCE
- HYDROPOSED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN STS OR EQUAL)



**NORTH**

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

FOR REVIEW ONLY

SITE STABILIZATION PLAN

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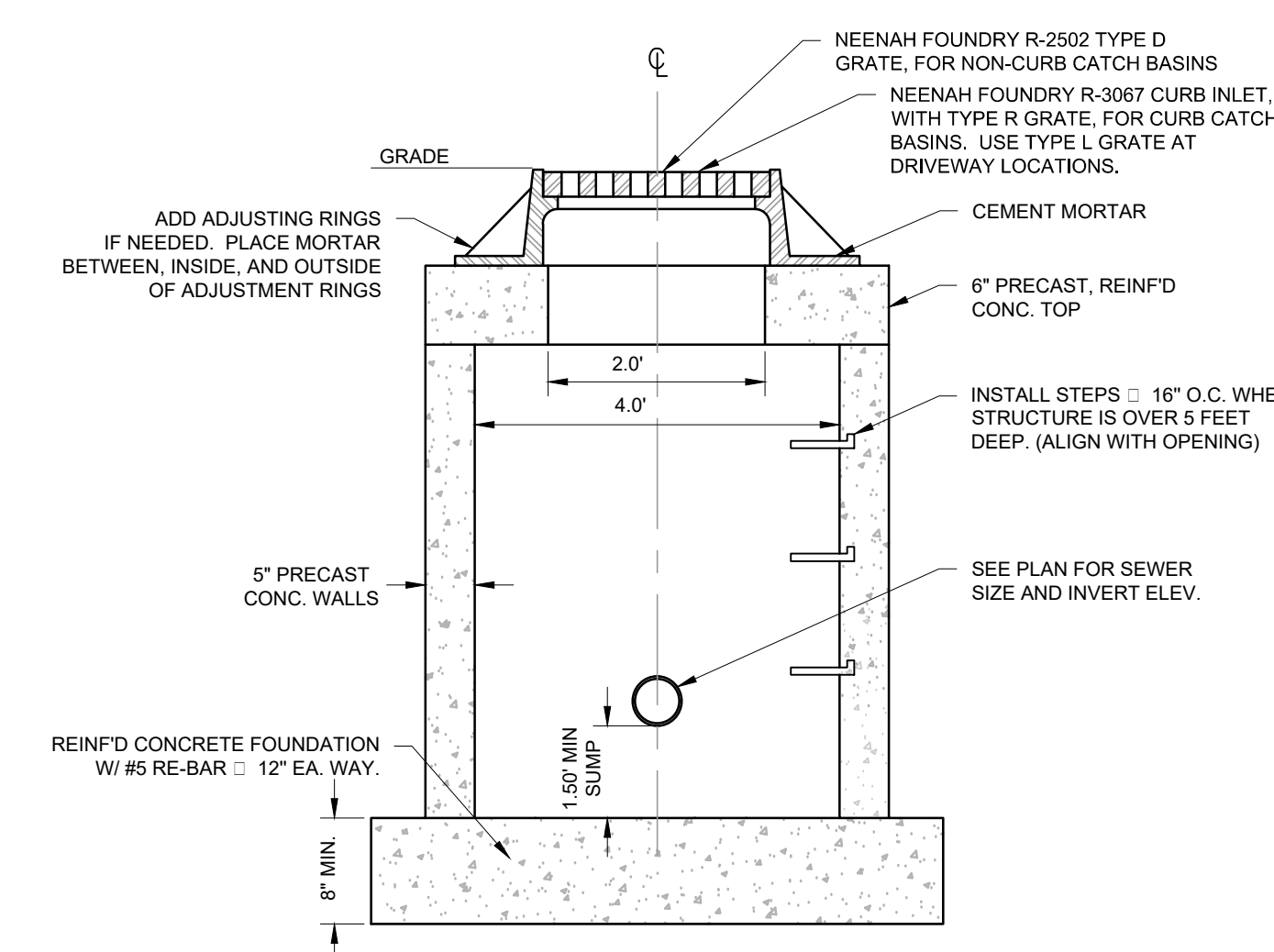






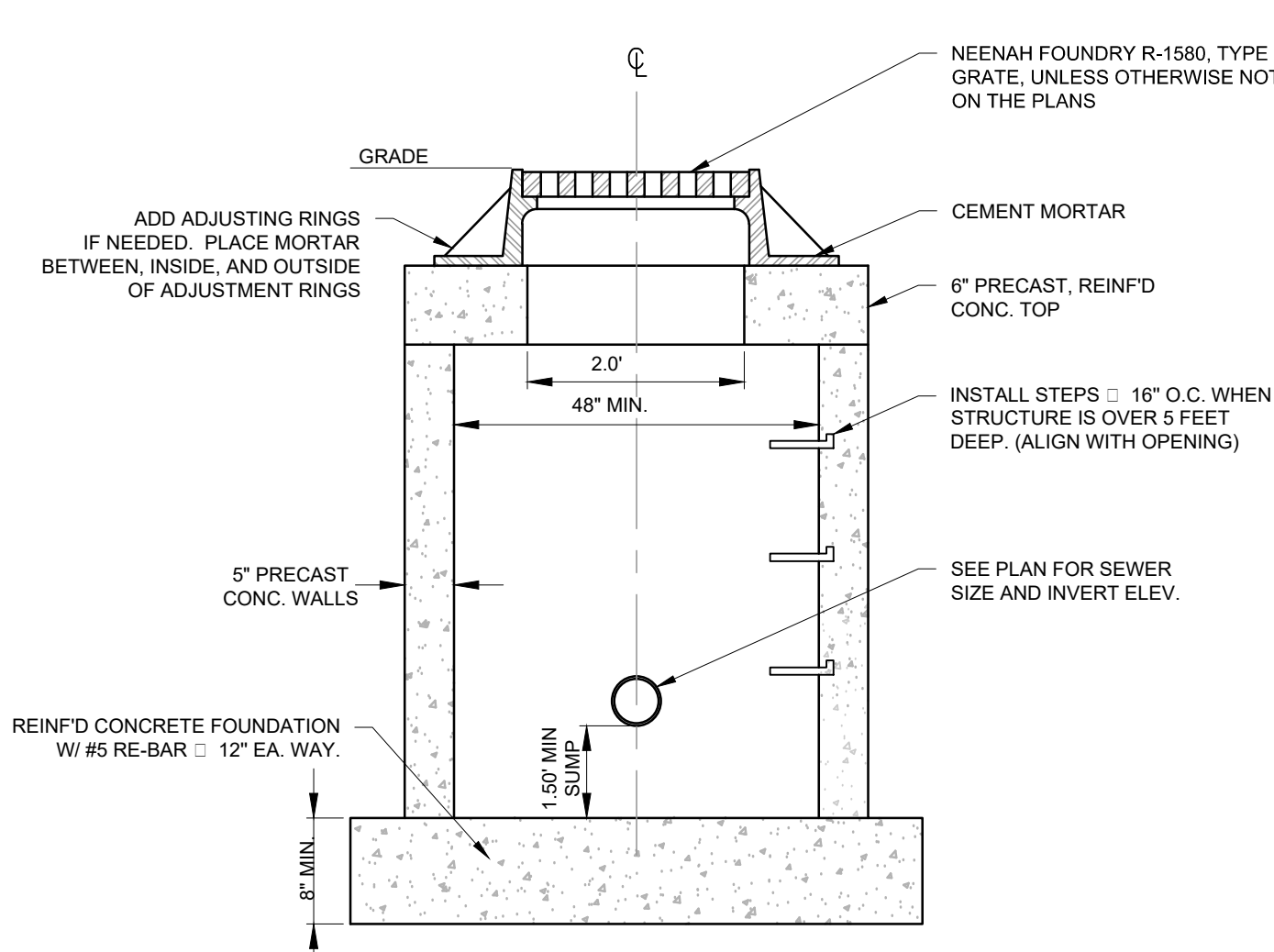
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REVIEWED: AEA  
DESIGNED: AJS  
DRAWN/ID: EP



