

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, NOVEMBER 13, 2017 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE:** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES:** October 23, 2017
- V. **NEW BUSINESS:**
 - A. Image 360, Agent for K Holdings LLC, Property Owner, and Koenig Industries, Inc. W188 N11820 Maple Road. Sign Review Application.
 - B. Plunkett Raysich Architects, Agent for the Germantown School District and Germantown High School – W180 N11501 River Lane. Sign Review Application.
 - C. Midwest Sign & Lighting, Inc., Agent for JBJ Comm LP, Property Owner, and Charles Schwab – W182 N9606 Appleton Avenue. Sign Review Application.
 - D. Virtus Development, Agent for Victory Center, LLC, Property Owner, W140 N10385 & W140 N10393 Fond du Lac Avenue. Site Plan Consultation for Site Renovations for a Coffee Shop and Restaurant.
 - E. Community Development Department – Proposed Zoning Code Amendments (Residential Accessory Uses, Buildings and Structures)
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

Upcoming Plan Commission Meetings:

November 27, 2017 at 6:30 p.m. (Special Information Meeting: J.W. Speaker Corp. Expansion Proposal)

November 29, 2017 at 6:30 p.m. (Special Meeting: Proposed Tax Increment District #7)

December 11, 2017 at 6:30 p.m. (Regular Monthly Meeting)

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 23, 2017

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

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

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Baum second Laszewski to Approve the minutes from 10-9-17.*

MOTION carried unanimously.

Weas Development for MLG Germantown Investments – N102 W19400 Willow Creek Way.
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 in the Germantown Willow Creek Business Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Nilles to 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.

MOTION carried unanimously.

MOTION Baum second Shadid to 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.

MOTION carried unanimously.

MOTION Baum second Shadid to 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.**

Discussion followed on the requirements for rooftop screening in this development. Planner Retzlaff explained the covenants and restrictions were adopted by this business park and not regulated by the Village. The covenants require the units be shielded or screened from the public view, which is also the Village's requirement. Trustee Baum requested if the roof top units are visible, that a bolt on system be installed. Gregg Prossen, the Consortium, was agreeable to doing that.

Trustee Baum commented that the 2 architectural features on the south elevation looks a little skimpy and could use maybe 3 or 4 more to enhance it. Mr. Prossen was amicable to looking at adding 2 more elements and offered a change in the materials in leu of adding a couple taller elements or a couple taller elements that mimic those same two and don't have the same color on them. Trustee Baum said that would be acceptable to take another panel and change the color to help balance it.

MOTION to Amend Baum second Shadid that if the rooftop units are visible from Willow Creek Way, a bolt on screen system will be applied to the units to be approved by staff.

MOTION to Amend carried unanimously.

MOTION to Amend Baum second Shadid that 2 additional accent features be added on the south elevation that are a panel that extends above the roof line and is an accent color to the building.

Trustee Baum said the panel could be painted a different color. Mr. Prossen offered to move the door. Trustee Baum said he would accept only one additional panel if the door is moved to the right.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Discussion of Village of Germantown Sanitary Sewer & Water System Plans, Studies and Issues relating to 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. Planner Retzlaff explained the 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 it pertains to their recommendation to table action on the Top Leaf Development proposal, pending the further study of the sanitary sewer installation in the vicinity of this project. A lengthy discussion followed.

Tim Zimmerman, Wastewater Superintendent, explained as part of the sanitary sewer study done in 1995, and as part of the regional sewer plan and 2010 facilities plan for MMSD, the Village decided at that time not to extend sewer north of Freistadt Road and east of Friedenfeld Park and Forest Heights subdivision. He reviewed the results of the study and discussed the total acreage of land to be included in the calculations for the future extension of sewer in the area. The study shows the Luther property is in the future plan for sewer extension and removing the Luther property acreage from the acreage calculations could have an impact on the ultimate size of the sewer pipe that is installed. The land could potentially develop at a higher density if it was sewerred and would also allow the utilities to expand. Planner Retzlaff said the study didn't specifically identify the parcels where development would take place. Superintendent Zimmerman said the future sewer service area boundary needs to be identified beyond where it is shown on the plan today.

Discussion continued regarding where potential development would occur, lot sizes and zoning. Planner Retzlaff said assumptions were made that everything zoned residential would be developed as residential and ag zoning would be developed to Rs-4 or Rs-5 density. Trustee Baum said 5 acre lots would not want to be on sewer which would include areas north of Freistadt Road. He said the Luther development would be the end of the sewer area. Planner Retzlaff asked what the policy is for sewer extension. Chairman Wolter said we can't discount sewer development north of Freistadt Road until the next LUP is discussed and formulated and brought through its procedure. He said you're looking at projections of development and we shouldn't withhold anyone from looking to develop now within that area until the updated plan has been formally approved. The Plan Commission has been asked to consider the impact of not allowing sewer in a development and the impact of the fiscal impact against it. There will be other properties that will look to be developed before a plan comes forward for sewer extension. Discussion continued.

Planner Retzlaff said the current policy as reflected on the LUP would allow the areas in yellow to develop unsewered and taking all the yellow areas out of the plan might make it somewhat feasible to extend sewer up Country Aire in that corridor or push it up towards the Wrenwood property. Chairman Wolter asked why sewer shouldn't be pushed up Freistadt Road because he felt there is more development at Freistadt and Goldendale towards the expressway. Planner Retzlaff said the decision on the Luther property could have a significant impact on the location and size of whatever sanitary sewer we extend in the vicinity north of Mequon Road and Public Works is looking for direction on how to deal with the Luther project, so they can do a study accordingly. Larry Ratayczak, Director of Public Works, said if the Luther property and associated lands near there are going to drop off requiring the sanitary sewer system, then going up Wrenwood makes more sense. Wrenwood development has been through Plan Commission and they are pushing to get sanitary sewer. Public Works is trying to adjust and see what's coming. He said they don't want to make the pipe too small to handle future development, but no one really knows what's going to happen. Discussion continued on where development could happen and the possibility of making the sewer pipe a little more cost effective.

Chairman Wolter understands the impact to this subdivision, but it seems excessive to wait for sewer. He said additional discussion is needed as to where further development will occur. Public Works Director Ratayczak said they are trying to gather a plan, size the pipe and get an idea of where it will go and figure out how to service Wrenwood. Planner Retzlaff said we can bring the Luther concept plan back to the Plan Commission for further discussion.

Pete Hurth, Baudhuin Surveying & Engineering and Shari Waggoner, Developer for the Luther property spoke. They said the property was purchased because of the 1-acre zoning and not being in the sewer service area. They hope to be selling lots next year and want to move forward with the concept plan and continue the process. Ms. Waggoner said it would be years before sewer is brought to the area and they would like some guidance on the timeline for approvals. Trustee Baum said his opinion would be to move forward. Planner Retzlaff said this is a concept plan and is for discussion purposes only. No application has been submitted and whatever the developer does is at their own risk.

ANNOUNCEMENTS: Planner Retzlaff said a Special Village Board meeting is scheduled immediately following this meeting to take action on the rezoning and CUP for the Discount Ramps proposal.

The next Plan Commission meeting is November 13, 2017.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

DRAFT

SIGN PERMIT REVIEW

11/13/17 Plan Commission Meeting

Koenig Industries

Village Planner Report

Germantown, Wisconsin

Summary

Image360, agent for Koenig Industries, property owner, is seeking approval of a wall-mounted sign for the manufacturing facility located at W188 N11820 Maple Road in the Germantown Industrial Park.

Location: W188 N11820 Maple Road
**Applicant/
Owner:** Koenig Industries
W188 N11820 Maple Road
Germantown, WI 53022

Current Zoning: M-1: Limited Industrial

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

Location Map



Proposal

Image360, agent for Koenig Industries, property owner, is seeking approval of a wall-mounted sign for the manufacturing facility located at W188 N11820 Maple Road in the Germantown Industrial Park:

- 5.75' x 18.75' (108.5 sqft) wall-mounted sign to be located on the north façade of the building. The sign will be comprised of acrylic letter & logo stud-mounted to the existing CMU wall. No lighting is proposed.

Staff Comments

The proposed wall sign meets the sign requirements including the allowance for 1.5 sqft of sign area for every 1 linear foot of building frontage (108.5 sqft proposed vs. the maximum allowance of 300 sqft for a building with 335 feet of building frontage).

Village Planner Recommendation

APPROVE the proposed wall-mounted sign for Koenig Industries located at W188 N11820 Maple Road in the Germantown Industrial Park.



Village of

Germantown
...Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid [Signature] Date 10-9-17

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Image360 / Dave Borleis
3415 North 127th Street, Suite 200
Brookfield, WI 53005
Phone (262) 228-8300
Fax ()
E-Mail info@image360brookfield.com

PROPERTY OWNER

Koenig Industries, Inc.
W188 N11820 Maple Road
Germantown, WI 53022
Phone (262) 250-1650
koeniginds@milwpc.com (Roxanne Konrath)

2 PROPERTY ADDRESS OR GENERAL LOCATION

W188 N11820 Maple Road, Germantown, WI 53022

Acrylic 1/2" dimensional letters installed directly on to North building face on top right corner.

3 SIGN INFORMATION

Sign Dimensions 69.63" height x 224.32" width Single (Multi Tenant) (circle one)
Number of Sides 1 Building Frontage SF 3,300
Total Square Footage of Sign (include all sides) 108.47
Total height of the Sign 69.63"
Is the Sign to be illuminated yes no (circle one)
Type of Sign Construction Materials Acrylic 1/2"-thick Dimensional Letters
Distance to Closest Property Line ?? (at least 60')

Are there any existing signs on the property no
If yes, what is the total Square Footage of existing signs n/a

What are the intentions for the existing signs: Take down n/a Remain n/a

4 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature]
Applicant

10/9/2017
Date

[Signature] Oct 9-17
Owner Date



Invoice#: 3175278
Client: Koenig Industries

Proof: 1 (Option 3)
Item#: 1
Product: 1/2" Acrylic;
- Laser-Cut
- Painted Face & Returns
- Stud-Mounted
Qty: 1 Logo
Color: Black
Additional: Includes Mounting Pattern



ART APPROVAL FORM

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SIGN PERMIT REVIEW

11/13/17 Plan Commission Meeting

Germantown High School / Plunkett Raysich Architects LLP

Village Planner Report

Germantown, Wisconsin

Summary

Plunkett Raysich Architects, agent for the Germantown School District, property owner, is seeking approval of new wall signage associated with the High School expansion located at W180 N11501 River Lane.