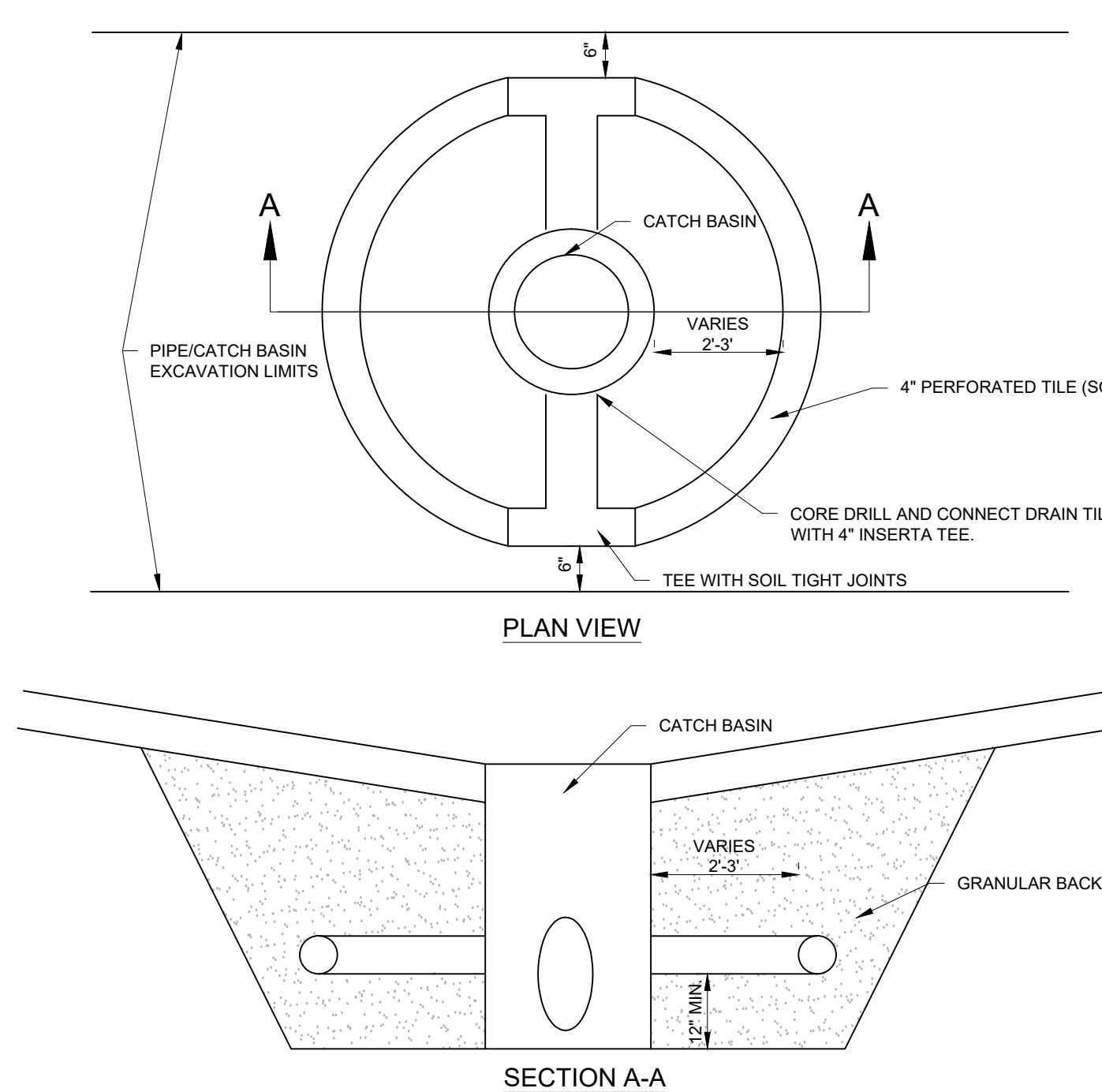
**CATCH BASIN**

8502 10-04-12



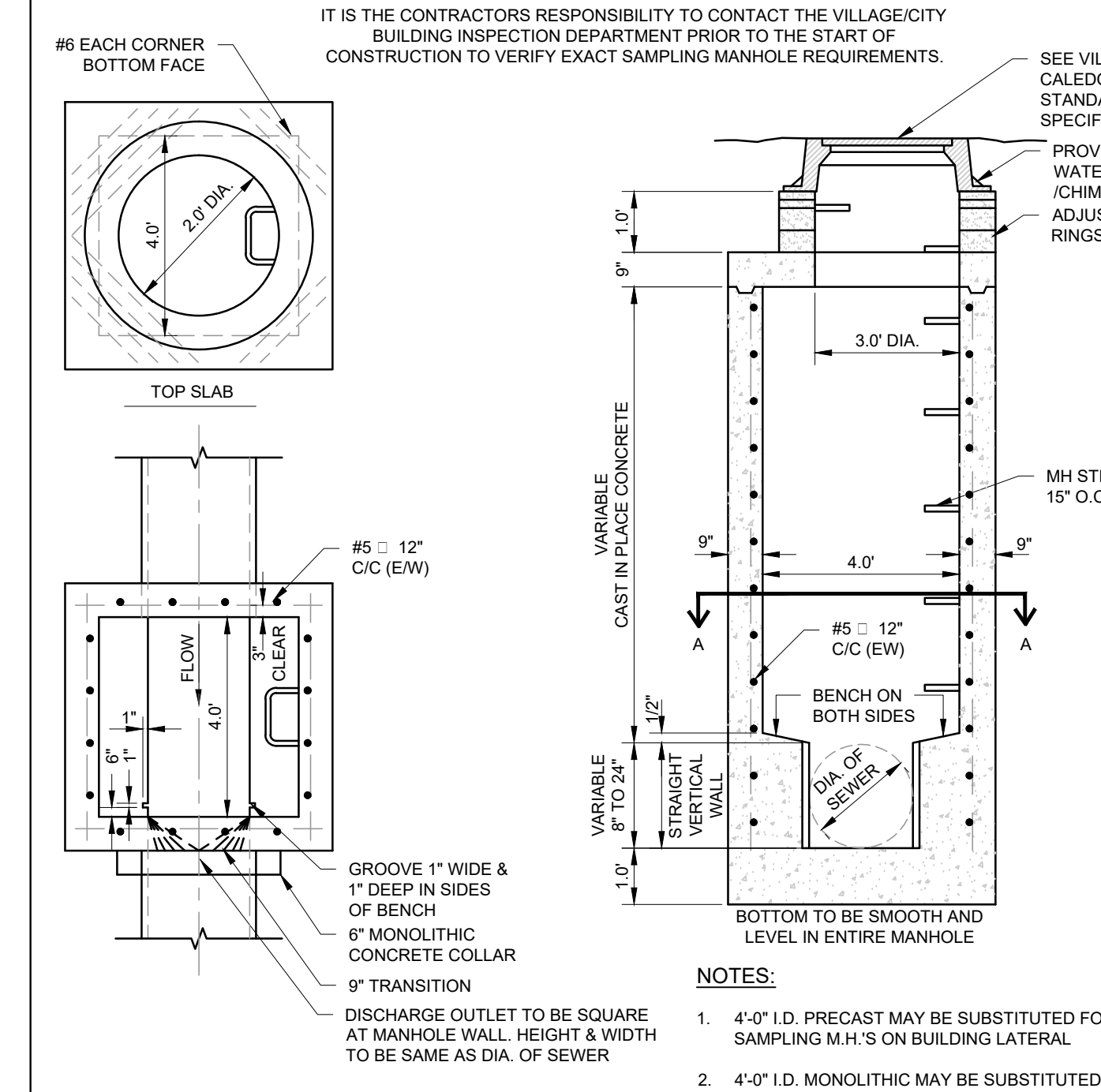
**STORM SEWER MANHOLE**

8502 10-04-12



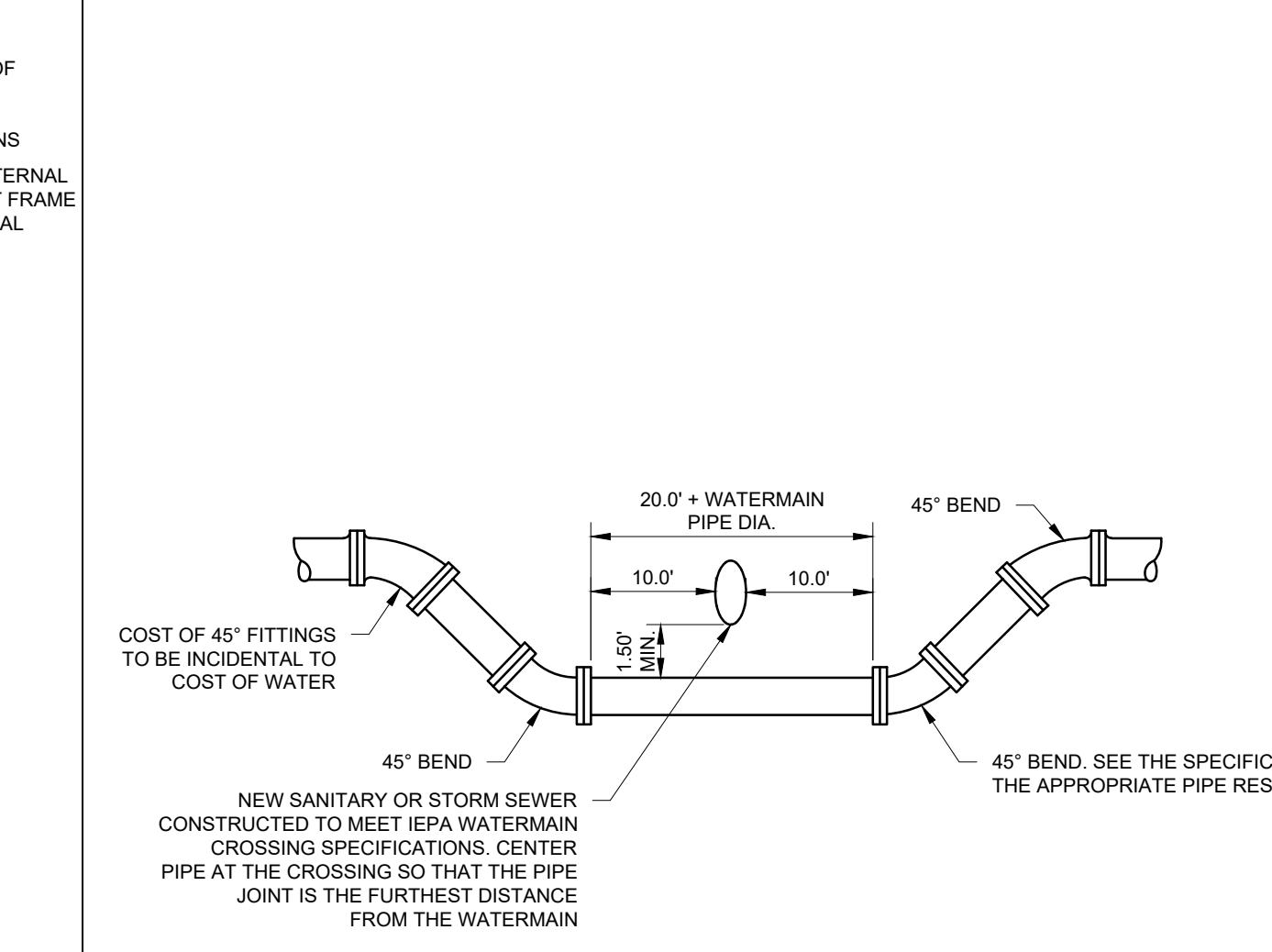
**CATCH BASIN - UNDERDRAIN**

DETAIL NUMBER AND REVISION DATE



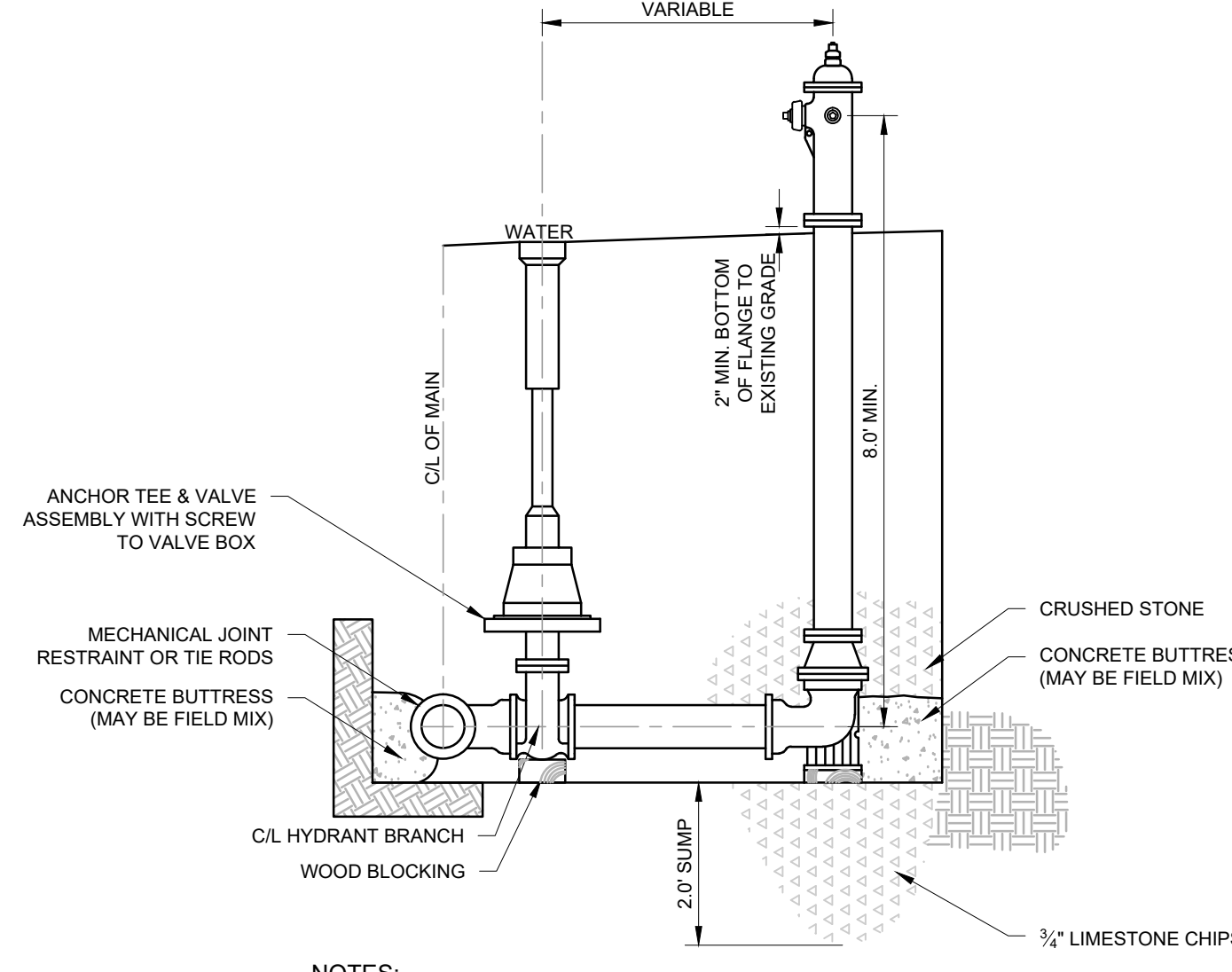
**SAMPLING AND GAUGING MANHOLE**

8502 10-04-12



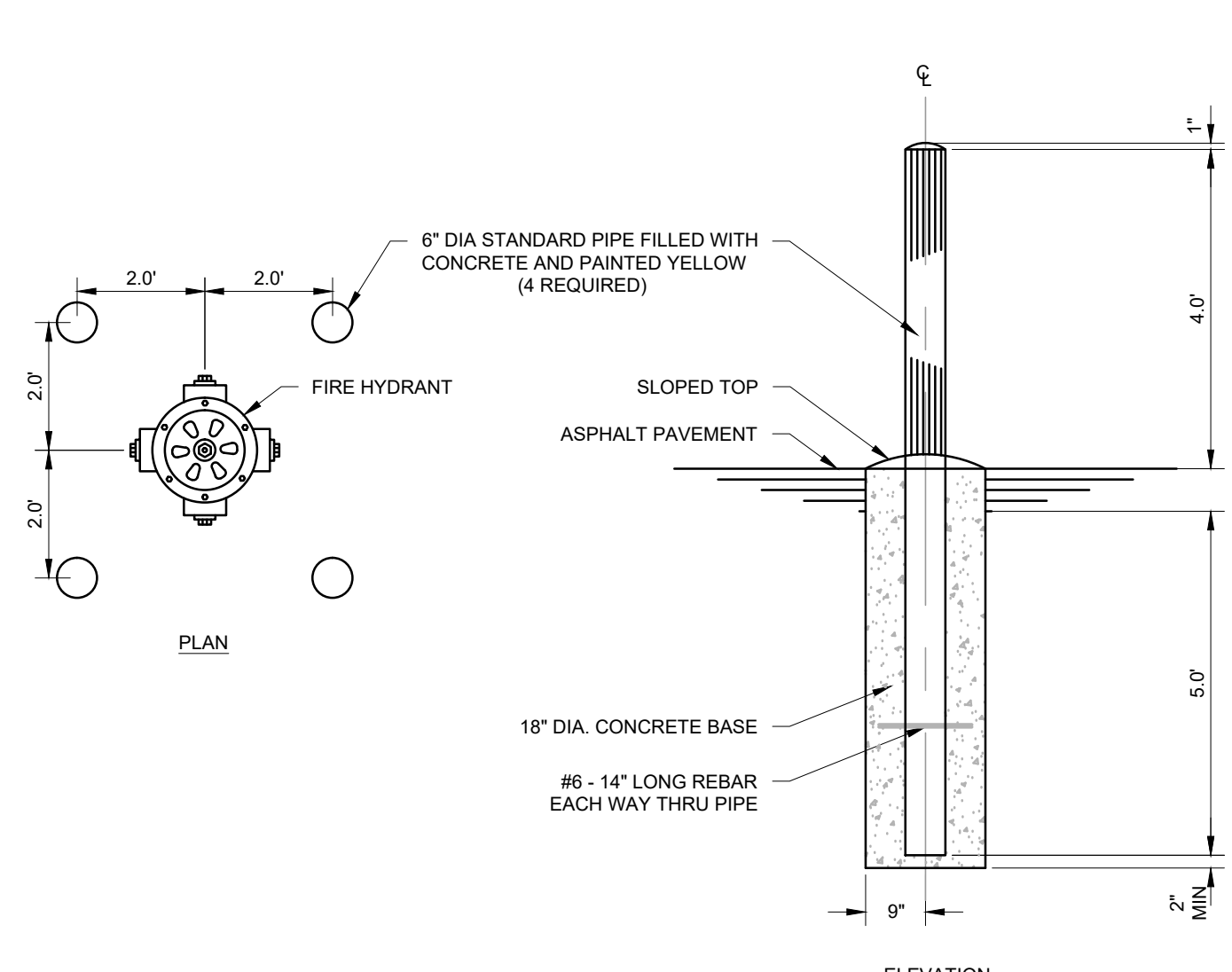
**WATER MAIN DEPRESSION**

8502 10-04-12



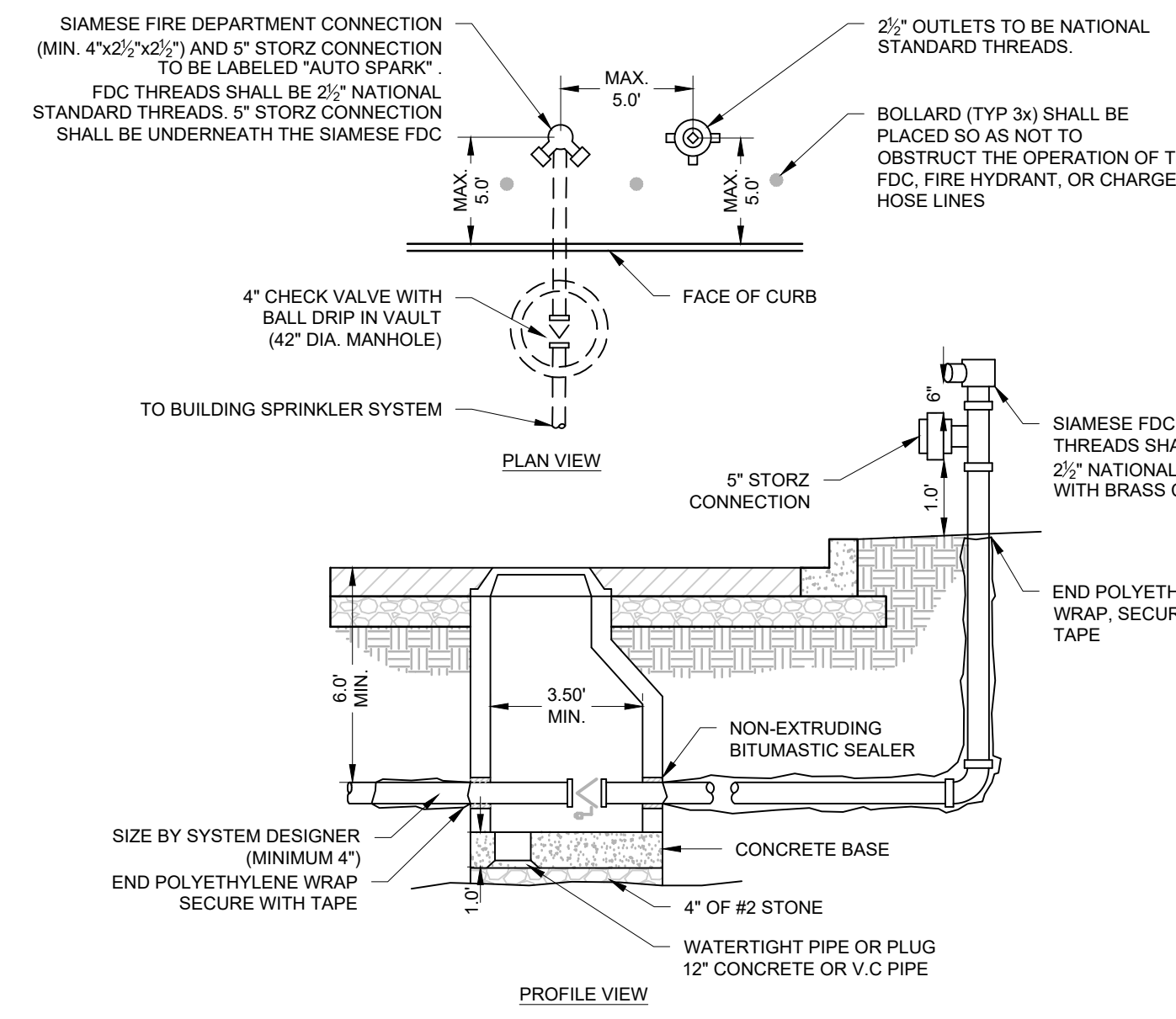
**FIRE HYDRANT**

8501 10-05-12



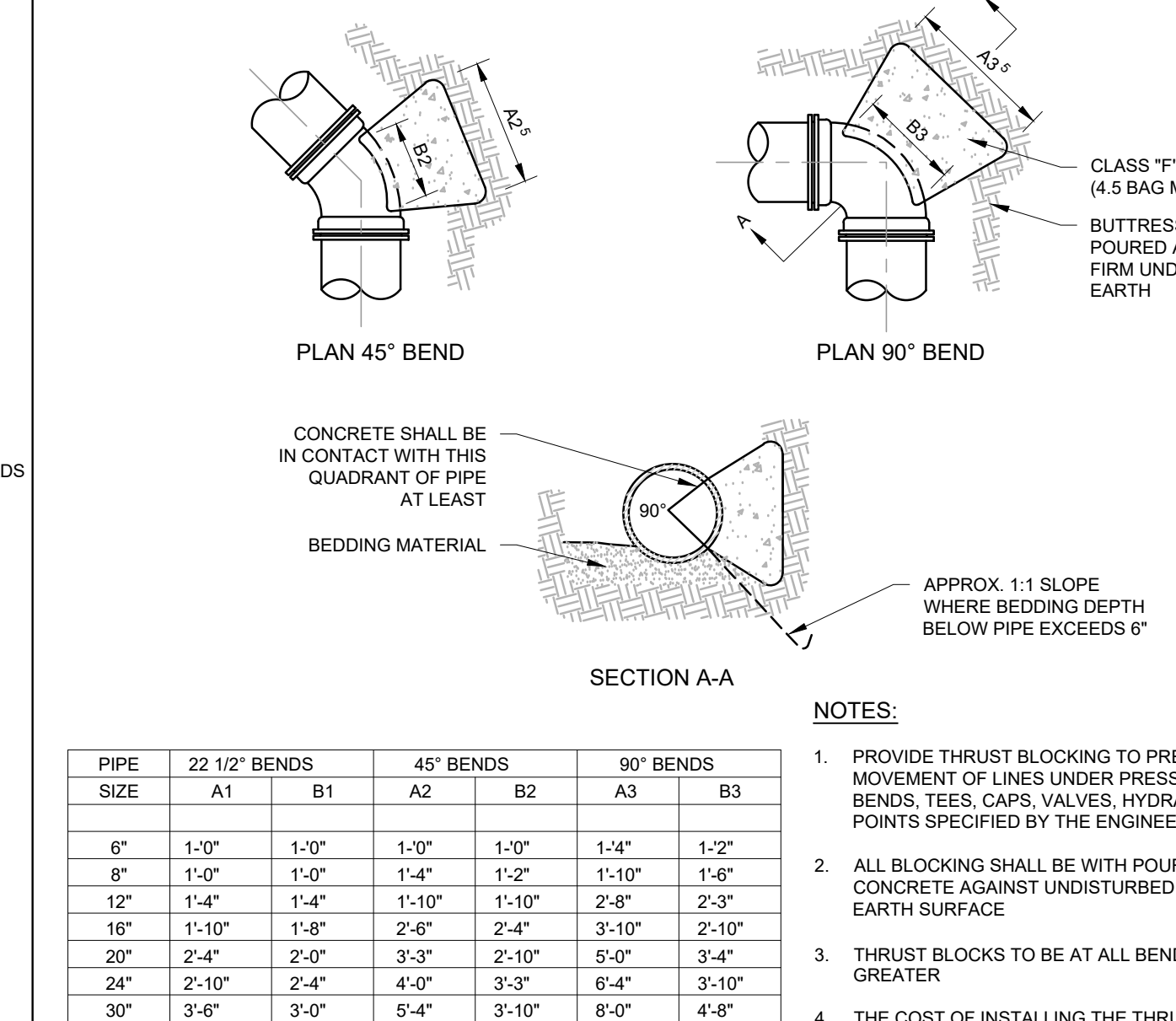
**HYDRANT BOLLARD**

8501A 10-07-14



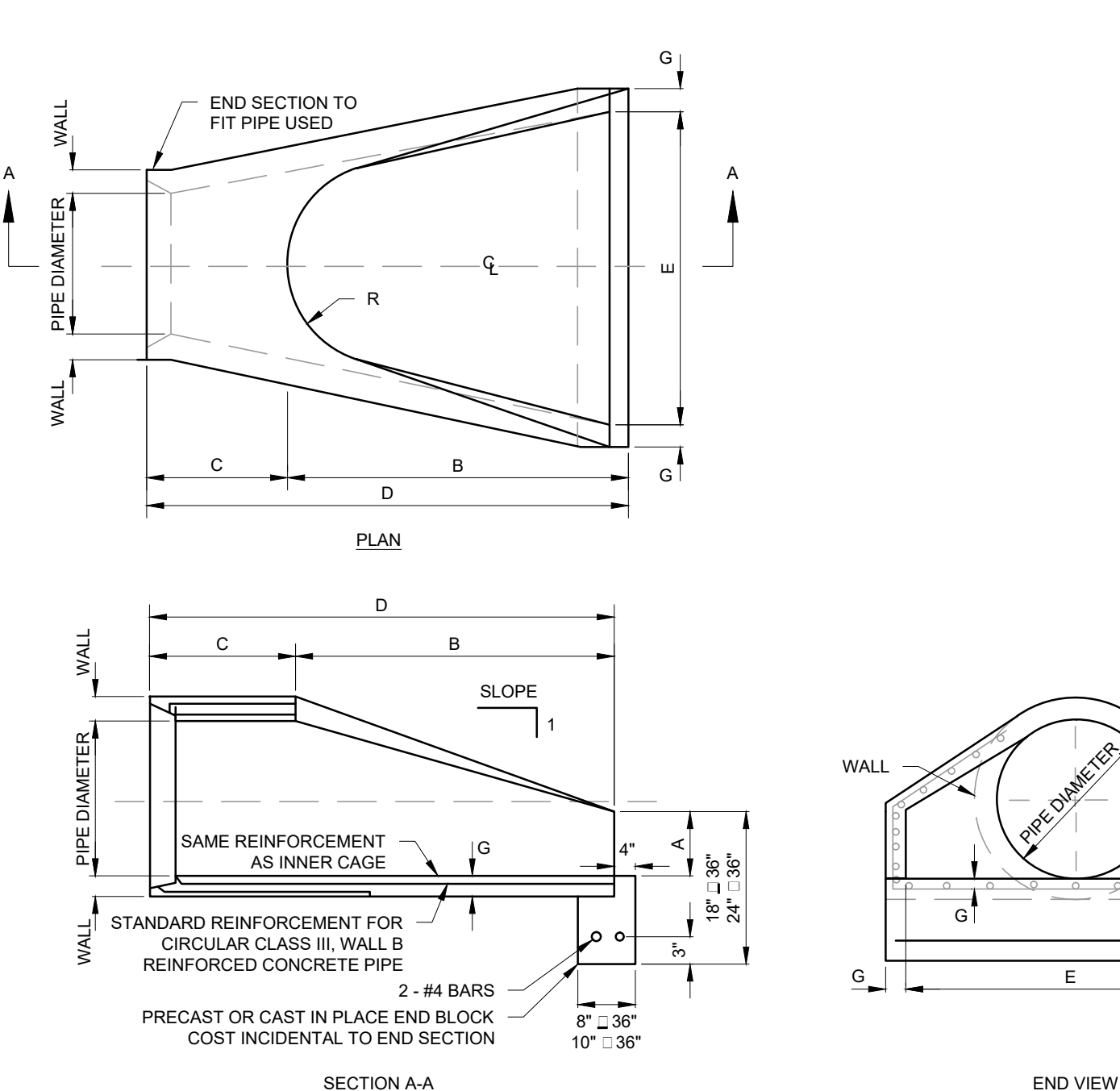
**FIRE CONNECTION**

8512 10-07-14



**THRUST BLOCK**

8502 10-05-12



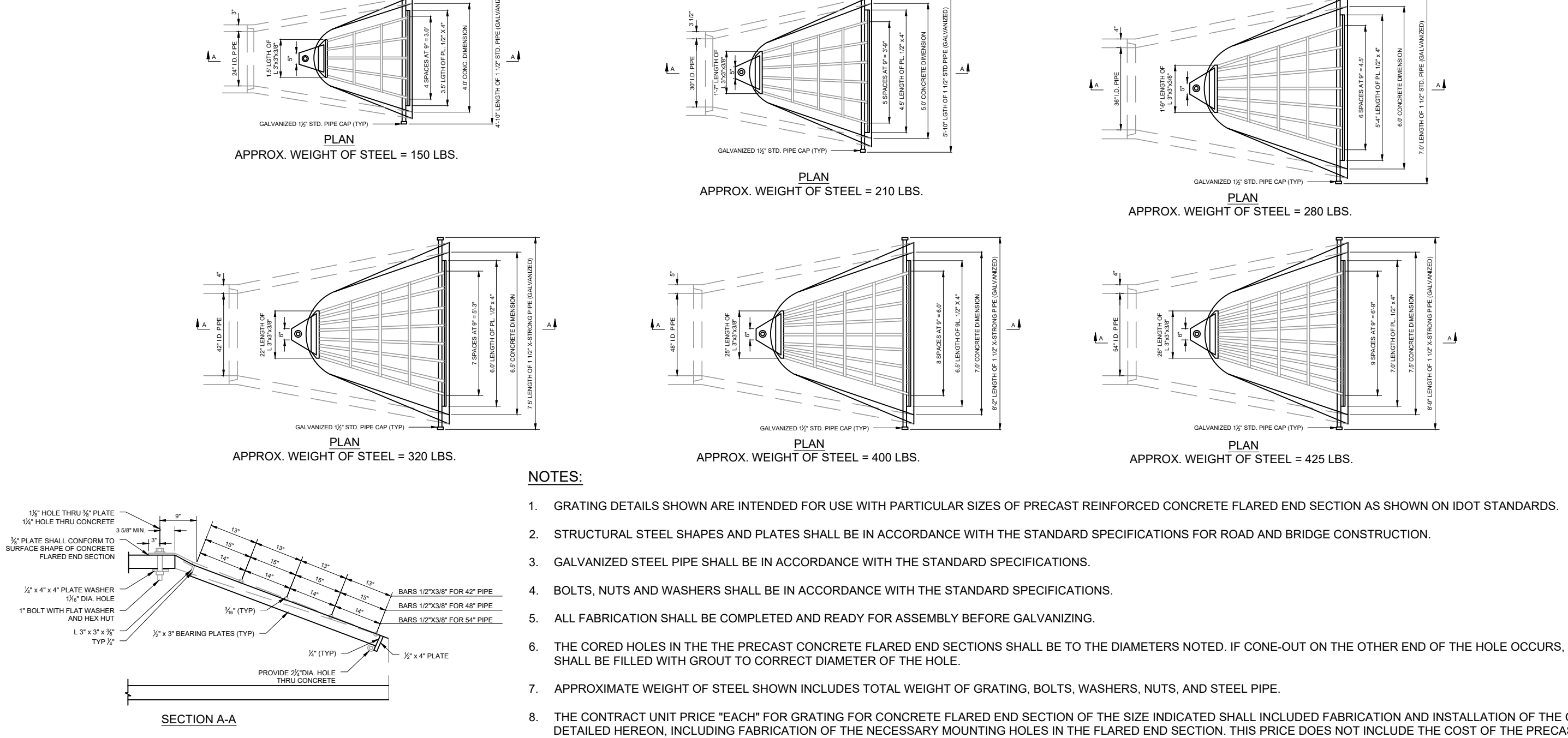
**PRECAST FLARED END SECTIONS**

8515-A 01-05-15

| PIPE DIA. | APPROX. QTY (lbs) | WALL (in) | A (in) | B (in)     | C (in)    | D (in)    | E (in) | G (in) | R (in) | APPROX. SLOPE |
|-----------|-------------------|-----------|--------|------------|-----------|-----------|--------|--------|--------|---------------|
| 12"       | 530               | 2         | 4      | 24         | 4'-0 7/8" | 24        | 2      | 9      | 1.2, 4 |               |
| 15"       | 740               | 2 1/4     | 6      | 27         | 3'-10"    | 6-1"      | 30     | 2 1/4" | 11     | 1.2, 4        |
| 18"       | 990               | 2 1/2     | 9      | 27         | 3'-10"    | 6-1"      | 36     | 2 1/2  | 12     | 1.2, 4        |
| 21"       | 1280              | 2 3/4     | 9      | 35         | 38        | 6-1"      | 3'-6"  | 2 3/4  | 13     | 1.2, 4        |
| 24"       | 1520              | 3         | 9 1/2  | 37 1/2"    | 30        | 6'-1 1/2" | 4'-0"  | 3      | 14     | 1.2, 5        |
| 27"       | 1930              | 3 1/4     | 10 1/2 | 4'-0"      | 25 1/2    | 6'-1 1/2" | 4'-6"  | 3 1/4  | 14 1/2 | 1.2, 4        |
| 30"       | 2190              | 3 1/2     | 12     | 4'-6"      | 19 3/4    | 6'-1 3/4" | 5'-0"  | 3 1/2  | 15     | 1.2, 5        |
| 33"       | 3200              | 3 3/4     | 13 1/2 | 4'-10 1/2" | 39 1/4    | 6'-1 3/4" | 5'-6"  | 3 3/4  | 17 1/2 | 1.2, 5        |
| 36"       | 4100              | 4         | 15     | 5'-3"      | 34 3/4    | 6'-1 3/4" | 6'-0"  | 4      | 20     | 1.2, 5        |
| 42"       | 5380              | 4 1/2     | 21     | 5'-3"      | 35        | 8'-2"     | 6'-6"  | 4 1/2  | 22     | 1.2, 5        |
| 48"       | 6550              | 5         | 24     | 6'-0"      | 26        | 8'-2"     | 7'-0"  | 5      | 22     | 1.2, 5        |
| 54"       | 8240              | 5 1/2     | 27     | 5'-5"      | 35        | 8'-4"     | 7'-6"  | 5 1/2  | 24     | 1.2, 0        |
| 60"       | 8730              | 6         | 35     | 5'-0"      | 39        | 8'-3"     | 8'-0"  | 6      |        | 1.1, 9        |
| 66"       | 10710             | 6 1/2     | 30     | 6'-0"      | 27        | 8'-3"     | 8'-6"  | 5 1/2  |        | 1.1, 7        |
| 72"       | 12520             | 7         | 36     | 6'-6"      | 21        | 8'-3"     | 9'-0"  | 6      |        | 1.1, 8        |
| 78"       | 14770             | 7 1/2     | 36     | 7'-6"      | 21        | 9'-3"     | 9'-6"  | 6 1/2  |        | 1.1, 8        |
| 84"       | 18160             | 8         | 36     | 7'-6 1/2"  | 21        | 9'-3 1/2" | 10'-0" | 6 1/2  |        | 1.1, 6        |