Property Location: W180 N11501 River Lane

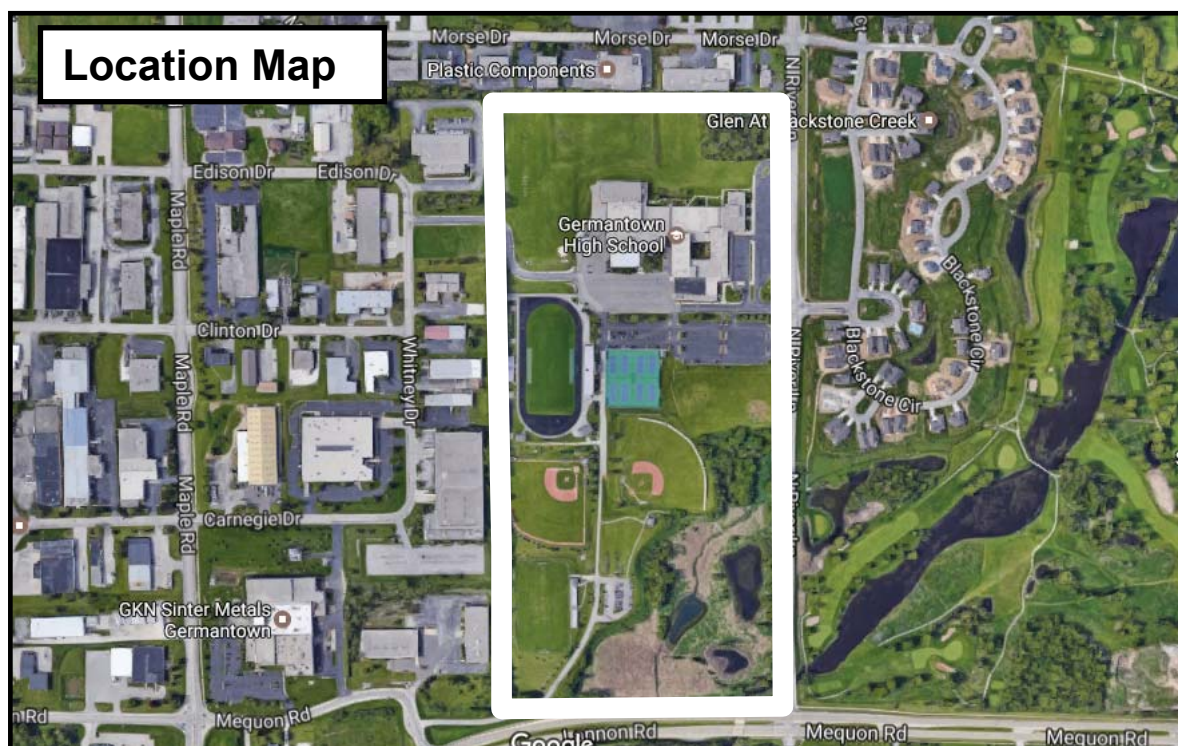
Applicant/

Property Owners: Scott Kramer, AIA
Plunkett Raysich
209 S Water St
Milwaukee, WI

Ric Ericksen
Germantown School District
N104 W13840 Donges Bay Road
Germantown, WI

Current Zoning: I: Institutional

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Business/Agricultural	B-3/A-2
East	Residential	Rd-2
West	Industrial	M-1



Proposal

Plunkett Raysich Architects, agent for the Germantown School District, property owner, is seeking approval of wall signs associated with the High School expansion located at W180 N11501 River Lane. All the signs are comprised of individual stainless-steel letters (Arial font) backlit with LED lighting and mounted directly to the metal composite panels of varying sizes located at the entrances around the building:

- A “GERMANTOWN” and a “PAC” sign (totaling 27.5 sqft) located at the Performing Arts Center auditorium entrance at the northeast corner of the facility facing River Lane;
- Two “GERMANTOWN” signs (11.75 sqft each) located at the main building entrance on the east side of the facility facing River Lane;
- A “GERMANTOWN” and a “WARHAWKS” sign (totaling 90.5 sqft) located on the west building elevation of the pool facing the west parking lot;
- A “POOL” sign (totaling 5.5 sqft) located at the pool entrance on the west building elevation facing the west parking lot;
- Two “FIELDHOUSE” signs (each 13.75 sqft) located at the fieldhouse entrance on the west building elevation facing the west parking lot

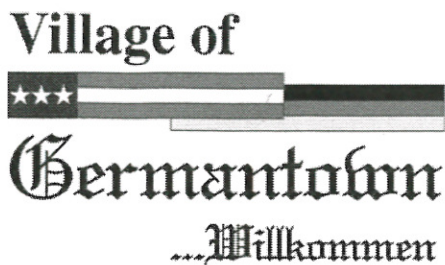
Staff Analysis

The proposed wall signs meet the Village’s sign requirements.

Village Planner Recommendation

APPROVE the proposed wall-mounted signs for the Germantown High School located at W180 N11501 River Lane subject to the following conditions:

1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 9 Date 9-29-17

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Scott Kramer

Plunkett Raysich Arch., LLP

209 S Water St.

Milwaukee, WI 53204

Phone (414) 359-3060

Fax ()

E-Mail skramer@prarch.com

PROPERTY OWNER

Ric Ericksen

Germantown School District

N104 W13840 Donges Bay Rd.

Germantown, WI 53022

Phone (262) 253-3900

rericksen@gsdwi.org

2 PROPERTY ADDRESS OR GENERAL LOCATION

Germantown High School
W180 N11501 River Ln.
Germantown, WI 53022

3 SIGN INFORMATION

Sign Dimensions Varies height x Varies width ☒ Single ☐ Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF 460 LF