**PRECAST FLARED END SECTIONS**

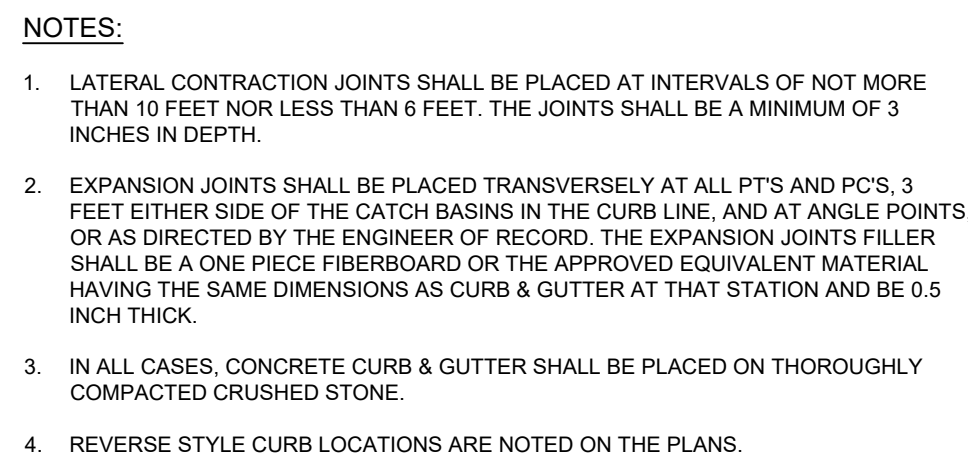
8515-A 01-05-15



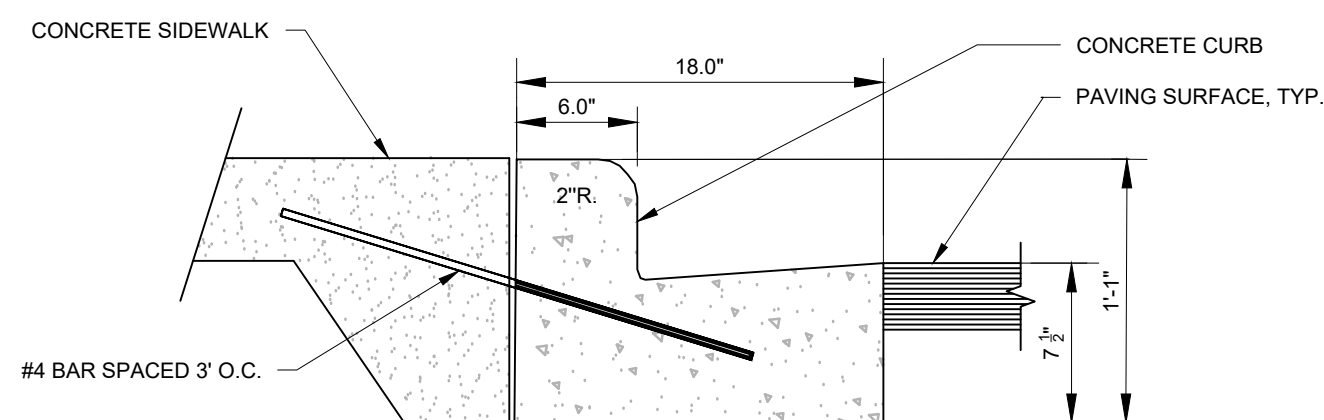
**FLARED END SECTION GRATES**

8515 01-05-15

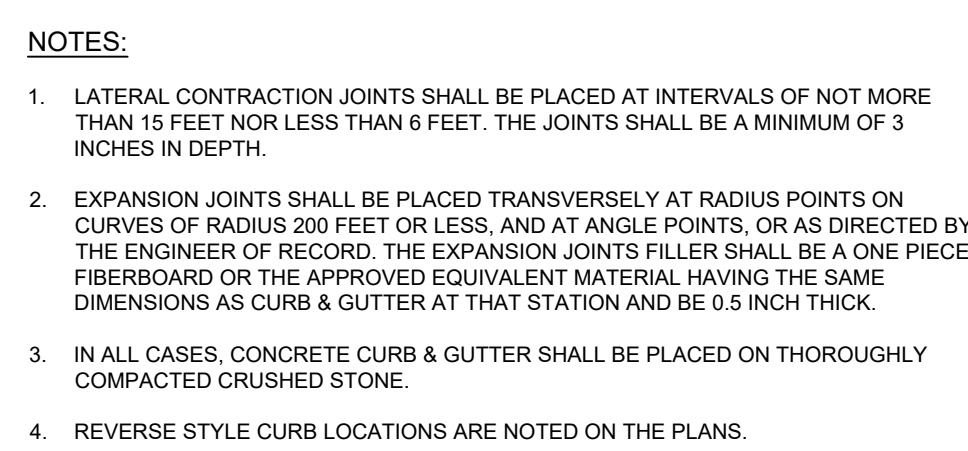




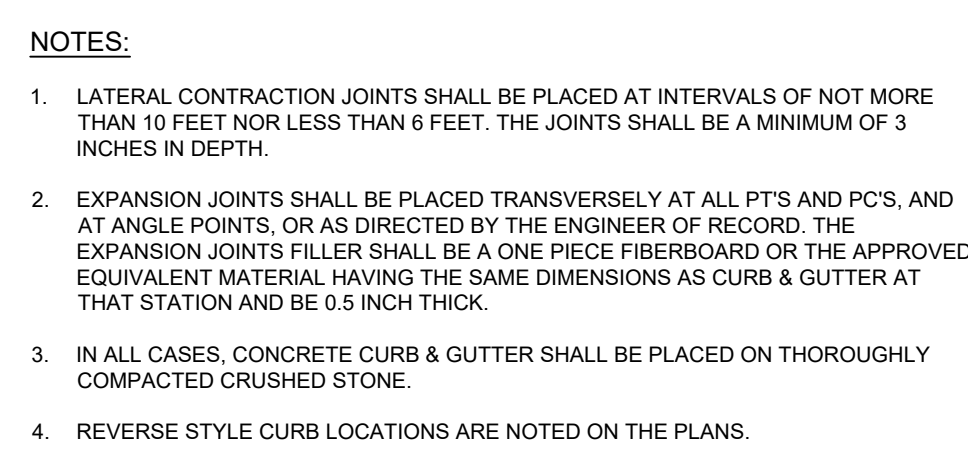
18" VERTICAL FACE CURB



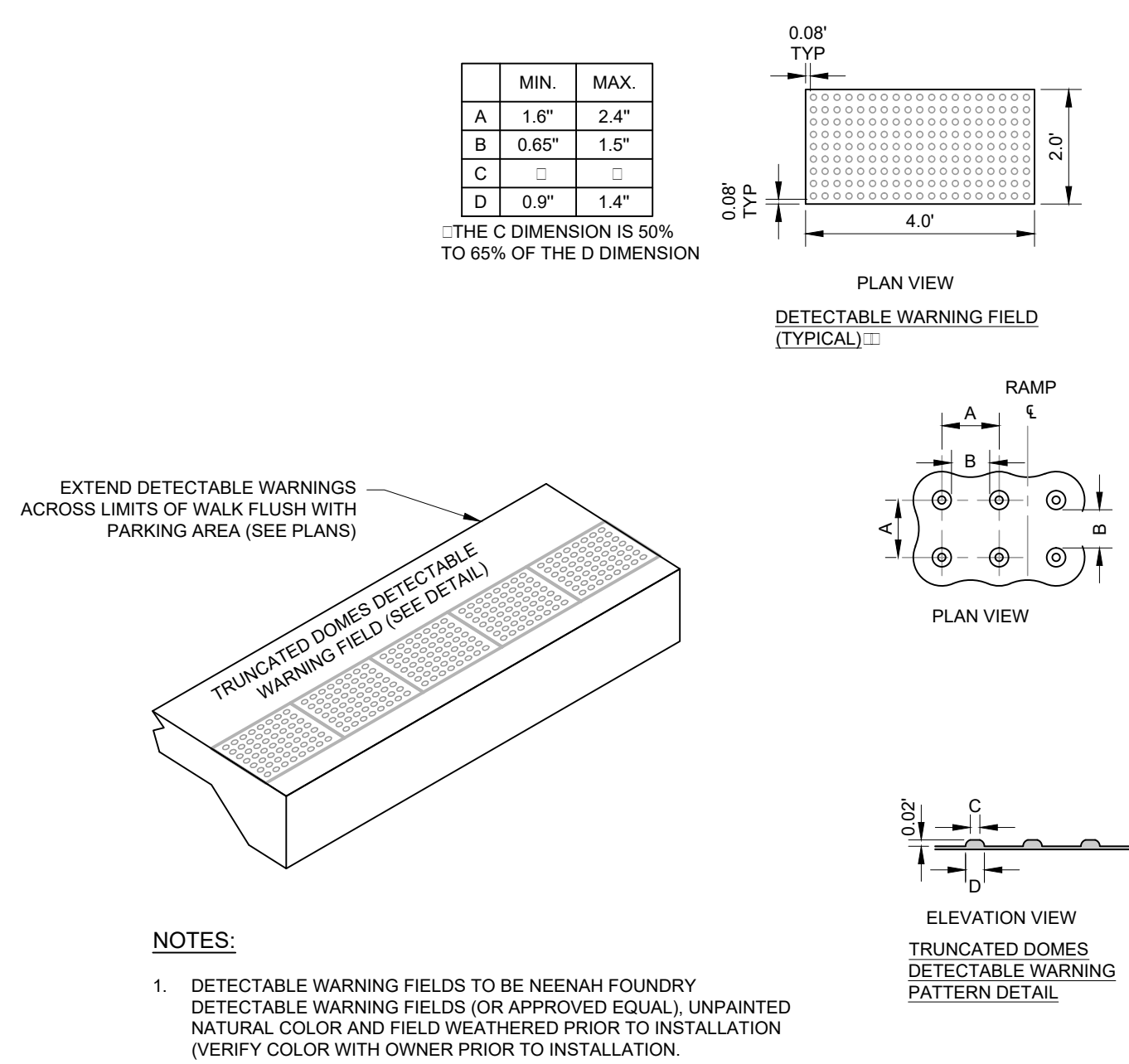
18" CURB ADJACENT TO SIDEWALK



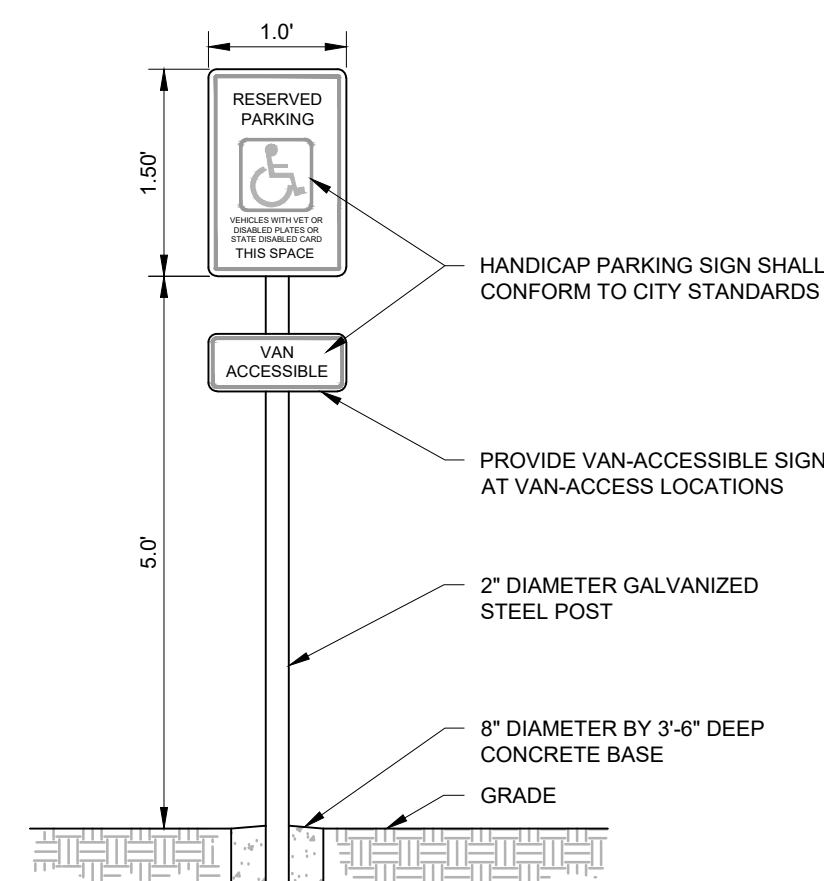
18" DEPRESSED CURB



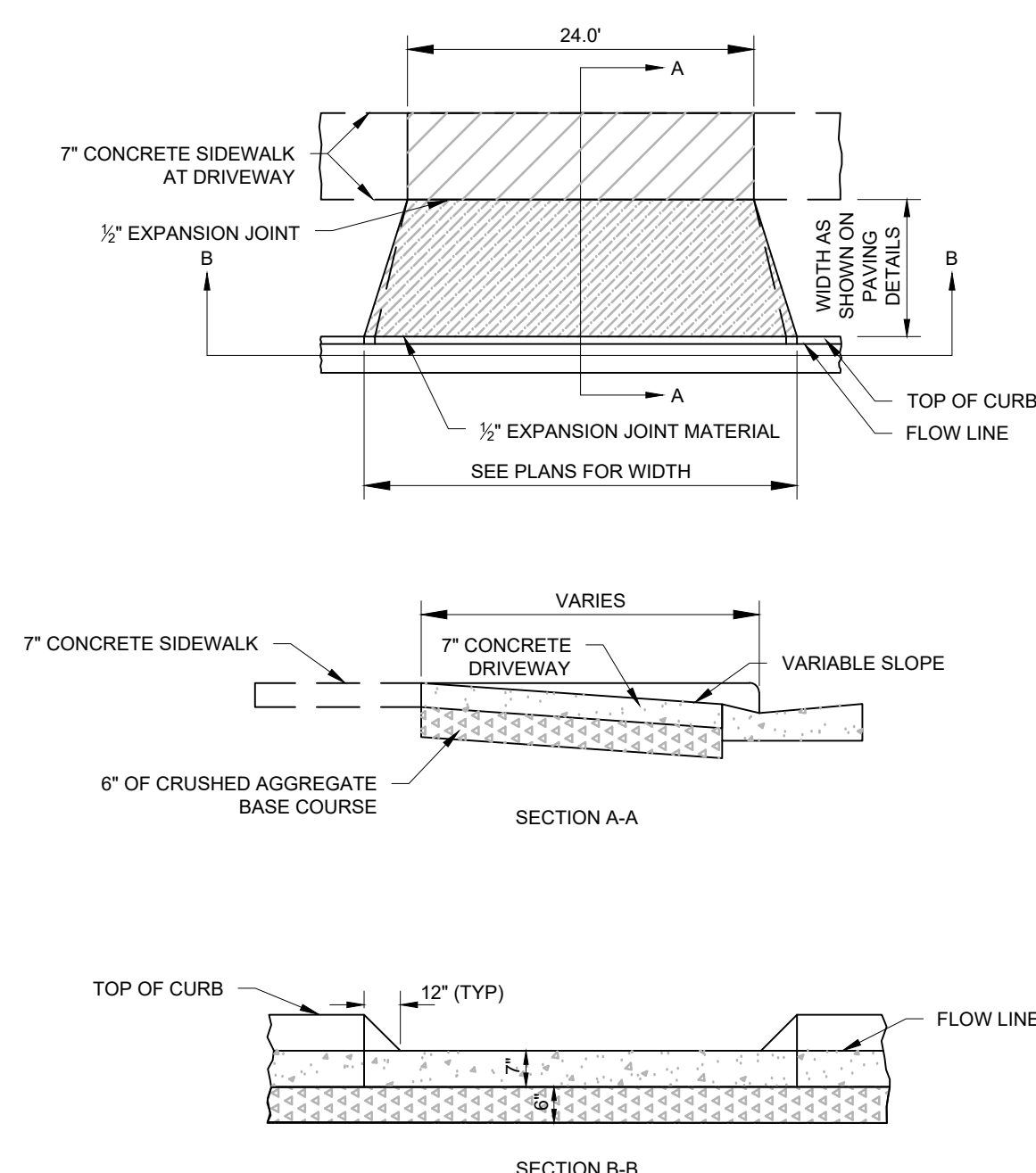
30" DEPRESSED CURB



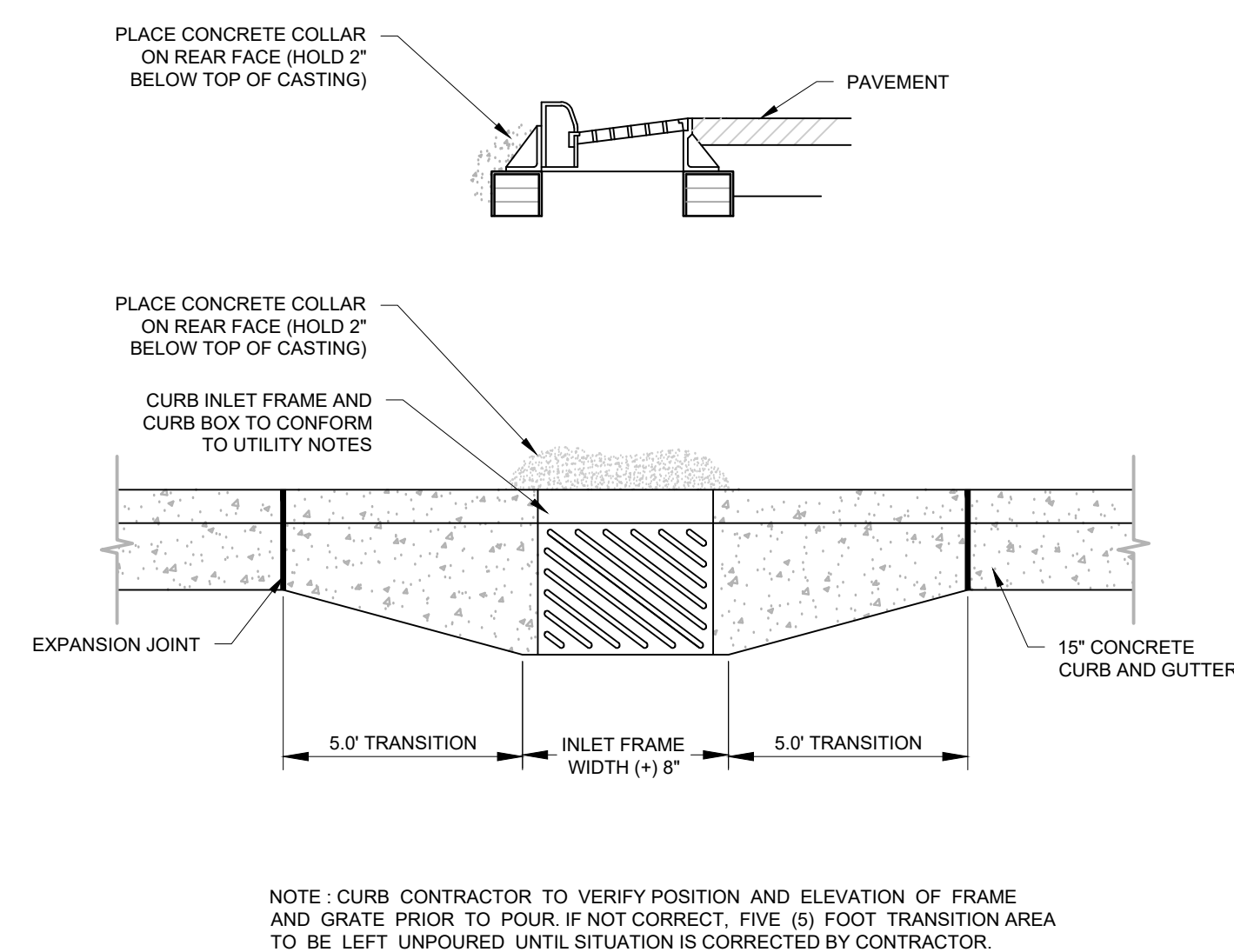
## DETECTABLE WARNING TRUNCATED DOMES



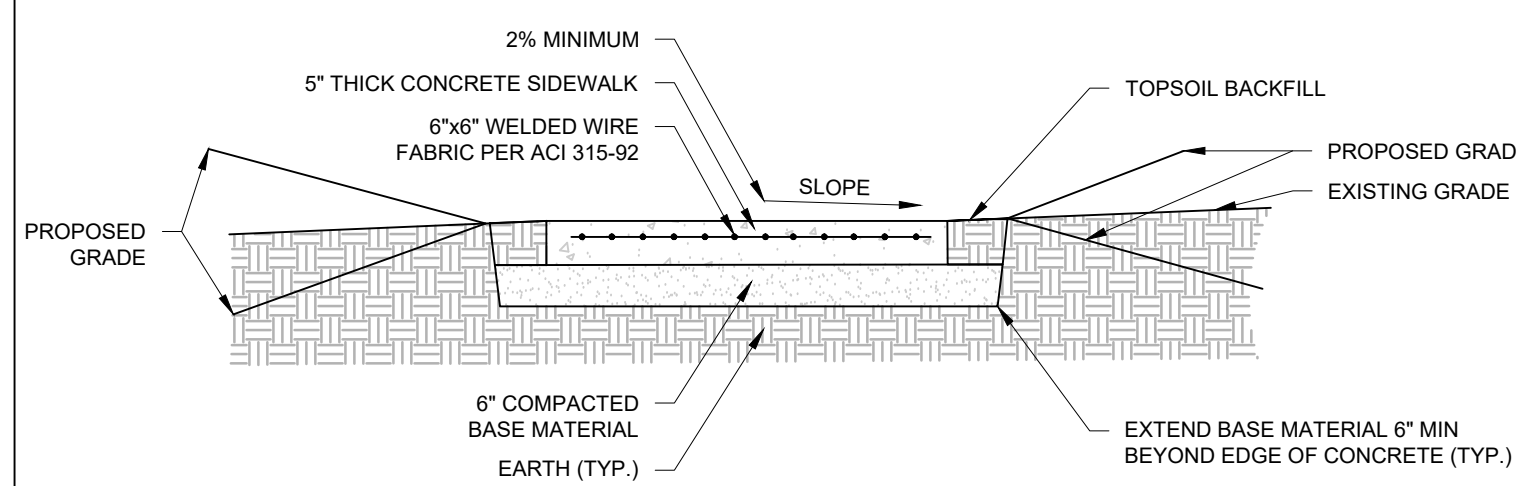
ADA SIGN



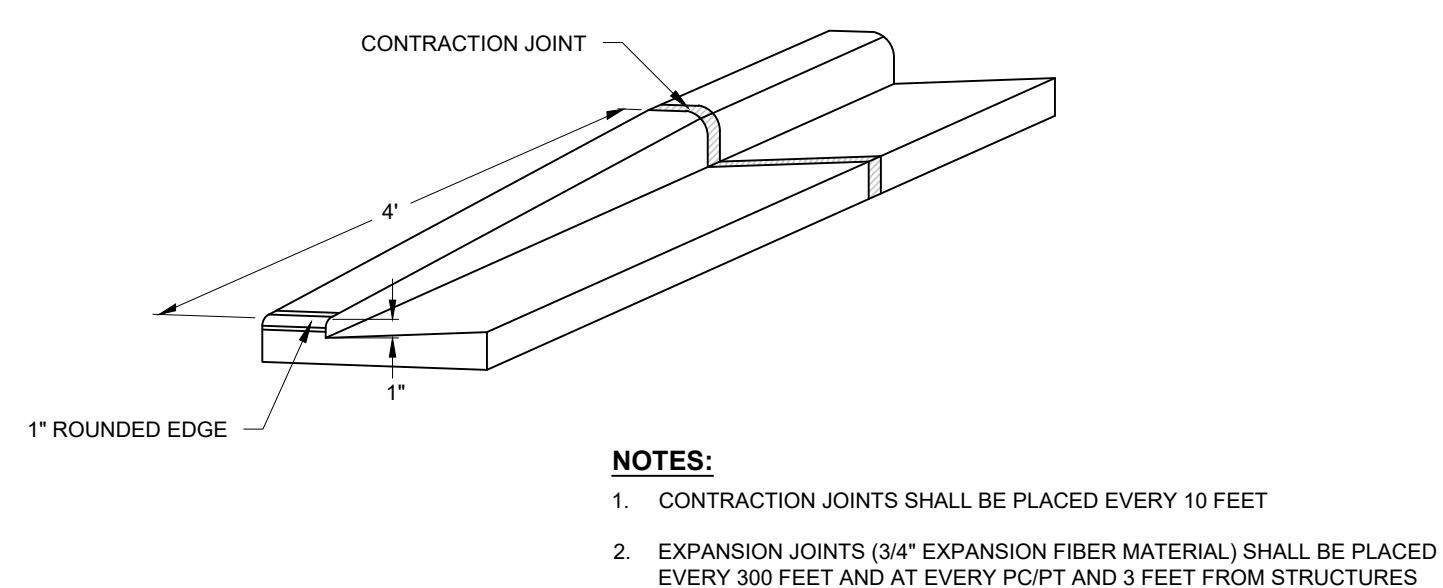
## CONCRETE DRIVEWAY APPROACH



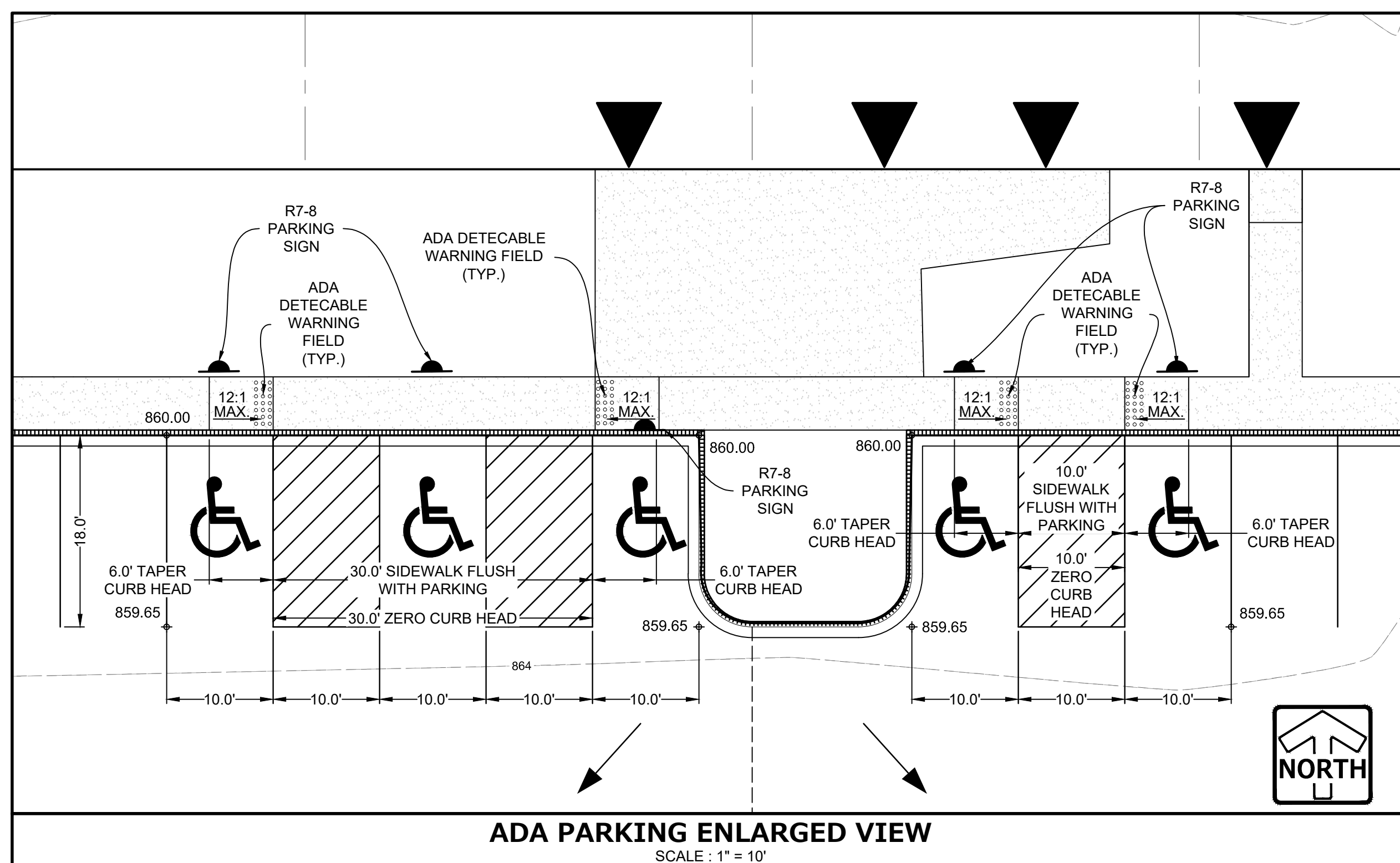
CURB AND GUTTER BUMP OUT



## CONCRETE SIDEWALK

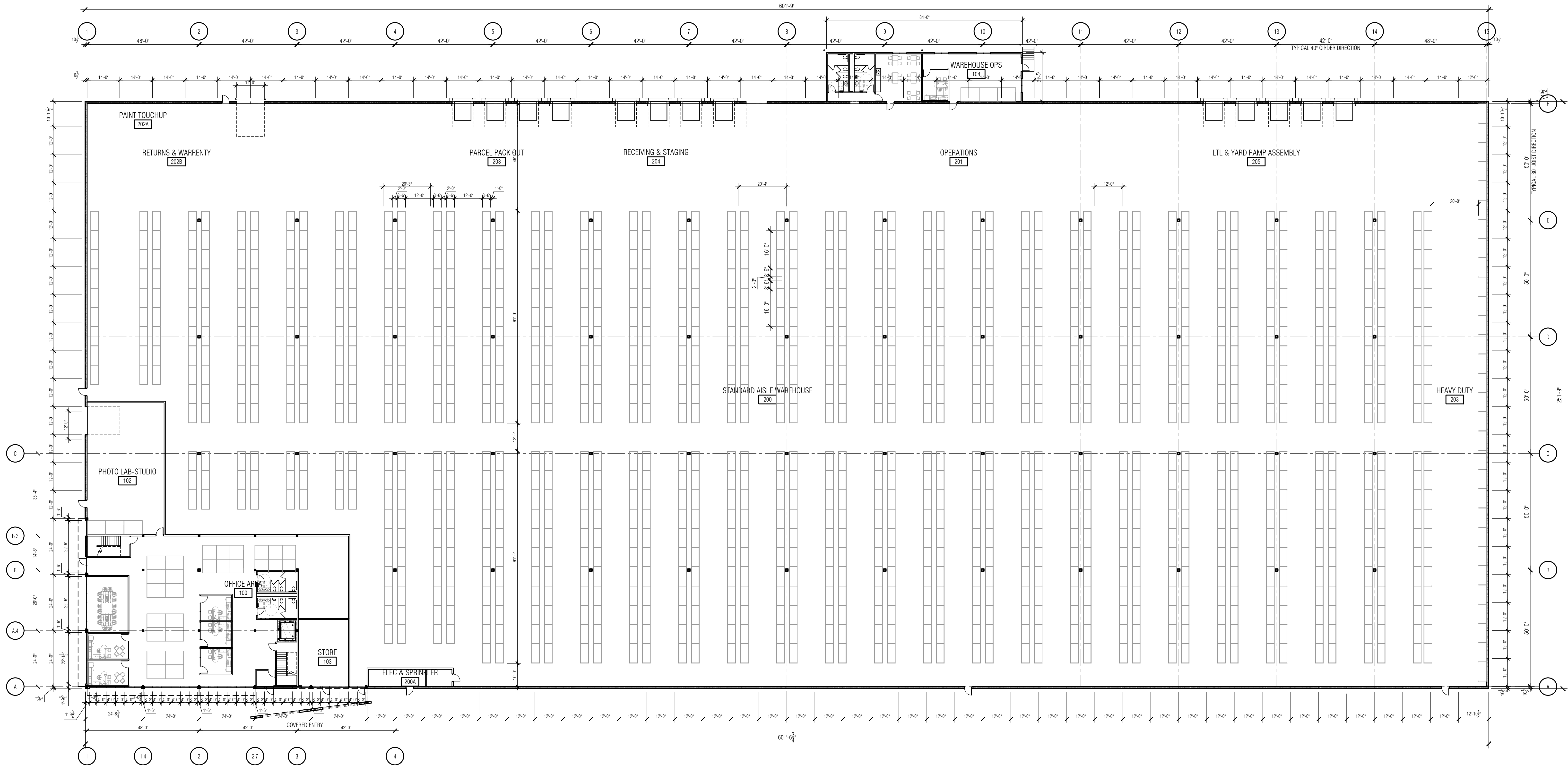