Total Square Footage of Sign (include all sides) 174.5 SF

Total height of the Sign Varies

Is the Sign to be illuminated Backlit yes ☐ no ☐

Type of Sign Construction Materials Individual Stainless Steel Letters - Backlit

Distance to Closest Property Line 141 FT

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs 118 SF

What are the intentions for the existing signs: Take down 68 SF Remain 50 SF

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

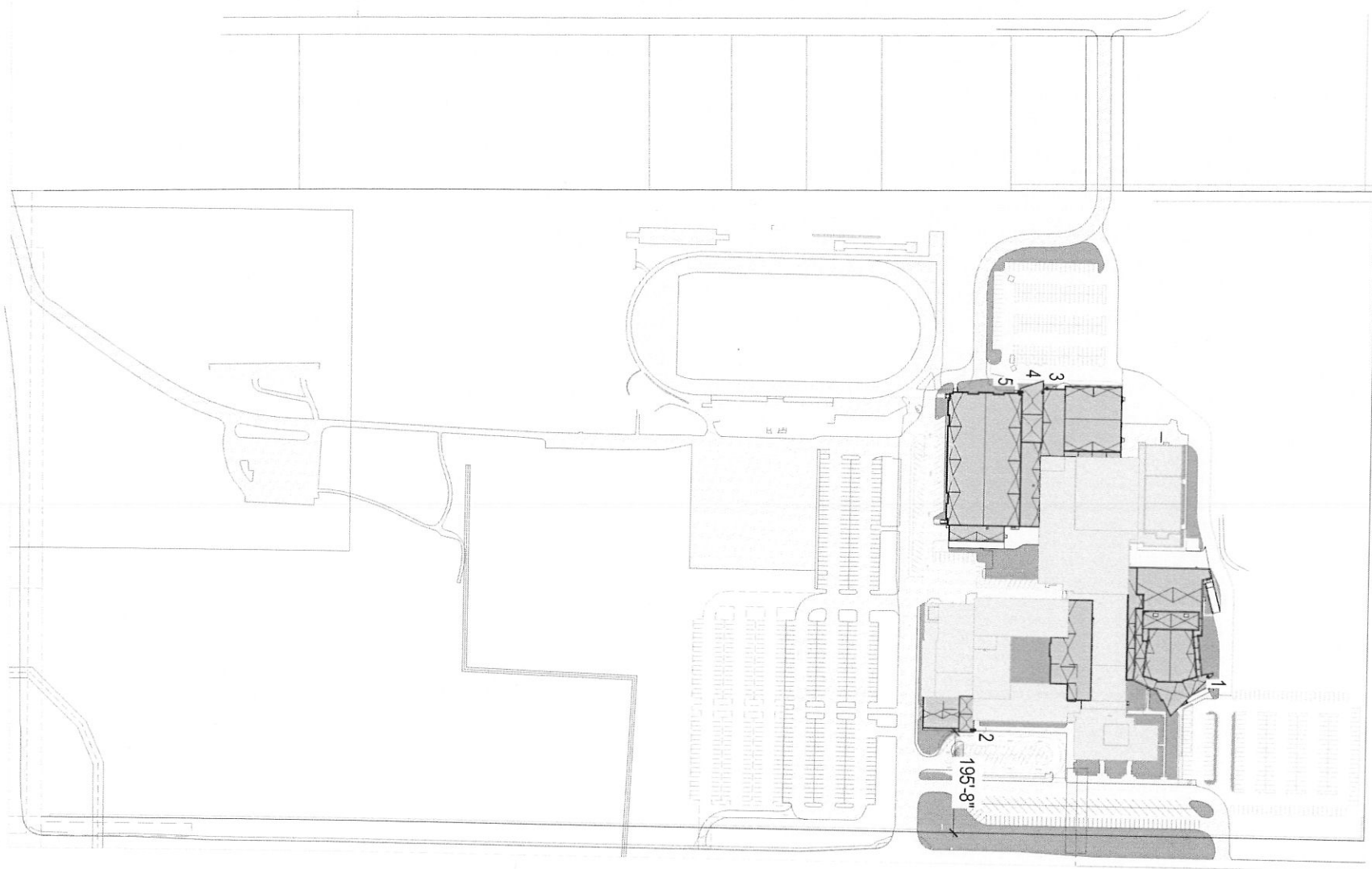
Applicant

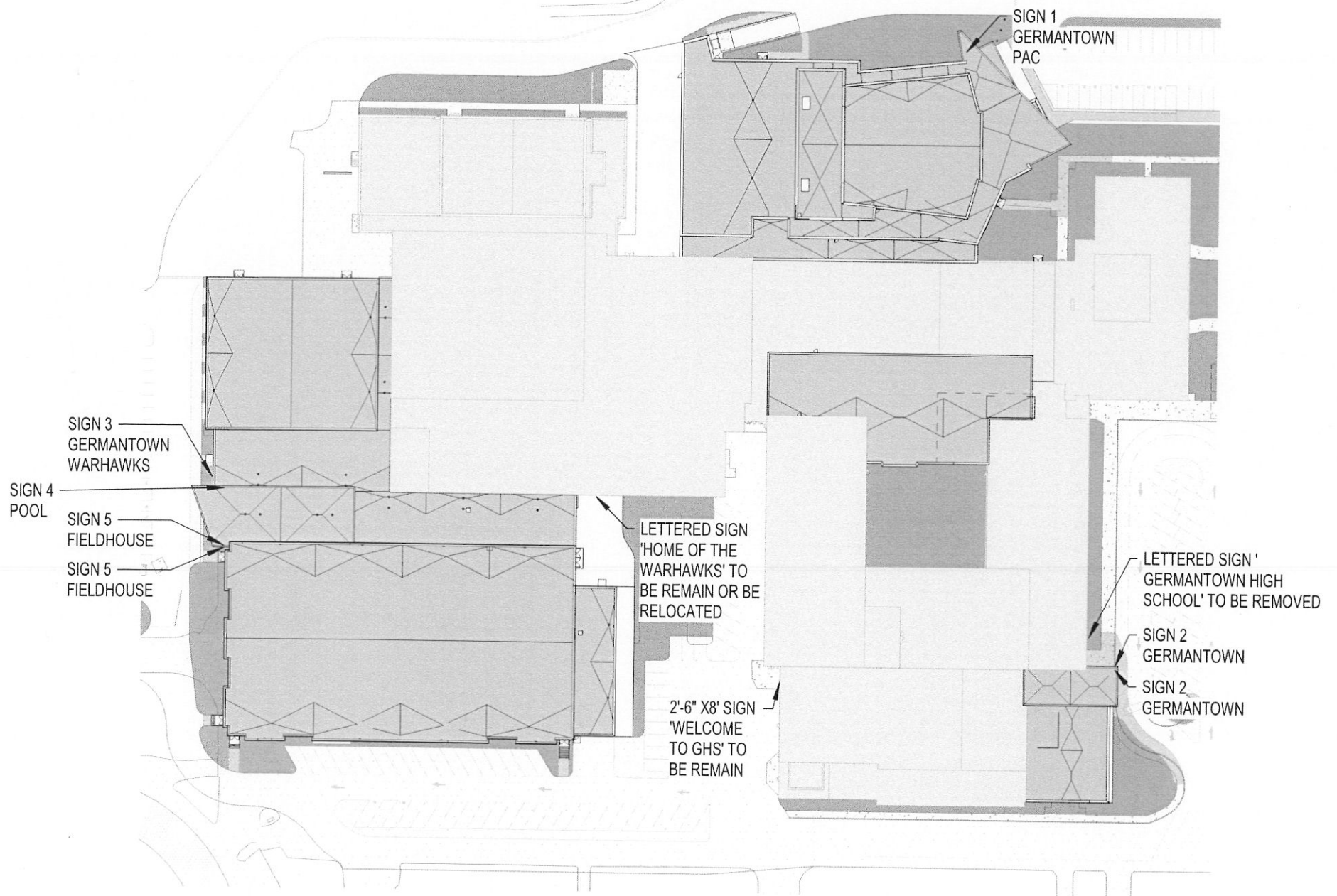
Date

Owner