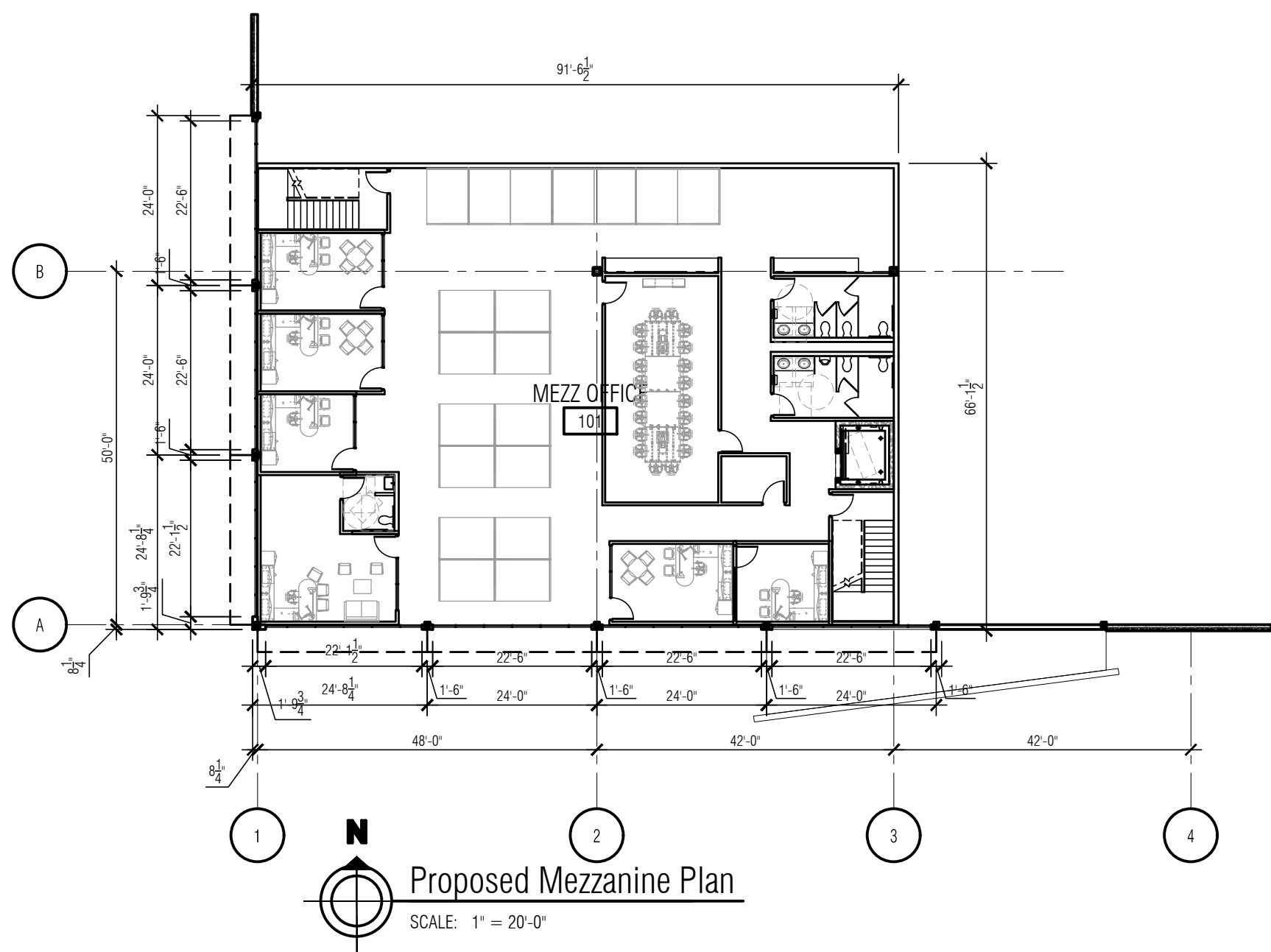


TAPER CURB HEAD



**ADA PARKING ENLARGED VIEW**  
SCALE : 1" = 10'



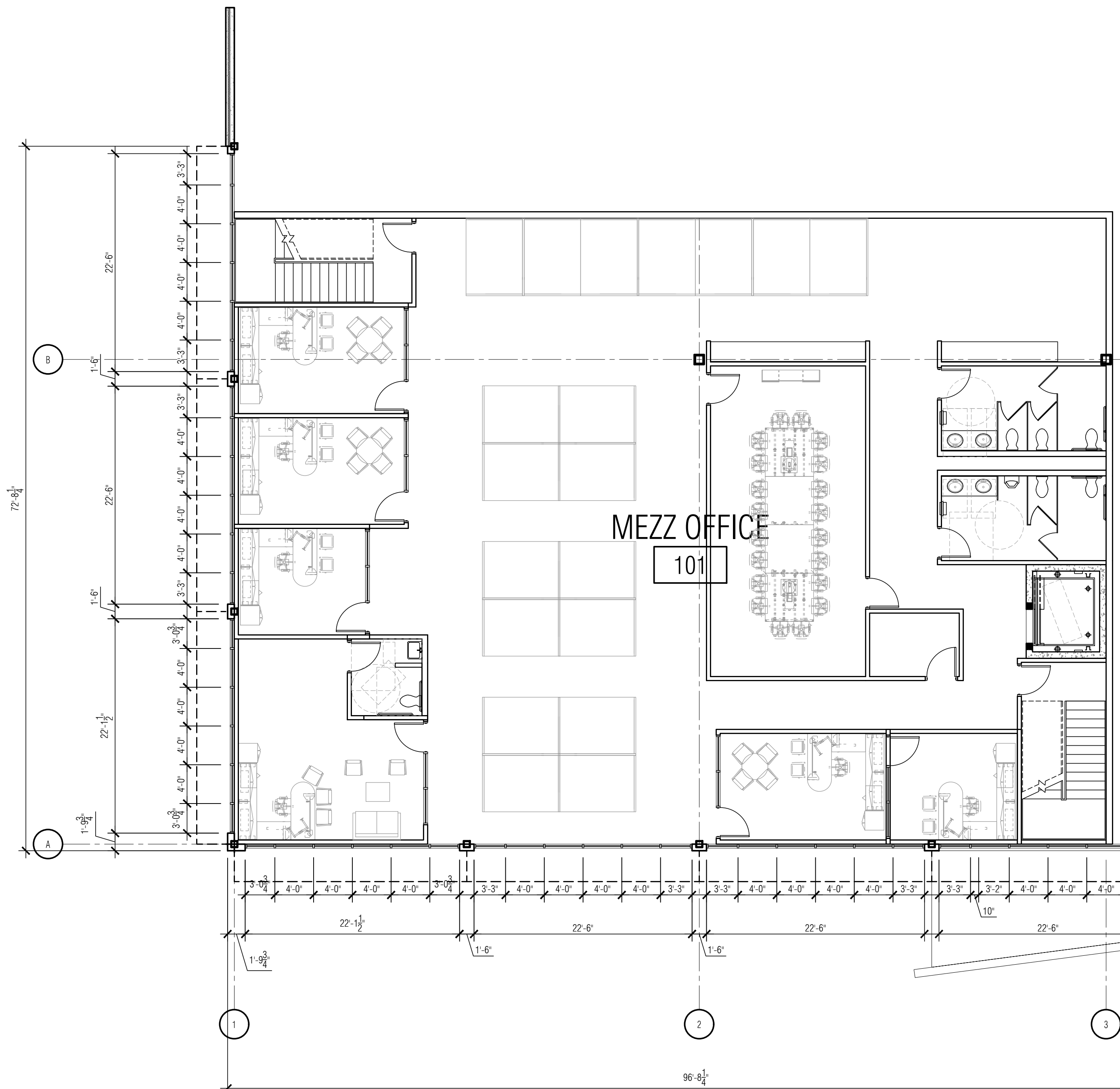


| SPACE INVENTORY |                          |            |           |
|-----------------|--------------------------|------------|-----------|
| No.             | Room name                | Space Type | Area      |
| 100             | OFFICE AREA              | OFFICE     | 6708 SF   |
| 101             | MEZZ OFFICE              | OFFICE     | 5916 SF   |
| 102             | PHOTO LAB-STUDIO         | OFFICE     | 1923 SF   |
| 103             | STORE                    | Retail     | 624 SF    |
| 104             | WAREHOUSE OPS            | OFFICE     | 1681 SF   |
| 200             | STANDARD AISLE WAREHOUSE | WAREHOUSE  | 100723 SF |
| 200A            | ELEV & SPRINKLER         | WAREHOUSE  | 296 SF    |
| 201             | OPERATIONS               | WAREHOUSE  | 4814 SF   |
| 202A            | PAINT TOUCHUP            | WAREHOUSE  | 672 SF    |
| 202B            | RETURNS & WARRANTY       | WAREHOUSE  | 5400 SF   |
| 203             | HEAVY DUTY               | HEAVY DUTY | 6678 SF   |
| 203             | PARCEL PACK OUT          | WAREHOUSE  | 3884 SF   |
| 204             | RECEIVING & STAGING      | WAREHOUSE  | 4862 SF   |
| 205             | LTL & YARD RAMP ASSEMBLY | WAREHOUSE  | 6923 SF   |

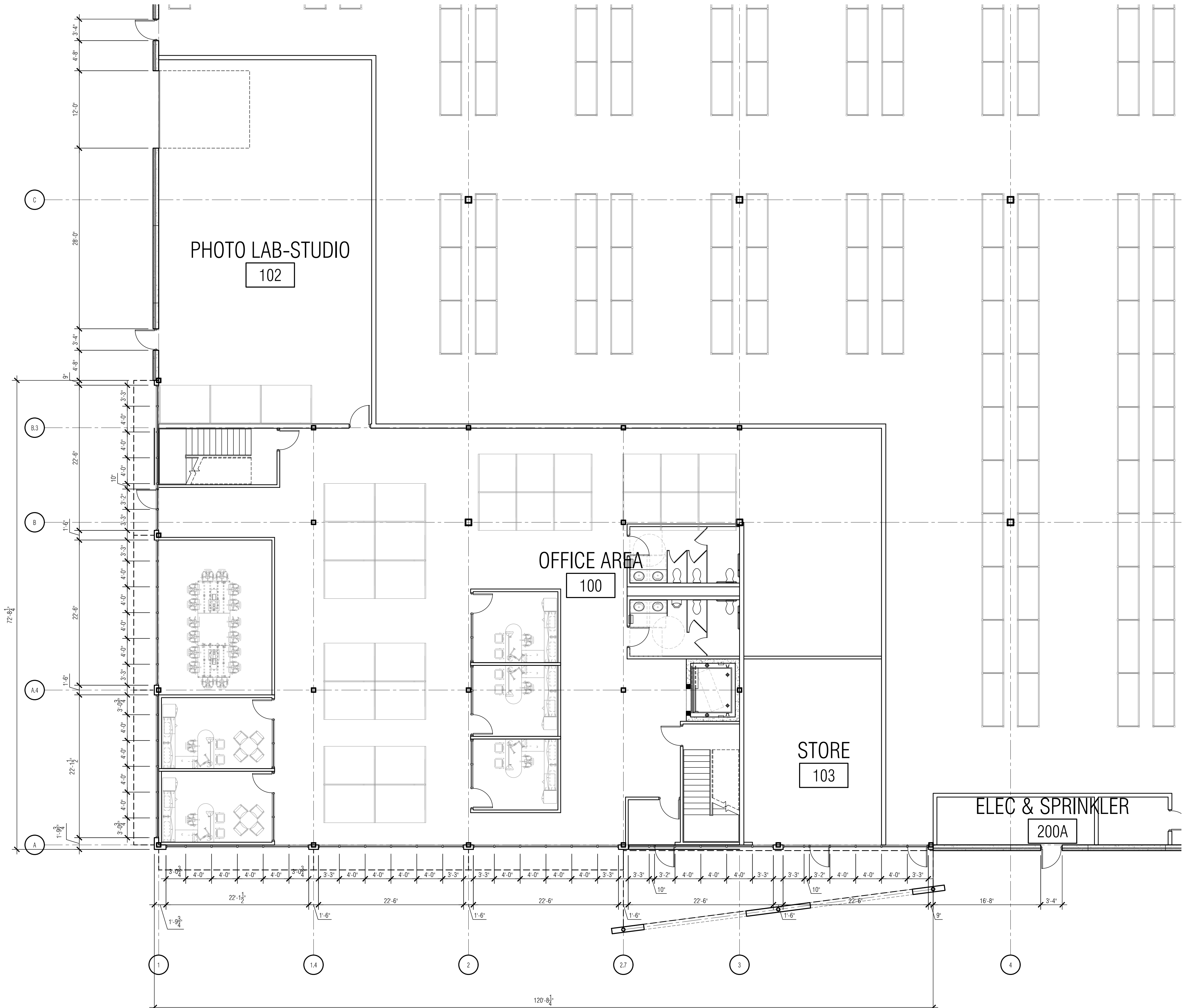
GROSS AREAS  
WAREHOUSE HIGH BAY 141,940 G.S.F.  
OFFICE GROUND FLOOR 9,550 G.S.F.  
WAREHOUSE OPS 1,680 G.S.F.  
MEZZANINE OFFICE 7,640 G.S.F.  
TOTAL OFFICE 17,190 G.S.F.  
TOTAL GROSS AREA 162,264 G.S.F.  
FOOTPRINT AREA 153,170 G.S.F.