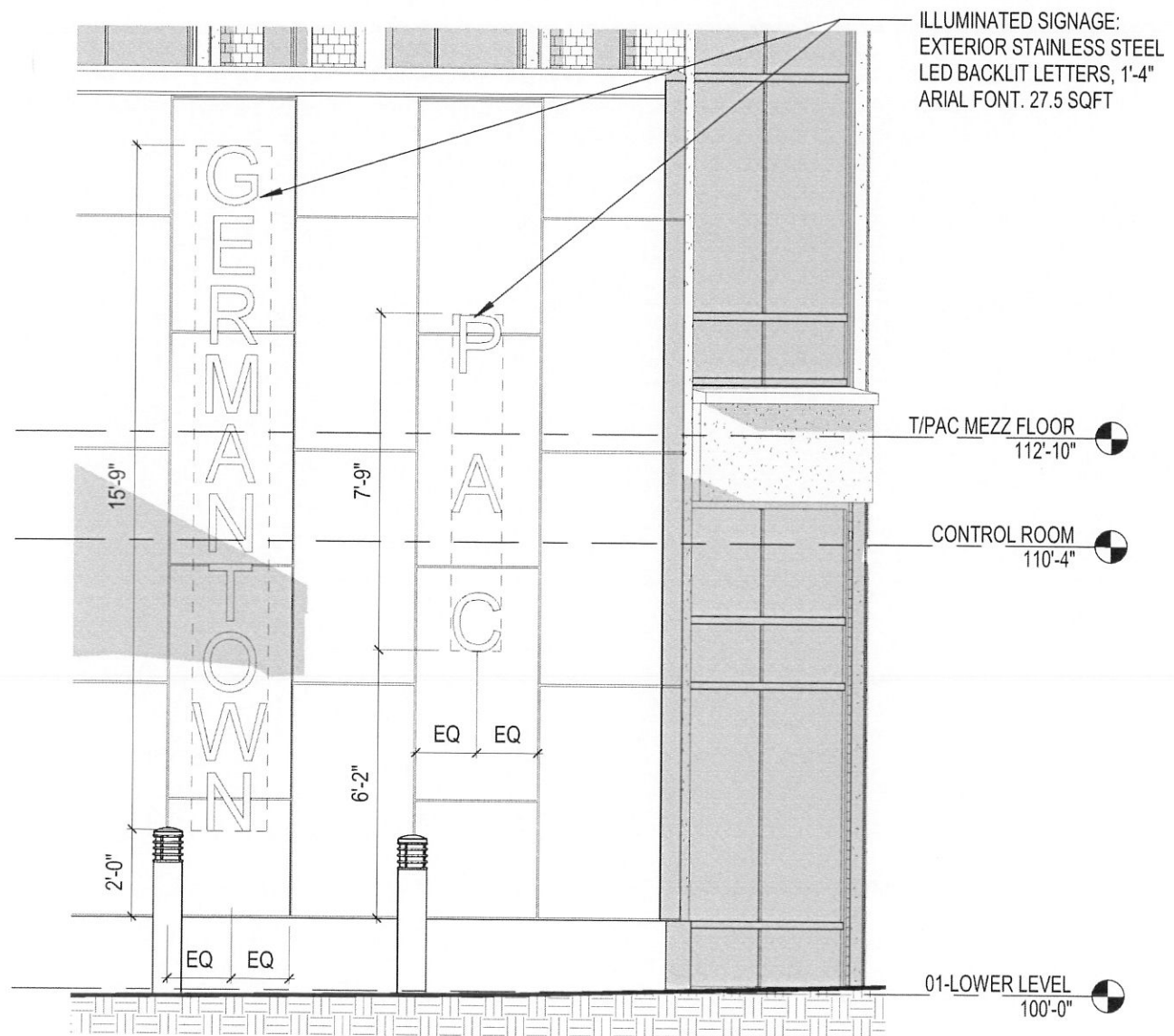
Date

SITE PLAN

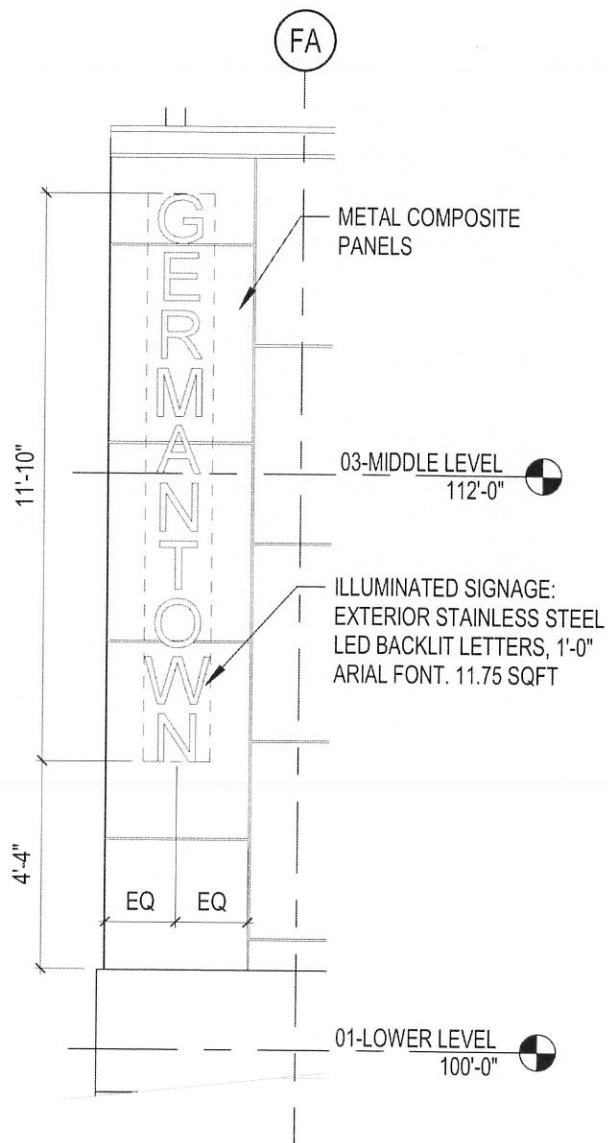




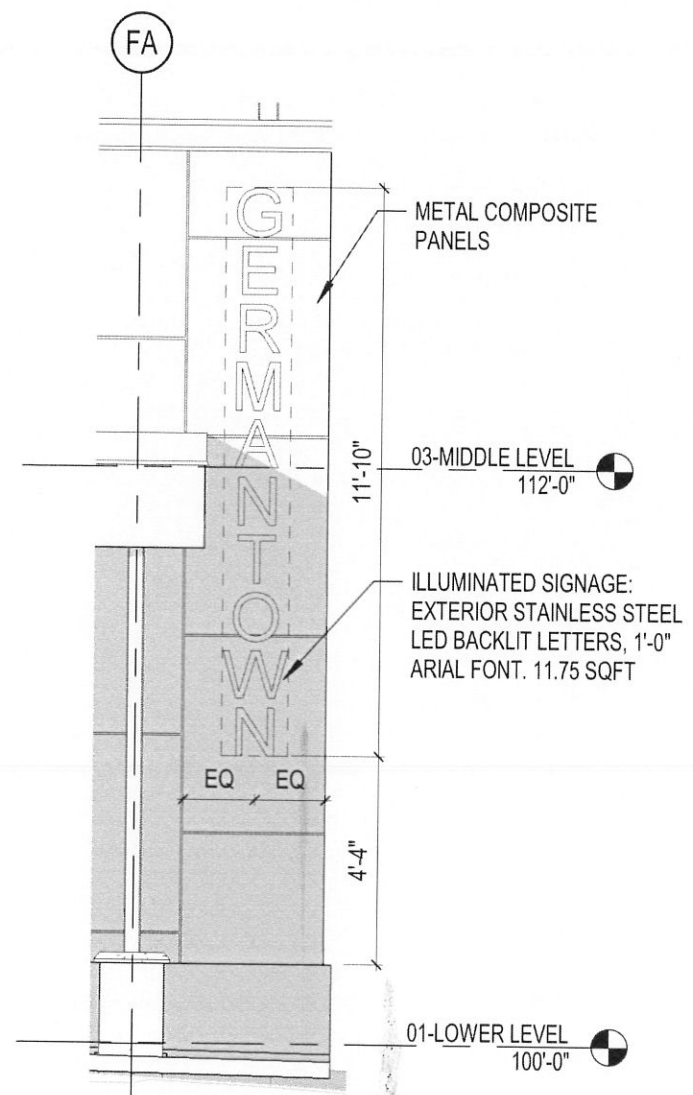
SIGNAGE LOCATIONS



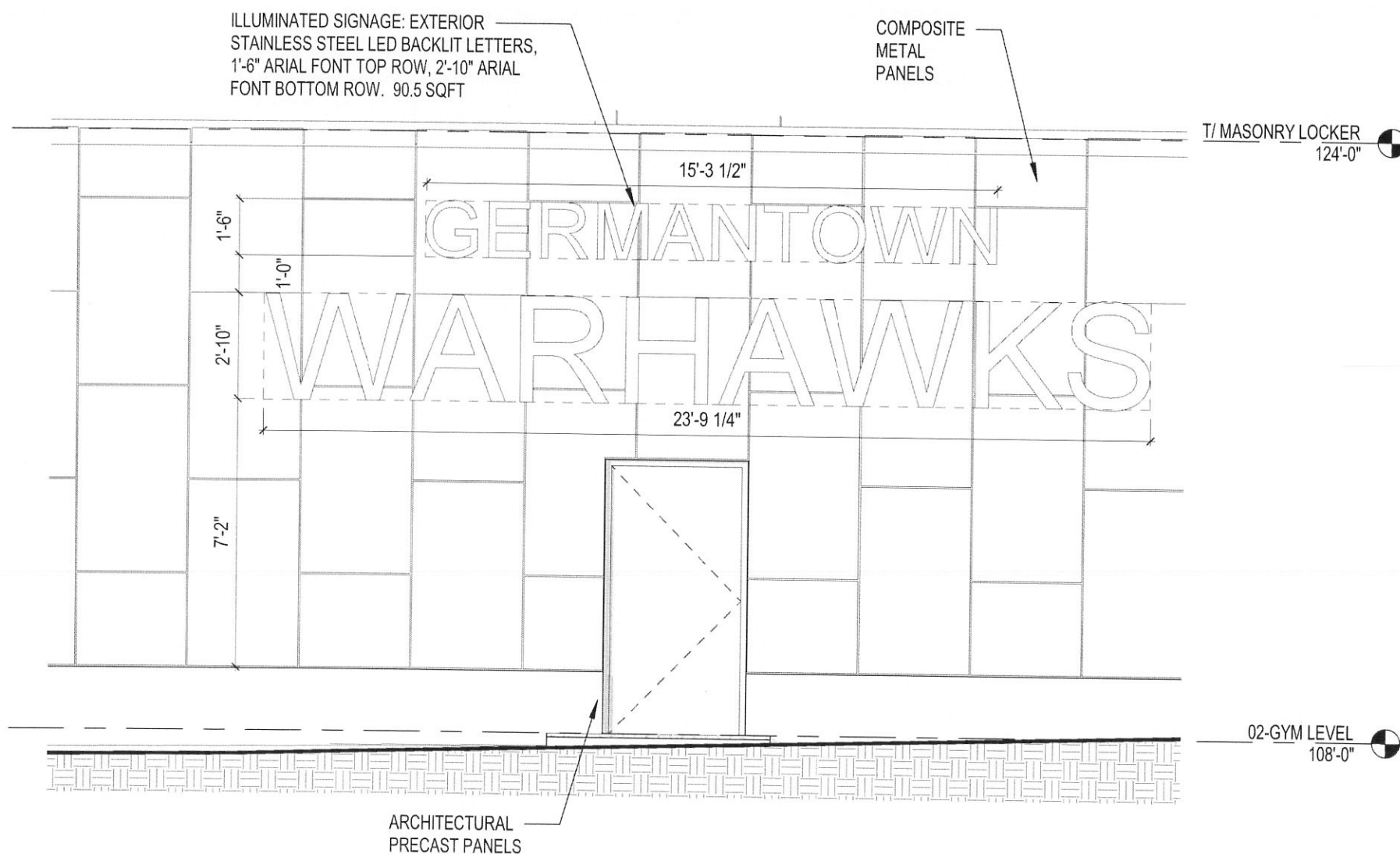
SIGN 1 - AUDITORIUM ENTRY - SIGNAGE



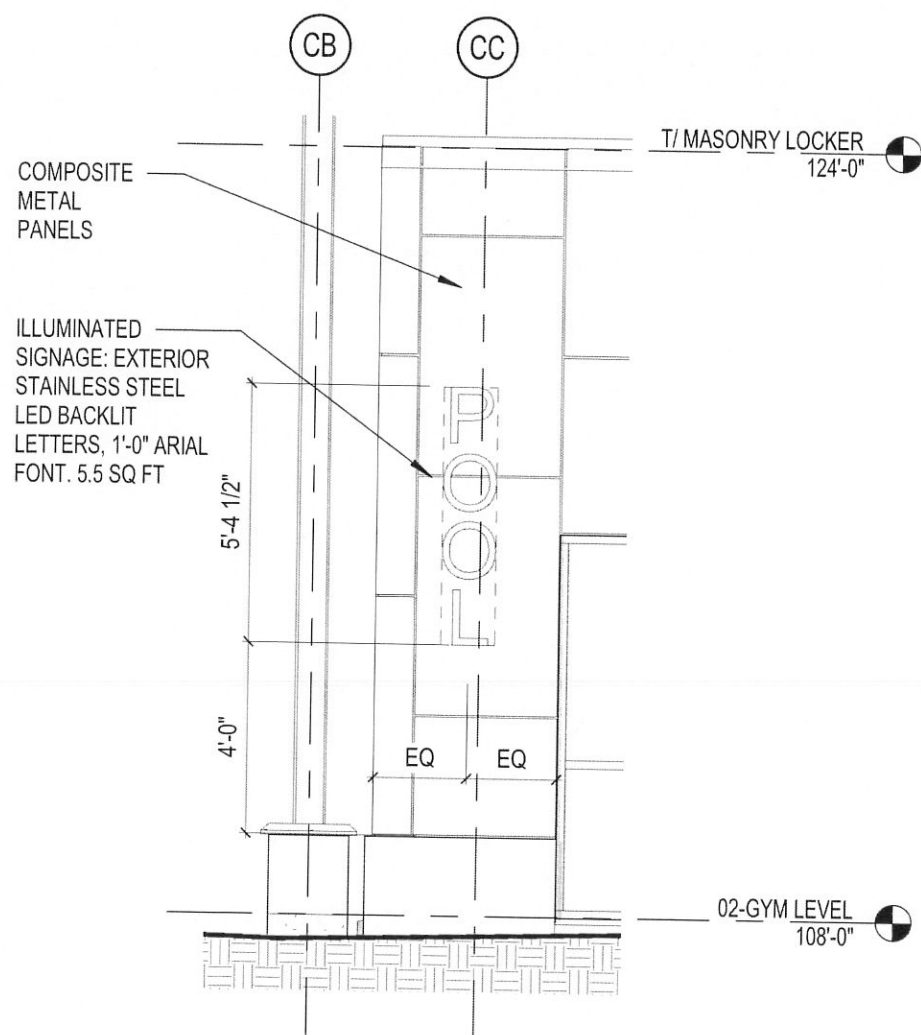
SIGN 2 - ENTRY - NORTH - SIGNAGE



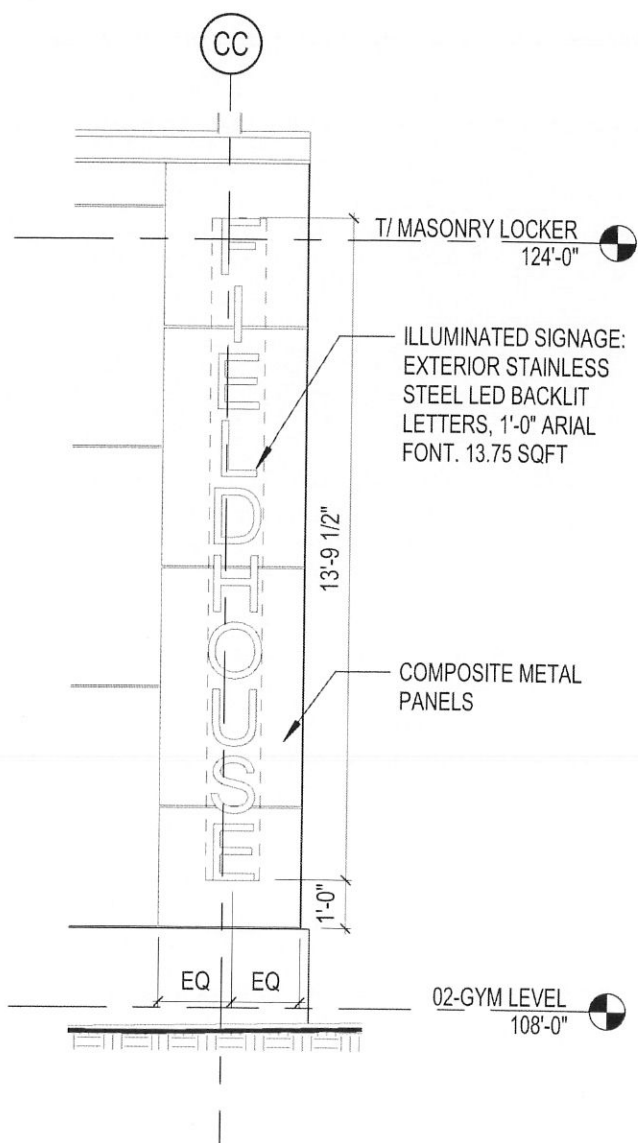
SIGN 2 - ENTRY - SOUTH - SIGNAGE



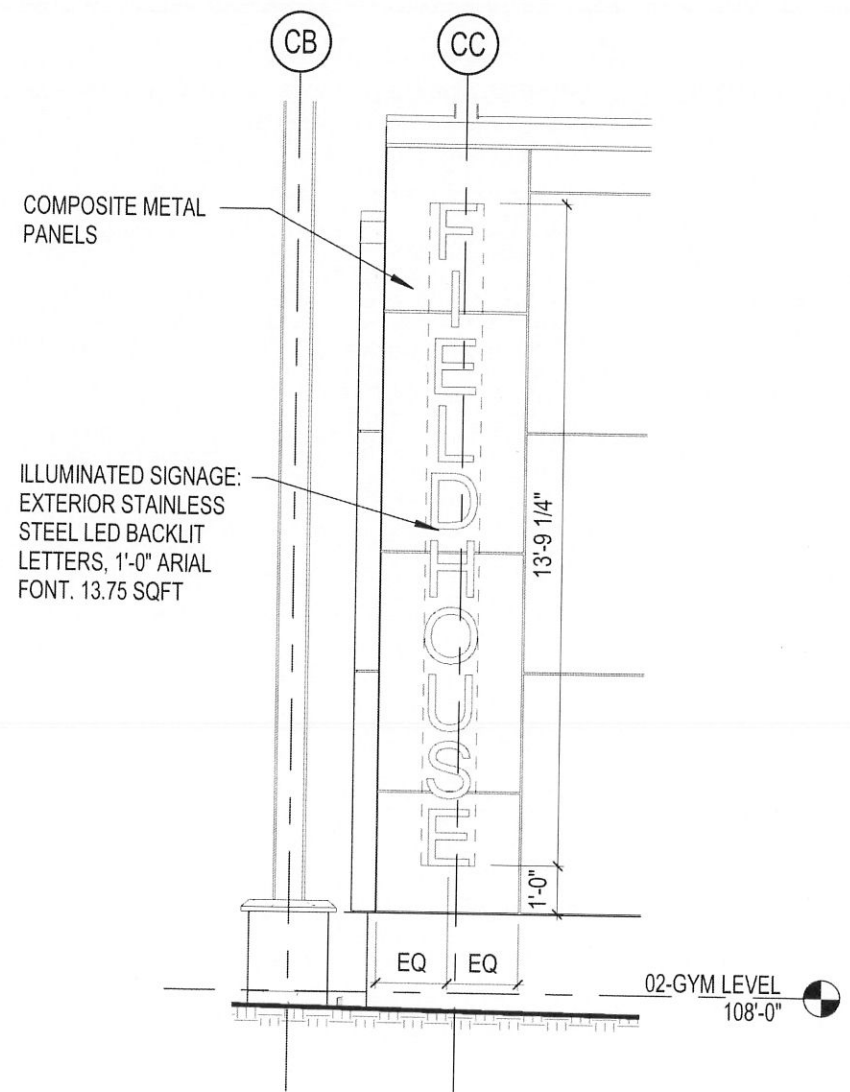
SIGN 3 - POOL - WEST - SIGNAGE



SIGN 4 - FIELDHOUSE ENTRY - SOUTH - SIGNAGE



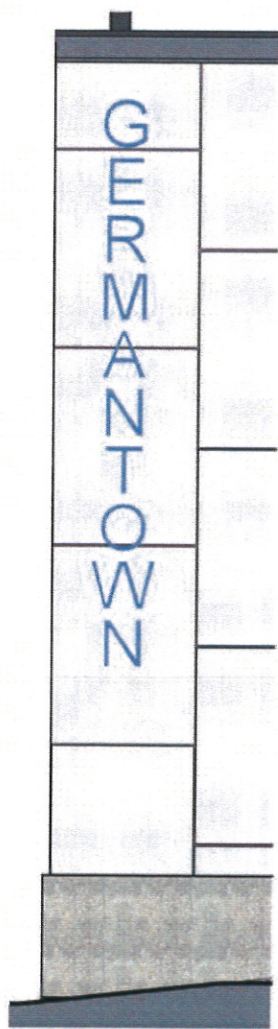
SIGN 5 - FIELDHOUSE ENTRY- NORTH - SIGNAGE