8,979 L.F. RACK @ 5 BAYS HIGH  
6,413 L.F. 2018 10,328 L.F. 2023  
433 L.F. CANTILEVER RACK  
220 L.F. 2018 352 L.F. 2023





**ENLARGED MEZZANINE OFFICE PLAN**  
SCALE: 1/8" = 1'-0"



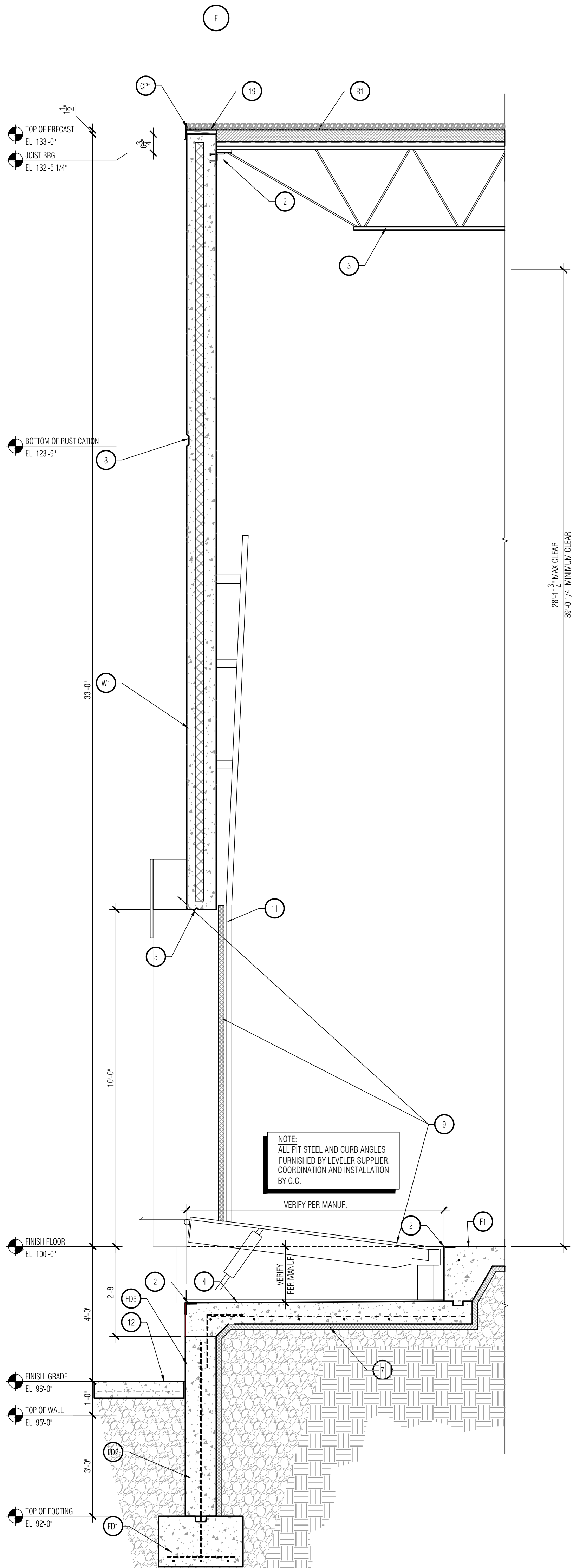
**ENLARGED GROUND FLOOR OFFICE PLAN**  
SCALE: 1/8" = 1'-0"



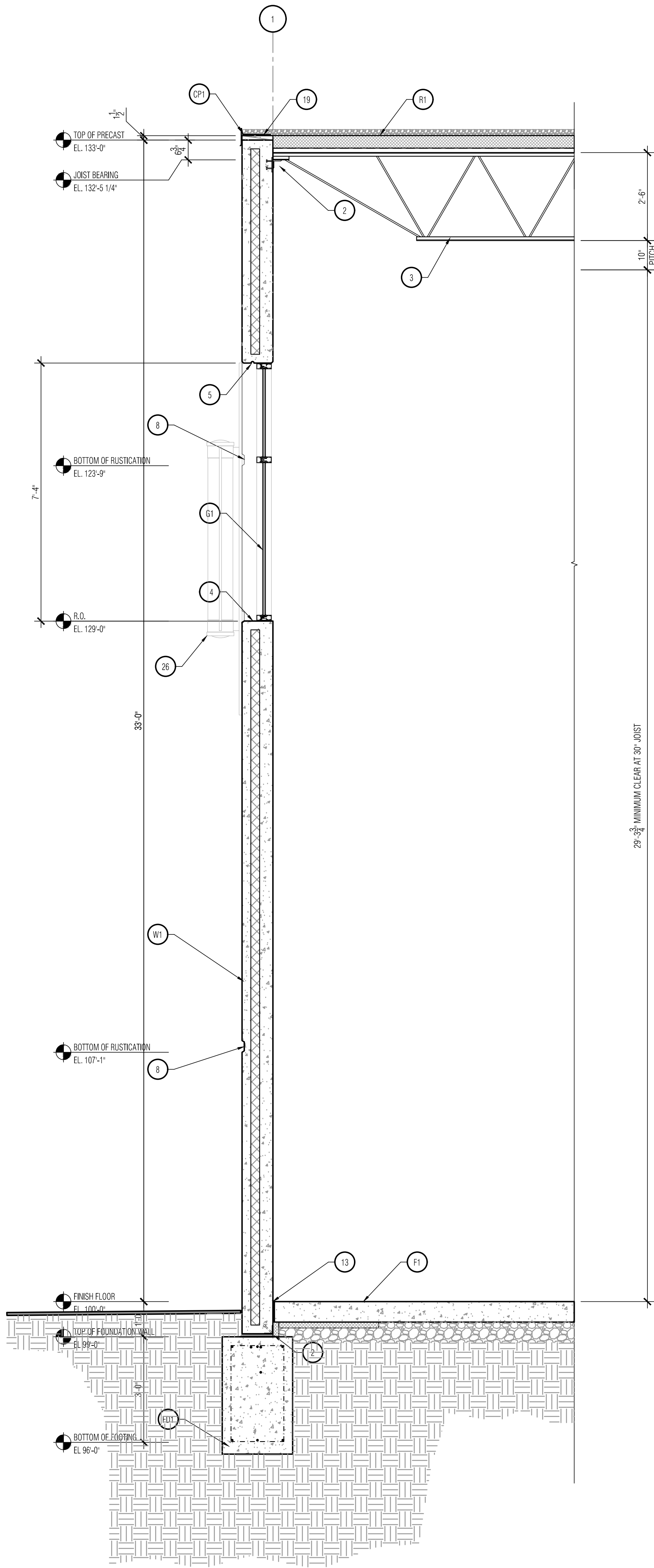


| ELEVATION KEYNOTES |                                                                                                                                                     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                  | PAINTED, INSULATED ARCHITECTURAL PRECAST CONC WALL PANEL, 10.5" TOTAL THICKNESS                                                                     |
| 2                  | BRUSHED METAL ACCENT PLATE W/ LUMENPULSE LUMENAREA ELEMENT RGBW COLOR CHANGING ACCENT LIGHT FIXTURE                                                 |
| 3                  | 4" x 1/2" DEPTH RUSTICATION ACCENT                                                                                                                  |
| 4                  | EXPOSED, PAINTED CAST IN PLACE CONCRETE STEM/FOUNDATION WALL SYSTEM                                                                                 |
| 5                  | THERMALLY BROKEN, CLEAR ANODIZED ALUMINUM STOREFRONT W/ 1" TINTED, LOW-E, INSUL. GLASS                                                              |
| 6                  | PREFIN METAL WALL COPING - COLOR TO MATCH PRECAST WALL PAINT SYSTEM                                                                                 |
| 7                  | KNOX BOX AS REQ'D BY LOCAL FIRE DEPARTMENT                                                                                                          |
| 8                  | 6" DIA. STEEL PIPE BOLLARD FILLED W/ CONCRETE, PAINT SAFETY YELLOW                                                                                  |
| 9                  | WALL MOUNTED LED AREA LIGHTING FIXTURE                                                                                                              |
| 10                 | SECTIONAL INSULATED O.H. DOOR IN WITH DOCK SHELTER AND DOCK LEVELER                                                                                 |
| 11                 | INSULATED SECTIONAL O.H. DOOR                                                                                                                       |
| 12                 | LAMBS TONGUE ROOF OVERFLOW DRAIN TERMINATION                                                                                                        |
| 13                 | ALUMINUM STOREFRONT EMPLOYEE ENTRY SYSTEM                                                                                                           |
| 14                 | PAINTED INSULATED HOLLOW METAL DOOR AND FRAME                                                                                                       |
| 15                 | WAREHOUSE ENTRY WALL SYSTEM, PREFINISHED NICHHA CEMENT PANEL CLADDING ON COLD FORM STRUCTURE STUDS                                                  |
| 16                 | OFFICE EXTERIOR WALL SYSTEM, PREFINISHED NICHHA ILLUMINATION SERIES EQUIVALENT CEMENT PANEL CLADDING ON COLD FORM STRUCTURE STUDS                   |
| 17                 | ENTRY ACCENT MONOLITH WALL - (STRUCT STEEL & COLD FORMED STUD) W/ MAYNE COATINGS EQUIVALENT LONGBOARD WOOD GRAIN ALUMINUM SIDING SYSTEM (ALL SIDES) |
| 18                 | EXTERIOR ANODIZED ALUMINUM SOLAR SHADE SYSTEM AT OFFICE GLAZING                                                                                     |
| 19                 | PAINTED STRUCTURAL STEEL ENTRY CANOPY W/ DIRECTLY ADHERED PVC MEMBRANE & LONGBOARD WOOD GRAIN ALUM SOFFIT                                           |
| 20                 | 8 H x 16" SQ. CONC PILASTER & BLACK PAINTED STEEL 1" DIAMETER TUBULAR STEEL VERTICAL SCREEN FENCE                                                   |
| 21                 | SHADING INDICATES SPANDREL (NON VISION) INSULATED GLAZING UNITS                                                                                     |

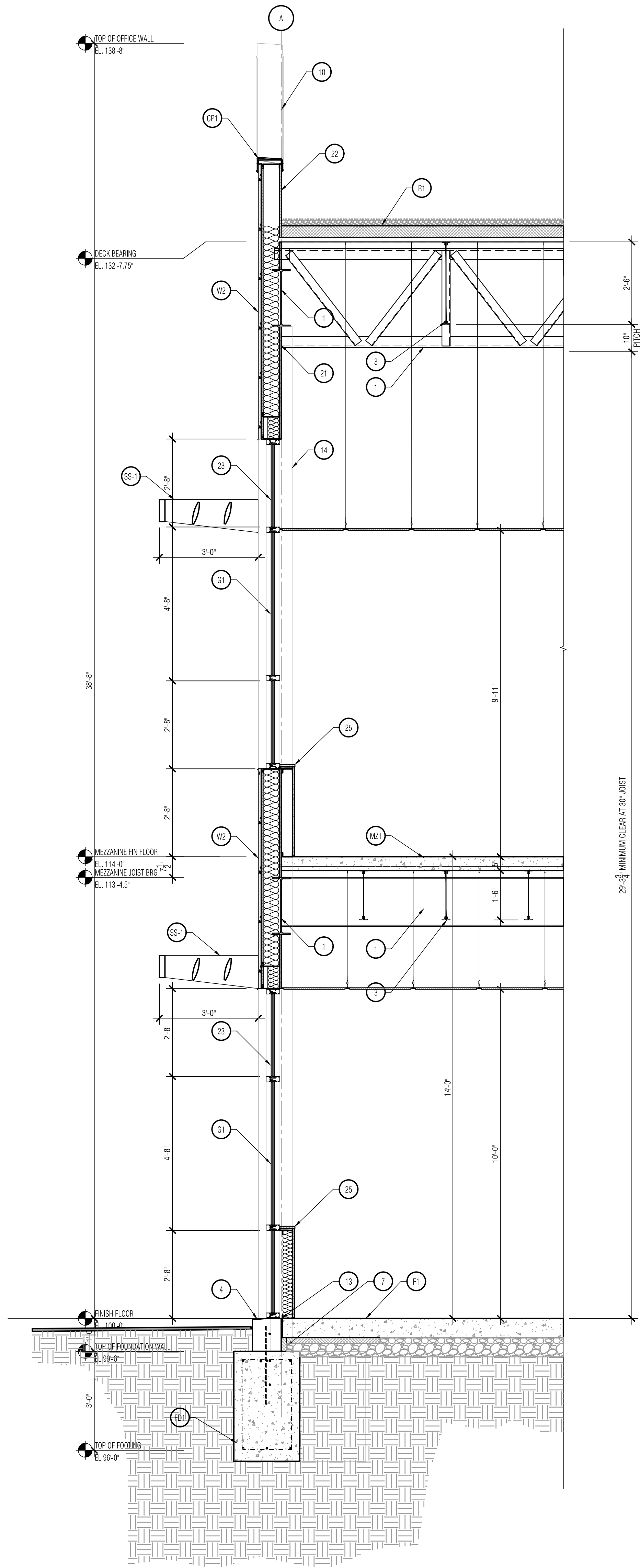




25 North Wall Section @ Loading Dock  
SCALE: 1/2" = 1'-0"



27 South Wall Section  
SCALE: 1/2" = 1'-0"

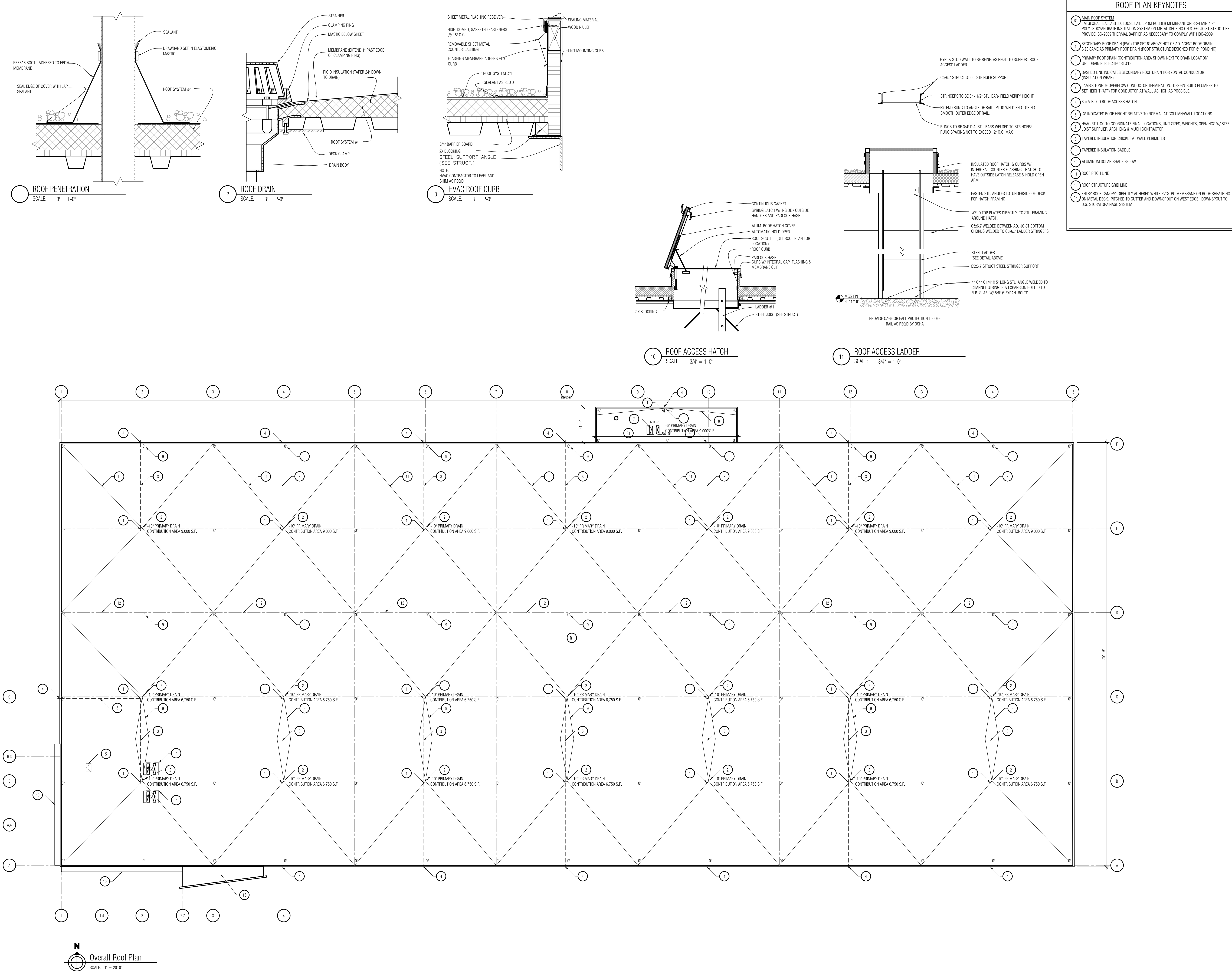


29 West Wall Section  
SCALE: 1/2" = 1'-0"

### SECTION KEYNOTES

- R1 MAIN ROOF SYSTEM  
FM GLOBAL BALUSTED. LOOSE Laid EPDM RUBBER MEMBRANE ON R-24 MIN 4" 2"  
POLYISOCYANURATE INSULATION SYSTEM ON METAL DECKING ON STEEL JOIST STRUCTURE.  
PROVIDE IBC-2009 THERMAL BARRIER AS NECESSARY TO COMPLY WITH IBC-2009.
- W1 EXTERIOR WALL SYSTEM  
PAINTED INSULATED ARCHITECTURAL PRECAST CONC WALL PANEL. 10.5" TOTAL THICKNESS  
SYSTEM R VALUE 18 MINIMUM.
- W2 OFFICE WALL SYSTEM  
PREPARED NICHIA ILLUMINATION SERIES. SMOOTH FINISH PANELS 18" H X 72" LONG ON  
FLUID APPLIED OR PEEL & STICK AIR-WATER BARRIER ON DENS-GLAS SHEATHING ON  
STRUCTURAL STUDS WITH FULL BATT INSULATION. INTERIOR SIDE 5/8" GYP BD ON V.B.
- W3 WAREHOUSE ENTRY ADJACENT WALL SYSTEM  
PREPARED NICHIA ILLUMINATION SERIES. SMOOTH FINISH PANELS 18" H X 72" LONG ON  
FLUID APPLIED OR PEEL & STICK AIR-WATER BARRIER ON DENS-GLAS SHEATHING ON  
STRUCTURAL STUDS WITH FULL BATT INSULATION. INTERIOR SIDE 5/8" GYP BD ON V.B.
- W4 ENTRY MONOLITH WALL SYSTEM  
MARINE COATINGS LONGSHORE WOOD GRAIN EXTRUDED ALUMINUM SIDING (6") ON FLUID  
APPLIED OR PEEL & STICK AIR-WATER BARRIER ON DENS-GLAS SHEATHING ON STRUCTURAL  
STUDS & STRUCTURAL STEEL. LONG BOARD COVERS ALL SIDES OF WALL.
- G1 GLAZING SYSTEM #1  
5'-4" SQ CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED LOW-E GLAZING  
UNITS EQUAL TO PPG OPTIGREY TINTED ANNEALED EXTERIOR LITE AND SOLAR BAN 60  
INTERIOR LITE. WINTER U= .29. SHGC= .35. PROVIDE SILL AND HEAD FLASHING AS  
RECOMMENDED BY MFR FOR OPENING AND SPAN CONDITIONS. SAFETY GLAZING AS REQD.  
BY CODE.
- F1 SLAB ON GRADE FLOOR SYSTEM  
7" THICK FIBER REINFC CONC. SLAB ON VAPOR BARRIER ON COMPACTED GRANULAR FILL ON  
COMPACTED SUBGRADE. PROVIDE ISOLATION JOINT MATERIAL AT COLUMNS, AND  
PERIMETER (SEE STRUCT.) PROVIDE 1 COAT ASHFORD FLOOR SEALER SYSTEM.
- E1 EXTERIOR STOOPS & CONCRETE WALKS  
7" THICK FIBER REINFC CONC. SLAB ON COMPACTED GRANULAR FILL ON COMPACTED SUBGRADE. PROVIDE  
STOOP FOUNDATIONS AT EGRESS AND ENTRANCE DOORS. SEE STRUCT.
- C1 COPING SYSTEM #1 (PRECAST)  
PRE-FINISHED 2 PIECE METAL WALL GRAVEL EDGE ON CONTINUOUS P.T. 2"x WD BLOCKING  
ANCHORED TO TOP OF WALL SYSTEM AT PRECAST.
- C2 COPING SYSTEM #2 (NICHIA SLOPING WALL)  
PRE-FINISHED METAL WALL COPING MATERIAL TO MATCH ARCH PREFIN ALUM WALL PNL.  
FACE DIMENSION AND PROFILE TO MATCH C1 SYSTEM.
- M1 STEEL MEZZANINE FLOOR SYSTEM  
3.5" CONCRETE TOPPING ON 1.5" METAL DECK (5" OVERALL THICKNESS) ON STEEL JOISTS ON  
STEEL BEAMS/GIRDERS. (SEE STRUCT.)
- T1 TRENCH FOUNDATION SYSTEM (ALTERNATE SEE STRUCTURAL)  
EARTH FORMED, CAST IN PLACE REIN CONC GRADE BEAM (SEE STRUCT.) W/ 2" THICK  
EXTRUDED POLYSTYRENE RIGID INSULATION AT BUILDING PERIMETER PER IBC-2009 (TYP)
- F2 CONC STEM WALL FOUNDATION  
FORMED & POURED REINFORCED CONCRETE STEM WALL ON CONCRETE STRIP FOOTING.  
PAINT WALL ABOVE GRADE. (SEE STRUCT.)
- I1 INTERIOR COLUMN PAD FOUNDATION  
FORMED & POURED REINFORCED CONCRETE PAD (SEE STRUCT.)
- G10 GUARD 1  
1-1/2" DIA. (ACTUAL) PAINTED STEEL RAIL SYSTEM TO BE MOUNTED 42" ABOVE ADJ HORIZ  
SURF WITH ONE INTERMEDIATE AT MID POINT (E1).
- H1 HAND RAILING 1  
1-1/2" DIA. (ACTUAL) PAINTED STEEL HAND RAILING SYSTEM TO BE MOUNTED 36" ABOVE ADJ  
HORIZ SURF. PROVIDE ICC/ANSI 117.1 AND IBC-2009 CHAP 10 RETURNS & EXTENSIONS.
- S1 STAR SYSTEM 1  
PAINTED STRUCT STEEL STAIR W/ CLOSED RISERS & CONCRETE FILLED PAN TREADS.
- E1 EXTERIOR SILL  
PROVIDE 1/2" PER FOOT WASH IN CONCRETE (AWAY FROM BUILDING)
- S2 SOLAR SHADE SYSTEM  
ANODIZED ALUM SOLAR SHADE SYSTEM (DESIGNED & ENGINEERED BY SUPPLIER). 1-1/2" X  
12" FRAME (ALIGN HORIZONTAL ATTACHMENTS WITH STRUCT STEEL COL KNIFE CONNECTION)  
W/ 2 INTERMEDIATE ALUMINUM FINIS. COORDINATE KNIFE BLADE ATTACHMENT W/  
STRUCTURAL ENGINEER.
- 1 STEEL WIDE FLANGE BEAM OR GIRDER (SEE STRUCT)
- 2 STEEL ANGLE (AND/OR) IMBED
- 3 STEEL JOIST
- 4 1/2" WASH AT SILL
- 5 CAST IN DRIP AT OPENINGS
- 6 PREFIN. METAL FASCIA OR COPING
- 7 2" THICK EXTRUDED POLYSTYRENE RIGID INSULATION AT BUILDING PERIMETER PER IBC-2009  
(TYP)
- 8 4" WIDE REVEAL JOINT (1/2" DEEP)
- 9 DOCK SEAL (FROMMELT ELIMINATOR II), AIR-HYDRAULIC DOCK LEVELER (WITH FIT & ANGLES)  
& BUMBERS, INSULATED VERTICAL LIFT O.H. DOOR, LIGHT & BOLLARDS PER LOCATION
- 10 WALL BEYOND (SLOPING)
- 11 MOTOR OPERATED INSULATED, SECTIONAL HIGH LIFT O.H. DOOR W/ SINGLE VISION LIGHT.
- 12 CONCRETE SLAB ON COMPACTED GRANULAR FILL. PROVIDE JOINT ISOLATION MATERIAL AT  
BUILDING EXTERIOR (SEE CIVIL DWGS)
- 13 1/2" JOINT ISOLATION MATERIAL
- 14 STEEL COLUMN (SEE STRUCTURAL DRAWINGS)
- 15 BATT INSULATED 6" STRUCT STUD WALL W/ 5/8" DENSGLASS SHEATHING.
- 16 BATT INSULATED STRUCT STUD WALL W/ 5/8" DENSGLASS SHEATHING ON VAPOR BARRIER.
- 17 BENT PLATE FOR STUB WALL SUPPORT (SEE STRUCT)
- 18 ROOF DRAIN OR OVERFLOW DRAIN (SEE ROOF PLAN)
- 19 2 x WOOD BLOCKING AT TOP OF PRECAST WALL
- 20 THRU WALL FLASHING SYSTEM
- 21 POCKET PRECAST FOR BEAM/GIRDER BEARING
- 22 ROOF MEMBRANE/FLASHING ON DENS-GLAS SHEATHING
- 23 INSULATED SPANDREL GLAZING THIS LITE TYPICAL
- 24 ELASTOMERIC FLASHING SYSTEM ON DENSGLAS SHEATHING
- 25 SOLID SURFACE MATERIAL SILL ON 3-5/8" METAL STUD & G.W.B. FURRING
- 26 LUMENPULSE LED WALL MOUNTED LIGHT FIXTURE ON PREFINISHED ALUMINUM OF  
STAINLESS STEEL MEDALLION BEYOND





| Date: | Issue Set: |
|-------|------------|
|       |            |
|       |            |
|       |            |
|       |            |
|       |            |
|       |            |
|       |            |
|       |            |
|       |            |



# **DISCUSSION**

**10/23/17 Plan Commission Meeting**

## **Germantown Community Development Department**

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**Village Planner Report**

**Germantown, Wisconsin**

### **Summary**

Discussion of Village of Germantown Sanitary Sewer & Water System Plans, Studies and Issues Relating to a 107-acre, 49-lot Residential Development Proposal by Top Leaf Development LLC, on Land Owned by Al & Lynda Luther Located South of Freistadt Road, West of Wasaukee Road and North of Elm Lane.

### **Update**

Public Works Department staff has been invited to discuss previous sanitary sewer plans prepared for the area north of Mequon Road and west of Wasaukee Road, as well as, their recommendation to table action on the 107-acre Top Leaf Development LLC proposal until such time as ongoing study of the possible extension of sanitary sewer into this area north along the Country Aire Drive corridor has been completed (see October 9, 2017 memo from Larry Ratayczak, Public Works Director).

## Jeff Retzlaff

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**From:** Lawrence Ratayczak  
**Sent:** Monday, October 9, 2017 5:40 PM  
**To:** Jeff Retzlaff  
**Cc:** Tim Zimmerman  
**Subject:** RE: Sanitary Sewer-Country Aire Drive Study

Jeff:

In learning of the proposed residential development, known as the Luther development, and that this development is proposed to be septic and well I would like to point out that this area is included in an ongoing investigation to extend the existing sanitary sewer located in the Industrial Park (TID #4) northerly to Mequon Rd and continuing in the Country Aire Road ROW to Freistadt Rd. In addition, and looking well into the future the sanitary sewer investigation will consider the extension of sanitary sewer north of Freistadt Rd.

When evaluating the extension of sanitary sewer and the associated cost a part of the analysis takes into consideration the possible number of homes that could be served by the sewer extension. In turn the number of homes equates to the economic feasibility of the sanitary sewer extension. In my opinion the removal of the acres proposed to construct the Luther development with septic and well from the overall planning area could have a dramatic negative impact on the economic feasibility of the sanitary sewer extension. Also, it is possible that the Luther acres developed as septic and well could remove additional acres from being economically served by sanitary sewer.

Therefore; the Department of Public Works respectfully asks the Plan Commission to consider the negative effect the Luther Development may have on the possibility for the Village to extend sanitary sewer to the area of the Village north of Mequon Rd, south of Freistadt Rd west of Wasauke Rd and east of the rail road tracks.

Thank you for your consideration.

**Larry Ratayczak, P.E.**

Village of Germantown  
Director of Public Works

(262) 250-4725 Work  
(414) 745-9999 Mobile  
lratayczak@village.germantown.wi.us  
N112 W17001 Mequon Rd.  
P.O. Box 337  
Germantown, WI 53022-0337



# 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/

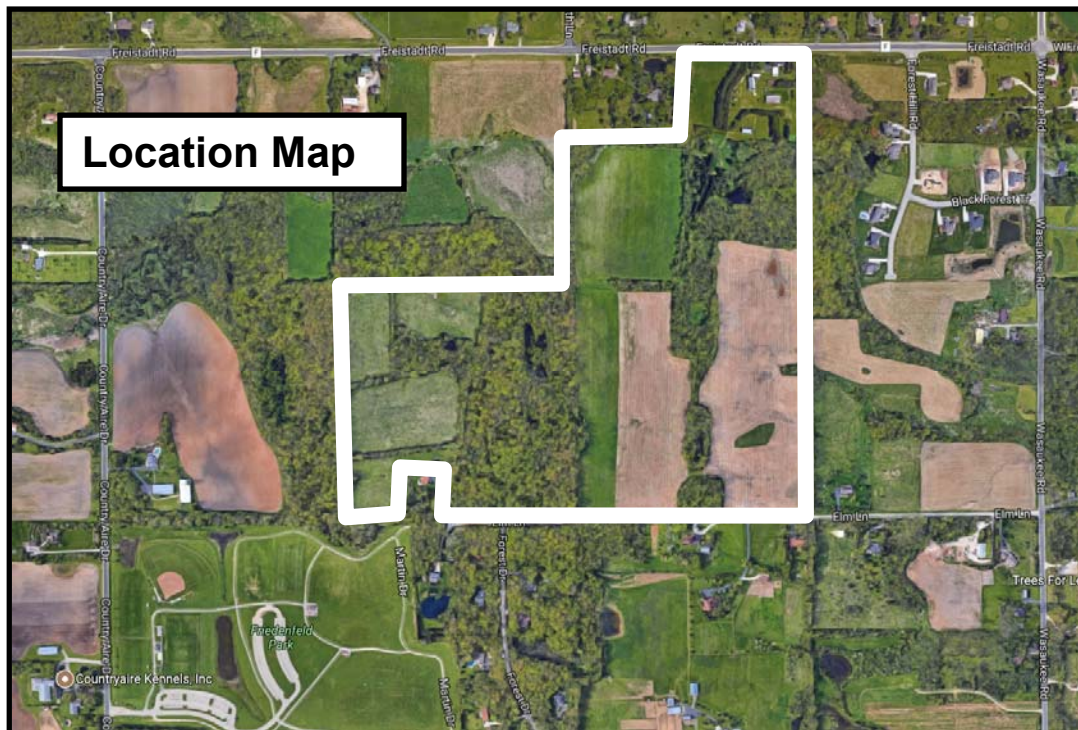
**Property Owner:** Pete Hurth  
Baudhuin Survey & Eng  
312 N 5<sup>th</sup> Ave  
Sturgeon Bay, WI

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



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**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.



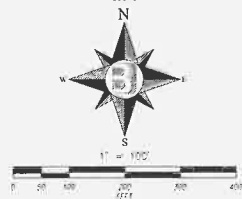
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The current road and lot layout is something the PC may want to take a closer look at in terms of preserving/protecting the environmental features on the property. For example, the main road proposed from Freistadt Road is located in such a manner 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.

# 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.



WILLIAM E. GERMANTOWN  
TOWN OF GERMANTOWN  
WASHINGTON COUNTY, WISCONSIN



# 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.