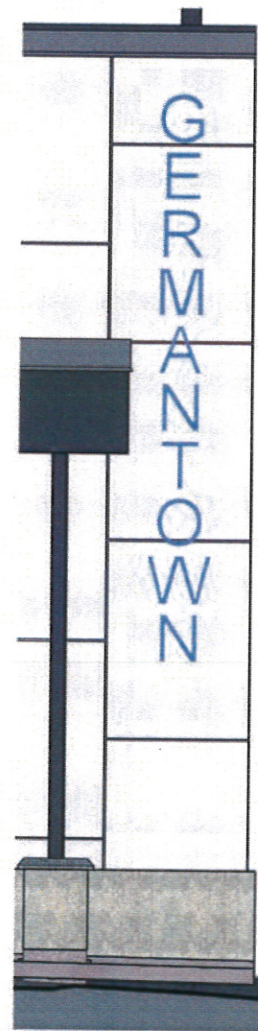
SIGN 5 - FIELDHOUSE ENTRY - SIGNAGE



AUDITORIUM ENTRY - SIGNAGE



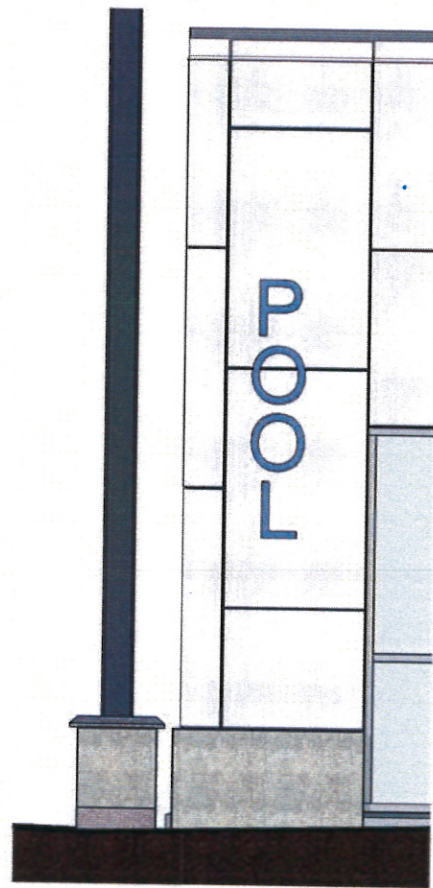
ENTRY - NORTH - SIGNAGE



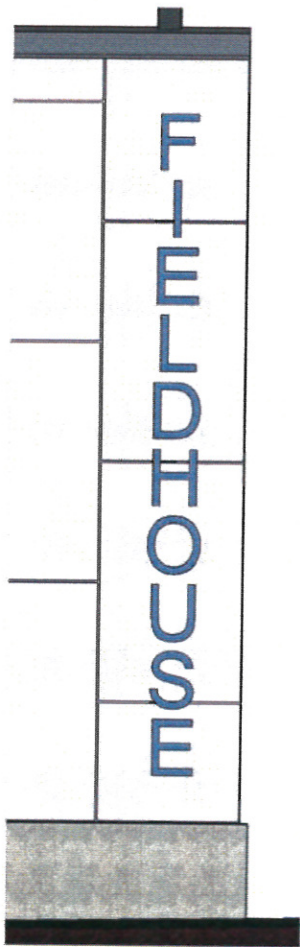
ENTRY - SOUTH - SIGNAGE



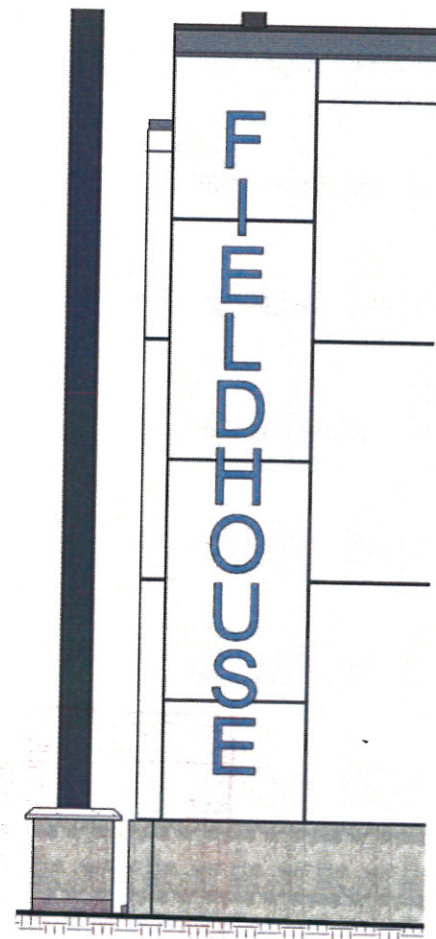
POOL - WEST - SIGNAGE



FIELDHOUSE ENTRY - SOUTH - SIGNAGE



FIELDHOUSE ENTRY- NORTH - SIGNAGE



FIELDHOUSE ENTRY - SIGNAGE

SIGN PERMIT REVIEW

11/13/17 Plan Commission Meeting

Charles Schwab / Cornerstone Centre

Village Planner Report

Germantown, Wisconsin

Summary

Midwest Sign & Lighting, agent for JBJComm LP, property owner of the Cornerstone Centre, is requesting approval for wall-mounted signs and a monument sign panel for Charles Schwab, a new tenant located at W182 N9606 Appleton Avenue.

Property Location: W182 N9606 Appleton Avenue (Cornerstone Centre)

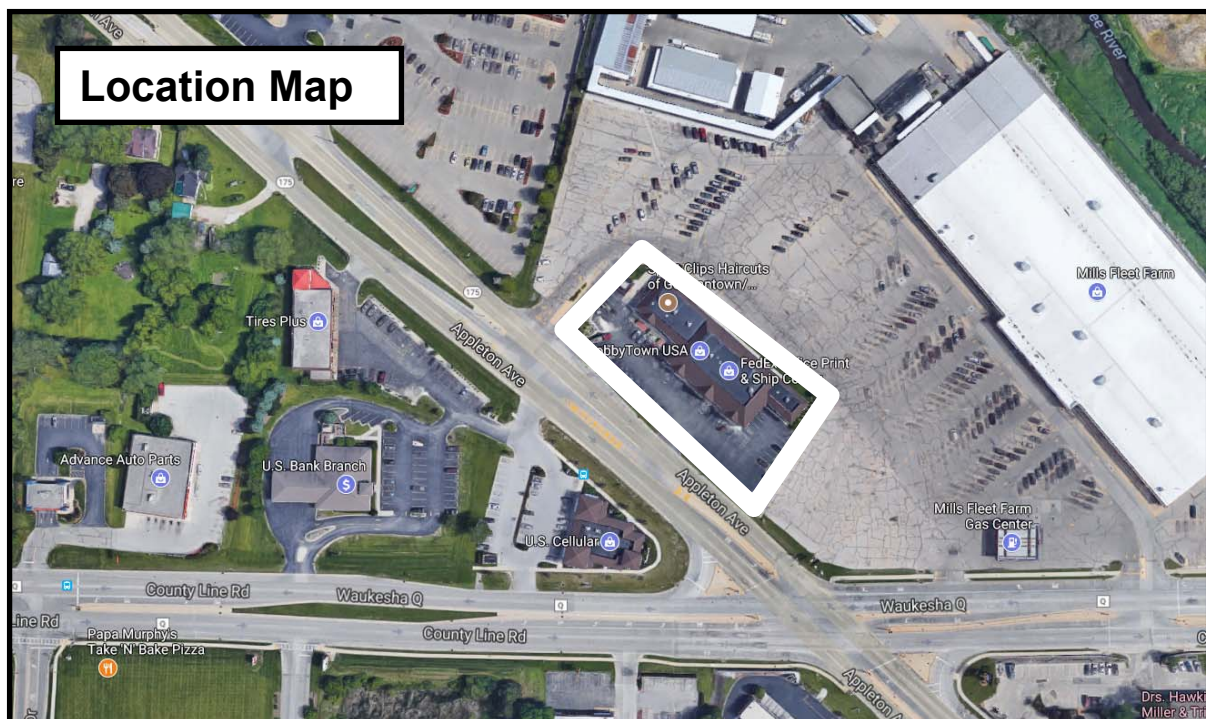
**Property Owner/
Applicant:**

Richard Kos
Midwest Sign & Lighting
3110 W. FDL Ave
Milwaukee, WI

JBJComm LP
c/o Scott Bence
W178 N9912 Rivercrest Drive
Germantown, WI

Current Zoning: B-3: General Business District

Adjacent Land Uses		Zoning
North	Business	B-3
South	Business	B-3
East	Business	B-3
West	Business	B-2



Proposal

Midwest Sign & Lighting, agent for JBJComm LP, property owner of the Cornerstone Centre, is requesting approval for the following wall-mounted signs and a monument sign panel for Charles Schwab, a new tenant located at W182 N9606 Appleton Avenue:

- 5' x 5' (25 sqft) wall-mounted, internally-illuminated cabinet with acrylic face to be located on the west elevation facing Appleton Avenue;
- 2.25' x 14.75' (28 sqft) wall-mounted, internally-illuminated channel letters mounted on a raceway located on the south elevation facing the parking lot and Appleton Avenue;
- 3' x 6' monument sign panel insert

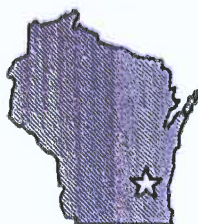
Staff Analysis

The proposed wall signs meet the sign requirements including the allowance for 1.5 sqft of sign area for every 1 linear foot of building frontage (53 sqft proposed vs. the maximum allowance of 97.5 sqft for 65 feet of building frontage).

Village Planner Recommendation

APPROVE the proposed wall-mounted signs and a monument sign panel for Charles Schwab, a new business tenant in the Cornerstone Centre located at W182 N9606 Appleton Avenue subject to the following conditions:

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



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 10-23-17

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Midwest Sign & Lighting, Inc / Richard Kos

PO box 100045

Milwaukee, WI 53210

Phone (414) 447-8227 / Cell 414-975-5161

Fax (414) 447-0220

E-Mail richkos@midwestsignandlighting.com

PROPERTY OWNER

JBComm LP / Scott Bence

W178 N9912 Rivercrest Drive, Suite 101

Germantown, WI 53022

Phone (262) 255-1800

2 PROPERTY ADDRESS OR GENERAL LOCATION

W182 N9606 Appleton Ave.

3 SIGN INFORMATION

Sign Dimensions 2'-0" height x 14'-4" width Single ☒ Multi ☐ Tenant (circle one)

Number of Sides 1 Building Frontage SF _____

Total Square Footage of Sign (include all sides) 28.07

Total height of the Sign 2'

Is the Sign to be illuminated ☒ yes ☐ no

Type of Sign Construction Materials Aluminum / Acrylic

Distance to Closest Property Line _____

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs _____

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

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

Richard Kos
Applicant

10/13/17
Date

[Signature]
Owner

10/18/17
Date

CL.1 LINEAR FACE LIT CHANNEL LETTERS W/ "CLOUD" AND RACEWAY - QTY.1 (BB.1R)

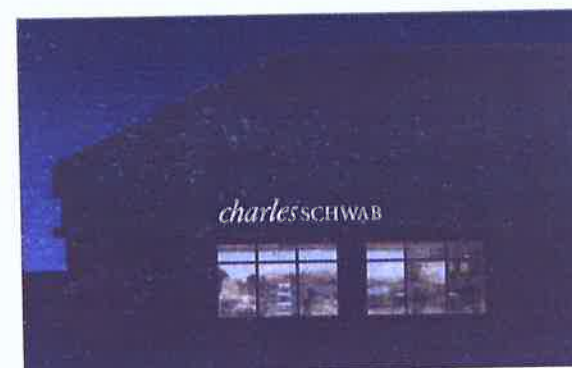
SQUARE FOOTAGE: 28.07 Allowed Square footage - 102.4



SIDE ELEVATION - EXISTING
SCALE: 3/32"=1'-0"



SIDE ELEVATION - PROPOSED
SCALE: 3/32"=1'-0"



NIGHT VIEW SCALE: NT=

- SPECIFICATIONS**
1. WHITE FACE LIT CHANNEL LETTERS
 2. WHITE RETURNS
 3. 125" ALUMINUM CONTOUR BACKER

COLORS/FINISHES

- 1. WHITE ACrylic
- 2. WHITE TRACAP
- 3. SGP WHITE SKIN
- 4. 2015 - CURVED BACK ROOF
- 5. RP 42 2015P WHITE SATIN
- 6. RP 10 RALUMPR3 COOL GREY PPS

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WWW.JONESSIGN.COM

JOB #: 224241-R9

DATE: 06.09.2017

DESIGNER: R. Minich

SALES: P

PROJECT MGR: M. Fisher

REV	DATE	BY	DESCRIPTION
1	06.09.17	AM	ISSUE FOR PERMITS CONSULTING SIGN

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	QC APPROVED By: [Signature]



CHARLES SCHWAB
W182 N9606 Appleton Ave
Suite 101
Germantown, WI 53022

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

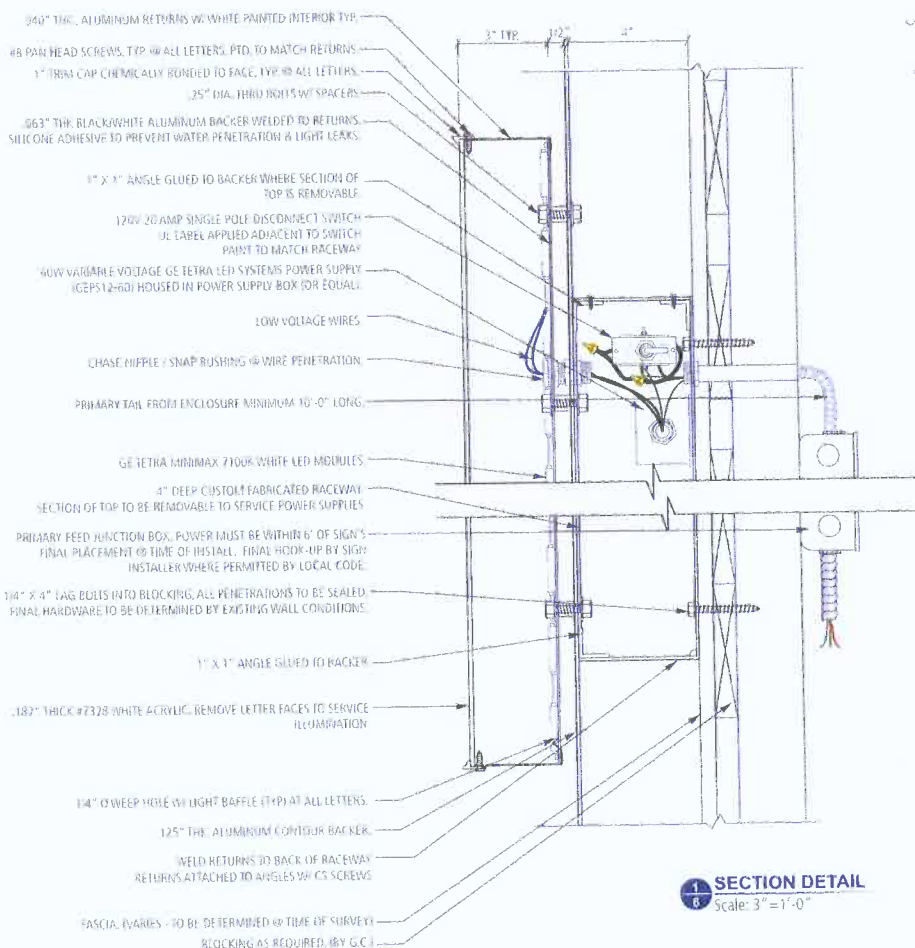
2.0

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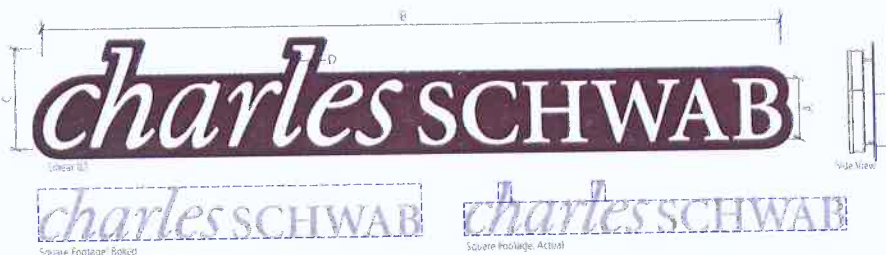
CL.1 LINEAR FACE LIT CHANNEL LETTERS W/ "CLOUD" AND RACEWAY - QTY. 1 (BB.1R)

SQUARE FOOTAGE: 28.07 Allowed Square footage - 102.4

TYPE BB.1R



SECTION DETAIL
Scale: 3" = 1'-0"



DIMENSIONS				FACE LIT			SQUARE FOOTAGE	
A	B	C	D (STROKES)	# LBS.	AMPS	# OF PS	BOXFO	ACTUAL
14"	14'-5 3/4"	1'-11 1/2"	2.3 (11B)	91	0.5	2	28.07	12.94

FINISHES

WHITE (OP. #1)

Color Match

RETURNS

Color Match

SPACERS

Color Match

BACKER

Color Match

RACEWAY

Color Match

RETURN NOTES:

- Letter returns to be 3" deep standard
- Letter returns for signs > 48" high letter "S" to be 5" deep
- Letter returns to have a contrasting color to letter face.
- CS - DM to select return color based on site conditions.
- Letter return combinations are as follows in order of preference:
 - White face, Black return
 - White face, Silver return

U.L. LABELS REQUIRED

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

NOTE:
A primary disconnect switch shall be externally located at end of sign as stated in the national electric code section 600.6 (by sign fabricator)

ELECTRICAL NOTES:

- ALL LISTED
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 600 TO MEET LOCAL CODE.
- ALL ELECTRICAL SIGN SECTIONS TO HAVE U.L. LABELS IN ACCORDANCE WITH "NEC" 600.3 AND MANUFACTURERS LABEL LOCATED NEXT TO DISCONNECT SWITCH
- ALL NON-CURRENT CARRYING METAL PARTS OF SIGN SHALL BE GROUNDING & BONDED IN ACCORDANCE WITH "NEC" 250
- SPlicing OF CONDUCTORS SHALL BE MADE IN JUNCTION BOXES OR SIMILAR METAL ENCLOSURES
- AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A U.L. LISTED GROMMET
- FINAL PRIMARY HOOK-UP BY SIGN INSTALLER WHERE ALLOWED BY CODE.

GENERAL NOTES:

- NO EXPOSED FASTENERS TO BE USED IF EXPOSED FASTENERS MUST BE USED THEN THEY MUST BE COUNTER SUNK AND PAINTED TO MATCH ADJACENT FINISH UNLESS NOTED OTHERWISE.
- ALL HARDWARE TO BE NON CORROSIVE.
- ALL VISIBLE EDGES TO BE FILLED AND FINISHED.
- INSTALL TEMPLATE TO BE INCLUDED WITH SIGN BY FABRICATOR.
- EXTRA HARDWARE/TOUCH-UP PAINT SUPPLIED BY FABRICATOR @ TIME OF SIGN DELIVERY.

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JOB # **224241-R9**
DATE: 05.09.2017
DESIGNER: R. Minich
SALES: M. Fisher
PROJECT MANAGER: M. Fisher

REV	DATE	BY	DESCRIPTION
1	05.09.17	AR	QUANTITIES FOR ESTIMATE

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	QC APPROVED



CHARLES SCHWAB
W182 N9606 Appleton Ave
Suite 101
Germantown, WI 53022

SHEET NUMBER

2.1

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VI.2

NEW TENANT PANEL VINYL - QTY. 2 (LEXAN BY LANDLORD)

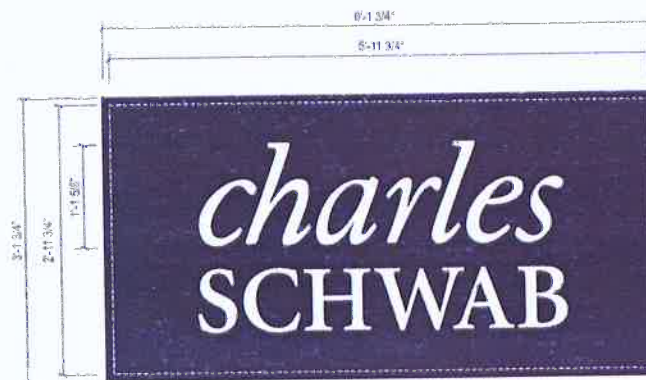
SQUARE FOOTAGE: 17.8



SIDE ELEVATION - EXISTING
SCALE: 3/32"=1'-0"



SIDE ELEVATION - PROPOSED
SCALE: 3/32"=1'-0"



FRONT VIEW
SCALE: 3/4"=1'-0"

SPECIFICATIONS

BLACK VINYL W/ REVERSE WEEDED COPY.
APPLY TO LANDLORD SUPPLIED LEXAN PANELS.

3M #7725-12
OPAQUE BLACK VINYL

PROVIDE 1" BLEED FOR INSTALLATION IN FIELD

JONES SIGN Your Vision. Accomplished. WWW.JONESIGN.COM		JOB #: 224241-R9 DATE: 06-08-2017 DESIGNER: R. Marshall DRAFTER: M. Fisher PROJECT MGR: M. Fisher	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06/08/17</td> <td>AP</td> <td>ADD MEASUREMENTS TO LOBBY SIGN</td> </tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	1	06/08/17	AP	ADD MEASUREMENTS TO LOBBY SIGN	<table border="1"> <tr> <td>CLIENT APPROVAL</td> <td>DATE</td> </tr> <tr> <td>LANDLORD APPROVAL</td> <td>DATE</td> </tr> <tr> <td>QC</td> <td>QC APPROVED 6/8/2017</td> </tr> </table>	CLIENT APPROVAL	DATE	LANDLORD APPROVAL	DATE	QC	QC APPROVED 6/8/2017		CHARLES SCHWAB 182 N9006 Appleton Ave Suite 101 Germantown, WI 53022 DESIGN PHASE: CONCEPTUAL	SHEET NUMBER 4.0
REV.	DATE	BY	DESCRIPTION																		
1	06/08/17	AP	ADD MEASUREMENTS TO LOBBY SIGN																		
CLIENT APPROVAL	DATE																				
LANDLORD APPROVAL	DATE																				
QC	QC APPROVED 6/8/2017																				

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Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid Date

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Midwest Sign & Lighting, Inc / Richard Kos

PO box 100045

Milwaukee, WI 53210

Phone (414) 447-8227 / Cell 414-975-5161

Fax (414) 447-0220

E-Mail richkos@midwestsignandlighting.com

PROPERTY OWNER

JBComm, L.P. / Scott Bence

W178 N9912 Rivercrest Drive, Suite 101

Germantown, WI 53022

Phone (262) 255-1800

2 PROPERTY ADDRESS OR GENERAL LOCATION

W182 N9606 Appleton Ave.

3 SIGN INFORMATION

Sign Dimensions 5' height x 5' width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF

Total Square Footage of Sign (include all sides) 25

Total height of the Sign 5'

Is the Sign to be illuminated X yes no

Type of Sign Construction Materials Aluminum / acrylic

Distance to Closest Property Line

Are there any existing signs on the property Yes

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

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

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

Richard Kos

Applicant

10/13/17

Date

Scott Bence

Owner

10/18/17

Date

WS.1 ILLUMINATED WALL SIGN ACRYLIC EDGE LIT - QTY. 1 (AA.1)
SQUARE FOOTAGE: 25 Allowed square footage - 34.62
FIELD SURVEY REQUIRED FOR MOUNTING



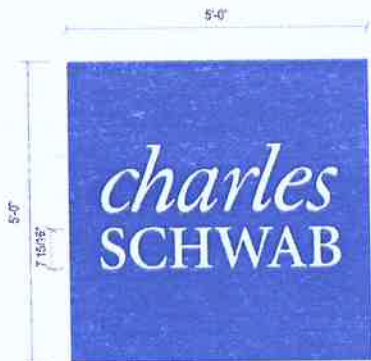
FRONT ELEVATION - EXISTING
SCALE: 3/32"=1'-0"



FRONT ELEVATION - PROPOSED
SCALE: 3/32"=1'-0"

- SPECIFICATIONS**
- 1. 4" DEEP INTERNALLY ILLUMINATED CABINETS PAINTED P-1
 - 2. 5" THK CLEAR ACRYLIC A-1

- COLORS/FINISHES**
- A-1 CLEAR ACRYLIC WITH 3M #3830-20 TRANS WHITE VINYL (FIRST SURFACE) & 3M #3635-70 DIFFUSER (SECOND SURFACE)
 - P-1 MAP SATIN TO MATCH CORE BLUE PMS 299 C



FRONT VIEW
SCALE: 1/2"=1'-0"

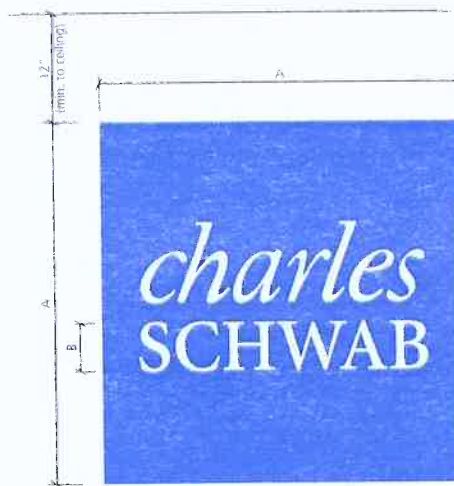


NIGHT VIEW SCALE: NTS

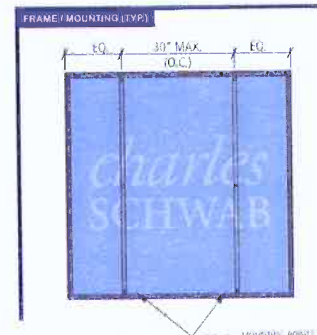
JONES SIGN Your Vision. Accomplished. WWW.JONESSIGN.COM	JOB #: 224241-R9	REV	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE	charles SCHWAB	CHARLES SCHWAB	1.0
	DATE: 05/09/2017	1	05/09/17	RM	PROJECT APPROVAL	LANDLORD APPROVAL	DATE		W182 N9606 Appleton Ave	
	DESIGNER: R. Menich	2	05/09/17	RM	PROJECT APPROVAL	QC	QC APPROVED		Suite 101	
	SALES REP:	3	05/09/17	RM	PROJECT APPROVAL				Germantown, WI 53022	
	PRELIM: M. Fisher	4	05/12/17	AM	ADD MEASUREMENTS FOR CURRY DASH				DESIGN PHASE: CONCEPTUAL	

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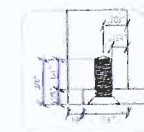
SQUARE FOOTAGE: 25 Allowed square footage - 34.62



***5'-0" OPTION:**
 *Add \$302 on this option to be 1/2" clear acrylic w/ applied first surface Miltec digital print



RETURN FINISH



Scale: full

REQUIRE

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 500 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

NOTE:
A primary disconnect switch shall be externally located at end of sign as stated in the national electric code section 608.6 (by sign fabricator)

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 600 TO MEET LOCAL CODE.
- ALL ELECTRICAL SIGN SECTIONS TO HAVE UL LABELS IN ACCORDANCE WITH "NEC" 600.3 AND MANUFACTURERS LABEL LOCATED NEXT TO DISCONNECT SWITCH
- ALL NON-CURRENT CARRYING METAL PARTS OF SIGN SHALL BE GROUNDED & BONDED IN ACCORDANCE WITH "NEC" 250
- SPlicing OF CONDUCTORS SHALL BE MADE IN JUNCTION BOXES OF SIMILAR METAL ENCLOSURES
- AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A U.L. LISTED GROMMET.
- FINAL PRIMARY HOOK-UP BY SIGN INSTALLER WHERE ALLOWED BY CODE.

- NO EXPOSED FASTENERS TO BE USED. IF EXPOSED FASTENERS MUST BE USED THEN THEY MUST BE COUNTER SUNK AND PAINTED TO MATCH ADJACENT FINISH, UNLESS NOTED OTHERWISE.
- ALL HARDWARE TO BE NON CORROSIVE.
- ALL VISIBLE EDGES TO BE FILLED AND FINISHED.
- INSTALL TEMPLATE TO BE INCLUDED WITH SIGN BY FABRICATOR.
- EXTRA HARDWARE/TOUCH-UP PAINT SUPPLIED BY FABRICATOR @ TIME OF SIGN DELIVERY.

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SITE PLAN CONSULTATION

11/13/17 Plan Commission Meeting

Virtus Development / Victory Center-Kuhberg Junction

Village Planner Report

Germantown, Wisconsin

Summary

Greg Nagel, President of Virtus Development, and agent for Victory Center LLC, property owner, is requesting feedback on a potential redevelopment project for the commercial parcels located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection.

Property Location: W140 N10385 Fond du Lac Ave (.21 acres)
W140 N10393 Fond du Lac Ave (.22 acres)

Applicant/

Property Owner: Greg Nagel
Virtus Development
13100 Watertown Plnk Rd
Elm Grove, WI

Catherine Jahn, Member
Victory Center LLC
W222 N7364 Willowview Dr
Sussex, WI

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Business	B-3
South	Residential	Rs-6
East	Industrial	M-1
West	Residential	Rs-6



#

Background/Proposal

Greg Nagel, President of Virtus Development, and agent for Victory Center LLC, property owner, is requesting feedback on a potential redevelopment project for the commercial parcels located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection.

As described in the project summary and plan set (both dated October 16, 2017), Nagel proposes to redevelop and renovate the two parcels and existing buildings into a coffee shop and restaurant. Improvements will include construction of a covered portico between the two existing buildings, interior and exterior building renovations, and reconstruction/expansion of the existing parking lot west of the buildings.

As noted in the project description, Nagel acknowledges the Village's 50' setback requirement for commercial parking lots and a residential district. Nagel has apparently worked with the residential property owner to the west and worked out a mutually acceptable alternative that involves revising the common property line (to detach a small 20' x 65' area and attach it to the residential property), installing a retaining wall and privacy fence along the common property line.

Staff CommentsPlanning & Zoning

Both parcels are designated on the 2020 Land Use Plan as "Commercial". This designation was assigned in recognition of the commercial uses that existed at the time the plan was adopted; and not necessarily in recognition of their potential as future redevelopment sites. Both parcels are currently zoned B-3: General Business. The proposed coffee shop and restaurant uses are permitted uses in the B-3 District.

With that said, there's no question that the relative location adjacent to the recently completed Donges Bay @ FDL Ave round-about is an ideal location for business use(s). The question is, can these small parcels be redeveloped in a manner that meets existing code requirements, can be served safely and efficiently by the adjacent streets, and does not create negative impacts for the adjacent and nearby residential properties.

Despite an apparent agreement between neighbors regarding the 50' parking lot setback requirement, the only way the 50' setback can be reduced or eliminated is by the granting of a variance by the Board of Zoning Appeals (BOZA) or the creation of a planned development district (PDD) overlay for the property. A PDD would enable the owner to work with the Village (and adjacent owners as necessary) to "flex" one or more of the zoning code requirements that would ordinarily apply to development of these parcels, e.g. parking lot setback, building setback, parking stall size, landscaping, percent of lot coverage/impervious area, etc. Given the small size of the parcels (.44 acres combined) and current development regulations, one might argue that the only way to re-develop these two parcels is through the creation of a unique PDD zoning district.

The vacant "Victory Center" schoolhouse was constructed in 1874 and is listed in the

#

Wisconsin Historical Society's Architecture and History Inventory (AHI). However, the listing is simply that... a description of the building and property location as a sample of a historic (which is to say "old") structure located in the State of Wisconsin. Moreover, neither the site nor building are contained in any protected "register" such as the National or State Register of Historic Places or a part of the Village's own Historic Designation program.

Other approvals that would be required include a certified survey map (CSM) land division application would be required to combine the two parcels into one parcel and a Site Plan application for the overall site development and building improvements.

Fire Department

1. The current occupancy classification for the Kuhberg Junction building is Class B. It's likely that, due to the total size and complexity of the proposal, the occupancy classification may change to Class A2. Consequently, building plans are required to be submitted to the State DSPS for approval;
2. Recommend eliminating the existing residential use on the 2nd floor in the Kuhberg building;
3. There are no commercial cooking exhaust hoods or fire suppression systems in either building;
4. If the portico area between existing buildings is going to be used as an "outdoor smoking area", non-combustible building materials should be used;
5. An emergency access Knox Box will be required if a monitored fire alarm or sprinkler system is required or installed.

Public Works/Engineering

1. Provide a grading plan to clearly show the proposed grading and intent of the retaining wall on the west property line. It's unclear what the grade change is on the west side or why a retaining wall is needed;
2. New utilities be likely be required for the former schoolhouse;
3. Provide ADA parking spaces per code;
4. Applicant needs to ensure the proposed landscaping is acceptable within the right-of-way and under the existing power lines;
5. A trash enclosure location and details showing the intent and buffering material will be required as part of the detailed site plans;
6. ADA accessibility issues will likely need to be addressed for both buildings;
7. Will there be any features or measures installed to protect the users of the patio from vehicles that might deviate from the adjacent roadway?

At this time, staff and the Applicant are requesting feedback on the re-development proposal and concept plans before any required applications are submitted for Village approval.

ZONING CODE AMENDMENTS

11/13/17 Plan Commission Meeting

Germantown Community Development Department

Village Planner Report

Germantown, Wisconsin

Summary

The Community Development Department is proposing amendments to the allowances, limitations and restrictions for residential accessory buildings. The amendments are proposed in order to reflect recent actions and/or policy decisions by the Village, and, to clarify or otherwise improve staff's ability to administer and enforce these regulations in light of changing technological, socio-economic and general land use conditions and trends.

Amendment Group #1

Section 1 and Section 2 below address the size of detached accessory buildings allowed in the Village's single-family (Rs-1 through Rs-7) and two-family zoning districts (Rd-2). In 2008, the Village made a significant revision to these regulations by increasing the size of accessory buildings allowed in all the residential zoning districts. The Village replaced the previous "flat rate" building size allowance and replaced it with a "sliding scale" that allows larger residential parcels larger-sized accessory buildings based on a 1 percent formula (the maximum accessory building size equals 1% of the total parcel size in square feet).

Since 2008, the Village has received feedback from residents, as well as variance appeals, who own property in the Rs-1 (5-acre min lot size), Rs-2 (2-acre minimum lot size) and the Rs-3 (1-acre minimum lot size) zoning districts, seeking larger accessory buildings than what the current 1% formula would allow. While not a general rule, it's not difficult to understand that, the larger the property the more vehicles, property maintenance and other equipment, and "toys" an owner might have to keep safe and secure.

Regarding those property owners who have petitioned the Board of Zoning Appeals (BOZA) for a variance in order to construct a larger-than-allowed accessory building under the 1% formula, the BOZA denied those variance requests given strict criteria that the BOZA is charged to uphold. These criteria prohibit the granting of a variance based on cost and convenience factors that might apply to a property owner and only allow consideration of hardships created by physical characteristics of the property.

Consequently, Staff is recommending that the maximum accessory building area allowed in the Rs-1, Rs-2 and Rs-3 Districts be increased by increasing the 1% formula to 1.5% in the Rs-3 District, to 1.75% in the Rs-2 District and to 2% in the Rs-1 District. These changes are made in Table 1 under Section 17.41 of the Zoning Code. Minor text changes are also recommended as highlighted (underline & strikeout) in Section 1 and Section 2 below.

#

SECTION 1. That Section 17.41 (Residential Accessory Use, Building and Structure Restrictions) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.41(1) SIZE AND NUMBER LIMITATIONS.

- (a) In the single-family and 2-family zoning districts (Rs-1 through Rs-7 and Rd-2), each residential dwelling shall be constructed to include an attached garage and/or a detached garage (i.e. detached accessory building). Where a dwelling contains a single attached garage, subject to the maximum lot coverage, building height, building setback or other applicable allowances and limitations, there is no specific size (area) limit for an attached garage. A dwelling within the Rs-1 or Rs-2 District may include a second attached garage provided that such garage complies with the area standards in (b), ~~and, obtains site plan approval from the Plan Commission.~~
- (b) The maximum size of a second attached garage and the maximum size and number of detached accessory buildings allowed per lot or parcel in each residential zoning district shall be as set forth in Table 1 below.

#

SECTION 2. That Table 1 under Section 17.41(1)(b) (Residential Accessory Use, Building and Structure Restrictions) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

TABLE 1.

Zoning District	Attached Garages		Detached Accessory Building		
	Max. Number	Max. Floor Area ⁽⁵⁾ (sqft)	Max. Number	Maximum Floor Area ⁽⁵⁾ (sqft) (cumulative total for all accessory buildings)	
				Attached Garage Included	Attached Garage NOT Included
Rs-1	2; Second requires Site Plan approval	No limit on First; Second may not exceed <u>2 1%</u> of lot area or 192 sqft ⁽¹⁾⁽²⁾	2; Except that only one is allowed if there is more than one attached garage	<u>2 1%</u> of lot area or 192 sqft ⁽²⁾	<u>2 1%</u> of lot area or 864 sqft ⁽⁴⁾
Rs-2	2; Second requires Site Plan approval	No limit on First; Second may not exceed <u>1.75 1%</u> of lot area or 192 sqft ⁽¹⁾⁽²⁾	2; Except that only one is allowed if there is more than one attached garage	<u>1.75 1%</u> of lot area or 192 sqft ⁽²⁾	<u>1.75 1%</u> of lot area or 864 sqft ⁽⁴⁾
Rs-3	1	No limit ⁽¹⁾	1	<u>1.5 1%</u> of lot area or 192 sqft ⁽²⁾	<u>1.5 1%</u> of lot area or 864 sqft ⁽⁴⁾
Rs-4	1	No limit ⁽¹⁾	1	1% of lot area or 192 sqft ⁽²⁾	1% of lot area or 864 sqft ⁽⁴⁾
Rs-5	1	No limit ⁽¹⁾	1	1% of lot area or 192 sqft ⁽²⁾	1% of lot area or 864 sqft ⁽⁴⁾
Rs-6	1	No limit ⁽¹⁾	1	1% of lot area or 192 sqft ⁽²⁾	1% of lot area or 864 sqft ⁽⁴⁾
Rs-7	1	No limit ⁽¹⁾	1	1% of lot area or 192 sqft ⁽²⁾	1% of lot area or 864 sqft ⁽⁴⁾
Rd-2	2	No limit ⁽¹⁾	2	1% of lot area or 192 sqft ⁽²⁾⁽³⁾	1% of lot area or 864 sqft ⁽⁴⁾

Notes:

1. Subject to the maximum lot coverage, building height, building setback or other applicable allowances and limitations, there is no maximum size (area) for an attached garage.
2. If an existing dwelling unit includes an attached garage, then the maximum floor area allowed for all detached accessory buildings (cumulative total per lot or parcel) up to the percentage noted is 1% of the net lot or parcel area (in square feet) or 192 square feet, whichever is greater.
3. The 1 percent maximum floor area allowance applies to each dwelling unit on a lot or parcel in the Rd-2 2-family zoning district.
4. Many residential lots in the older established areas of the Village do not have (or may not be capable of having) an attached garage due to lot width, building setback, septic system

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location, or other limitations associated with substandard lots. In these cases, the maximum floor area allowed for all detached accessory buildings (cumulative total per lot or parcel) is 1% of the net lot or parcel area (in square feet) or 864 square feet, whichever is greater.

5. The calculation of "maximum floor area" for detached accessory building shall include:
 - a. All floor area (including second or higher floors) where the ceiling height above the floor is 6 feet or higher; and
 - b. If in the Rs-1 or Rs-2 District, any additional area under cover by an overhang that is greater than 2 feet from the exterior wall on three sides of a building, plus the area under cover by an overhang that is greater than 6 feet on the remaining side(s).

Amendment Group #2

Section 3 and Section 4 below address architectural and exterior material requirements for detached accessory buildings in the residential zoning districts. The amendments below reduce the threshold for needing to meet the current architecture and material "consistency" requirement from 200 to 160 sqft, and, moves this requirement from the ARCHITECTURAL REVIEW BOARD section in the Zoning Code to the RESIDENTIAL ACCESSORY STRUCTURE section with a link between the two sections by reference. From an administrative perspective, this amendment puts an important requirement that property owners need to be aware of in that section of the code where they are more likely to look when researching what the Village's requirements are for accessory buildings.

SECTION 3. That Section 17.41(2a) (ARCHITECTURAL APPEARANCE AND MATERIALS) is created as follows:

17.41(2a) ARCHITECTURAL APPEARANCE AND MATERIALS.

In single-family and 2-family zoning districts (Rs-1 through Rs-7 and Rd-2), accessory buildings which exceed 160 square feet in area shall be of a similar architectural appearance and exterior material as the dwelling on the property. For accessory buildings greater than 160 square feet in area, the Plan Commission may, in circumstances which it deems appropriate, grant a variance to this requirement and approve different architecture and/or exterior materials with a Zoning Permit. See also Section 17.49 (ARCHITECTURAL CONTROL).

SECTION 4. That Section 17.49 (ARCHITECTURAL CONTROL) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.49(3) PRINCIPLES.

- (e) See Section 17.41(2a). ~~Accessory structures for single-family and 2-family buildings, which exceed 200 square feet in footprint shall be of a similar architectural appearance and material as the primary building on the property. For those buildings greater than 200 square feet the Plan Commission may, in circumstances which it deems appropriate, grant a variance to the requirements to structures up to 400 square feet in size.~~

Amendment Group #3

Section 5 and Section 6 below address the location requirements for accessory buildings. Currently, accessory buildings in all residential districts are required to be located in either a side or rear yard.

Over the years, the Village has received feedback from residents, as well as variance appeals, who own property in the Rs-1 District (5-acre min lot size), seeking permission to locate accessory buildings in a front/street yard of their property. While not a general rule, it's not difficult to understand that, the larger the property the more "flexibility" those property owners expect to have over the use and location of buildings allowed on their property. Like the issue of accessory building size, those property owners who have petitioned the Board of Zoning Appeals (BOZA) for a variance in order to locate an accessory building in a front yard, have had their variance requests denied because of the strict criteria that the BOZA is charged to uphold. Again, these criteria prohibit the granting of a variance based on cost and convenience factors and only allow consideration of hardships created by physical characteristics of the property. Recently, and in reaction to the number of Rs-1 District yard variances the BOZA has denied over the years, the BOZA has asked Staff to consider making changes to the accessory building yard requirement as it applies to the Rs-1 District.

Consequently, Staff is recommending that the yard requirement for accessory buildings be clarified for all residential zoning districts, and in so doing, add language to allow accessory buildings in a front yard of property in an Rs-1 District subject to certain limitations that are intended to off-set or mitigate potential impacts of allowing accessory buildings in a front yard as detailed below.

SECTION 5. That Section 17.41(3) (Location Requirements) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.41(3) LOCATION REQUIREMENTS.

- (a) In all single-family and 2-family zoning districts except for the Rs-1 District (Rs-2 through Rs-7 and Rd-2), accessory buildings shall be located in a side or rear yard.
- (b) In the Rs-1 District, accessory buildings may be located in a front/street yard provided that:
 - 1. The minimum street yard building setback distance for the accessory building is equal to 50 percent of the actual building setback distance for the principal dwelling, or, 45 feet, whichever is greater; and
 - 2. A visual buffer of the accessory building shall be provided in the form of natural and/or planted vegetation, berms, fencing or a combination thereof as necessary to achieve a height of at least six (6) feet and a minimum twenty-five (25) percent visual opacity within two (2) years of installation from any adjacent public right-of-way and residential dwelling.

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- (c) Except for accessory buildings located entirely in the rear yard, all accessory buildings and attached garages shall be subject to side yard building setback requirements of the principal building.

SECTION 6. That Section 17.50 (MODIFICATIONS) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.50(2) YARDS.

- ~~(b) Accessory uses and detached accessory structures are permitted in the rear yard only; they shall not be closer than 10 feet to the principal structure; and shall not exceed 15 feet in height.~~

Amendment Group #4

Section 7 below is intended to address a “gap” in the current regulations for certain types of accessory buildings that is becoming more and more commonplace and, in some cases, necessary... temporary storage containers and structures such as “PODS” and metal-framed “hoop” structures used for carports and equipment storage. The amendment below creates a new section in the Code that establishes some basic restrictions on the use, duration and location of these types of structures on residential property.

SECTION 7. That Section 17.41(7) (TEMPORARY ACCESSORY STORAGE STRUCTURES) is created as follows:

17.41(7) TEMPORARY STORAGE STRUCTURES.

Temporary storage buildings and structures intended for short or long-term storage of vehicles, equipment, materials and/or household items, including but not limited to: portable storage containers such as “UNITS” and “PODS”, shipping containers, metal-frame and/or fabric-covered canopies, vehicle shelters or carports, and “hoop” buildings, may be permitted in any single-family and 2-family district (Rs-1 through Rs-7 and Rd-2), provided that:

- (a) the owner/installer of any temporary storage structure has obtained a Temporary Use Permit from the Village for the installation and use of said structure;
- (b) said structure shall be located in a side or rear yard of the property except as provided below:
 1. temporary storage structures may be located in a front yard for a period not to exceed forty-five (45) days if said structure is used for storing or moving equipment and household items while the property owner is moving to/from the property, the property is being renovated, or for any emergency or other reasonable purpose deemed acceptable by the Zoning Administrator.